

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY JUNE 15, 2023

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Brendan Sullivan, Chair
Jim Monteverde, Vice Chair

Andrea A. Hickey

Slater W. Anderson

Wendy Leiserson

Carol Agate

Steven Ng

Thomas Miller

City Employees

Stephen Natola



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1 P R O C E E D I N G S

2 * * * * *

3 (6:00 p.m.)

4 Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea
5 Hickey, Matina Williams, and Slater
6 Anderson

7 BRENDAN SULLIVAN: Welcome to the June 15, 2023
8 meeting of the Cambridge Board of Zoning Appeal. My name is
9 Brendan Sullivan, and I will chair the first two cases for
10 the evening.

11 Pursuant to Chapter 2 of the Acts of 2023 adopted
12 by the Massachusetts Court, and approved by the Governor,
13 the City is authorized to use remote participation at
14 meetings of the Cambridge Board of Zoning Appeal.

15 This meeting is being video and audio recorded
16 and is broadcast on cable television Channel 22 within
17 Cambridge.

18 There will also be a transcript of the
19 proceedings. All Board members, applicants, and members of
20 the public will please state their name before speaking.
21 All votes will be taken by roll call.

22 Members of the public will be kept on mute until

1 it is time for public comment. I will give instructions for
2 public comment at that time, and you can also find
3 instructions on the City's webpage for remote BZA meetings.

4 Generally, you will have up to three minutes to
5 speak, but that may change based on the number of speakers,
6 and at the Chair's discretion.

7 I'll start by asking the Staff to take Board
8 members attendance and verify that all members are audible.

9 STEPHEN NATOLA: Jim Monteverde?

10 JIM MONTEVERDE: Present.

11 STEPHEN NATOLA: Wendy Leiserson?

12 [Pause]

13 STEPHEN NATOLA: Andrea Hickey?

14 ANDREA HICKEY: Present.

15 STEPHEN NATOLA: Laura Wernick?

16 [Pause]

17 BRENDAN SULLIVAN: So do we have Matina?

18 MATINA WILLIAMS: Present.

19 BRENDAN SULLIVAN: Is Slater --

20 STEPHEN NATOLA: Slater Anderson?

21 [Pause]

22 BRENDAN SULLIVAN: Well, we can -- four members,

1 we will pencil in Matina is sitting on this withdrawal.
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2 (6:04 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea
4 Hickey, and Matina Williams

5 BRENDAN SULLIVAN: So first case I will call is
6 Case No. 205192 -- 255 Grove Street. Mr. Lin or Mr.
7 McArthur? We are in receipt of correspondence dated June 7,
8 2023 from Mr. Robert Linn to -- addressed to Maria Pacheco.

9 "As we have discussed, I am writing at the request
10 of the owners, Duncan and Diane MacArthur -- Diana -- to
11 withdraw the request for a variance at 255 Grove Street, BZA
12 Case No. 205192. Please let us know if you need anything
13 else from us at this time."

14 I will then make a motion to accept the request
15 for a withdrawal of this case. Jim Monteverde, on the
16 motion?

17 JIM MONTEVERDE: In favor.

18 BRENDAN SULLIVAN: Andrea Hickey?

19 ANDREA HICKEY: Yes, in favor.

20 BRENDAN SULLIVAN: Matina Williams?

21 MATINA WILLIAMS: Yes, in favor.

22 BRENDAN SULLIVAN: And Brendan Sullivan yes, in

1 favor.

2 [All vote YES]

3 BRENDAN SULLIVAN: On the affirmative vote of four
4 members of the Board, to the motion this matter is withdrawn
5 as per the petitioner's request.

6 SLATER ANDERSON: Mr. Chair, it's Slater. I am
7 here. It just took them a while to let me in the room. So.

8 BRENDAN SULLIVAN: Great. Thank you.

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2 (6:08 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde,
4 Andrea Hickey, Matina Williams, and Slater
5 Anderson

6 BRENDAN SULLIVAN: So I'm -- the next case I'm
7 going to call is BZA 211208 -- 18 Fairmont Street. Sitting
8 on this case is myself, Brendan Sullivan; Jim Monteverde,
9 Andrea Hickey, Slater Anderson, and Matina Williams, and all
10 are present.

11 Mr. Glassman?

12 ADAM GLASSMAN: Mr. Chair and members of the
13 Board, this is Adam Glassman, Architect, GCD Architects, 2
14 Worthington Street, Cambridge, Massachusetts. And I'm here
15 presenting on behalf of Fraser Allan, owner of 18-20
16 Fairmont Street.

17 We're here for our -- this is actually our third
18 hearing, but the third hearing where we present the proposed
19 work.

20 The first hearing, which feels like many months
21 ago, was continued to give more time for communication
22 between the applicant and our abutters on the right side.

1 At our second hearing, which was a couple months
2 ago, we were also continued because ISD needed to further
3 evaluate how we were calculating our setbacks and the
4 questions of requiring a special permit. Those have been
5 resolved. We have support from our right-side abutters, and
6 we're ready to present the project.

7 Olivia, I'm not sure who's -- Stephen, can you
8 pull up the plans?

9 Okay. These are the statements. We can move to
10 the plans. Okay, our cover page you can see the existing
11 street view of the two-family house. It's a two-family
12 house in zone Res C district.

13 On the right side is the rendering which shows a
14 slight modification to the front with a raised gable, but
15 maintaining the window patterns and the bays, context, and
16 character of the neighborhood. The scale of the
17 neighborhood is maintained.

18 Next slide, please?

19 I can run through our zoning analysis. We're
20 seeking a special permit a) because we are slightly
21 increasing the existing nonconforming FAR from 1.03 to a
22 1.07. Our front setback will remain conforming with no

1 change. Our left side setback will remain existing,
2 nonconforming with no change.

3 Our right-side setback will remain existing,
4 nonconforming with no change. Our rear setback will remain
5 conforming with no change. Our height will increase, but
6 will remain conforming, and our ratio of private open space
7 to the lot area is proposed to be a 0.4, which is an
8 increase, and we are conforming.

9 Next slide, please.

10 This is the existing first floor showing the
11 setback envelope. On the left is the front. No change
12 there.

13 The uppermost side is our left-side elevation, and
14 if you see the note at the top towards the right, it says,
15 "Proposed addition" where we're adding a little bit of extra
16 living space, but we are not violating the setbacks. So
17 that conforming plane of the building will remain in
18 conformity.

19 Next slide, please.

20 The existing open space plan, you can see in the
21 back a large, covered patio, which will be removed.

22 Concrete walkways on the left and the right -- the concrete

1 in the back. Some irregular parking spaces in the front.

2 Next slide.

3 And here are our proposed landscape plan, all
4 pervious surfaces. We removed the rear gazebo, increased
5 our yard space, made our parking spaces more uniform, adding
6 pervious walkways on both sides of the building, with entry
7 landings -- covered entry landings and window wells.

8 Next slide.

9 Our existing FAR plans. We can keep moving past
10 this.

11 Next slide.

12 Just to get our calculations brings us to a 1.027
13 rather than to a 1.03.

14 Next slide, please.

15 Our existing FAR plans.

16 We can keep going.

17 And we are raising it to a 1.067 or 1.07, and it's
18 a very modest increase.

19 Next slide, please.

20 Our existing plans -- we don't really need to
21 dwell on these. No, sorry, these are just FAR plans for the
22 proposed. You can keep going, Stephen.

1 Demo calcs, which we've already -- these have
2 already been approved by the Historic Commission, as under
3 25 percent, no demo delay needed. No demo permit needed.

4 Next slide, please.

5 Again, demo calcs approved by Historic Commission.

6 Next slide, please.

7 Extensive demo on the inside of the house. Or
8 actually most of the floor framing -- most of the floor
9 framing will remain back area that you see highlighted in
10 orange is a level that is not at the same plane as the --
11 the second floor at the main house, and it's that elevation
12 change that's requiring large modifications to that rear
13 bump-out and part of what we are seeking a special permit
14 for.

15 Next slide, please.

16 Our existing 3D views from the front. On the
17 right side, you can see the covered volume, which will be
18 removed in that bump-out in the back, which will also be
19 rebuilt.

20 Next slide.

21 Demo plans, if we can continue through this? Next
22 slide.

1 Oh, yep, we can stop. Oh. What -- yep, there we
2 go. Here the red -- this shows the -- the red shows the
3 existing -- the proposed roofline with the modifications
4 we'd like to make.

5 The left side of the main house, you can see that
6 the gable will be raised about 20 inches, and the back
7 portion of the building is an existing half-story gable,
8 which we will be making into a flat roof. And the highest
9 poi of the flat roof will be about two-and-a-half feet lower
10 than the high point of the gable.

11 Also, various windows will be enlarged and
12 relocated on those side walls.

13 Next slide.

14 Same story, different views. On the left side,
15 you can see that the proposed roofline of the rear bump-out
16 steps down a foot to the left side, and that was to lower
17 that portion of the building as much as possible to
18 accommodate light and shadow concerns of our abutters. And
19 we lowered it -- that portion of the roof as much as we
20 could to just maintain legal head clearance in the building.

21 Next slide.

22 Our proposed 3D views. On the left, from the left

1 with the rear bump-out and the entry landing. Also
2 proposing 15' dormers on both sides, designed in compliance
3 with the suggested Dormer Guidelines.

4 The right view shows the entries for the front
5 Unit 1.

6 Next slide, please.

7 3D views from the rear. Again, the existing half-
8 story gable was lowered, but then widened to create a flat
9 roof so we could utilize this part of the building;
10 otherwise it would remain unfunctional for any kind of
11 modern renovation and utility of the house.

12 Next slide, please.

13 Our floor plans utilizing the basement for living
14 space, open kitchen, living areas on the first floor.

15 Next slide.

16 We should probably add we're creating two units, a
17 front, and a back unit, each approximately -- if it's
18 approximately 2,300 square feet now. The number's not
19 exact; I have a miscalculation somewhere.

20 The gable -- the reconstructed gable on the front
21 porch of the house with the dormers will become a bedroom
22 for the front unit.

1 Next slide. And I should also add -- and this is
2 important -- that we as one of the conditions that we offer
3 to our neighbors, they accepted in order to be able to give
4 us their approval is that we will exclude from this any
5 present or future requests for a roof deck on the flat roof.
6 So a roof deck would not be allowed as a condition for
7 approval tonight.

8 Next slide.

9 Our roof plan: The dormers, proposed dormers are
10 centered in the house, so the proportions and the -- the
11 balance of the house is maintained.

12 Next slide.

13 Our unit calculations for both the front and the
14 back unit: The front unit is approximately 2,600 square
15 feet. The rear unit approximately 2,200 square feet. Not
16 extravagant-sized living spaces.

17 Next slide, please.

18 Again, diagrams showing the change in the roof
19 lines from the existing and the proposed.

20 Next slide, please.

21 I know we have a lot of slides, so I'm trying to
22 run through these quickly. Stephen, if you can go next.

1 Again, same diagrams we've seen a couple of different ways.
2 On the left, you can see the profile of the existing half-
3 story gable that we changed into a two-story flat roof.

4 Next slide.

5 Again, sectional comparisons. The changes in the
6 roof line are modest.

7 Next slide.

8 And comparisons of existing conditions on the
9 left, post conditions on the right. Street view remains
10 largely unchanged.

11 Next slide.

12 Similar views from the right. I would say that
13 the views of the structure are actually improved with the
14 proposed work, enhanced.

15 Next slide, please.

16 Comparison of the rear views. You can see the
17 gable bump-out and how the windows in the bump-out on the
18 second floor are much lower than the windows of the second
19 story of the main mass, and that was one of the issues with
20 the structure we were trying to fix, which was creating
21 level -- second-floor level at the same plane, front to
22 back. And that necessitated raising the roof.

1 Next slide, please.

2 More diagrams showing the change in the roofline.

3 If there are questions, we can come back to these.

4 Next slide, please.

5 Distances between our existing building and our
6 neighbors, which is really something we produced so our
7 neighbors could understand the relationship between their
8 structure and ours and our modified rooflines.

9 Next structure -- next slide.

10 Again, on the left, the new -- the new roofline of
11 the back second story with the profile of the existing bump-
12 out overlaid. You can see the changes again are relatively
13 modest.

14 The structure only grows -- the rear bump-out only
15 becomes wider to the left. That was another condition made
16 to our neighbors on the right was that wall planes on the
17 right would remain in their current locations, which they
18 do.

19 Next slide, please.

20 And that is it. I'm happy to take any questions.

21 BRENDAN SULLIVAN: All right. I don't have any
22 questions at this time. Obviously, it's gone through many

1 alliterations, and the file has 495 pages in it. Very
2 voluminous, I've read every one of them. Some of them are
3 duplicating.

4 But at any rate, who would have thought that we
5 would have wound up with the proposal before us when we
6 started? And again, I applaud you, Adam, and your client
7 for being open to neighbors' concern. And I also applaud
8 their advocacy on how the original proposal would have
9 affected them. And I guess we could all say that what is
10 before us is probably a good plan.

11 So I have no questions. Jim Monteverde, any
12 questions, comments from you?

13 JIM MONTEVERDE: Not for the proponent, but I do
14 have a question just for other members of the Board. Do
15 that now or save that for later? I have a question for
16 other members of the Board, not for the proponent?

17 BRENDAN SULLIVAN: Yeah.

18 JIM MONTEVERDE: Should I save that for later, or
19 ask?

20 BRENDAN SULLIVAN: No, you can.

21 JIM MONTEVERDE: I'd just like to confirm, that in
22 Section 8.22.1.h.2 regarding dormers, and it basically

1 reads, "Dormer on a third story, no longer than 15' does not
2 extend" -- yadayadayada - "provided that the "Total linear
3 length of all dormers on the third story of the building
4 does not exceed 15'."

5 BRENDAN SULLIVAN: That would be on per side.

6 JIM MONTEVERDE: Oh, per side.

7 BRENDAN SULLIVAN: It doesn't say that, I know it,
8 but that's -- that's always been the --

9 JIM MONTEVERDE: That's been the interpretation,
10 correct?

11 BRENDAN SULLIVAN: Of --

12 JIM MONTEVERDE: ISD. It's 15' per side.

13 BRENDAN SULLIVAN: 15' per side.

14 JIM MONTEVERDE: Right. Okay. Thank you.

15 BRENDAN SULLIVAN: Andrea Hickey, any comments,
16 questions?

17 ANDREA HICKEY: I agree that we have interpreted
18 the 15' to be per side, although it's not expressly stated.
19 And so, I'd be inclined to continue to interpret it that
20 way.

21 I am eager to hear if there are any neighbors or
22 abutters that want to chime in on what's before us. I have

1 no real questions at the moment. Thank you, Mr. Chair.

2 BRENDAN SULLIVAN: Thank you. Matina Williams,
3 any questions, comments at this time?

4 MATINA WILLIAMS: No, I agree with Andrea Hickey.
5 I'm looking for the community to weigh in.

6 BRENDAN SULLIVAN: Slater Anderson, any questions,
7 comments?

8 SLATER ANDERSON: No comments on the revised
9 application, but I concur on the dormer interpretation that
10 it's both sides. Thank you.

11 BRENDAN SULLIVAN: I'll open it up to public
12 comment. Any members of the public who wish to speak should
13 now click the icon at the bottom of your Zoom screen that
14 says, "Raise hand."

15 If you're calling in by phone, you can raise your
16 hand by pressing *9 and unmute or mute by pressing *6, and
17 you'll have up to three minutes to comment.

18 [Pause]

19 There appears to be nobody calling in. Let me
20 read into the record, there was correspondence between Mr.
21 Glassman and Sandra Ferguson, I believe. Is that correct,
22 Adam?

1 ADAM GLASSMAN: Correct.

2 BRENDAN SULLIVAN: It's dated June 2. She writes,
3 actually, on June 2 at 7:51, wrote the Mr. Glassman:

4 "Thank you for the update. My apologies for not
5 following up on my last e-mail. We did see each other for
6 dinner this week and agreed to a letter of support for the
7 plans. I will organize and send them as soon as possible."

8 Mr. Glassman responds -- "And I hope you'll
9 believe me when I say that this process made this a much
10 better project, and we appreciate your time and effort."
11 And Ms. Ferguson, I think, was representing her view, and
12 also that of the abutting property owners.

13 With that, there are no other -- there is a
14 lengthy amount of correspondence, but I think it all had to
15 do with the previous proposals.

16 And so, I will at that point close public comment
17 regarding this latest proposal and send it back to Mr.
18 Glassman for any further comments that you may or may not
19 need to make.

20 SLATER ANDERSON: No. I'm all set. Thank you.

21 BRENDAN SULLIVAN: Okay. So let me take it back
22 to the Board. Any members of the Board have any questions

1 for Mr. Glassman, or are you ready for a motion?

2 JIM MONTEVERDE: Ready for a motion.

3 COLLECTIVE: Motion.

4 BRENDAN SULLIVAN: Okay. What I will do is, as
5 per your mentioning a condition as I have taken Sheet A1-2.
6 No, I didn't take A1.2. It's regarding the deck on that
7 back addition on the second floor. Sheet A2.1 (sic): What
8 did is I marked that up, and I said as per condition of
9 granting the relief that there be no deck on this at present
10 or in the future. And you will agree to that, Mr. Glassman?

11 ADAM GLASSMAN: We do.

12 BRENDAN SULLIVAN: Okay. Great. So they're
13 seeking relief under Article 5, which is dimension, and also
14 8.22.c and 8.22.d. Under 8.22.d:

15 In all districts, the Board of Zoning Appeal may
16 grant a special permit for the alteration or enlargement of
17 a preexisting dimensionally nonconforming, detached single-
18 family dwelling or two-family dwelling not otherwise
19 permitted in 8.22.1 above, but not the alteration or
20 enlargement of a preexisting, nonconforming use.

21 Provided that there was no change in use, and that
22 any enlargement or alteration of such preexisting,

1 nonconforming detached single-family dwelling or two-family
2 dwelling may only increase a preexisting dimensional
3 nonconformity but does not create a new dimensional
4 nonconformity.

5 In order to grant the special permit, the Board of
6 Zoning Appeal is required to find -- and does make such
7 finding -- that the alteration or enlargement shall not be
8 substantially more detrimental than the existing
9 nonconforming structure to the neighborhood, and that the
10 alteration or enlargement satisfies the criteria in 10.43.

11 10.43, which is the special permit: Special
12 permits will normally be granted where the provisions of the
13 Ordinance are met. It appears that the requirements of the
14 Ordinance can be met with the required -- with the granting
15 of the special permit.

16 The Board finds that traffic generated, or
17 patterns of access or egress would not cause congestion,
18 hazard, or substantial change in the established
19 neighborhood character.

20 The Board finds that it is an existing two-family
21 home. The proposal is to continue it as a two-family home.
22 It has fallen into great disrepair, and that the upgrading,

1 modernization with updated mechanicals and aesthetics will
2 greatly improve the neighborhood, be of a benefit to the
3 neighbor.

4 The Board also notes the involvement of the
5 abutting property owners on either side, and that the
6 petitioner has been willing to address all of those
7 concerns, has been able to scale down from the original
8 proposal, and the Board finds that such action is very
9 favorable in the granting of this relief.

10 The Board finds that the continued operation of or
11 development of adjacent uses, as permitted in the Zoning
12 Ordinance, would not be adversely affected by the nature of
13 the proposed use.

14 And the Board again notes the scaling back and the
15 reduction of certain roof heights, which will allow for
16 continued air fenestration to adjoining properties, the
17 enjoyment of what has been the established character on
18 either side of this particular locus.

19 The Board finds that nuisance or hazard would not
20 be created to the detriment of the health, safety and/or
21 welfare of the occupants of the proposed use or to the
22 citizens.

1 The Board finds that the upgrading of this house
2 with better access, egress, modes of circulation within the
3 house, upgraded mechanicals, will actually be an asset to
4 any person who occupies or visits this property.

5 The Board finds that the proposed use would not
6 impair the integrity of the district or adjoining district,
7 or otherwise derogate from the intent and purpose of the
8 ordinance, which is to allow property owners to upgrade
9 their properties, possibly update them by means of additions
10 to bring it up to modern standards.

11 And also, the Board notes that the integrity of
12 the district has been surely maintained, also with the
13 advocacy and input of the adjoining property owners to
14 approve the proposal before us.

15 On the motion, then, to grant the relief requested
16 and the special permit as per the drawings submitted, dated
17 May 3. Is that correct, that would be the latest one, Adam?

18 ADAM GLASSMAN: I would say the plans dated June
19 2.

20 BRENDAN SULLIVAN: Oh, all right. These were
21 stamped in and then they have been updated with the revised
22 dimensional form initialed by the Chair, with the one

1 condition regarding the roof deck at the back section of the
2 property owned -- of the property. Jim Monteverde?

3 JIM MONTEVERDE: In favor.

4 BRENDAN SULLIVAN: Andrea Hickey?

5 ANDREA HICKEY: Yes, in favor.

6 BRENDAN SULLIVAN: Slater Anderson?

7 SLATER ANDERSON: In favor.

8 BRENDAN SULLIVAN: Matina Williams?

9 MATINA WILLIAMS: Yes, in favor.

10 BRENDAN SULLIVAN: And Brendan Sullivan in favor.

11 [All vote YES]

12 BRENDAN SULLIVAN: Five affirmative votes; the
13 special permit as per the updated application is approved.

14 ADAM GLASSMAN: Thank you very much.

15 BRENDAN SULLIVAN: Thank you for your efforts.

16 MATINA WILLIAMS: I'm off for the night. Have a
17 good evening.

18 SLATER ANDERSON: Same here with Slater. Have a
19 good evening. Thank you. Take care.

20 BRENDAN SULLIVAN: Yes, thanks.

21 ANDREA HICKEY: Same with Andrea. Good evening,
22 gentlemen.

1 JIM MONTEVERDE: Bye.

2 ANDREA HICKEY: Bye, Matina.

3 MATINA WILLIAMS: Bye. Bye, guys.

4 ANDREA HICKEY: Bye.

5 WENDY LEISERSON: This is Wendy Leiserson, and I
6 am present for the rest of the evening.

7 JIM MONTEVERDE: Thank you.

8 THOMAS MILLER: Thomas Miller also present.

9 STEVEN NG: Steve Ng also present.

10 STEPHEN NATOLA: Carole Agate?

11 CAROL AGATE: Yep, sorry I was on mute. Carol
12 Agate also present.

13 BRENDAN SULLIVAN: Now that everybody's present, I
14 am leaving.

15 WENDY LEISERSON: Goodnight, Brendan.

16 CAROL AGATE: Oh, the others are not being heard?
17 The other two continuances?

18 WENDY LEISERSON: Carol, this is Wendy Leiserson.
19 They will be called, but Brendan is not going to be chairing
20 the rest of the evening. Jim is stepping into his place.

21 CAROL AGATE: I see.

22 JIM MONTEVERDE: Yep. Give me one minute to do

1 our dosido here.

2 Okay, thank you, Brendan. Yeah. Give me one
3 moment, please.

4 Okay. This is Jim Monteverde. I'm the Vice Chair
5 of the Board of Zoning Appeal, and I will be chairing the
6 remainder of the meeting.

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(6:32 p.m.)

Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
Miller, Steve Ng, and Carol Agate

JIM MONTEVERDE: And the next case is No. 212952
-- 3 Hastings Square. And the Board is in receipt of an e-
mail from Hayley Zeoli, dated June 13, saying they would
like to cancel the hearing for this week.

[Pause]

Is the proponent on?

[Pause]

Nope? The e-mail just literally says, "Hi there.
We would like to cancel our hearing this week." I think
that by our nomenclature is going to be a withdrawal,
correct? I'll call for a motion for a withdrawal.

Second?

All right. Let me make a motion, then, to
withdraw this case. And let me just ask for the vote from
the Board members. And I have Carol. You vote in favor of
the withdrawal?

CAROL AGATE: Sorry, Carol Agate in favor.

JIM MONTEVERDE: Thank you. Tom?

1 THOMAS MILLER: Thomas Miller in favor.

2 JIM MONTEVERDE: And Wendy?

3 WENDY LEISERSON: Wendy Leiserson in favor.

4 JIM MONTEVERDE: And Steven?

5 STEVEN NG: Steve Ng in favor.

6 JIM MONTEVERDE: Thank you. And Jim Monteverde in
7 favor.

8 [All vote YES]

9 JIM MONTEVERDE: That's five in favor; withdrawn.

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2 (6:34 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
4 Miller, Steve Ng, and Carol Agate

5 JIM MONTEVERDE: Now the next one, since my phone
6 says it is 6:35, we're going to move to the regular agenda,
7 since it's a related case. The last case on the continued
8 agenda and the first case on the new agenda are actually the
9 same issue. We're going to take the first case on the new
10 agenda now.

11 And that will be Case No. 221853 2-4 Goodman Road,
12 Unit 1. Is anyone here wishing to speak on that?

13 GOLDIE EIDER: Hello? Can you hear me?

14 JIM MONTEVERDE: Yes. Could you introduce
15 yourself, please?

16 GOLDIE EIDER: Yes. My name is Goldie Eder. And I
17 live at No. 2 Goodman Road, Cambridge, 02139. And with me
18 is co-petitioner Philip Brown, who lives at 4 Goodman Road.
19 This is a two-family -- and Ronnie Littenberg, sorry.

20 And we are members of the -- and owners of the 2-4
21 Goodman Road Condominium Trust, a two-family condominium.

22 JIM MONTEVERDE: Who's the owner of Unit 1?

1 That's what this issue is about, correct?

2 GOLDIE EDER: I'm -- I was -- I did the
3 application. And Phil and Ronnie are co-petitioners.

4 JIM MONTEVERDE: Okay.

5 GOLDIE EDER: I'm --

6 JIM MONTEVERDE: Do you want to present the case,
7 please?

8 GOLDIE EDER: I'm not sure my camera is on. Oh,
9 here, wait. Sorry. Okay. Okay. Steve, could we have
10 slides, please?

11 STEPHEN NATOLA: So the proposed project is a
12 renovation of our front stairs. You can see the front of
13 the house, the two doors that lead to the units and the
14 steps. Due to aging, the steps are uneven, and we wish to
15 renovate them. And I'll explain more as we go on.

16 That's just a side view, so you have another view.

17 This is a first-floor plot plan. The first-floor,
18 I'm not sure if it's called a plot -- just the first-floor
19 plan. This is my unit.

20 And I think you can go to the next slide.

21 This is the second floor. So this is the second
22 floor of Ronnie and Phil's two-floor unit. And that's their

1 third floor. This is the certified plot plan from the City.
2 And I don't know what else to say about it. I think it's
3 pretty self-explanatory.

4 JIM MONTEVERDE: I think it's the stairs toward
5 Goodman Road that are the basis for this request?

6 GOLDIE EDER: Yes.

7 JIM MONTEVERDE: Correct?

8 GOLDIE EDER: Yes.

9 JIM MONTEVERDE: So that's really what this is all
10 about?

11 GOLDIE EDER: Yes.

12 JIM MONTEVERDE: So I think that survey is showing
13 the existing stairs, is that correct? And there's another
14 drawing in the file that shows the proposed?

15 GOLDIE EDER: Yes, yes.

16 JIM MONTEVERDE: Correct?

17 GOLDIE EDER: Yes.

18 JIM MONTEVERDE: Stephen, if we could go to that
19 proposed drawing, I think it's an elevation. There you go.

20 GOLDIE EDER: Yes. So this is a drawing by a
21 contracting firm, an architect within that firm. And it
22 shows that the steps, the total run of the steps will extend

1 to 10.5' in order for us to have shorter step rises for each
2 step. So this is the nonconforming variance or special
3 permit need.

4 There would be 14 steps, and each of them would be
5 5.7" high. The total rise remains the same at 6'8". The
6 total run increases to 10'8".

7 The step risers, as you can see, is 5.7". The
8 step tread is the standard 10" and -- I'm having difficulty
9 reading my screen -- the step width is 63", which is the
10 current step width. And as you can see, the number of steps
11 increases to 14 steps.

12 JIM MONTEVERDE: Right. So it's really that
13 increased number of steps, and it's the change in the rise
14 in the --

15 GOLDIE EDER: In each step.

16 JIM MONTEVERDE: -- in each step that's the basis
17 for the request. So that is what you're requesting the
18 special permit to be able to put in that stair.

19 GOLDIE EDER: Yes.

20 JIM MONTEVERDE: Okay. And the rest of the
21 landing, that's basically a replacement in kind for the
22 existing? Is that correct?

1 GOLDIE EDER: You mean the front porch landing?

2 What do you mean?

3 JIM MONTEVERDE: Yes.

4 GOLDIE EDER: Sorry.

5 JIM MONTEVERDE: Is the front porch landing being
6 replaced --

7 GOLDIE EDER: No.

8 JIM MONTEVERDE: -- or is that --

9 GOLDIE EDER: No.

10 JIM MONTEVERDE: It's only the stairs?

11 GOLDIE EDER: It's only the stairs, yes.

12 JIM MONTEVERDE: Okay. And I can see in the
13 photographs it's an existing brick stair, and it'll be --

14 GOLDIE EDER: Yes.

15 JIM MONTEVERDE: -- removed and replaced with the
16 assembly that you're showing?

17 GOLDIE EDER: Right. And they will be wooden
18 stairs that conform to the Historical District requirements.

19 JIM MONTEVERDE: Okay. Anything else, Goldie? I
20 think that describes it for us.

21 GOLDIE EDER: Okay. I hope it's sufficient.

22 Yeah. So these are the dimensional?

1 JIM MONTEVERDE: Yep. We've all seen the file.

2 GOLDIE EDER: Okay. Okay.

3 JIM MONTEVERDE: Is there a particular dimension
4 that's not compliant that you need relief from on here? Did
5 --

6 GOLDIE EDER: I mean, the setback is not --

7 JIM MONTEVERDE: I don't see it.

8 GOLDIE EDER: -- but that's -- right, that's --

9 JIM MONTEVERDE: Correct.

10 GOLDIE EDER: -- the, you know, foundation of the
11 house, it's 8.5' --

12 JIM MONTEVERDE: Mm-hm.

13 GOLDIE EDER: -- as opposed to 10'.

14 JIM MONTEVERDE: Okay.

15 GOLDIE EDER: That's not the basis of this
16 petition.

17 JIM MONTEVERDE: All right.

18 GOLDIE EDER: And nothing we can do about it. So
19 I don't --

20 JIM MONTEVERDE: I think we're good, Goldie --

21 GOLDIE EDER: Okay.

22 JIM MONTEVERDE: -- unless you have some other --

1 GOLDIE EDER: I just want to say I have three
2 letters of neighbors' support.

3 JIM MONTEVERDE: Yep. I will read those in a
4 moment.

5 GOLDIE EDER: Okay. What else would you like?

6 JIM MONTEVERDE: At this time -- no, I think
7 you're -- you're all set, Goldie.

8 GOLDIE EDER: Okay.

9 JIM MONTEVERDE: At this time, I'd like to take --
10 are there any questions from members of the Board, before I
11 open it up to public comment?

12 WENDY LEISERSON: No questions from Wendy.

13 JIM MONTEVERDE: Thank you. There are in the file
14 letters of support from the other owners. And that's Phil
15 Brown and Ronnie Littenberg. There's also correspondence
16 dated February 27, 2023 from Erica and John Lindamood.
17 February 22, Jennifer Wilson in support. Gavy Wolfe and
18 Vicky Steinberg, dated February 22 in support. Virginia
19 Dorne -- can't tell -- February 25, in support. And those
20 are the letters in the file in support.

21 So if any of those folks want to come forward in
22 public comment, I would please ask you not to repeat what we

1 already have in the file, and we've read in the file -- your
2 statements in support. And I see no correspondence against
3 it.

4 With that, I'll open it to public comment. Any
5 member of the public who wishes to speak should now click
6 the icon at the bottom of your Zoom screen that says, "Raise
7 hand."

8 If you're calling in by phone, you can raise your
9 hand by pressing *9 and unmute or mute by pressing *6. I'll
10 now ask Staff to unmute the speakers one at a time. You
11 should begin by saying your name and address, and Staff will
12 then confirm that we can hear you.

13 [Pause]

14 Do we have anyone? No one? Okay. Any discussion
15 from members of the Board, or are we ready for a motion?

16 WENDY LEISERSON: Ready for a motion.

17 JIM MONTEVERDE: Ready for a motion? Thank you.

18 The Chair makes a motion to grant the relief from the
19 requirements of the ordinance under Sections -- the Section
20 stated in the application, 5.31, 8.22.2.d and 10.40 for the
21 special permit on the condition that the work proposed
22 conforms to the drawings entitled -- if I can find it -- one

1 second, please.

2 GOLDIE ELDER: I assume it's just staircase.pdf.

3 JIM MONTEVERDE: Yeah. I just need to find it in
4 the files so I can date it and sign it.

5 GOLDIE ELDER: Oh, sorry.

6 JIM MONTEVERDE: There we go. It is untitled.
7 It's dated May 5, 2023. It's from Marielly Jarok
8 (phonetic), I believe, from Allston Contractors. That will
9 be dated and signed by the Chair.

10 "And further, we support any -- we incorporate any
11 supporting statements that are in the correspondence and
12 dimensional forms submitted as part of the application."

13 Call for a vote? Carol?

14 CAROL AGATE: In favor.

15 JIM MONTEVERDE: Thank you. Tom?

16 THOMAS MILLER: Thomas Miller in favor.

17 JIM MONTEVERDE: Thank you. Wendy?

18 WENDY LEISERSON: Wendy Leiserson in favor.

19 JIM MONTEVERDE: Thank you. And Steven?

20 STEVEN NG: Steven Ng in favor.

21 [All vote YES]

22 JIM MONTEVERDE: Thank you. Approved. So,

1 Goldie?

2 GOLDIE EDER: Thank you.

3 JIM MONTEVERDE: I assume with that action we can
4 then -- you can then withdraw the continued case?

5 GOLDIE EDER: Okay.

6 JIM MONTEVERDE: Correct?

7 GOLDIE EDER: Yes, correct.

8 JIM MONTEVERDE: They're duplicates. All right.

9 GOLDIE EDER: Okay. And I just want to
10 acknowledge Stephen Natola and Maria Pacheco, who were very
11 helpful to me in understanding the process and requirements
12 of the building codes and all that. So --

13 JIM MONTEVERDE: Great.

14 GOLDIE EDER: I learned a lot.

15 JIM MONTEVERDE: Thank you. That's great.

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2 (6:47 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
4 Miller, Steve Ng, and Carol Agate

5 JIM MONTEVERDE: I will now call Case -- I'll go
6 back to the continued cases and go to the final one, and I
7 will call Case 214163. Goldie, that's you again.

8 GOLDIE EDER: Oh. It is?

9 JIM MONTEVERDE: Is there a letter in the file?

10 GOLDIE EDER: Is that my former application?

11 JIM MONTEVERDE: That's correct.

12 GOLDIE EDER: Okay.

13 JIM MONTEVERDE: So would you like to just make a
14 statement requesting that we withdraw this?

15 GOLDIE EDER: Yes. I'd like to withdraw that
16 case.

17 JIM MONTEVERDE: Okay. Thank you.

18 So any public comment on the withdrawal?

19 [Pause]

20 No? Any comments from members of the Board?
21 Questions?

22 WENDY LEISERSON: No.

1 CAROL AGATE: No.

2 JIM MONTEVERDE: Thank you. So the Chair makes
3 the motion, then, to withdraw Case 219254 (sic).

4 Carol? How do you vote?

5 CAROL AGATE: In favor.

6 JIM MONTEVERDE: Thank you. Tom?

7 THOMAS MILLER: In favor.

8 JIM MONTEVERDE: Wendy?

9 WENDY LEISERSON: In favor.

10 JIM MONTEVERDE: And Steven?

11 STEVEN NG: In favor.

12 JIM MONTEVERDE: Thank you. Jim Monteverde in
13 favor as well.

14 [All vote YES]

15 JIM MONTEVERDE: Five affirmative. The case is
16 withdrawn.

17 GOLDIE EDER: Thank you very much.

18 COLLECTIVE: Thank you.

19 GOLDIE EDER: Okay. I guess we're going to leave
20 then. But have a good evening.

21 JIM MONTEVERDE: Yes, thank you.

22 GOLDIE EDER: Take care.

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(6:48 p.m.)

Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
Miller, Steve Ng, and Carol Agate

JIM MONTEVERDE: The next case is 214485 -- 66
Clifton Street. Is there anyone here wishing to speak on
that matter for the proponent?

[Pause]

EDRICK VANBEUZEKOM: Hello. Sorry.
I was a little slow to get --

JIM MONTEVERDE: Hi.

EDRICK VANBEUZEKOM: -- connected in here.

JIM MONTEVERDE: Yep. You're going to walk us
through this, or --

EDRICK VANBEUZEKOM: I will. Yes.

JIM MONTEVERDE: Okay.

EDRICK VANBEUZEKOM: Okay. So this case was
previously presented two years ago and approved. And we
applied -- we delayed applying for building permits, because
the owners were in the process of some other financial
transactions that had to be resolved first.

And by the time we applied for building permits,

1 we only had about a month left in the validity of the
2 variance. So -- and the process of permit review took too
3 long, so we -- we missed the boat.

4 So -- so we're back looking for reapproval of this
5 project. We've submitted several new letters we sent in of
6 support from the neighborhood.

7 JIM MONTEVERDE: Yep.

8 EDRICK VANBEUZEKOM: And so, basically, just a
9 quick rundown. The house is a -- it's a small, two-story
10 cottage or really more like a one-and-a-half story cottage
11 currently, with two very small bedrooms tucked under the
12 roof on the second floor.

13 The owners wish to construct an addition to create
14 a real master bedroom and bathroom, and with some closet
15 space. And yeah, here's -- these are views of the existing
16 house. You can see it's quite small.

17 It's also tucked to the -- one side of the lot.
18 The lot is very small and nonconforming. And the -- there
19 is some open space, as you can see in the photo at the
20 bottom here on the left-hand side of the house where there's
21 access to the house behind them, which is a right-of-way
22 access.

1 So, you know, originally when Julia and Aaron
2 first approached me, we talked about, well, what about just
3 adding to the side of the house, but that would for one
4 thing take away what little yard they have, and two, it
5 would block the house behind them. And those people were
6 not in favor of doing that.

7 And so we talked to the neighbors on the right-
8 hand side who were in favor of adding above the one-story
9 portion, which you can see in the upper photo there, which
10 is set back from the street.

11 So that's basically the proposal. Stephen, if you
12 want to go to the drawings, maybe the elevations we could
13 start with.

14 JIM MONTEVERDE: And Edrick, is this the identical
15 -- it's identical?

16 EDRICK VANBEUZEKOM: It's identical. We haven't
17 changed anything.

18 JIM MONTEVERDE: The drawings are identical.
19 Nothing has changed, the dimensional form hasn't changed?

20 EDRICK VANBEUZEKOM: That's right. The only thing
21 that's changed --

22 JIM MONTEVERDE: Right.

1 EDRICK VANBEUZEKOM: -- is the drawings were -- a
2 little bit farther for construction permitting, and so, --

3 JIM MONTEVERDE: Right.

4 EDRICK VANBEUZEKOM: -- you know, we actually --
5 but yes, there's no change in the design at all.

6 JIM MONTEVERDE: Okay. Yeah. I remember the case
7 from --

8 EDRICK VANBEUZEKOM: Yeah.

9 JIM MONTEVERDE: -- last time around, and when I
10 looked through the file, they looked identical.

11 EDRICK VANBEUZEKOM: Yeah.

12 JIM MONTEVERDE: Okay.

13 EDRICK VANBEUZEKOM: Actually, why don't we scroll
14 up to the floor plans. Let's go to A1.1. So this is the
15 basement, the one right below that. Keep going down. One
16 more down. There we go. Here's the -- oops, one more.
17 That's the basement plan. We want to go to the next seat.
18 There we go.

19 So this is the -- this just shows you the existing
20 -- first-floor plan, which is existing other than the
21 proposed addition is going to project over the deck that you
22 see on the right-hand side and will be above the kitchen as

1 well. And then we're -- you know, we're doing a few little
2 interior fixes.

3 Let's go to the next page.

4 Okay. So here you can see the proposed addition,
5 which is the master bedroom on the right-hand side, which
6 projects out over the first-floor deck, over the kitchen,
7 has closets on the back side.

8 We have a -- now have changed the tiny little
9 bathroom that was there into a full bathroom. And have
10 proper headroom for the stair coming up, because the current
11 existing stair actually does not have a legal amount of
12 headroom to get to the second floor.

13 If we can go down to the bottom, I just want to
14 show you the existing plan, if we can go to X1.2, which is
15 way toward the end. Yep. There we go.

16 So there you see with the existing second floor is
17 in the shaded area. So what's roof area now -- and that
18 will be removed in order to construct the addition.

19 And now if we can go to the elevations, if we can
20 go to A2.1. There we go.

21 So at the top here, you see the -- this is the
22 view from Clifton Street. The height of the addition is

1 slightly higher than the existing house. But it's still
2 well under the height limits in the district. So we're at
3 23'4 to the new top of the roof, which is essentially a flat
4 roof with a slight pitch.

5 And then if you scroll down a little bit, this is
6 the -- the next, the elevation right below it.

7 That's the side that faces the neighbor. And
8 because we're right by the property line, it's basically a
9 blank wall, because we can't put any new windows there.

10 And then scroll down to the next sheet?

11 This is the rear of the house, where you see the -
12 - at the bottom is the rear of the house where you see the
13 addition. And we -- you know, we're using materials to
14 delineate the volumes a little bit and just break up the
15 mass of the house.

16 So that's the side that faces toward the rear
17 neighbor and the -- the view at the top of the sheet is
18 basically the -- no real change from what's currently there
19 facing the small yard on the side of the house.

20 If we can scroll down to X 3.1, I think is a
21 building section. Just want to give you a sense of the roof
22 lines and space. One more. Here we go. So you scroll up

1 just a little bit. Okay. Yeah.

2 So at the top, there you can see -- get a sense of
3 how small the second floor is currently. Even the first
4 floor is a pretty low ceiling. But it really is a very tiny
5 house on a nonconforming lot.

6 And then if we can scroll up to A3.1? Oops.
7 Yeah. There we go.

8 So here you see the -- in the top left, you can
9 see where we're basically extending the roof out from the
10 peak of the existing house, and constructing the flat roofed
11 addition and bathroom, which would have a skylight over it.

12 And then we're also adding a skylight. You can
13 see in the section below that's over the stairway coming up
14 where we now -- we've extended the addition out over that in
15 order to have the headroom at the top of the stairs.

16 So that's basically it. If -- I believe we -- I
17 don't know if we have the shadow studies here, or the 3D
18 views, but there should be some 3D views in the drawings
19 here. Stephen?

20 Yeah, there's the photos.

21 Oh, yeah. Here we go. So here you can get a
22 sense of -- of the -- at the bottom is the existing. I

1 mean, at the bottom is the proposed. At the top is the
2 existing. So you can sort of get a sense of the massing.

3 Let's go to the next page.

4 And so, this is just showing the shadows. And we
5 did these studies to show the neighbors how the shadows
6 might affect them. And maybe go down to the next page
7 again.

8 Yeah. So anyway, that's gives you some sense of
9 the massing of the house. We have letters of support, as I
10 said, from neighbors; in particular the house directly next
11 to us, the large house there, and the house behind. And I
12 will --

13 JIM MONTEVERDE: Yep.

14 EDRICK VANBEUZEKOM: -- pass the baton to Aaron
15 and Julia and let them say a little bit about what they're
16 doing there.

17 JULIA HALLMAN: Thanks, Edrick. Hi. I'm Julia.
18 This is Aaron, my partner. And basically, we love our
19 little house. Weve been here for a really long time, and we
20 just want to have longevity in it. We only have one
21 bathroom, which is on the main floor.

22 And when my mom comes to visit, that's kind of --

1 was the biggest red flag. Because we started getting
2 nervous with her staying in the guest bedroom upstairs and
3 going down the stairs in the middle of the night.

4 And we started thinking about ourselves as well,
5 you know, as we eventually get older, kind of going down the
6 stairs in the middle of the night.

7 And so, the bathroom was the real huge kicker.
8 It's a teeny -- we're, like, the little house on the block,
9 which we kind of love. We get along really well with all of
10 our neighbors.

11 But being such an old little house, we don't
12 really have closets -- not like actual real closets. So
13 being able to have a slightly larger master bedroom with a
14 real closet is kind of -- would be a dream, and something
15 that can really keep us -- we've done a lot with our little
16 lot and building our garden.

17 And, you know, we love our neighbors and so we're
18 just excited to stay here. We just want to make it
19 sustainable for ourselves.

20 We were really, really excited to do this project.
21 I worked at Formaggio Kitchen for six years and had the
22 opportunity to porch the store. And so, that's what delayed

1 this project for us, because that was obviously a pretty
2 life-altering experience. But, you know, pretty much
3 cemented our time in Cambridge for the next 30 years.

4 So we're just -- we're just -- we love our
5 neighborhood. We love our house, and we're just hoping to
6 make it really livable and sustainable for, you know, 30, 40
7 more years. So that's really our pitch.

8 JIM MONTEVERDE: All right. Thank you very much.

9 JULIA HALLMAN: Yeah.

10 JIM MONTEVERDE: Let me mention there, as Edrick
11 said, there are a few letters of support in the file. We
12 have one dated 05/30/23 from Deborah Theobald. Another
13 05/30/23 from Cheryl and Kevin Clifford.

14 One dated -- this goes back a bit; I'll skip that
15 one. That's 2021. That's the old one. 2000-- 06/14/23
16 from Keith Foley, and then from Peter and Penny Brigham,
17 June 1, 2023, in support.

18 Again, if any of those people are waiting to
19 speak, there's no need to repeat what you said in the memos
20 to the file; we all have those, and we've read those.

21 Are there any questions from members of the Board?

22 CAROL AGATE: Yes. I do have a question. I --

1 I'm not sure of this, but it looked to me as though the
2 first floor that's already there is four feet away from the
3 house next door, which is Number 68. When you build above-
4 it, it's going to be only four feet away from the windows in
5 that building. I notice you've got quite a few neighbors
6 who did write letters of support, but I didn't see a letter
7 there from the people at 68.

8 JULIA HALLMAN: Oh yes.

9 CAROL AGATE: And you said something about they
10 approved it. Did they --

11 JIM MONTEVERDE: I'm sorry.

12 CAROL AGATE: -- actually write a letter?

13 JIM MONTEVERDE: Yeah. It's -- that's the first
14 one I mentioned, the Deborah Theobald is -- it says 70
15 Clinton -- Clifton -- formerly 68-70 Clifton. So they are
16 the abutter.

17 CAROL AGATE: Oh. Well, wait a minute, I thought
18 68 was the house next door. You mean 70 is the one right
19 next door?

20 JIM MONTEVERDE: Again, it says the address. I
21 don't know whether it -- how it changed, but it says --

22 JULIA HALLMAN: So --

1 JIM MONTEVERDE: -- 70 Clifton, formerly 68-70
2 Clifton. So --

3 CAROL AGATE: Oh.

4 JULIA HALLMAN: I can interject there if you don't
5 mind? It used to be a two-family home, and our neighbor
6 Debbie converted it into a single-family home.

7 CAROL AGATE: Ah.

8 JULIA HALLMAN: And so it --

9 CAROL AGATE: Lot numbers. Yeah.

10 JULIA HALLMAN: Exactly. So that's why we put 68-
11 70 so that there wouldn't be any --

12 CAROL AGATE: Aha.

13 JULIA HALLMAN: -- confusion. She had to pick up
14 her kids. She said if we need to text her the Zoom link,
15 she'd be happy to jump on, so just let us know.

16 CAROL AGATE: Okay, well, if --

17 JIM MONTEVERDE: We have her letter in the file.

18 CAROL AGATE: -- they don't mind, I don't mind.

19 JULIA HALLMAN: Okay. Thank you.

20 JIM MONTEVERDE: Very good. Anything else, Carol?

21 CAROL AGATE: Nope, that's it. Thank you.

22 JIM MONTEVERDE: Any other members have any

1 questions?

2 WENDY LEISERSON: Not from me.

3 JIM MONTEVERDE: All right. Thank you.

4 STEVEN NG: No questions.

5 JIM MONTEVERDE: Thank you. I sat on the previous
6 case, and I know we went through this thoroughly, and Carol
7 asked the same questions that you went through and heard
8 that description. So we supported this previously, and I'm
9 ready to support it now.

10 Can we open it to public comment? Any members of
11 the public who wish to speak should now click the icon at
12 the bottom of your Zoom screen that says, "Raise hand."

13 If you're calling in by phone, you can raise your
14 hand by pressing *9 and unmute or mute by pressing *6. I'll
15 now ask Staff to unmute speakers one at a time. You should
16 begin by saying your name and address, and Staff will
17 confirm that we can hear you.

18 [Pause]

19 No one. Okay. Members of the Board, any
20 discussion, or are we ready for a motion?

21 WENDY LEISERSON: Ready for a motion.

22 COLLECTIVE: Ready for a motion.

1 JIM MONTEVERDE: Thank you. And this is a
2 variance. The Chair makes a motion to grant the relief from
3 the requirements of the ordinance under Sections 5.31,
4 8.22.3, and 10.30 for a variance on the condition that the
5 work proposed conform to the drawings entitled "Aaron Rubin
6 and Julia Hallman residence, 66 Clifton Street, Cambridge,
7 Massachusetts," and dated May 25, 2022. Is that the correct
8 date, Edrick?

9 EDRICK VANBEUZEKOM: It is. That's when we had --

10

11 JIM MONTEVERDE: Okay. All right.

12 EDRICK VANBEUZEKOM: Yep. Thank you.

13 JIM MONTEVERDE: That's the set that the Chair
14 will initial and date. And further, we incorporate
15 supporting statements and dimensional forms submitted as
16 part of the application. And there are no conditions.

17 So for a vote, members? Steven?

18 STEVEN NG: In favor.

19 JIM MONTEVERDE: Thank you. Wendy?

20 WENDY LEISERSON: In favor.

21 JIM MONTEVERDE: Thank you. Tom?

22 THOMAS MILLER: In favor.

1 JIM MONTEVERDE: And Carol?

2 CAROL AGATE: In favor.

3 JIM MONTEVERDE: And Jim Monteverde in favor.

4 [All vote YES]

5 That's five in the affirmative. Passed.

6 Congratulations.

7 COLLECTIVE: Great.

8 JIM MONTEVERDE: Good luck.

9 JULIA HALLMAN: Thank you very much. We really
10 appreciate it.

11 JIM MONTEVERDE: Thank you.

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2 (7:06 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
4 Miller, Steve Ng, and Carol Agate

5 JIM MONTEVERDE: Next case is 219565 -- 27 Jay
6 Street. Is there anyone here who wishes to speak on that?

7 EDRICK VANBEUZEKOM: Yes. It's me again.

8 JIM MONTEVERDE: Oh, that's right. Edrick, how
9 are you?

10 EDRICK VANBEUZEKOM: Yes. Good. Edrick
11 vanBeuzekom from EVD Design. I believe the owner of the
12 property also, Sid Gehlot, is going to get on here. I don't
13 see him yet, but hopefully he will join us.

14 JIM MONTEVERDE: So as I read the advertisement or
15 agenda, this is a special permit?

16 EDRICK VANBEUZEKOM: That's correct.

17 JIM MONTEVERDE: And it's to amend a previously
18 approved special permit.

19 EDRICK VANBEUZEKOM: Yes.

20 JIM MONTEVERDE: And you will in the -- in what's
21 proposed now, you wish to raise the roof with a steeper
22 pitch and dormers on each side?

1 EDRICK VANBEUZEKOM: That's correct.

2 JIM MONTEVERDE: To increase the top floor
3 bedrooms, correct?

4 EDRICK VANBEUZEKOM: Yes.

5 JIM MONTEVERDE: Okay, so that's the scope that's
6 in front of us tonight?

7 EDRICK VANBEUZEKOM: Yeah, basically creating an
8 attic level with --

9 JIM MONTEVERDE: Yep.

10 EDRICK VANBEUZEKOM: -- bedroom and a study.

11 JIM MONTEVERDE: Yep. Okay.

12 EDRICK VANBEUZEKOM: Yeah.

13 JIM MONTEVERDE: Do we want to flip through the
14 drawings, so we can understand what we all approved before
15 --

16 EDRICK VANBEUZEKOM: Yeah.

17 JIM MONTEVERDE: -- and what the modifications --

18 EDRICK VANBEUZEKOM: Yeah. We can bring those up.
19 Why don't we scroll down to the -- let's -- yeah, we can
20 first look at the dimensional table here.

21 So actually this doesn't have the updated numbers,
22 Stephen, that I submitted, so what's not included here is

1 the recent zoning change, where we now have to count the
2 basement area as part of the FAR.

3 STEPHEN NATOLA: Is this the updated one?

4 EDRICK VANBEUZEKOM: This is the updated one,
5 that's why it's marked up. So -- and, you know, as part of
6 the previous special permit, we were digging the basement
7 down to make use of the space down there. And that work has
8 already been done. So I'm counting that as existing square
9 footage, and it's existing basement. So -- so anyways, that
10 pushed our numbers pretty high on the FAR.

11 Basically, we have a small lot. It's 2,046 square
12 feet in an area where, you know, the requirement is 5,000
13 square feet. So it's a tiny, nonconforming lot. It's a
14 two-and-a-half story house, and we are noncompliant to the
15 setbacks on the right side and the rear and the front.

16 If we can scroll down to the site plan next?

17 Okay. These are just the FAR calculations. Okay.
18 So here's -- this is the existing site plan prior to any of
19 the work that has been undertaken already, actually. But
20 you can see how -- where the house is positioned on the lot
21 very close to the side lot line. It seems to be my theme
22 for tonight.

1 And we're close to the rear lot line as well.
2 And, like, it's inline with the other houses along Jay
3 Street where it's, you know, within the setback in the front
4 as well. The dashed lines you can see on the site plan
5 there are showing where the required setbacks are.

6 Let's go to the next sheet.

7 All right. That's just showing the new layout.
8 I'm going to go on up to the third floor, so you can just
9 see what's really changed since the last special permit.

10 Let's go -- if we can go down to A1.3 I believe it
11 is, or 1 -- yeah.

12 This is the finished basement now, or soon-to-be
13 finished basement. Okay. So this is -- this is basically
14 currently this is just attic space up here in the front, and
15 just a flat roof over the rear section. The front section,
16 we -- in the original special permit we were going to
17 cathedral the ceilings over the second-floor bedrooms, so we
18 actually reduced the FAR by eliminating a small amount of
19 attic space that we had.

20 The proposal now is to continue the stairs deck
21 over the existing stairs up to the second floor and create
22 basically a master bedroom with a walk-in closet and a

1 bathroom.

2 In order to make use of the space up here, we're
3 doing a fairly steeply-pitched roof, and then we're adding
4 dormers. So there's one dormer for the bedroom, which is
5 the exterior dimensions would be 15'. The interior is
6 13'10".

7 The -- on the other side of the house, there's one
8 dormer over the bathroom, and then one at the top of the
9 stairs, so that we have enough headroom as you come up the
10 stairs to this level.

11 And then over the rear of the house, we're adding
12 a roof, which is a little bit different. It's-- you'll see
13 when we look at the elevations. But we're keeping it low on
14 the side of the house that's closest to the property line,
15 so as to minimize any shadow -- additional shadow back
16 there. And --

17 All right. So let's go to the next page.

18 Here you can see the shaded areas are basically
19 showing you what's changed in terms of the profile of the
20 house. So the -- on the right is the street view, or Street
21 façade. So you can see how we're raising the roof up a
22 little bit with knee walls beyond the -- what would now be a

1 third floor pitching the roof at a 12 and 12 -- 12-on-12
2 pitch, and then adding these dormers.

3 And then at the rear, what you see is the section
4 where we have sort of a saltbox shape to the roof. We're
5 keeping that -- we're carrying that same 12-on-12 pitch
6 straight back and keeping it low, which if you look on the
7 right-hand side, you can see there's a portion of the house
8 that bumps out to that side where we just ran the roof down
9 to there. So it's -- it gets lower as you're -- along that
10 side of the lot.

11 And then -- and then what we did is we then
12 brought the roof down. We dropped the ridge down, again, to
13 sort of try to minimize the amount of shadows that were
14 casting back there, and then create just a little bit of
15 usable space up there. And then we're adding a new balcony
16 above the current proposed balcony, or approved balcony at
17 the second floor there.

18 So if we go to the next page?

19 Here you can see this is the side that faces the
20 yard, and you see the new roof, the dormer for the bedroom,
21 the -- the section over the rear portion of the house. The
22 peak of the new roof is at 30'10", so it's still well under

1 the limit in the district of 35'.

2 At the rear, you can see -- you know, how we've
3 dropped it down a little bit, again, to try to minimize the
4 shadows cast by that area.

5 And then since we have this little bump-out
6 section that's in between the front and rear ell, we are
7 adding a small balcony up there to get a little bit of
8 outdoor space up at that level.

9 If we can go to the next page? This is the side
10 that's closest to the lot line. So here you can see how the
11 roof line in the back is kept low. And you see the two
12 dormers for the bathroom and for the bedroom over the
13 stairs. And you can go to the next page.

14 This is -- here are some sections. So this shows
15 you the -- if you can scroll up just a tiny bit, so we can
16 catch the roof? There we go. So here you can see the pitch
17 of the roof with the dormers on the left-hand side for the
18 master bedroom area and the stairs. And then on the right
19 is the rear ell, where we're dropping the roof down and
20 pitching it down to the one side there.

21 All right. If we can -- I believe there should
22 some 3D views in this set as well.

1 You can scroll on down. We did shadow studies.
2 Yeah, here we go. So -- oops. Oh, yeah. So let's go to
3 the photos first. Let's scroll up a little bit.

4 So here you can see the existing house is pretty
5 run down. And that's all going to -- these pictures, I
6 think, were taken before the construction started. It is a
7 construction site currently.

8 Scroll up, please? There's some photos from the
9 street. Here you see.

10 And then let's scroll down. Let's go to the 3D
11 views, because that includes some photos. So here -- what
12 we did here is we took -- I took some photos from the street
13 in the spring when the leaves were off the trees, so we
14 could actually see the house.

15 On the left, what we did is we created a 3D model
16 of the house, which we then put in place of the actual photo
17 of the house. And we used that as a way of to gauge -- make
18 sure we had the sizes correct in these photos.

19 And then on the right is the proposed, where you
20 see the roof raised. And you can see the houses on either
21 side, which both have third-floor space and are similar
22 height to this.

1 Let's go to the next page.

2 Here you can see it basically from straight on.

3 So you get a sense of the roof eave lines of the house on
4 the -- to the right of us are basically up at about the same
5 height, maybe even a little bit higher. The mansard roof
6 house at the -- to the left is -- you know, much taller than
7 the current house and, you know, will be similar in height
8 to that as well.

9 We can go to the next. Great. Here we have the
10 shadow studies. So the areas shown in purple is the
11 increased shadow area. So what you see on the right, I mean
12 on the left is the existing, and on the right is the
13 proposed. This one is taken at the equinox midpoint of the
14 solar cycle in March and September. So you can see where
15 the increased shadows happen on the adjacent houses.

16 Let's go to the next page.

17 Here again, you see middle of the day where the
18 shadows are shifting more toward the front. And at this
19 time of the year, we're not really hitting on any of the
20 windows of the adjacent house with the shadows.

21 Next page?

22 And again, this is later in the afternoon where

1 there's really not much impact.

2 Next page?

3 This is at the summer solstice, which is sort of
4 the best-case scenario where you're actually not seeing any
5 shadows, because the sun is so high up in the sky. You can
6 actually -- if you look at the right, you can see a tiny
7 little purple corner there that's showing up. That's about
8 the only shadow there.

9 And then let's go to the next page. So this is --
10 that's in the morning. Next?

11 This is at noontime, where you can start to see a
12 little bit of shadow showing up here.

13 Next page?

14 This is at 3:00 in the afternoon, where the
15 shadows are out into the street.

16 Next page?

17 So now we're at the winter solstice, which is the
18 worst-case scenario. Here you can see where the shadows
19 basically extend a little bit. I mean, currently they would
20 hit at 9:00 in the morning. They would be hitting at the
21 top of the windows adjacent, and now they would extend a
22 little bit higher than that.

1 If we go to the next page?

2 Again, a similar thing happening here, where this
3 area, its impact is a little more felt. This is afternoon.

4 And then the next page?

5 Here's later in the afternoon, as the sun's
6 getting low in the sky. There's still a little bit of
7 additional shadow.

8 Next page?

9 Trying to remember what else. Oh, the rest is
10 just the dimensional for most and preapplication. So that's
11 basically the presentation. I will let the owner/developer
12 sit, he'll speak up and talk a little bit about what his
13 goals are for the house. I know that he has spoken with
14 some of the neighbors. So Sid, your turn.

15 Before -- before that, let me just -- is there a
16 survey?

17 EDRICK VANBEUZEKOM: Yes. Yep.

18 JIM MONTEVERDE: Or a site plan?

19 EDRICK VANBEUZEKOM: Yep.

20 JIM MONTEVERDE: That shows the adjacent
21 properties?

22 EDRICK VANBEUZEKOM: Oh, yeah. Let's scroll up.

1 Sorry, there's the survey.

2 JIM MONTEVERDE: I see.

3 EDRICK VANBEUZEKOM: It doesn't actually show. I
4 mean, we had the Assessor's map, I think I can submit it
5 also. Maybe if we scroll up. I don't know if that's in
6 this set here. But you can see how close we are to the lot
7 line right there on the right.

8 JIM MONTEVERDE: Yep. Great.

9 EDRICK VANBEUZEKOM: Can you scroll up? Is there
10 -- I don't know if that's --

11 STEPHEN NATOLA: The Assessor's Map isn't
12 included.

13 EDRICK VANBEUZEKOM: Oh, okay.

14 STEPHEN NATOLA: That's all right.

15 JIM MONTEVERDE: All right, thank you.

16 EDRICK VANBEUZEKOM: Yep. Go ahead, Sid.

17 SID GEHLOT: Right. Good evening, everyone. This
18 is Sid Gehlot from Treetop Group. What Edrick has told -- I
19 mean, he explained you everything -- I just want to add that
20 I met personally with probably four or five neighbors around
21 there. They are very, you know, neighborhood feel, and they
22 wanted to know about this thing. It's an informal meeting.

1 Nothing was there.

2 But they -- they were happy to know that we are
3 keeping this as a single-family. They had an idea that we
4 are doing some kind of, like, two townhouses or condos.

5 And when I told them no, this is just a single-
6 family, we are adding onto the third floor, which is
7 actually inline to the rooflines over there on the street,
8 they were very pleased about it.

9 So that's pretty much it from my side.

10 JIM MONTEVERDE: Thank you. Let me just -- there
11 are letters in the file that we received. We have one from
12 Juliet Stone dated June 14, 2023. And I will read excerpts
13 from it.

14 It basically reads that we -- and "we" being there
15 are six signatures here: Juliet Stone, Michele Klopner,
16 Yael Avidan, Kathy Richman, Arcady Blyakher and Gabby
17 Pregernig. Sorry if I mispronounce those names. And they
18 appear to be your neighbors at 29BJ, 29AJ, 31CJ, 31B, 33,
19 and 33 Jay Street.

20 And they write that they are deeply concerned that
21 the changes will block sunlight and will affect the health
22 of the nearby trees. That's why I was asking for an

1 existing survey or something to show the neighbors affecting
2 the tree canopy and subsequent air quality.

3 They are concerned about damage to the trees in
4 the courtyard of 29-33 Jay Street.

5 Edrick, with the map that's on the screen now --

6 EDRICK VANBEUZEKOM: Yep.

7 JIM MONTEVERDE: -- where would that be? Left,
8 right, top, bottom?

9 EDRICK VANBEUZEKOM: I'm sorry, which one? 30,33
10 Jay Street?

11 JIM MONTEVERDE: Yeah. The concern was from the
12 courtyard -- there's apparently a courtyard at 29-33 Jay
13 Street.

14 EDRICK VANBEUZEKOM: Oh, here. Thank you. Yeah.
15 So 33 is which one?

16 JIM MONTEVERDE: Yes, 29-33?

17 EDRICK VANBEUZEKOM: Yeah. I'm just looking for
18 the numbers. But I don't remember --

19 JIM MONTEVERDE: No, these do not --

20 EDRICK VANBEUZEKOM: -- which direction --

21 JIM MONTEVERDE: -- these just give lot numbers,
22 not --

1 EDRICK VANBEUZEKOM: Yeah.

2 JIM MONTEVERDE: Property numbers.

3 EDRICK VANBEUZEKOM: Right. Yeah, hang on.

4 JIM MONTEVERDE: Is that cluster -- is that space
5 between --

6 EDRICK VANBEUZEKOM: That would be my guess, is
7 it's that cluster, yeah.

8 JIM MONTEVERDE: Yeah, between the -- that
9 courtyard and the three buildings.

10 EDRICK VANBEUZEKOM: Right.

11 JIM MONTEVERDE: Okay.

12 EDRICK VANBEUZEKOM: So the shadows from this will
13 not reach that, because they're basically blocked by the
14 house adjacent to this.

15 JIM MONTEVERDE: Yep. I think that was
16 demonstrated by the --

17 EDRICK VANBEUZEKOM: Yeah.

18 JIM MONTEVERDE: -- shadow study. And the only
19 shadow there was in December at noontime, and then the late
20 afternoon, which was the most significant, which didn't seem
21 to crest over your immediate neighbor's roof, so --

22 EDRICK VANBEUZEKOM: Right.

1 JIM MONTEVERDE: -- and I don't think that, you
2 know, trees aren't in leaf -- at foliage at that time
3 anyway. So I think your shadow studies talk about that.
4 There's also general concern about blocking sunlight. We'll
5 see if anybody wants to speak about that in particular.

6 And then there's concern about "value of our
7 properties will go down due to the shadows and new additions
8 will create."

9 Again, I think you've addressed that in your
10 shadow study, but we'll see if anyone wants to come forward
11 and speak to it.

12 And there's just an objection that you're back for
13 another special permit, and this time to raise the roof and
14 add dormers after we went through a special permit
15 previously to get you where you are currently.

16 EDRICK VANBEUZEKOM: Mm-hm.

17 JIM MONTEVERDE: I'll leave it at that.

18 EDRICK VANBEUZEKOM: Okay.

19 JIM MONTEVERDE: Any questions from members of the
20 Board before we open it up to the public?

21 [Pause]

22 Hearing none?

1 WENDY LEISERSON: I do have -- sorry this is Wendy
2 Leiserson. Yeah, I was slow to the mute, sorry. Was the
3 original gross floor area the 1,760, or was there -- was --
4 when the house was --

5 EDRICK VANBEUZEKOM: Yes.

6 WENDY LEISERSON: -- was it built to be
7 nonconforming is what I'm asking?

8 EDRICK VANBEUZEKOM: Yes. It was nonconforming
9 originally. The 1,760 is -- is -- well, actually, the 2,389
10 is the actual --

11 WENDY LEISERSON: Well, the 2,389 only applies
12 because we are -- you said because --

13 EDRICK VANBEUZEKOM: Correct.

14 WENDY LEISERSON: -- of the changes in the zoning
15 law --

16 EDRICK VANBEUZEKOM: That includes the basement.
17 Yes.

18 WENDY LEISERSON: And because we gave you the
19 permission to build the -- do the stuff that you wanted to
20 do before, right?

21 EDRICK VANBEUZEKOM: Yeah. But that. Yeah. But
22 what --

1 WENDY LEISERSON: So -- so --

2 EDRICK VANBEUZEKOM: -- was before did not
3 increase the actual FAR. So the -- but yes, the 1,760 was
4 the original floor area.

5 WENDY LEISERSON: Are you saying that --

6 EDRICK VANBEUZEKOM: Not including --

7 WENDY LEISERSON: -- the basement --

8 EDRICK VANBEUZEKOM: Not including the basement.

9 WENDY LEISERSON: Yeah.

10 EDRICK VANBEUZEKOM: That's not including the
11 basement.

12 WENDY LEISERSON: Yeah.

13 EDRICK VANBEUZEKOM: Yeah.

14 WENDY LEISERSON: Right. And -- right. So the
15 1,760 did not include the basement, so --

16 EDRICK VANBEUZEKOM: Okay.

17 WENDY LEISERSON: So the number, so I would just
18 say, I think, that you have two alternative legal bases for
19 your petition. And I don't think that -- I think only, we
20 can only decide this under the Bellalta case as I read the
21 petition. Because what you're asking for now is over 25
22 percent, right? Of an enlargement, is that correct, from

1 the original?

2 EDRICK VANBEUZEKOM: It depends if you count the
3 -- well, yeah. I guess it is, because it was 9. -- was it
4 originally 9. --

5 JIM MONTEVERDE: It would be from the existing
6 condition, right?

7 EDRICK VANBEUZEKOM: Yeah.

8 WENDY LEISERSON: But the question is, and this is
9 maybe for my Board members --

10 JIM MONTEVERDE: Yep.

11 WENDY LEISERSON: -- the question is that what is
12 the correct existing condition to use? Because if this is
13 an enlargement of a special permit that we already granted,
14 the original special permit was granted on existing
15 conditions of 1,760. So we can't rely on what has changed
16 since the original petition, can we?

17 In other words, it's -- we can't swap -- now that
18 we've granted something, you know, the basement work has
19 been done, the law has changed however, according to the
20 petitioner about the, you know, inclusion of the gross floor
21 area now.

22 But which number are we using? The 1,760?

1 Because that's what I think is the relevant number to
2 determine whether 8.22.2.c applies. But I would be open to
3 hearing views from the other Board members about that.

4 JIM MONTEVERDE: Yeah. I would agree that that's
5 the -- that's the true existing condition.

6 EDRICK VANBEUZEKOM: So the existing condition
7 would not include the basement?

8 WENDY LEISERSON: Well, I look at this -- I think
9 it's Brendan Sullivan who has the line of when looking at
10 amending a permit that was granted, he asked whether or not
11 he would have granted it, you know, in the first place,
12 right? Something like that.

13 I'm not -- I'm paraphrasing Brendan. And so,
14 that's what I want to determine is would I have granted
15 this?

16 Now, the one caveat is in your case the rules
17 about what counts as FAR have changed.

18 EDRICK VANBEUZEKOM: Right.

19 WENDY LEISERSON: But -- and I don't have the
20 previous case in front of me, but I'm understanding that you
21 dug down to create the basement, correct?

22 EDRICK VANBEUZEKOM: That's correct. Yeah.

1 WENDY LEISERSON: So it seems to me that in the
2 original petition you would not have -- I mean, it wouldn't
3 have changed. The law would not have changed what you would
4 have included, because the basement did not exist as a --

5 EDRICK VANBEUZEKOM: Right, right.

6 WENDY LEISERSON: -- a space.

7 EDRICK VANBEUZEKOM: In the original petition, we
8 did not include the basement area.

9 WENDY LEISERSON: And the law -- sorry, go ahead.

10 EDRICK VANBEUZEKOM: Oh, I was going to say and in
11 fact we had reduced the FAR by a miniscule amount because we
12 had eliminated that attic area that was over five feet.

13 WENDY LEISERSON: Mm-hm. Okay. Oh, I just wanted
14 to know to get a consensus of the Board as to which number
15 are we using to decide, and which legal provision we needed
16 to meet to decide this matter. So --

17 JIM MONTEVERDE: Yeah, and I --

18 WENDY LEISERSON: -- I think --

19 JIM MONTEVERDE: Wendy, I'm looking at the -- I'm
20 looking at the previous dimensional form.

21 WENDY LEISERSON: Mm-hm.

22 JIM MONTEVERDE: And at that time it was stated

1 the existing condition was 1,769, with an existing FAR of
2 0.86 and the requested condition was 1,723 with an FAR of
3 0.4 -- 0.84.

4 EDRICK VANBEUZEKOM: That's correct.

5 JIM MONTEVERDE: So what they started from was
6 1,769.

7 WENDY LEISERSON: Right.

8 JIM MONTEVERDE: Where they end up now is -- if
9 I'm reading that correctly: 2,954.

10 EDRICK VANBEUZEKOM: That's correct.

11 WENDY LEISERSON: Right. Okay. That's all I have
12 as a question for now. I'm eager to hear what others have
13 to say. Thanks.

14 JIM MONTEVERDE: Carol, do you have any questions?

15 CAROL AGATE: No, I don't.

16 JIM MONTEVERDE: Tom, do you have any questions?

17 THOMAS MILLER: I'd just be curious, was there
18 anything about why this process has been piecemeal in this
19 way that you're coming back now? Was it just an evolution
20 in the desires for what the structure would be, or --

21 EDRICK VANBEUZEKOM: Yeah, Sid, why don't you
22 address that.

1 SID GEHLOT: Yes, definitely. I mean, this was --
2 when you were doing it, we are new to Cambridge, and we are
3 kind of learning the process. And initially when we were
4 working with Edrick, he said, "Okay, can we have some more
5 windows? And this is what we got to do for special permit."
6 And obviously, this project was a little bit delayed.

7 And one fine day when we were walking down the
8 street, we saw that our building was the smallest, as well
9 as the roofline. And all the others on the third floor were
10 pretty much built.

11 And that's how the idea came that if he can match
12 the -- or even if not match, at least be on par up there,
13 where the existing on the street, the roofline, the --

14 EDRICK VANBEUZEKOM: Yeah. And I think what it
15 does is it puts the house into a good position in terms of,
16 you know, Cambridge is lacking in single-family houses for
17 one thing, and then single-family houses for a large family.
18 You know, this sort of makes it more in the range of what's
19 available or, you know, fulfills a need that's not there,
20 basically.

21 JIM MONTEVERDE: Thank you. Tom, does that answer
22 your question?

1 THOMAS MILLER: Yes, thank you.

2 JIM MONTEVERDE: Steven?

3 STEVEN NG: I don't have questions at this point,
4 but I definitely want to continue that conversation, you
5 know, when it's Board conversation on what number and
6 appropriateness.

7 EDRICK VANBEUZEKOM: Yeah. Yeah. That's a
8 confusing one.

9 JIM MONTEVERDE: Yeah. I would agree. Wendy, do
10 you have anything to add beyond your previous comments?

11 WENDY LEISERSON: Not at this time.

12 JIM MONTEVERDE: Okay. I agree that I would like
13 -- I would agree, Wendy, with your comments that -- I would
14 just like to look at these numbers again and see the basis
15 for the request for the special permit, just because it
16 strikes me that the requested condition is a large increase.

17 Although looking at the neighboring structures, I
18 don't think the mansard to the left -- but the other
19 buildings to the right and further on, it does not seem out
20 of character with those, but it does for the size of the
21 lot. It's large.

22 EDRICK VANBEUZEKOM: Yeah.

1 JIM MONTEVERDE: I'll leave it at that. Public
2 comment. Any members of the public who wish to speak should
3 now click the icon at the bottom of your Zoom screen that
4 says, "Raise hand."

5 If you're calling in by phone, you can raise your
6 hand by pressing *9 and unmute or mute by pressing *6. I'll
7 now ask Staff to unmute the speakers one at a time.

8 You should begin by saying your name and address,
9 and Staff will then confirm that we can hear you. After
10 that you will have up to three minutes to speak before I ask
11 you to wrap up.

12 Is there anyone who wishes to speak?

13 EDRICK VANBEUZEKOM: Kathy Richman. I'm trying to
14 make it so you can see me. But in the meantime, I am -- I'm
15 Kathy Richman at 31 Jay Street in Cambridge. I live in the
16 29-33 group to the right when you're facing 27.

17 And I've looked through the documents really
18 carefully, and they're not -- the last page in the FAR are
19 not my concern. What my concern is is that the documents
20 aren't consistent all the way through when they show the
21 height of what the building is going to be.

22 And when you look at -- sorry, could you stop

1 there? Okay. So go up a little bit please?

2 Okay. So on the left is current. And on the
3 right, it's proposed.

4 And it shows that house, 27, being much lower than
5 29, even in the new proposed thing. And if you look at the
6 photographs of your -- I think you had it projected one side
7 to side without the shadows -- it was a mockup, where you
8 had taken a photo and stuck the house in it?

9 JIM MONTEVERDE: There you go.

10 KATHY RICHMAN: Yep. Okay. Look at the left and
11 look at the right. So at present, current, you -- 27 is
12 lower than 29, right? And I know it's something of --
13 question of perspective, but you see how much higher:
14 There's a whole extra floor that you're adding.

15 And the house -- since you've done the basement,
16 there is a bedroom down there, and there are several
17 bedrooms. I think the total might currently be four, and
18 that would make it five. So however big your family is, you
19 probably don't need to put that much height on.

20 There is consistencies all the way through about
21 whether the plans -- if you add up the plans and look at the
22 heights, one says the peak is 31', but you're requesting to

1 be 33' and you were at 26.

2 So it's a big project. And I don't actually care
3 whether it's one of the smaller, shorter houses on the
4 block, because this is adding a whole 'nother floor, and I
5 don't know how you calculated your shadow stuff.

6 But if you're not showing as you do on the -- what
7 we're looking at now, how much taller that building is if
8 you go down to where the projections of the shadows are, if
9 you could do that -- okay. When you look on the right, it
10 shows the new building is still lower than 31 -- sorry, 29.
11 27 would be lower than 29. And it doesn't show it that much
12 higher than the current.

13 And so, I think it's misleading and I don't know
14 how you calculated these. I had that question before I even
15 looked -- began looking at the height.

16 I think there's going to be shadow, and it isn't -
17 - it's on the other end windows of 29, which is two units.
18 I also think that when you start -- what your ground floor
19 measurement is -- is somewhat misleading.

20 So, you know, I think if you look at the -- I
21 guess that's the -- it's not an elevation, but you're
22 looking at the front of the current plans and the proposed

1 plans that say how high things are, it's page 21. So page
2 21 might be a photo, or it might be -- okay, well, okay. So
3 if you go down a teeny bit, it says --

4 Whoa, I'm sorry, one more up, I mean.

5 One more.

6 No, I'm sorry. The previous page.

7 And one more.

8 And one more.

9 Okay. No, down.

10 STEPHEN NATOLA: Do you have a page number to go
11 by?

12 KATHY RICHMAN: Well, I -- look, your page numbers
13 aren't showing, so that's kind of a problem, but if --

14 JIM MONTEVERDE: No, the drawing number I think
15 we're asking. There's an a number at the lower right-hand
16 corner.

17 KATHY RICHMAN: Um --

18 JIM MONTEVERDE: Do you have that number on what
19 you're looking at as well?

20 KATHY RICHMAN: Give me a second. I wrote down
21 the page numbers, so give me one second. 8 -- 8.1

22 JIM MONTEVERDE: Thank you.

1 KATHY RICHMAN: Thanks. Okay. So if you look on
2 the right side --

3 EDRICK VANBEUZEKOM: Yeah, that's -- that's a
4 mistake.

5 KATHY RICHMAN: -- where the first horizontal
6 begins -- it's actually higher than what it looks like in
7 the picture, because the stairs go up to quite a bit under
8 the front window. And I think you're kind of getting some
9 extra height in there.

10 And if you add up the nine feet from the first
11 floor to the second floor, and I'm assuming another nine
12 feet to the third floor, that's 18. And then you have the
13 roof peak at 30 inches, which in fact I think is 33: That
14 difference between 18 feet and 30 feet is 12 feet. So you
15 have a 12' third story that used to be shorter.

16 So I know that's apples and oranges a little bit,
17 but I think the figures are a little off. I would -- I
18 don't know how this works exactly, but I would ask that we
19 give -- not -- if you don't -- if it's possible to put off
20 making the decision from tonight, rather than just going
21 through and improving it, I would like -- I think that our
22 architect or designer is there.

1 EDRICK VANBEUZEKOM: Can I -- can I just interject
2 to explain to you about the heights?

3 KATHY RICHMAN: Absolutely.

4 EDRICK VANBEUZEKOM: So in this view that we're
5 looking at right now, these are just showing that this was
6 actually for building construction, and the elevations that
7 we're showing there we call the first floor is actually
8 zero.

9 KATHY RICHMAN: Yeah.

10 EDRICK VANBEUZEKOM: It is above the ground. So
11 the height that's shown on the sections is the actual height
12 of the building, the 33', not 30'10". So I apologize that
13 that may seem a little bit deceiving, because it's not --
14 we're not saying that the building is 30'10" from the ground
15 here.

16 KATHY RICHMAN: Mm-hm.

17 EDRICK VANBEUZEKOM: The other thing is that as
18 part of this project and what was part of the original
19 special permit application is we actually dropped the first-
20 floor level in the front, so it is the new first-floor level
21 is actually lower than what it is currently.

22 KATHY RICHMAN: You mean physically or on your

1 plan?

2 EDRICK VANBEUZEKOM: Yes, physically. They --

3 KATHY RICHMAN: [Laughter]

4 EDRICK VANBEUZEKOM: -- they remove, they're
5 removing the floor and dropping it down. That's part of
6 what we're doing, which is -- that's partly why we dug the
7 foundation, or the basement down, because it still keeps
8 some headroom in the basement. But basically it was to get
9 a little bit better headroom for the first floor, which was
10 --

11 KATHY RICHMAN: Uh-huh.

12 EDRICK VANBEUZEKOM: -- pretty short. So.

13 KATIE FLYNN: Well, it's kind of hard to tell from
14 these plans, I have to say. So it's all we've got to work
15 with. But if you look at a photograph of -- I don't know
16 when, if you --

17 EDRICK VANBEUZEKOM: Yeah, so the 3D views --

18 KATIE FLYNN: Uh-huh.

19 EDRICK VANBEUZEKOM: -- the models of the adjacent
20 houses in the neighborhood, those are actually taken from a
21 city -- the City of Cambridge has a 3D model of all of the
22 City of Cambridge.

1 KATHY RICHMAN: Mm-hm.

2 EDRICK VANBEUZEKOM: So we basically just took
3 that, and then inserted our house into that. So, you know,
4 we --

5 JIM MONTEVERDE: Edrick, does that same program
6 also calculate the shadows at the --

7 EDRICK VANBEUZEKOM: No.

8 JIM MONTEVERDE: -- various times?

9 EDRICK VANBEUZEKOM: Then we imported that. Well,
10 yes, that's -- that model is in SketchUp. So yes, in
11 SketchUp you can set the orientation, and then you can do
12 the shadows. So yes.

13 JIM MONTEVERDE: So it's not that you're
14 calculating the shadow late, et cetera, it's basically being
15 calculated -- you just enter the time of day, the time of
16 the year --

17 EDRICK VANBEUZEKOM: That's correct.

18 JIM MONTEVERDE: -- then it's basically created
19 for you geometrically? Okay.

20 EDRICK VANBEUZEKOM: That's correct.

21 JIM MONTEVERDE: And the reason I'm asking is I'm
22 trying to get to the essence of the question being asked.

1 If I come to the conclusion from what Edrick or -- from what
2 Edrick just described about -- and I believe you're correct
3 about how these elevations that are here are really just for
4 construction calling the ground floor zero doesn't reflect
5 the true height of the building, and you have the three-
6 plus-feet from the first floor to the ground, then that
7 gives you the height that's in your dimensional form.

8 If I follow that discussion and basically say your
9 dimensional form is correct, that's what you've entered into
10 the shadow studies. And the buildings that are in the
11 shadow studies come from the City model, then those are
12 correct. And I'm trying to get to the essence of the
13 question.

14 KATHY RICHMAN: But the --

15 JIM MONTEVERDE: Because the question seemed to be
16 that the building seemed too tall, too short.

17 KATHY RICHMAN: It's a lot --

18 STEVEN NG: It seems to be --

19 JIM MONTEVERDE: Correct?

20 STEVEN NG: -- you're seeking verification of the
21 height. Then on Drawing 8.31, Edrick's drawing does call
22 out --

1 JIM MONTEVERDE: Who's speaking, please?

2 STEVEN NG: Steve Ng, I'm sorry. Steve Ng.

3 They're calling out 33' from finished grade up to the peak.

4 EDRICK VANBEUZEKOM: Yeah.

5 JIM MONTEVERDE: Correct.

6 STEVEN NG: So.

7 EDRICK VANBEUZEKOM: And there you can also see
8 the -- on the left-hand side where the existing first floor
9 there's a dashed line and you can see the new first floor is
10 a little bit lower than that.

11 STEVEN NG: Right.

12 KATHY RICHMAN: And I can't see your screen, and I
13 can't look at everything at the same time. But on the left
14 side for the proposed section where the peak is at the top,
15 I can't see the little number of how high that is.

16 JIM MONTEVERDE: It says 33'0" from the ground.

17 KATHY RICHMAN: Okay. And it started at 28', I
18 think? Or 27'?

19 JIM MONTEVERDE: The existing condition?

20 KATHY RICHMAN: Yeah.

21 JIM MONTEVERDE: Previous to -- existing condition
22 was --

1 KATHY RICHMAN: 26.3'.

2 JIM MONTEVERDE: Existing condition was stated
3 from the previous application -- was stated as 26'4".

4 KATHY RICHMAN: Right. So they're raising --
5 they're making a whole another floor, in fact, so almost.
6 The 7' height difference.

7 JIM MONTEVERDE: Yep.

8 KATHY RICHMAN: And it -- and I don't also know,
9 they're keeping the same footprint, but it isn't exactly
10 clear to me how you get another almost 600 -- it's 550
11 square feet by doing that.

12 So in other words, if your proposed project is 550
13 square feet larger than the old one, where's the space
14 coming from? Is there something toward Building 29 that
15 sticks out now or doesn't stick out in the current plan?

16 EDRICK VANBEUZEKOM: I'm not quite sure I
17 understand.

18 JIM MONTEVERDE: Can you rephrase that question?
19 I couldn't follow that either.

20 KATHY RICHMAN: I'm trying. Okay. So --

21 EDRICK VANBEUZEKOM: Maybe what would help is if
22 we go -- there's a -- if we can scroll up in the drawing to

1 set to the one that's labeled C1.1. And that shows the --
2 how we calculated the floor areas.

3 JIM MONTEVERDE: Can I ask the -- the --

4 EDRICK VANBEUZEKOM: Yeah, here we go --

5 JIM MONTEVERDE: -- member of the public to
6 restate their two questions, which I think came out of -- or
7 at least what I understood clearly -- and so, we can
8 basically move along?

9 KATHY RICHMAN: Okay. I understand --

10 JIM MONTEVERDE: We should -- you should be
11 addressing the Chair, not the proponent. And please, just -
12 - I think I can hear your -- and correct me -- I think your
13 first question was about the height. I think we've just
14 been through the height. I think we've described what the
15 existing from the previous application was, and the current
16 application is. We know the ordinance allowance is 35'.

17 I think we're -- I think we've resolved the height
18 issue to my satisfaction. We know what the drawings say,
19 they seem to be correct. And the shadow models done by the
20 modeling programs seem to be accurate.

21 KATHY RICHMAN: Well --

22 JIM MONTEVERDE: And now your question is about

1 the area?

2 KATHY RICHMAN: I have two questions. My original
3 questions, Mr. Chair, were how are those shadow things
4 generated? You said you took the model from the City of the
5 buildings. Does the City's program then make the shadows?

6 JIM MONTEVERDE: No, I'm sorry.

7 KATHY RICHMAN: Okay. So who does?

8 JIM MONTEVERDE: I believe -- correct me if I'm
9 wrong, Edrick, but I believe it's a -- it's a packaged
10 program that architects use --

11 EDRICK VANBEUZEKOM: Yep.

12 JIM MONTEVERDE: -- engineers use. That's
13 basically you put an element in a 3D model, which would be
14 the proposed condition and the existing condition --

15 EDRICK VANBEUZEKOM: Yep.

16 JIM MONTEVERDE: -- along with buildings as they
17 exist out of the City of Cambridge three-dimensional model.
18 And the program then will run the shadows, will basically
19 calculate the shadows and show that graphically.

20 EDRICK VANBEUZEKOM: Correct. You can --

21 JIM MONTEVERDE: So for the person asking the
22 question, does that answer your question?

1 KATHY RICHMAN: It does, but I don't understand
2 how something seven feet higher would not have an impact on
3 the windows.

4 JIM MONTEVERDE: Okay, so is there a second? I'm
5 going to ask you to wrap this up. You're way --

6 KATHY RICHMAN: Yes, second question.

7 JIM MONTEVERDE: -- beyond the three minutes. So
8 ask --

9 KATHY RICHMAN: The second --

10 JEFF ROBERTS: -- the second one.

11 KATHY RICHMAN: The second question is as we look
12 at this third-floor plan, the -- what's new is in stripes,
13 right? On the third floor.

14 EDRICK VANBEUZEKOM: On the left. Yeah, the --

15 KATHY RICHMAN: Right.

16 EDRICK VANBEUZEKOM: -- dark stripes on the left,
17 yep.

18 KATHY RICHMAN: So doesn't that make a big new
19 part of the building, besides the dormers?

20 EDRICK VANBEUZEKOM: Yeah, I mean this is --

21 JIM MONTEVERDE: Again, address the Chair, please.
22 Don't try and answer that.

1 JIM MONTEVERDE: I thought I was addressing you,
2 actually. Sure, Edrick, just let me try and answer.

3 EDRICK VANBEUZEKOM: Yes. I'm sorry.

4 JIM MONTEVERDE: So that what's listed as a new
5 GSF, the 565 square feet --

6 KATHY RICHMAN: Mm-hm.

7 JIM MONTEVERDE: -- including the area under the
8 dormers, within the --

9 KATHY RICHMAN: Mm-hm.

10 JIM MONTEVERDE: -- that area now counts on that
11 third floor.

12 KATHY RICHMAN: Mm-hm.

13 JIM MONTEVERDE: -- and that's how we come to the
14 -- the proponent comes to the calculation of 565 square feet
15 on that third floor as --

16 KATHY RICHMAN: Mm-hm.

17 JIM MONTEVERDE: -- added square footage.

18 KATHY RICHMAN: Mm-hm. Because --

19 JIM MONTEVERDE: Does that answer your question?

20 KATHY RICHMAN: -- the original request is to raise
21 the roof with a steeper pitch and dormers.

22 JIM MONTEVERDE: All right. I've got to move on.

1 KATHY RICHMAN: And it doesn't say anything.

2 JIM MONTEVERDE: I feel like I'm just repeating
3 myself. So let's -- let's move on. Sir? Yeah. Is there
4 anyone else who wishes to speak?

5 MICHELE KLOPNER: Yes.

6 STEPHEN NATOLA: Dr. Klopner?

7 MICHELE KLOPNER: Hello. My name is Michele
8 Klopner. I purchased 29 AJ Street in 1988, in October,
9 1988. And Mr. Chair, I just want to note that not all of
10 those homes are three stories. Actually, building No. 29
11 has two-and-a-half stories, not three.

12 And I am also concerned about the validity of the
13 shadow projections. Insofar as in some of these diagrams,
14 the building 27 is shown having a lower profile than either
15 25 or 29 buildings.

16 It occurs to me that there is some question as to
17 the validity of those shadow projections, if the
18 measurements of the proposed building 27, the new rendition
19 of it -- if those numbers are not accurate, then the shadow
20 projections themselves cannot be accurate. Thank you, Mr.
21 Chair.

22 JIM MONTEVERDE: Thank you for your question. Any

1 other questions?

2 STEPHEN NATOLA: Arkady Blyakher?

3 ARKADY BLYAKHER: Hi. Are you able to hear me?

4 JIM MONTEVERDE: Yes.

5 ARKADY BLYAKHER: Hi. So myself and my wife are
6 the residents of 33J. And we're not questioning the
7 validity of all of the -- of any of the documents.

8 The issue we're raising is with the 7' addition
9 proposed to 27J, we believe there's going to be an impact to
10 the light -- specifically on 29J and on 31J during the
11 winter months, when we already know light is at a scarcity.

12 I believe that it is, obviously, up to the Board's
13 discretion of whether or not you want to let that through.
14 But we're worried about the lack of sunlight already during
15 the winter months, and we believe that this just would
16 exacerbate the condition.

17 We believe there's precedent in the neighborhood
18 for existing two-story structures. I walked down the block
19 earlier today, I see 35,37,28 and 30 are all two-level
20 structures with roofs. So I believe there is a precedent.
21 And the -- you know, that is the piece we just wanted to
22 call out. We are worried about the light in the

1 neighborhood.

2 JIM MONTEVERDE: All right. Thank you for your
3 comment.

4 STEPHEN NATOLA: Juliet Stone?

5 JULIET STONE: Can you hear me? Yeah.

6 JIM MONTEVERDE: Yes.

7 JULIET STONE: I don't know how to get a picture
8 here, but I had several questions and a couple of comments.
9 I did want to clarify the meeting that was not a meeting
10 with Sid. The first time that I ever met him in the new
11 owner and developer was not a meeting of approval; it was
12 actually a meeting because there was an incident, which I've
13 mentioned in my letter, so I won't repeat it, but where I
14 had to call an ambulance because somebody was unconscious on
15 their -- on 27 property. That was the first time I've ever
16 met the owner. And he never reached out to us.

17 There may have been approval of the idea of a
18 single-family, but there was certainly not approval of the
19 way in which the basement had been dug out over -- you know,
20 almost a year and a half, and a variety of different kinds
21 of behaviors around the construction and lack of any kind of
22 reaching out to abutters.

1 So I did want to clarify that, that it was not a
2 positive meeting or gathering, I would have to say, with an
3 emergency.

4 The other thing I want to point out is that we
5 never understood that the basement was going to be an entire
6 floor, and useable space. And I'm not against that, but it
7 was never clear.

8 My concern as the abutter in the building 29 is
9 that, you know, I did approve for the windows to be cut in
10 the prior -- when you approved the prior what do you call
11 it, variants. But I -- and I was concerned about the fact
12 they're going to be looking into my bedroom.

13 But this is the flat roof in the back that's going
14 to be raised up. For some reason, this whole presentation
15 is not really focusing on that. That's a big deal in terms
16 of how it affects my living space.

17 It's also about big deal that having, you know,
18 like, two and a half feet or maybe less or maybe it's even
19 -- I don't even know, you guys can explain how close my
20 building is to yours, but it's very close. And I could, you
21 know, if the windows are open, I can hear every word.

22 And it's also -- they're just looking right into

1 my house that I've lived in for many years, and I'm not a
2 young person, I hope to stay there. But I'm -- the light is
3 critical to me. That was one of the reasons that I bought
4 the place.

5 And the fact that I will have not only people
6 staring in my windows, you know, a foot away from me
7 practically, but the fact that this is a whole other floor
8 that will show shadow, there's no doubt about it. There
9 will be shadows.

10 So I -- I'm very concerned about it. I did write
11 about it. But this is new, this whole notion that we're
12 minimizing the approval from the neighborhood, and we're
13 minimizing the back flat roof that's getting raised. It
14 will -- it's an enormous change for that house.

15 JIM MONTEVERDE: If you can wrap it up, you just
16 have a couple seconds' worth.

17 JULIET STONE: I want to reiterate what Wendy
18 brought up was the fact that the existing was 1,760 square
19 feet and going up to 2,954. And that there was a deception,
20 really, around the basement that was sort of being dug --

21 JIM MONTEVERDE: Okay.

22 JULIET STONE: -- okay?

1 JIM MONTEVERDE: Could you conclude that please?

2 JULIET STONE: Yep. Thank you.

3 JIM MONTEVERDE: Thank you.

4 JULIET STONE: Hope you take into concern my
5 concern.

6 JIM MONTEVERDE: Thank you. No one else? That's
7 it. I'll close public testimony. Discussion among the
8 Board members?

9 WENDY LEISERSON: It just -- to let you know where
10 I am leaning, I am not in a position to approve this
11 tonight. And especially given all the public comments, it
12 seems like there needs to be more conversations between the
13 owner and his neighbors to get my buy-in.

14 JIM MONTEVERDE: Thank you. I would have to agree
15 on the basis of two parts. One is the comments from the
16 neighbors. And if it is in fact true that they only met
17 under some other circumstances and not really to present
18 what the project is all about. So I would encourage the
19 proponent to do that.

20 And then I am also concerned with Wendy the issue
21 you brought up initially, which is really when you go from
22 the previous application and its requested square footage --

1 gross square footage -- and what's being requested
2 currently, it's quite a large bump. And I'm concerned about
3 that.

4 So I don't think I would be in support of this
5 particular application.

6 Anyone else? Carol?

7 CAROL AGATE: Yes. I agree with what both of you
8 have said. And I don't think we're ready to give any kind
9 of affirmative decision at this point.

10 JIM MONTEVERDE: So for the proponent --

11 THOMAS MILLER: I would just -- for the record, I
12 would dissent. I do think that -- I hear the concerns of
13 the neighbors, and I do think that there could have been a
14 better consultation process here but at the end of the day,
15 I do feel that it is under the maximum height, and I do
16 think that the design is fundamentally consistent with a lot
17 of the structures in the neighborhood. So I wouldn't see
18 any issue with the special permit to allow the property
19 owner to make use of their property in this manner.

20 JIM MONTEVERDE: Okay. Steven?

21 STEVEN NG: I agree with the FAR question, with
22 the basement square footage and kind of that evolution is a

1 pretty big topic. But I disagree or would just modify Tom's
2 opinion about the design and massing.

3 It does stay under the 35, but with the roofline,
4 it's creating essentially a full third floor whereas, you
5 know, the neighboring structures 29, 33, are really a two-
6 and-a-half story structure. And also the spacing between
7 those structures kind of allow those structures to have the
8 height that they have. But there's a lot of volume there I
9 think in --

10 JIM MONTEVERDE: So --

11 STEVEN NG: -- the application. So I'm inclined
12 to recommend to the application to, you know, kind of rework
13 it or get back with the neighbors and kind of address our
14 concerns.

15 JIM MONTEVERDE: So if I -- I think I take those
16 comments, if I might, down as four against and one
17 affirmative. So Sid, Edrick, it's your call whether we go
18 forward with a vote or --

19 EDRICK VANBEUZEKOM: Yeah. I --

20 JIM MONTEVERDE: -- or whether --

21 EDRICK VANBEUZEKOM: -- I would like to request a
22 continuance.

1 JIM MONTEVERDE: Okay.

2 EDRICK VANBEUZEKOM: I would just like to address
3 -- well, we'll address these issues. And I agree, you know,
4 I wasn't aware that Sid hadn't had more contact with the
5 neighbors, but I do think it's always important to speak to
6 the neighbors.

7 So I think we will try to do more of an outreach
8 and get a conversation going. I think there are some areas
9 where we could scale back, particularly the rear portion of
10 the house.

11 You know, I don't -- the rear portion does not
12 have windows facing to the right side but does have windows
13 facing to the left. So that -- I can see where whoever's on
14 the left side could be concerned about privacy.

15 JIM MONTEVERDE: Okay.

16 EDRICK VANBEUZEKOM: But otherwise, anyways, I'd
17 like to request --

18 JIM MONTEVERDE: So --

19 EDRICK VANBEUZEKOM: -- and yeah, hopefully we can
20 work something out.

21 JIM MONTEVERDE: -- we have an opening
22 availability on July 27. Is that acceptable?

1 EDRICK VANBEUZEKOM: That works for me.

2 JIM MONTEVERDE: We're booked before that.

3 EDRICK VANBEUZEKOM: Does that work for you, Sid?

4 JIM MONTEVERDE: July 27?

5 CAROL AGATE: I am returning on July 26 from
6 Europe.

7 JIM MONTEVERDE: Okay. I guess --

8 CAROL AGATE: I hate the fact I won't have any
9 chance to study it beforehand. Would --

10 JIM MONTEVERDE: No, the next opportunity --

11 CAROL AGATE: -- but since you're going on recess
12 -- oh, go ahead.

13 JIM MONTEVERDE: Sorry. The next opportunity
14 would be September 14. Does that work?

15 CAROL AGATE: Yeah. That works, but, you know, if
16 it's --

17 JIM MONTEVERDE: Tom?

18 CAROL AGATE: Okay. I mean, I could do the
19 twenty-seventh, I guess.

20 JIM MONTEVERDE: Thank you.

21 THOMAS MILLER: I'm available any of those days.

22 JIM MONTEVERDE: Yep. Sorry. Were you available

1 on July 27?

2 THOMAS MILLER: Are you asking me, Tom Miller?

3 Yes, I'm available.

4 JIM MONTEVERDE: Oh, I'm sorry. Tom, you're
5 available? Wendy, September 14?

6 WENDY LEISERSON: September 14, yes.

7 JIM MONTEVERDE: Yes. Steven?

8 STEVEN NG: Yes.

9 JIM MONTEVERDE: And --

10 STEVEN NG: July 27 works for me too.

11 JIM MONTEVERDE: All right. And Carol, let me be
12 clear.

13 CAROL AGATE: Yes.

14 JIM MONTEVERDE: The July 27 was not good for you?

15 CAROL AGATE: It is not good for me, but I can do
16 it. But if September 14 works for everybody, I would
17 certainly prefer that.

18 JIM MONTEVERDE: Well, then I would -- let's do
19 the September 14. Edrick, Mr. Gehlot, is that acceptable?

20 EDRICK VANBEUZEKOM: Yeah, that's acceptable to
21 me. Sid, what do you think?

22 SID GEHLOT: Yep.

1 JIM MONTEVERDE: Okay.

2 EDRICK VANBEUZEKOM: Okay.

3 JIM MONTEVERDE: Let me make a motion, then, to
4 continue this matter to September 14, 2023 on the condition
5 that the petitioner change the posting sign to reflect the
6 new date of September 14 2023 and the new time at 6:00 p.m.

7 Also in furtherance that the petitioner sign a
8 waiver to the statutory requirement for a hearing. Said
9 waiver can be obtained from Maria Pacheco or Olivia Ratay at
10 the Inspectional Services Department.

11 I ask that you sign it and return it to us by a
12 week from this coming Monday. Failure to do so will de
13 facto cause this Board to give an adverse ruling on this
14 particular case.

15 Also if there are any new submittals or changes to
16 the drawings, that those be on file by 5:00 p.m. on the
17 Monday prior to the hearing date.

18 Also if there are any changes to the dimensional
19 form and potentially any supporting statements, they also be
20 changed and submitted along with the new documents.

21 On the motion, then, to continue this matter until
22 September 14? Steven?

1 STEVEN NG: In favor.

2 JIM MONTEVERDE: Wendy?

3 WENDY LEISERSON: In favor.

4 JIM MONTEVERDE: Tom?

5 THOMAS MILLER: In favor.

6 JIM MONTEVERDE: Carol?

7 CAROL AGATE: In favor.

8 JIM MONTEVERDE: And Jim Monteverde in favor.

9 [All vote YES]

10 JIM MONTEVERDE: Thank you.

11 EDRICK VANBEUZEKOM: All right. Thanks for your
12 time. Appreciate it.

13 JIM MONTEVERDE: Thank you. Yeah. We're going to
14 take a five-minute break.

15 (BREAK)

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2 (8:04 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
4 Miller, Steve Ng, and Carol Agate

5 JIM MONTEVERDE: I will now call Case 218540 -- 4
6 Winslow Street. Is there anyone here who wishes to speak on
7 this?

8 YUGON KIM: Yeah, it's me, a request. Yugon Kim.

9 JIM MONTEVERDE: Yeah. This is a variance and a
10 special permit. So if you would address both separately,
11 please?

12 YUGON KIM: Sure. My name is Yugon Kim. I'm the
13 homeowner of 4 Winslow Street. My wife and I, we purchased
14 this home 10 years ago, almost 10 years ago. At that time,
15 it was a single-family home.

16 And then we worked with the City to make it two-
17 family. And we had always planned to make it a single-
18 family place that we would kind of grow into and for a long
19 period of time.

20 It's a single-family on a smaller lot. It has no
21 onsite parking. And so, that is what the variance is for,
22 is to add parking so that we can purchase an electric car

1 and charge it on the property. You can see it on the right-
2 hand side. It's nonconforming in terms of front setbacks.

3 As you likely can see, with a triple-decker on a
4 site this large, there are not many -- on a site this small,
5 there are not many locations that for the parking to go.

6 And in general, many aspects of this building are
7 nonconforming.

8 Part of locating the parking in the only location
9 that really can fit is that we are asking for a special
10 permit to relocate the -- to the other -- on the left side
11 of the house. The existing porch is nonconforming, and is
12 in -- not within the setback, kind of odd dimensions. And
13 so, it would continue to be nonconforming here on the left
14 side.

15 If we want to scroll down?

16 These are just some elevations of the building, as
17 we propose with entry on the left side on elevation 4.

18 If you want to scroll down?

19 Scroll down please?

20 Here are some images of the property. So right
21 here on number 1 is the elevation of the house. As you can
22 see, there is no kind of curb here. So no additional curb

1 cut is needed. We typically almost always park in front of
2 this area. So, you know, we would just request that we
3 would relocate this entry to the left side. We would do
4 some sitework and have that parking, you know, located where
5 that fence is in the kind of right-hand corner.

6 If you scroll down?

7 So these are some views showing the context of the property.
8 It's the last house on a dead-end block. You can see across
9 the street it's another kind of nonconforming driveway
10 hugging the sidewalk. You can see on Image 5 where we would
11 do some sitework where the car would pull in.

12 And then if you scroll to the next slide?

13 This is the property right next to us at 4 -- at 6
14 Winslow. It's non -- an additional nonconforming parking
15 spot to the left side.

16 Oh, this gives a little bit more sense of the
17 entire site conditions. It can come into the site. We had
18 to put this in this kind of parallel orientation because of
19 the condition of the dead-end lot.

20 This -- where its existing site curb cut is is
21 City property, where there's kind of green space there and
22 trees. So we obviously don't want to affect that. This

1 would allow us access.

2 And then you can see in the plan how the porch is
3 located, and it is geometrically laid out so that it allows
4 for that kind of turn-in radius for a vehicle. And then you
5 can see our proposed location for a charging station on a
6 side lot, probably hidden from view.

7 We have letters in the package for all of the
8 neighbors abutting. And I think it's one thing to note, and
9 kind of in the pictures, is that there's a sectional change
10 between Kent's property and our property. So the car there
11 would not be visible from his home because there is a fence
12 between our property and also there is a significant change
13 in grade.

14 I don't know if there's another slide after this?

15 Yeah, this is the kind of application form of the
16 setback. So you can see that in all cases, you know, we're
17 pretty much nonconforming. You can see there's a request of
18 the kind of porch kind of proper from 9' to 7' because it's
19 relocated to the bow portion of the triple-decker, which
20 kind of pushes out the porch.

21 We obviously, like many of the properties around
22 the staircase, would stay within the property line as in --

1 down to grade.

2 JIM MONTEVERDE: Is that it?

3 YOUNGON KIM: Yes, thank you.

4 JIM MONTEVERDE: Thank you. We have a couple
5 letters in the file. Let me just tell you who they're from
6 and whether they're for or against. There is a letter dated
7 03/18/2023 from Lisa Corrin consenting to the proposed
8 changes.

9 Same letter 04/06/2023 from Ann Marie Ryan
10 consenting to the proposed changes.

11 Same letter dated 03/18/2023 from Kent Christman
12 consenting to the proposed changes.

13 Another letter -- same letter -- 04/06/2023
14 Christopher Ladd Effio consenting to the proposed changes.

15 Same letter dated 03/18/2023 from Richard
16 Freierman consenting to the proposed changes.

17 And no correspondence against.

18 Any questions from members of the Board?

19 STEVEN NG: Steve.

20 CAROL AGATE: Yes. I was -- Carol --

21 JIM MONTEVERDE: Yep.

22 STEPHEN NATOLA: Oh, Steve.

1 STEVEN NG: Carol, you can go first.

2 CAROL AGATE: Yeah. I can see why you couldn't
3 park on one side of the he's where the hill is really very
4 steep. But the other side it looked as though you could
5 have parked on the side of the house, the side where the
6 charger would be.

7 Is there some reason why it wouldn't be possible
8 to pull a car into there, if that fence was taken down?

9 YUGON KIM: Oh, yes. If you could scroll down to
10 the overall site plan?

11 I spoke to the City, because, you know, a front-
12 entry approach would be more typical.

13 But where the words, "existing curb cut" is, that,
14 there's a kind of city plot there, where there's a willow
15 tree and kind of large grade that deals with the section.
16 So it would have been impossible to have a front approach
17 into that area.

18 And so, they suggested this approach, because any
19 kind of entry into the City land would be very complicated,
20 basically.

21 CAROL AGATE: Okay. There is a reason.

22 YUGON KIM: Yes.

1 JIM MONTEVERDE: Was there another question from
2 another member?

3 STEVEN NG: Yes. I'm just a little confused by
4 the elevation page, which is on page 9 of the PDF. If you
5 relocating the front entrance stairs, you're kind of coming
6 -- hitting that bay window feature on the current design,
7 but what's above that in this new elevation, is that
8 flattened out? Is it squared off?

9 And then, you know, I think that kind of needs
10 some -- or do -- are we required to see how that floor plan
11 gets changed? Kind of not sure, like, what's going on there
12 --

13 YUGON KIM: Sure. I mean --

14 STEVEN NG: -- on the structure.

15 YUGON KIM: Yeah. I mean, I think our kind of
16 request right now is for the parking space variance, and
17 then the relocation of the stair. You know, that is really
18 what this kind of presentation is focused upon. That's
19 really -- when I spoke to Ranjit before --

20 STEVEN NG: Okay.

21 YUGON KIM: -- he suggested for us to do that,
22 because, you know, as we grow older, we want to have a car

1 there. And so, depending on what this Committee provides
2 us, we have to make a decision about the future of, you
3 know, this home.

4 STEVEN NG: So the architecture is what -- I guess
5 that -- the architectural aspect of this comes in a later
6 application or something?

7 YOUNGON KIM: Yeah.

8 STEVEN NG: Okay.

9 YOUNGON KIM: But, you know, all those kinds of
10 things would be conforming -- would be I guess within the
11 print of the building. And so, you know, would not
12 necessarily require I guess a variance at this point.

13 STEVEN NG: Okay. Understood. Thank you.

14 JIM MONTEVERDE: Okay. Thank you. I'll now open
15 up --

16 THOMAS MILLER: This is what floor? Can I ask a
17 question? Sorry. So just the current --

18 JIM MONTEVERDE: I'm sorry, who's -- I'm sorry, I
19 was looking at something else. Who's speaking?

20 THOMAS MILLER: Thomas Miller.

21 JIM MONTEVERDE: Yeah. I'm sorry. Go ahead Tom.

22 THOMAS MILLER: So it's currently a two-family

1 dwelling, is that correct?

2 YOUGON KIM: It's currently a two-family. It was
3 originally a single-family. And then so when we first
4 purchased it, you know, we --

5 TOM MILLER: So my understanding, it was
6 originally a triple-decker. So presumably, it was
7 originally a multifamily, and then it was converted to a
8 single-family in the 90s?

9 YOUGON KIM: Yes. When we bought it, it was
10 converted to a single-family.

11 THOMAS MILLER: Okay.

12 YOUGON KIM: And, you know, over the last 10
13 years, we had a plan hopefully to be able to convert it back
14 to a single-family when we purchased it. And we are
15 fortunate to have that opportunity. And so, that would be
16 our goal. But it would be --

17 THOMAS MILLER: And so, currently, it has the two
18 entryways on the porch. And I assume that's to facilitate
19 having two units in the house, and that would be removed and
20 replaced with a single entryway that would --

21 YOUGON KIM: That's correct. But, you know, that
22 would be, you know, within the footprint of the existing

1 envelope. So again, you know, my understanding -- you know,
2 what was recommended was to have a focused conversation
3 about the parking and the stair relocation, which has a
4 setback.

5 THOMAS MILLER: All right. Yeah. I guess it does
6 seem like these -- some of these changes have -- I
7 appreciate that you got the guidance about the focused
8 conversation.

9 I do feel that some of these have larger
10 implications for the future use of the building. So it
11 seems -- but I'll save that for comment.

12 JIM MONTEVERDE: Thank you. Any other questions
13 from members of the Board?

14 WENDY LEISERSON: I do have a question.

15 JIM MONTEVERDE: Yep.

16 WENDY LEISERSON: So can you just remind me,
17 though, looking at this, where did you propose the charging
18 station to be? Was it on the side of the house?

19 YOUNG KIM: Yes.

20 WENDY LEISERSON: I see the --

21 YOUNG KIM: You could see Elevation 2 in the
22 bottom right-hand corner.

1 WENDY LEISERSON: Yep.

2 YOUNGON KIM: You see the proposed location along
3 there, and the side lot.

4 WENDY LEISERSON: Mm-hm.

5 YOUNGON KIM: And so, if you go to the overall site
6 plan, if you scroll down right there, you can see on the
7 left side in that location and then the left-hand corner of
8 the building --

9 WENDY LEISERSON: Okay.

10 YOUNGON KIM: -- that would be where we would
11 propose it. So off the screen.

12 WENDY LEISERSON: Right.

13 YOUNGON KIM: And so, now -- the screen, and things
14 like that.

15 WENDY LEISERSON: Right. And so, now you're --
16 also, I think, if I read your application correctly, that
17 you state you usually park in front of your curb -- the curb
18 cut but, in the street, is that correct?

19 YOUNGON KIM: We do.

20 WENDY LEISERSON: Okay.

21 YOUNGON KIM: But as we're getting older and, you
22 know, more people are moving in the neighborhood --

1 neighbors leave, whatever, it's not as much. And so, we
2 would appreciate to have a parking spot, but also more
3 importantly have a car that was electric, and not --

4 WENDY LEISERSON: Yeah.

5 YOUNG KIM: -- gasoline.

6 WENDY LEISERSON: So as a former environmental
7 attorney, I'm very sympathetic to your electric vehicle
8 request. However, as a Zoning interpretation, I'm trying to
9 -- because you're just not the first request that we've had,
10 and that's a very positive thing for our city. But as a
11 matter of Zoning law, I'm not sure that that counts as a
12 hardship.

13 So I'd like to hear from other members of the
14 Board. I'd very much like to see the City pass a policy
15 regarding electric vehicles that would help us to interpret
16 that but at that moment, they haven't done so.

17 So I -- Jim, you've been sitting on some other
18 cases where petitioners have, you know, stated that the
19 reason why they wanted either a permit or a variance is
20 because they want an electric car.

21 JIM MONTEVERDE: Correct.

22 WENDY LEISERSON: And, you know, that's not

1 something that we can enforce or, you know, police, like, to
2 make sure that that's a genuine -- you know, request.

3 JIM MONTEVERDE: Correct.

4 WENDY LEISERSON: And not that I'm doubting this
5 petitioner at all. I'm just saying --

6 JIM MONTEVERDE: Yep --

7 WENDY LEISERSON: -- from a legal perspective, you
8 know, how do we -- how do we as a Zoning Board interpret
9 this?

10 JIM MONTEVERDE: Right. I was going to save that
11 for a discussion later, but now that it's on the table, I
12 personally don't approve of -- and I take seriously the
13 ordinance that says you can't park in the front yard.

14 I feel conflicted by that, because I really want
15 to allow all these people who are applying for just that
16 variance because they want to charge an electric vehicle,
17 there should be a way to be able to do that.

18 But the way that ordinance was written -- and I
19 allow the -- you know, parking it the front yard to take
20 precedence, and to me that's a nonstarter. That's me
21 personally.

22 And I think that's just a literal interpretation

1 of what the ordinance says. And I too would like the City
2 to weigh in and modify that ordinance if they so desire, to
3 allow an exception if it's for an electric vehicle or
4 whatever other exception they would grant for it.

5 But on the basis of what's in front of us, I don't
6 think I -- I would not be in support.

7 WENDY LEISERSON: I wonder, too, if there's a way,
8 since the charging station in this case is towards the front
9 of the house, if there would not be a way for the owner to
10 get the electric vehicle in the meantime.

11 And I don't know what that distance is, or what
12 the car charging hoses or whatever lengths are, but it seems
13 to me if -- no one can park in front of that house because
14 that curb cut is the owner's.

15 JIM MONTEVERDE: Right. I --

16 WENDY LEISERSON: So the only person that can use
17 that space is the owner.

18 JIM MONTEVERDE: Yeah. I believe that -- from
19 what I've seen, the cords on the chargers aren't that long.
20 Plus, you wouldn't want it draping across your property in
21 the sidewalk, because you'd be liable if somebody tripped
22 over it, or something happened. But you'd almost need a

1 charger placed at the sidewalk --

2 WENDY LEISERSON: Mm-hm. Yep.

3 JIM MONTEVERDE: -- right? Adjacent to the
4 street. And I don't know if a private individual can
5 request that of the City, or if that's something that --
6 I've seen some in the public way along streets, but I don't
7 know how a private individual would go about doing that.

8 WENDY LEISERSON: Yes, I've seen that too. Yep.

9 JIM MONTEVERDE: So if that's all the questions we
10 have, I'm going to open it to public comment. Any members
11 of the public who wish to speak should now click the icon at
12 the bottom of your Zoom screen that says, "Raise hand." If
13 you're calling in by phone, you can raise your hand by
14 pressing *9 and unmute or mute by pressing *6.

15 I'll now ask Staff to unmute the speakers one at a
16 time. You should begin by saying your name and address, and
17 Staff will then confirm that we can hear you. After that
18 you will have up to three minutes to speak before I will ask
19 you to wrap up.

20 Anybody calling in? No folks calling in. In
21 that case, I will close public testimony.

22 I will open it up to discussion from the Board

1 members. I'll step in first. I -- in the cases that we've
2 seen, my opinion is just firmed up and this one is more
3 peculiar than most. But I don't favor the parking in the
4 front yard. So I would not be in favor of this request.
5 That's my personal opinion.

6 Anyone else have any -- is there any other
7 discussion?

8 CAROL AGATE: Yes.

9 JIM MONTEVERDE: Carol, were you about to speak?

10 CAROL AGATE: I would -- it's really an
11 alternative between parking in the front yard and parking on
12 the street right in front of the house. This is a very
13 narrow front yard, and it's only a few feet away from the
14 sidewalk and the curb. So even though I agree with you
15 about not parking in front of the house, this is pretty much
16 in front of the house.

17 And it's possible to put the charger on the street
18 in front of the house. I guess you'd need City permission
19 for that. It is a dead-end, and when you see the place, you
20 see it's really sort of isolated. If there's a cord running
21 across the sidewalk, I don't think there'd be anyone there
22 to trip on it, because there's no further sidewalk there.

1 It ends at the house.

2 It just seems like it is significant enough to
3 have the charger there to be able to make the change to the
4 front of the house considering the alternative is parking in
5 the street.

6 And I also think that -- I would think even though
7 electric chargers had not been covered specifically, I would
8 think the idea of hardship would be applied to them. So
9 that's why I would be --

10 JIM MONTEVERDE: Thank you.

11 CAROL AGATE: -- in favor of granting it.

12 JIM MONTEVERDE: Yep. Thank you. Any other
13 discussion? Any other members?

14 THOMAS MILLER: Thomas Miller.

15 JIM MONTEVERDE: Yep.

16 THOMAS MILLER: I do have some concerns about the
17 -- to the extent that what we're being asked to approve
18 tonight would lay the groundwork for structural changes that
19 would prevent this from being used as a multifamily
20 dwelling.

21 I'm reluctant to approve a project that results in
22 the elimination of a multifamily dwelling to create a 5,000-

1 foot single-family dwelling in a part of the city that's not
2 very dense and doesn't have a lot of -- you know, affordable
3 housing. So that is also a concern that I have in addition
4 to what's been raised by other members of the Board.

5 JIM MONTEVERDE: Thank you. Anyone else? Are we
6 ready for a motion?

7 Hearing no objection, the Chair makes a motion to
8 grant the relief from the requirements under the ord-- I'll
9 do the variance first.

10 The Chair makes a motion to grant the relief from
11 the requirements under Sections 5.31, 8.22.3, 6.44.1.c and
12 10.30 for a variance on the condition that the work proposed
13 conforms to the drawings entitled "Proposed Site Plan" no
14 date; I'll date them for tonight.

15 And further, that we incorporate the supporting
16 statements and dimensional forms submitted with the
17 application. And there are no conditions.

18 On the motion? This is for the variance, now.
19 Carol?

20 CAROL AGATE: Carol Agate approve.

21 JIM MONTEVERDE: Tom?

22 THOMAS MILLER: Thomas Miller disapprove.

1 JIM MONTEVERDE: I'm sorry, was that a no?

2 THOMAS MILLER: Yes, it was a no. Sorry.

3 JIM MONTEVERDE: Okay. Thank you. Sorry, I can't
4 hear well in this room. Wendy?

5 WENDY LEISERSON: Wendy Leiserson no, for the
6 reason that I don't think that this legally qualifies as a
7 hardship.

8 JIM MONTEVERDE: Thank you. Steven?

9 STEVEN NG: Not in favor.

10 JIM MONTEVERDE: And Jim Monteverde not in favor
11 as well.

12 [Four vote NO, One vote YES]

13 JIM MONTEVERDE: So that's four against, one in favor.
14 The variance is denied.

15 And the special permit, might as well do that one
16 as well.

17 The Chair makes a motion to grant the relief from
18 the requirements of the Ordinance under Section 8.22.2.d and
19 10.4 for a special permit on the condition that the work
20 proposed conforms to the drawings entitled "Proposed Site
21 Plan" with today's date. That will be initialed and dated
22 by the Chair.

1 Further, that we incorporate the supporting
2 statements, and dimensional forms submitted as part of the
3 application.

4 WENDY LEISERSON: Excuse me, Mr. Chair?

5 JIM MONTEVERDE: Yes.

6 WENDY LEISERSON: I'm sorry. I'm not sure if the
7 special permit portion of this, was that only with regard to
8 the entry stairs? Because we would really look at that.

9 JIM MONTEVERDE: It reads -- yeah, it says,
10 "adding parking will require the relocation of the existing
11 nonconforming entrance porch and will continue not to meet
12 setback regulations." So it's really the porch.

13 WENDY LEISERSON: Right. So is there -- did we
14 need to discuss that at all separately?

15 JIM MONTEVERDE: Yeah. Do we need to do this
16 separately?

17 Mr. Kim, if the variance is denied, do you have
18 any intention to modify the porches?

19 YOUNG KIM: I don't believe so. I'm not sure.

20 JIM MONTEVERDE: Okay. I think we just -- just to
21 tie up all around it, Wendy, let's just vote.

22 WENDY LEISERSON: Unless Mr. Kim wanted to

1 withdraw it for any reason, but yeah, okay.

2 JIM MONTEVERDE: Yeah. I heard he wasn't sure, so

3 --

4 WENDY LEISERSON: Okay.

5 JIM MONTEVERDE: -- just moving on.

6 WENDY LEISERSON: Yep.

7 JIM MONTEVERDE: So we are all heard the motion.

8 Carol?

9 CAROL AGATE: Can I abstain?

10 JIM MONTEVERDE: Sure. Tom?

11 THOMAS MILLER: Not in favor for the special
12 permit.

13 JIM MONTEVERDE: Thank you. Wendy?

14 WENDY LEISERSON: Not in favor.

15 JIM MONTEVERDE: Steven?

16 STEVEN NG: Not in favor.

17 JIM MONTEVERDE: And Jim Monteverde not in favor.

18 [Four vote NO, One ABSTENTION]

19 JIM MONTEVERDE: Special permit is not approved.

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(8:34 p.m.)

Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas Miller, Steve Ng, and Carol Agate

JIM MONTEVERDE: The next case is 218944 -- 51 Kelley Street. Is there anyone here wishing to speak on that matter, the proponent? We can't be early, no. It's 218944?

STEPHEN NATOLA: Yep.

JIM MONTEVERDE: Kent, are you on? Here's the project. Do we have someone who would like to speak for the proponent here, on the phone?

KENT CHRISTMAN: Okay. I'm here. Sorry.

JIM MONTEVERDE: Can you -- are you Kent --

KENT CHRISTMAN: Yes, yes, I'm --

JIM MONTEVERDE: -- Christman?

KENT CHRISTMAN: I'm Kent Christman. I'm the petitioner and the owner of 51 Kelley Street.

JIM MONTEVERDE: Okay. And this is a variance. Can you walk us through what you're --

KENT CHRISTMAN: Yeah. The variance is for nonconforming sides and front setback, as well as the FAR.

1 The -- what this is is this is an -- there's an existing
2 house there, which is nonconforming due to the setbacks. It
3 -- the side setbacks and the front setbacks are
4 nonconforming.

5 And because the existing house is in very poor
6 condition and needs a considerable amount of renovation,
7 it's difficult to do any sort of updating without replacing
8 the foundation and doing some major structural repairs.

9 And what I'd like to do is remove the existing
10 house and replace it with a new house that's similar in size
11 and character to what is there. It would be a single-
12 family, three-bedroom home placed on essentially the same
13 place in the lot where the existing house is.

14 The proposed house is -- the plan is to have a
15 zero net energy capable home and this home would be made in
16 a factory in New Hampshire and delivered flat packed on a
17 truck, and it would be erected on a site with minimal --
18 less disruption to the neighbors by doing it that way, in
19 greater control over the quality of the build.

20 And I prefer doing it this way as opposed to
21 trying to renovate the existing house, because the existing
22 -- I think it will be considerably less expensive.

1 The -- what else can I say about this? The -- oh,
2 the -- essentially, I'd like to keep the existing side
3 setback to the -- adjacent to I believe it's 131 Huron.

4 And then actually the front setback I'd like to
5 decrease to make it more in keeping with the existing
6 streetscape. In fact, I believe the proposal will, you
7 know, be of a benefit to the street by bringing it forward.

8 And I think if you page through farther -- go
9 through the Unity drawings to some of the -- there's some
10 good sketches -- keep going, we're getting there.

11 Okay. So if you look at these drawings, here is
12 the existing street elevation. But yeah, go to SE1, please.

13 Here's the existing street elevation. And what
14 I'm proposing to do is below, and what's existing is in the
15 upper image.

16 If you page down now or -- this is the existing
17 façades with the superimposition of what I'm proposing on
18 it, the kind of shaded area. So you get a sense of it's
19 kind of in keeping with the existing character and scale of
20 the existing house.

21 Next slide, please?

22 Actually, maybe that's -- no, actually -- so,

1 well, we can -- so that's the concept. Is there an image of
2 a model that I made there? I don't know if that shows up
3 there. It might be ahead of the drawings, or perhaps not.
4 No, uh-huh. Okay. I guess it didn't get included. I have
5 a -- well, as you can see from the other drawings,
6 essentially the idea is by -- if you go again to the plan of
7 the streetscape, which is near the end, I'm sorry -- it's
8 near the end of the drawings.

9 One more, the plan.

10 No. No plan either. Oh! Unfortunate! Okay. The
11 -- what I'm proposing to do is actually put the front of the
12 house really in line with 45 and 39 Kelley Street. And it
13 actually is in conformance with other buildings in the
14 neighborhood. So that's the concept. I think -- well,
15 maybe that's it in a nutshell.

16 I've presented my proposal to everyone on the
17 street, all of the abutters, the abutters of the abutters,
18 and had no one that -- oh, there we go, there we go. So
19 there's -- sure, so there's the existing -- there's a
20 chipboard model of the existing and proposed.

21 So if you can kind of zoom in on that, you can
22 sort of see that the corner house -- the house in question

1 is the one to the left of the one on the corner of Huron and
2 Kelley Street. The existing is above. The one below it is
3 proposed.

4 You can see by bringing the house out, it really
5 reinforces the porch scape, if you will. And I have to say,
6 I do live on Kelley Street, and the porches are actually
7 used for quite a bit of community interaction.

8 If you go up one slide, yeah. So this is -- this
9 shows the existing. Here's what I'm proposing. You can
10 sort of see how the -- this front setback really conforms
11 with kind of the existing streetscape. It's really in
12 character.

13 My proposal is to -- if you sort of look at the --
14 what I've got here in the proposed, the right rear corner,
15 or the upper right corner of the house -- again, if you --
16 is placed at the same point as the existing upper right
17 corner of the house. If you page up one drawing, you can
18 see that.

19 So essentially, I've maintained that corner and
20 brought the house forward. It's a little bit wider.
21 Working with Unity, they have certain parameters that limit
22 -- you know, sort of keep it within parameters, so that they

1 can they can make this house affordable.

2 And yeah, I guess that really is it in a nutshell.
3 Unity built these homes with walls that are a foot thick.
4 They're zero net energy capable. That's going to depend on
5 the occupants. I would have the option for photovoltaics on
6 the southeast slope of the roof.

7 And by keeping the house on its existing location,
8 I'll save costs and excavation for building the house, but
9 it'll also preserve the open space between 45 and 51, where
10 there are mature hardwood trees. It's a nice open space and
11 I think it deserves to be kept.

12 Is that --

13 JIM MONTEVERDE: Is that it?

14 KENT CHRISTMAN: -- were there any questions?

15 JIM MONTEVERDE: That's good. Yep, that's good.
16 Thank you. Let me ask a question before we go much further.
17 One of the key requirements for a variance is the -- talking
18 about the hardship, which I think you've addressed in your
19 supporting statements. But if you could address that
20 please, and if you could also let us know, because part of
21 what you're talking about is the existing foundation and
22 structure are not economical, practically feasible, I'm

1 assuming to repair or to renovate?

2 KENT CHRISTMAN: Well, the --

3 JIM MONTEVERDE: Sorry, let me ask my question.

4 So is there some supporting documentation from a consultant
5 you retain, a builder? An architect? A structural engineer
6 that confirms that the house is -- the structure is
7 unsalvageable, and/or that the cost to upgrade the existing
8 condition would be prohibitive compared to replacing the
9 building, as you're proposing?

10 KENT CHRISTMAN: Well, I don't have anything from
11 a structural engineer. I'm a licensed builder in the state
12 of Massachusetts. I've had a bit of experience in
13 renovating buildings. I happen to live at 45 Kelley Street.
14 I renovated it in the past, at considerable expense. It's
15 --

16 JIM MONTEVERDE: Okay, thank you.

17 KENT CHRISTMAN: -- but my cost -- sorry, go
18 ahead.

19 JIM MONTEVERDE: No, I think that's -- I think
20 that answers my question. And it's really about where do
21 the comments that your supporting statements for the
22 variance come from. And it's your professional opinion as a

1 licensed builder. I think that's --

2 KENT CHRISTMAN: That's correct.

3 JIM MONTEVERDE: I think that answers my question,
4 so thank you.

5 KENT CHRISTMAN: Sure.

6 JIM MONTEVERDE: Let me see if there are any
7 questions from members of the Board?

8 STEVEN NG: Mr. Christman, you mentioned original
9 -- early on in the presentation that you were kind of
10 maintaining a certain footprint size and the foundation and
11 so on, but if you're relocating the resident closer to the
12 street, that's really not the case, right? I mean, you're
13 going to do a full demo of the whole foundation, everything?

14 KENT CHRISTMAN: Yes. The foundation is not
15 salvageable. It's -- it's a --

16 STEVEN NG: Okay.

17 KENT CHRISTMAN: -- foundation from 1866. You
18 know, the excavation, you know, is partially done at that
19 point by removing the old foundation. But yes, it'll have
20 to be expanded some.

21 STEVEN NG: Okay. Thank you so much. Thank you.

22 JIM MONTEVERDE: Anyone else? Any other questions

1 from members of the Board? Hearing none, I'll --

2 WENDY LEISERSON: Oh, I'm sorry.

3 JIM MONTEVERDE: Oh, sorry.

4 WENDY LEISERSON: Wendy's slow on the mark right
5 now.

6 JIM MONTEVERDE: That's all right. Go ahead.

7 WENDY LEISERSON: I did just have one question of
8 clarification. The two tables that you presented with the
9 different FAR or --

10 KENT CHRISTMAN: Yes.

11 WENDY LEISERSON: So you go from -- the first one
12 was 1,806 and the second as the existing conditions,
13 requested conditions 2,195. And in the modified one, it
14 goes to 2,776. Could you just explain the difference?

15 KENT CHRISTMAN: Yes. I can explain the
16 difference. When I submitted the original one, I wasn't
17 aware that the -- of the changes, I think it was February 27
18 of the new Zoning Ordinance that you eliminated the -- or
19 the added, the basement for single, for one- and two-family
20 dwellings back into the gross floor area.

21 So the original one did not include the gross
22 floor area of the basement. The revised one does, because

1 we brought to my attention that the -- because the ceiling
2 is over 7' in the basement, that that does -- that is
3 included in the gross floor area, the calculation of the
4 building.

5 WENDY LEISERSON: Okay. That's what I suspected.
6 But I wanted to confirm that. And otherwise, your plans
7 have not changed since April, when you got your neighbors to
8 review them and sign off, is that right?

9 KENT CHRISTMAN: No, they have not. There's been
10 slight fenestration changes, but nothing -- I'm very
11 confident there would be -- and I did explain this to the
12 neighbors that there might be some slight changes and you
13 can see them if you look at the old elevations.

14 I responded somewhat to the Historical
15 Commission's review when I submitted it for the demolition
16 permit. And so I sort of tweaked that a little bit. But
17 there have been no substantial changes to the building from
18 when I originally submitted it --

19 WENDY LEISERSON: Okay.

20 KENT CHRISTMAN: -- and what I'm really originally
21 showed to the neighbors.

22 WENDY LEISERSON: Great. Thank you. That's all

1 for now, from me.

2 JIM MONTEVERDE: Thank you. Any other questions
3 from any other members of the Board? If not, I will open it
4 up to public comment. Any member of the public who wishes
5 to speak --

6 Oh, before I do that, Wendy was alluding to we
7 have in the file a letter dated April 1, 2023, in support of
8 this project that is signed by 31 neighbors; people. I
9 would ask if any of those 31 people are going to be calling
10 in, that please do not repeat what we can read in your
11 correspondence that's in our file that we have already read.

12 So any members of the public who wish to speak
13 should now click the icon at the bottom of your Zoom screen
14 that says, "Raise hand."

15 If you're calling in by phone, you can raise your
16 hand by pressing *9 and unmute or mute by pressing *6. I'll
17 now ask Staff to unmute the speakers one at a time. You
18 should begin by saying your name and address, and Staff will
19 then confirm that we can hear you. After that you will have
20 up to three minutes to speak before I ask you to wrap up.

21 [Pause]

22 No members calling in, or no members of the public

1 calling in. Any discussion among members of the Board?

2 WENDY LEISERSON: I'm ready for a vote.

3 JIM MONTEVERDE: Ready for a motion?

4 THOMAS MILLER: Likewise.

5 JIM MONTEVERDE: Okay. Jim makes a motion to
6 grant the relief under the requirements of the ordinance
7 under Sections 5.31 and 10.30 for the variance on the
8 condition that the work proposed conforms to the plans, the
9 drawings entitled "Kent Christman, 51 Kelley Street,
10 Cambridge, Massachusetts," dated -- drawings are dated June
11 6, 2023 -- I'm sorry, June 9, 2023, initialed and prepared
12 by Unity Homes, initialed and dated by the Chair.

13 And further, that we incorporate the supporting
14 statements, and dimensional forms submitted with this
15 application. There are no conditions.

16 On the motion, then, to vote, Steven?

17 STEVEN NG: In favor.

18 JIM MONTEVERDE: Thank you. Wendy Leiserson?

19 WENDY LEISERSON: In favor.

20 JIM MONTEVERDE: Tom?

21 THOMAS MILLER: In favor.

22 JIM MONTEVERDE: And Carol?

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CAROL AGATE: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: Five in favor. Good luck. Thank
you.

KENT CHRISTMAN: Thank you very much.

1 * * * * *

2 (8:52 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
4 Miller, Steve Ng, and Carol Agate

5 JIM MONTEVERDE: The next case will be 217962 --
6 210 Bent Street. Jenn Robichaud, are you present? Sorry,
7 William McFadden? Does the proponent wish to present to us
8 what they're asking? This is a variance regarding a sign.
9 Someone there who wants to speak?

10 WILLIAM MCFADDEN: Yes, Mr. Chairman. William
11 McFadden of Barlo Signs. Can everybody hear me?

12 JIM MONTEVERDE: Yep. Thank you.

13 WILLIAM MCFADDEN: We're coming before the Board
14 tonight to seek a variance to allow an illuminated wall sign
15 that's going on the south elevation of 210 Bent Street
16 building, which is the Verizon building.

17 The overall building size is 256' in length, 129'
18 tall. So we're asking to put a building identifier -- just
19 the logo, we're not asking for the word, "Verizon" it's just
20 the logo on the upper tower.

21 If you look at the design, you can kind of see it
22 lower on your screen right now. Just there Verizon

1 checkmark. It's a base-lit illuminated logo. Again,
2 they're renovating the existing building to make visual
3 improvements. And it's more -- this is more of a brand
4 identifier. I would not call it advertising, because it's
5 not stating, you know, the word "Verizon" with the
6 checkmarks, but more of a brand identifier on that.

7 The variance is for the size. The existing
8 allowance is no more than 60 square feet. This is 116
9 square feet, obviously due to the size of the building. So
10 -- the location of the building, so you can get more
11 prominent look to the checkmark.

12 The wall sign, the existing sign allowance: No
13 more than 30", whether that be vertical or horizontal. And
14 again, going back to the size it's 11' by 121". As well,
15 the wall sign can be no higher than 20' on a façade. And
16 this one, we're proposing to put it at 116' on the façade,
17 due to the building size.

18 I believe that --

19 JIM MONTEVERDE: That sums it up?

20 WILLIAM MCFADDEN: Pretty much sums it up. Yes
21 sir.

22 JIM MONTEVERDE: Okay. Thank you. Before I intro

1 the letters we have in the file, any members of the Board
2 have any questions?

3 CAROL AGATE: Yes, I do. I would like to ask Mr.
4 McFadden why is this a hardship if you were to limit the
5 size of it?

6 WILLIAM MCFADDEN: Again, due to the size of the
7 building, I -- you know, they're trying to be a good
8 neighbor with cleaning the building up. And just looking to
9 show who owns the property.

10 CAROL AGATE: Well, you already have a sign on the
11 other side of the building --

12 WILLIAM MCFADDEN: Right --

13 CAROL AGATE: -- and A--

14 WILLIAM MCFADDEN: -- at street level, yes, ma'am.

15 CAROL AGATE: -- and AT&T has a building also as
16 large as your with a big façade and has the same kind of
17 sign in front of the door.

18 WILLIAM MCFADDEN: Correct.

19 CAROL AGATE: So where is the hardship compared to
20 what this other company can do? Actually your competitor?

21 WILLIAM MCFADDEN: This one is facing the south
22 elevation. This client is just trying to get a little bit

1 more visibility in the community, versus what is currently
2 there now at street level.

3 CAROL AGATE: Okay, thank you.

4 JIM MONTEVERDE: Okay. Thank you. Any other
5 questions from any other members of the Board? Nope.
6 Hearing none, let me just read the correspondence we have in
7 the file.

8 From Joseph Rowe (phonetic), dated June 14, 2023,
9 writing to share his opposition. It says, "There is no
10 hardship, and the proposed sign is too large, too high, and
11 should not be internally illuminated."

12 Another one from Carol O'Hare, June 12, 2023.
13 This is on opposition. "The sign far exceeds the zoning size
14 and above the ground floor height. And there's already a
15 Verizon sign that appears to be zoning compliant at ground
16 level."

17 And we have dated February 22, 2023 from the East
18 Cambridge Planning Team, they are writing in opposition of
19 the requested variance for the illuminated sign.

20 And dated June 7, 2023 from the Cambridge Planning
21 Board: "The Board does not recommend granting a variance
22 for the sign as proposed, because it doesn't see

1 justification to exceed the signage limitations allowed by
2 Zoning, which in this case includes the height of the sign,
3 the size of the sign, and the dimensional limitations of
4 internally illuminated signs."

5 Let's see, I have a last one -- is from Ron
6 Peeples, dated June 6, 2023, writing in opposition to the
7 requested variance. I will close public testimony. Is
8 there any discussion from the Board members, or are we ready
9 for a motion?

10 THOMAS MILLER: This is Thomas Miller.

11 JIM MONTEVERDE: Yep.

12 THOMAS MILLER: I agree. I do not think the
13 hardship is well articulated in the application. On the
14 other hand, I do think that it's a very large, nondescript
15 building face. I think the size of the sign is arguably
16 proportional to the -- you know, exposed face of the
17 building wall.

18 And I guess I also question to some extent the
19 principal nature of the opposition to the sign. I mean,
20 historically, commercial signage of this size is ubiquitous.
21 I think of the commercial -- the metropolitan storage on
22 Mass Ave or the Shell sign in Cambridgeport that are now

1 iconic.

2 But I do take note of the uniform opposition from
3 the -- from the public feedback. So I'm interested to hear
4 other comments on this.

5 JIM MONTEVERDE: Yeah. I think beside those other
6 historical precedents that you mention, they're requesting a
7 variance because they don't comply with any of the ordinance
8 requirements in terms of size, dimensional size, height
9 above the ground, or the internal illumination.

10 So I don't think there's any exception in the
11 ordinance to allow for the sign to be -- I think the point
12 is not to be proportional, it's just to either live within
13 those -- the ordinance dimensional requirements or be able
14 to describe why it needs to be larger, higher, internally
15 illuminated and why it's a hardship.

16 STEVEN NG: This is Steve Ng.

17 CAROL AGATE: This is Carol.

18 STEVEN NG: Oh. Go ahead, Carol.

19 CAROL AGATE: Oh. Okay. Well, the neighborhood
20 is mixed. It's not strictly a business neighborhood, there
21 are a lot of residential buildings there. And there's also
22 a lot under construction. So granting a larger sign would

1 set a precedent that would change the entire area.

2 There is -- I didn't see any other signs that were
3 large in that area. All of them seem to comply with the
4 size requirements. And to set a precedent by allowing this
5 huge sign, also the sign would dominate the whole area.

6 And building -- that brick face is illuminated,
7 and in front of the building is a parking lot. So there's
8 this open space, which makes the sign that much more
9 visible, a two-story building across the street, so that
10 also makes the sign more visible. It would really be a boon
11 in advertising to Verizon, but I can't see it as a boon to
12 the neighborhood at all.

13 JIM MONTEVERDE: Thank you, Carol.

14 WILLIAM MCFADDEN: Mr. Chairman, could I ask to
15 withdraw, so that I can go back to the customer to review,
16 based on the comments that I have been hearing? I do take
17 your comments seriously, and I completely get your point. I
18 would like to withdraw at this time.

19 JIM MONTEVERDE: Okay. I think I will propose a
20 motion. If anyone else has any comments, we're going to
21 propose a motion to withdraw?

22 WENDY LEISERSON: Ready for a motion.

1 JIM MONTEVERDE: Do you want to withdraw, or do
2 you want to continue?

3 WILLIAM MCFADDEN: I would like to withdraw at
4 this time.

5 JIM MONTEVERDE: What happens to him if he
6 withdraws?

7 WILLIAM MCFADDEN: Can't come back for two years?
8 Sorry, we can't?

9 JIM MONTEVERDE: Wendy, can you just confirm for
10 us? Chatting here with my associate about the -- what
11 happens if he withdraws. I don't want him to trip up on
12 some requirement that says if you withdraw, you can't come
13 back in two years with anything that's similar.

14 WENDY LEISERSON: Oh. Now's when I wish Andrea
15 were on board. But I think my understanding is -- but I --
16 I would have to look it up, honestly, to confirm. But my
17 gut says that withdrawing is a way to preserve the option of
18 coming back, whereas if we voted on it, that's where the
19 window comes that they can't reintroduce it.

20 JIM MONTEVERDE: They can come back for --

21 WENDY LEISERSON: Yeah.

22 JIM MONTEVERDE: Okay. All right. In that case,

1 I will propose a motion that we vote to withdraw Case
2 217962. Carol?

3 CAROL AGATE: No objection.

4 JIM MONTEVERDE: Thank you. Tom?

5 THOMAS MILLER: Agree.

6 JIM MONTEVERDE: Wendy?

7 WENDY LEISERSON: Agreed.

8 JIM MONTEVERDE: Steven?

9 STEVEN NG: Agree.

10 JIM MONTEVERDE: And Jim Monteverde in favor.

11 [All vote YES]

12 JIM MONTEVERDE: Five affirmative for withdrawal.

13 I understand we have a member of the public who's
14 called in late. We will allow that.

15 We have one?

16 JIM MONTEVERDE: One to join in for public
17 comment.

18 STEPHEN NATOLA: John Hawkinson?

19 JOHN HAWKINSON: Thanks, Mr. Chair. I just wanted
20 to advise you that the ordinance does in fact deem --
21 clearly state withdrawal means they cannot come back for two
22 years. So I do think you might want to vote to reconsider

1 that and then give them a continuance.

2 JIM MONTEVERDE: All right, thank you.

3 WENDY LEISERSON: Thank you, John.

4 JIM MONTEVERDE: Yep. Thank you.

5 WENDY LEISERSON: John, can you -- just while
6 John's on there, can he reference the section he's talking
7 about, if he knows it offhand?

8 JOHN HAWKINSON: I can find it if you give me
9 about 15 seconds.

10 WENDY LEISERSON: Okay.

11 JIM MONTEVERDE: Yeah. While you're doing that,
12 we will eliminate the withdrawal and request a vote --

13 JOHN HAWKINSON: Oh, Section -- Section 10.51
14 says, "The granting of 'leave of withdraw' after application
15 for a variance or special permit has been advertised shall
16 be considered unfavorable action."

17 WENDY LEISERSON: Oh, geez.

18 JIM MONTEVERDE: Okay.

19 WENDY LEISERSON: Well, thank you for bringing
20 that to the Board's attention, John.

21 JOHN HAWKINSON: And that section -- you're
22 welcome. That same section then also defines "unfavorable

1 action" and then indicates why you don't want to do that.

2 JIM MONTEVERDE: Right.

3 WENDY LEISERSON: Okay.

4 JIM MONTEVERDE: Thank you. Thank you, John.

5 JOHN HAWKINSON: You're welcome.

6 JIM MONTEVERDE: So proponent, therefore --

7 WENDY LEISERSON: I've never been the sole lawyer
8 on board, sorry.

9 JIM MONTEVERDE: Yeah. Therefore, we'll strike
10 the withdrawal, I suggest. I mean, it's up to you, the
11 proponent. I would suggest you might want to do a
12 continuance.

13 WILLIAM MCFADDEN: I will take your advice, Mr.
14 Chairman and ask for a continuance.

15 JIM MONTEVERDE: All right. People are getting
16 tired here and they're getting feisty. So we have a date of
17 --

18 CAROL AGATE: September 14?

19 JIM MONTEVERDE: -- July 27, but that's when --

20 CAROL AGATE: Well -- okay.

21 JIM MONTEVERDE: -- or yeah, or we have September
22 14. September 14 work for you?

1 WILLIAM MCFADDEN: I think we can do September 14,
2 sir.

3 JIM MONTEVERDE: Yep. That works, and that works
4 for the other members of the Board. Okay. On a vote to
5 continue this matter, Case 217962, until September 14, 2023?

6 WILLIAM MCFADDEN: Let me look at my --

7 JIM MONTEVERDE: I'll make a motion, then, to
8 continue this matter to September 14, 2023 on the condition
9 that the petitioner change the posting sign to reflect the
10 new date of September 14, 2023 and the time at 6:00 p.m.

11 Also in furtherance that the petitioner sign a
12 waiver to the statutory requirement for a hearing. Said
13 waiver can be obtained from Maria Pacheco or Olivia Ratay at
14 the Inspectional Services Department.

15 And I ask that you sign it and return it to us by
16 a week from this coming Monday. Failure to do so will de
17 facto cause this Board to give an adverse ruling on this
18 particular case.

19 Also, if there are any new submittals or changes
20 to the drawings, that those be on file by 5:00 p.m. on the
21 Monday prior to September 14, 2023 hearing.

22 Also, if there are any changes to the dimensional

1 form, and the supporting statements, they also be changed
2 and submitted along with the new documents.

3 On the motion, then, to continue this matter until
4 September 14, 2023, Steven?

5 STEVEN NG: Yes.

6 JIM MONTEVERDE: Wendy?

7 WENDY LEISERSON: Yes.

8 JIM MONTEVERDE: Tom?

9 THOMAS MILLER: Yes.

10 JIM MONTEVERDE: And Carol?

11 CAROL AGATE: Yes.

12 JIM MONTEVERDE: And Jim Monteverde yes.

13 [All vote YES]

14 JIM MONTEVERDE: That's five in favor. This
15 matter is continued until September 14.

16 And John, thank you for interjecting.

17 WILLIAM MCFADDEN: Thank you, John. Thank you,
18 everybody.

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2 (9:09 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
4 Miller, Steve Ng, and Carol Agate

5 JIM MONTEVERDE: Next case is 219312 -- 621
6 Cambridge Street. This is a special permit.

7 Anybody wishing to speak on this matter? Sarah
8 Rhatigan, are you out there?

9 SARAH RHATIGAN: Good evening, Mr. Chairman.
10 Thank you for that. We had a little slow connection here.
11 I am here. Sarah Rhatigan from Trilogy Law, LLC, 12
12 Marshall Street, Boston, Massachusetts.

13 And I'm here representing the petitioner, RPI
14 Cambridge Street, LLC. And the Principal from that group,
15 Brett Levy, is with me today as well. Also with me
16 presenting from Peter Quinn Architects is Milton Yu.

17 And thanks very much for hearing this this
18 evening. I realize it's really late. So I will try to be
19 clear and concise and get us through this.

20 So this is a project -- I realize that there are
21 new Board members that I'm seeing. So some of you did not
22 see our original case when this redevelopment of three

1 buildings along Cambridge Street was heard by this Board,
2 actually back in October of 2021. But the building was
3 proposed for renovation, some really substantial renovation
4 and work to repurpose it for office, tech research and
5 development use, and for a small retail space sort of in the
6 center -- the center area of the building.

7 On the screen that you're seeing right here, what
8 we're showing you is actually the plan -- the plan set of
9 the first floor from the building permit application that
10 was filed.

11 This is after this Board granted a special permit.
12 This building permit application was filed, and the
13 construction on this is currently underway.

14 The reason for coming back to you is that at the
15 time that -- well, let me go back a little bit. At that
16 that this was heard by the Board back in October 2021, to
17 really set of plans had the project maintaining one garage
18 entrance on the left side of the building, which is sort of
19 the beige-shaded area here -- there's one garage bay --
20 maintaining that garage bay in order to allow for deliveries
21 to occur within the building, because the project did
22 require one loading zone.

1 So if you see -- I'm sorry, it's a little
2 difficult to see, but if you see there's an area straight --
3 if you were to enter the building and straight back, that
4 says, "Receiving and Loading." So there's sort of a long,
5 rectangular loading bay.

6 There weren't plans at the time to create interior
7 parking. But during the planning present and the
8 construction document development, the owner was also
9 hearing quite a bit of feedback from potential tenants that
10 they really did want onsite parking.

11 The applicant and the team met with Inspectional
12 Services as well as Traffic and Parking early on to
13 determine that interior parking within the building was
14 entirely allowed as-of-right.

15 The initial number of parking spots that we
16 planned for were three. And in this plan, you can see that
17 there are three parking spaces that are -- well, they're
18 existing in the sense of they've been permitted, and they're
19 in the midst of being constructed.

20 So you pull into the garage bay, and then the car
21 pulls to the right. And then you'll see there's three sets
22 of striping there for three cars.

1 Again, in the process of hearing from potential
2 tenants of this building, the owner was also hearing that
3 there's quite a bit of interest in a bit more parking.

4 And the way that they could efficiently provide a
5 bit more parking to the users of this building was to
6 install vertical stacking parking facilities, which is the
7 reason for our application today.

8 That type of parking facility under Cambridge's
9 ordinance, they have determined, or it's been interpreted as
10 being akin to what we call tandem parking.

11 So the ordinance doesn't actually specifically
12 refer to stacking parking. But, you know, the Inspectional
13 Services Commissioner has determined that stacking parking
14 systems do require a special permit of this Board, which is
15 why we're here.

16 And so, what we want to do is I'm going to turn
17 this over to Milton to describe the parking stacking system.
18 But just a couple more points about the -- you know, the
19 basic contours of what we're doing.

20 So there are no changes at all to the exterior
21 front façade of this building. There are no changes to the
22 windows. No changes to the garage door opening. No changes

1 to how vehicles pull in and pull out, because this was
2 always, you know, going to be used for vehicle entry.

3 And the other thing to point out is that the
4 parking for the building is only for the tenant office
5 research and development use, but not to be used for the
6 public. Not to be available for people coming in to the
7 retail space.

8 And the other thing to point out is that by
9 creating this parking area inside the building, there were
10 no changes or subtractions from the retail space in this
11 building, which was something that the neighborhood really -
12 - you know, pushed for. So the retail space is just as it
13 was before -- you know, no impact to that.

14 And --

15 JIM MONTEVERDE: Sorry, can you just confirm what
16 I --

17 SARAH RHATIGAN: Yes.

18 JIM MONTEVERDE: -- think I heard you say is that
19 the original application contained three indoor spaces? Is
20 that correct?

21 SARAH RHATIGAN: So the original application to
22 this Board for the special permit did not contain any

1 parking spaces.

2 JIM MONTEVERDE: Okay.

3 SARAH RHATIGAN: It contained the loading zone,
4 but it didn't create --

5 JIM MONTEVERDE: Correct.

6 SARAH RHATIGAN: -- it didn't have the parking
7 spaces. The parking spaces were proposed with the building
8 permit application. And that was the point at which the
9 petitioner and architect and I met with Mr. Singanayagam on
10 at least two occasions to review the zoning and the --

11 JIM MONTEVERDE: Yep --

12 SARAH RHATIGAN: -- essentially what the zoning
13 says is that if you're -- if you're creating interior
14 parking that is less than the maximum number of parking
15 spaces allowed for the use, that it does not, you know,
16 trigger any use issue or zoning --

17 JIM MONTEVERDE: Right. Okay.

18 SARAH RHATIGAN: -- zoning relation.

19 JIM MONTEVERDE: It's the stacker zoning.

20 SARAH RHATIGAN: The stackers, exactly. So that's
21 -- that's the sole issue for --

22 JIM MONTEVERDE: Okay.

1 SARAH RHATIGAN: -- for the special permit. Thank
2 you.

3 JIM MONTEVERDE: Thank you. Thank you.

4 SARAH RHATIGAN: So I'll turn this over to Milton.
5 Milton, if you could help us walk through the operations of
6 the system.

7 [Pause]

8 SARAH RHATIGAN: We can't hear you. Milton, I'm
9 not sure if you're muted.

10 MILTON YU: Sorry. Milton You, Peter Quinn
11 Architects, 259 Elm Street, Somerville.

12 Would you do me a favor and just zoom in a little
13 closer to the parking area?

14 So I think what I will want to go over is that, as
15 Sarah mentioned, that these three spaces shown with the
16 stripes are already permitted by ISD. And that --

17 If you go to the next slide.

18 The stackers are essentially exactly in the same
19 locations. Yeah. Right there. Perfect.

20 And also to assist with the backout of spaces of
21 cars navigating, we've always had the proper backout space
22 in the ordinance.

1 But we also respect the loading area. It's just
2 to mention on the -- if you just zoom in -- just one more
3 quick, it shows pushback four feet with a little easier time
4 getting back out, although we always intended that it was --
5 you know, it didn't require the extra bump-out, but it's --
6 it certainly wouldn't hurt. So we went ahead and did that.

7 And then the next sheet would show how the car
8 navigating sequence would happen. If someone was on the
9 top, and then there was a car below -- for example on the
10 farthest parking space, the car below would park forward of
11 the other car, and then the top car would come down and
12 leave it alone, as if it was, you know, on the --

13 The second space: A similar situation. The car
14 on the bottom would have to navigate to a front location.
15 The car above would come down, and then leave as it always
16 would.

17 The parking space closest to the front wall, it
18 wouldn't turn like that, but it would turn and park away
19 from the front wall. And then the car above would come down
20 and then leave as normal. All of these options, you know,
21 keep the door where it was before, curb cut the way it was
22 before.

1 Let's talk a little bit about the vertical
2 clearance on the next sheet. So this is the section with
3 the parking area in question. So 13'6" and change before we
4 hit the -- above. And that is sufficient for the two spaces
5 to work. And that also allows for stacker requirements as
6 well, which we will be providing in this area.

7 And then the sheets below just show the spec
8 sheets for the product itself, for the car lift, if you're
9 interested in seeing that too.

10 JIM MONTEVERDE: Who operates the lift?

11 MILTON YU: That would be the -- presumably the
12 employees.

13 JIM MONTEVERDE: Sorry, so the user of the vehicle
14 -- to go back to that, well even this sheet, the data sheet,
15 the top diagram it looks like from the top vehicle there's a
16 control button?

17 MILTON YU: Correct.

18 JIM MONTEVERDE: Right? So the person who's
19 parked that car will then activate that button and then
20 activate the stacker to bring the car down to the ground?
21 Is that the way it works?

22 MILTON YU: Correct. But it -- there's a safety

1 such that you can't, you know, you can't just bring it down
2 anytime. The first car has to be gone.

3 SARAH RHATIGAN: Mr. Chairman, just to answer what
4 I think you might be asking as well: This is not an
5 attendant system. So this is a self-operating system. And
6 I -- my understanding, I don't -- you know, I don't work for
7 this company, but my understanding from other similar
8 systems is that they provide training to the users and in
9 this case it would be, you know, the tenants would be either
10 one single tenant would be in control of all of the parking
11 stackers, or if they're multitenants, then they would be
12 grouped according to -- you know, to the group so that there
13 was coordination in terms of moving vehicles in and out.

14 JIM MONTEVERDE: Right. But it's up to the
15 individual user who wants a --

16 SARAH RHATIGAN: Correct.

17 JIM MONTEVERDE: -- vehicle to operate the
18 equipment?

19 SARAH RHATIGAN: Exactly.

20 JIM MONTEVERDE: Okay. Great.

21 SARAH RHATIGAN: That is correct. So I don't want
22 to -- you know, belabor things, but in terms of special

1 permit standard, we think that we've established both a safe
2 condition and also a situation that won't be a substantial
3 detriment to the neighborhood.

4 You know, the real benefit to being able to have a
5 few more parking spaces on site is once it was apparent to
6 the owner that there really would be this demand, you know,
7 the parking concerns along Cambridge Street for the
8 neighborhood are quite significant.

9 So this would allow us to, you know, keep three
10 cars out of those, you know, very precious on-street metered
11 parking spaces in the area.

12 We did get some support from the East Cambridge
13 Business Association. I think you probably received --

14 JIM MONTEVERDE: Yep.

15 SARAH RHATIGAN: -- that letter in the file.

16 JIM MONTEVERDE: I was going to mention that when
17 I talk about the --

18 SARAH RHATIGAN: Yep.

19 JIM MONTEVERDE: -- correspondence in the file.

20 SARAH RHATIGAN: Great.

21 JIM MONTEVERDE: Thank you.

22 SARAH RHATIGAN: Thank you.

1 JIM MONTEVERDE: Okay.

2 SARAH RHATIGAN: Happy to hear your questions or

3 --

4 JIM MONTEVERDE: Thank you, no.

5 SARAH RHATIGAN: -- respond to any comments.

6 JIM MONTEVERDE: I don't have any. If that's the
7 end of your presentation, are there any questions from
8 members of the Board?

9 THOMAS MILLER: Could you just go over again --
10 I'm sorry -- just the provisions of the zoning ordinance?
11 I'm just looking at 6.43.5.a, which refers to a valet
12 parking arrangement and 6.43.2, which I think is the
13 reference to tandem. Can you just spell out exactly the
14 provisions that permit the special permit in this case,
15 where it's self-operated?

16 SARAH RHATIGAN: Yes. So the 6.43.5.a allows this
17 Board to grant a special permit to allow a tandem parking
18 arrangement. And as I mentioned, the Commissioner of
19 Inspectional Services has essentially described that the
20 City deems these stacking parking systems to be akin to
21 tandem parking, because one has to coordinate exit and entry
22 to a parking area.

1 Do you want me to pull up the text of that?

2 JIM MONTEVERDE: Nope, nope.

3 SARAH RHATIGAN: Okay.

4 JIM MONTEVERDE: Let's see if there are any other
5 questions. Tom, any other question, or does that answer
6 your query?

7 THOMAS MILLER: I don't see the word, "tandem" in
8 6.43.5, but I may be mistaken.

9 JIM MONTEVERDE: 6.43.5.a?

10 THOMAS MILLER: For me, that 6.43.5.a meets the
11 provisions for layout of parking spaces in paragraph 6.43.2
12 may be modified, where there is a valet parking arrangement
13 for an off-street parking facility?

14 SARAH RHATIGAN: Yeah. And the -- it's not
15 perfect. It's not elegant. But this is essentially the
16 closest thing that the City has to -- you know, these aren't
17 valet, but it's -- they're similar to a valet. It's a
18 mechanical valet, I guess --

19 THOMAS MILLER: Okay, thank you.

20 SARAH RHATIGAN: -- is how I would describe it.

21 THOMAS MILLER: That answers my question, yeah.

22 SARAH RHATIGAN: And just -- I had a little

1 trouble with this. And again, I spoke to the Commissioner
2 to understand which provision he thought was applicable, and
3 this is the one that he pointed to.

4 THOMAS MILLER: Thank you.

5 JIM MONTEVERDE: Okay.

6 SARAH RHATIGAN: Thanks.

7 WENDY LEISERSON: This is --

8 JIM MONTEVERDE: Any --

9 WENDY LEISERSON: -- Wendy Leiserson.

10 JIM MONTEVERDE: Yep, Wendy, go ahead.

11 WENDY LEISERSON: I think the word, "tandem" is in
12 6.43.2, which is referenced in 6.43.5.a. However, I agree
13 with what Sarah -- you know, what the discussion that just
14 happened; that there's nothing in the Ordinance that refers
15 to the stacking arrangement.

16 So this would involve an interpretation that this
17 stacking arrangement qualifies as a valet parking
18 arrangement for the purposes of our ordinance, if that made
19 sense to you, Thomas? Does that satisfy your question?

20 THOMAS MILLER: I agree with Wendy. That's --

21 WENDY LEISERSON: Yep.

22 THOMAS MILLER: -- that is exactly what I was

1 thinking.

2 WENDY LEISERSON: Yeah.

3 JIM MONTEVERDE: Yeah. If in fact there were a
4 valet, I would have a whole different opinion about it but
5 -- or comfort level with it. But it's self-operating. But
6 I understand that that's the section that we're using to
7 opine on this one.

8 Carol, Steven, any questions?

9 CAROL AGATE: Oh, I was just scratching my head,
10 sorry.

11 STEVEN NG: No questions.

12 CAROL AGATE: Oh, you're asking --

13 JIM MONTEVERDE: Yes. If you have any questions?

14 CAROL AGATE: -- if I have any questions?

15 JIM MONTEVERDE: Yep.

16 CAROL AGATE: No, I don't.

17 JIM MONTEVERDE: We can go to public comment.

18 Right. I will open the matter to public comment. Any
19 member of the public who wishes to speak should now click
20 the icon at the bottom of your Zoom screen -- oh before I do
21 that, let me just read the -- we do have two pieces of
22 correspondence in the file.

1 As Sarah mentioned, one dated June 15, 2023 from
2 the East Cambridge Business Association lending their
3 support for the application.

4 And then we have one letter dated June 13, 2023
5 from Joseph Rose, who opposes the petition on the basis that
6 the original application brought to the BZA did not have
7 three parking spaces. I think Sarah described how that
8 happened.

9 And then the proposal is the detriment to the
10 public interest. Creates a less active streetscape,
11 increases traffic, adverse effect on adjacent uses,
12 detrimental safety hazard, and a change of use. And she's
13 talking about the one loading zone.

14 And that is all of the public comment. So if
15 there's anyone calling in on those particular ones, please
16 don't repeat those items that we have in the record, and
17 we've read.

18 So public comment. Any member of the public who
19 wishes to speak should now click the icon at the bottom of
20 your Zoom screen that says, "Raise hand."

21 If you're calling in by phone, you can raise your
22 hand by pressing *9 and unmute or mute by pressing *6.

1 I'll now ask Staff to unmute the speakers one at a
2 time. You should begin by saying your name and address, and
3 Staff will confirm that we can hear you. After that you
4 will have up to three minutes to speak before I ask you to
5 wrap up.

6 [Pause]

7 We have no public comment. Any discussion amongst
8 members of the Board, or are we ready to go to a motion?

9 WENDY LEISERSON: I just had one question, which
10 may have been addressed. Is anyone aware of this system or
11 signal or system being used in Cambridge already?

12 STEVEN NG: I have not used this product in
13 Cambridge but have used it in some small office buildings in
14 Boston. Some were done in valet. Others are if you're an
15 in assigned space, the training is pretty straightforward.
16 But yeah, a pretty reputable product.

17 WENDY LEISERSON: Thank you, Steve.

18 CAROL AGATE: I've also seen it, but not in
19 Cambridge.

20 JIM MONTEVERDE: Any other discussion amongst
21 members of the Board? Are we ready for a motion? Sounds
22 like we're ready for a motion. This is a special permit.

1 The Chair makes a motion to grant the relief from
2 the requirements of the ordinance under the sections -- this
3 is by interpretation -- 6.43.5.a, special permit to allow
4 tandem parking -- and 10.40, special permit, on the
5 condition that the work proposed conforms to the drawings
6 entitled -- it's one of seven, first-floor plan --
7 "Alterations to 621-629 Cambridge Street" prepared by Peter
8 Quinn Architects dated December 5, 2022 initialed and dated
9 by the Chair.

10 And further, that we incorporate supporting
11 statements, and dimensional forms submitted as part of the
12 application.

13 On the motion, Carol?

14 CAROL AGATE: In favor.

15 JIM MONTEVERDE: Tom?

16 THOMAS MILLER: In favor.

17 JIM MONTEVERDE: Wendy?

18 WENDY LEISERSON: In favor.

19 JIM MONTEVERDE: Steven?

20 STEVEN NG: In favor.

21 JIM MONTEVERDE: And Jim Monteverde in favor.

22 [All vote YES]

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JIM MONTEVERDE: Passed, unanimous. Thank you.

SARAH RHATIGAN: Thank you very much.

MILTON YU: Thanks.

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(9:30 p.m.)

Sitting Members: Jim Monteverde, Wendy Leiserson, Thomas
Miller, Steve Ng, and Carol Agate

JIM MONTEVERDE: Next case, and the last but not
least is Case No. 219254 -- 19-25 Third Street, Unit 25/2.
Gentlemen, who would like to go first?

ADAM GLASSMAN: Um--

JIM MONTEVERDE: Adam, you want to start us off?
Sorry.

[Pause]

I see you, Adam, can we hear you?

ADAM GLASSMAN: Oh. Can you hear me?

JIM MONTEVERDE: Yep.

ADAM GLASSMAN: Oh, sorry. Didn't realize I was
let in.

JIM MONTEVERDE: No, that's okay.

ADAM GLASSMAN: Here we go. All right. Good
evening. I started off the night, now I get to wrap it up
for everybody. So I'm here.

For the record, this is Adam Glassman with GCD
Architects at 2 Worthington Street in Cambridge.

1 I'm representing the owners of 25 Third Street,
2 Unit 2, Kevin and Keiko Schlabach, who are with us tonight.
3 They live in a large, multiunit building on a very narrow,
4 very long lot. They occupy the second and third floor of
5 the corner portion of the building, brick elevations and
6 gable roof.

7 They're proposing to add two dormers -- one on
8 either side of the house conforming to the Dormer Guidelines
9 -- both are actually less than 15' wide, in order to comply
10 with the suggested setbacks from the corners on the right
11 side of the first page here -- I'm sorry, you can go back to
12 the cover page.

13 Yep. On the right side you can see the proposed
14 dormers from the street view.

15 And in the back, just before that stair tower
16 that's part of the building, there's a little bit of a
17 guardrail. You can see a roof deck poking out. We're
18 enlarging that deck also as part of this application.

19 This building is on the National Register of
20 Historic Places. However, the East Cambridge Planning Team
21 did not need to review this. They generally don't review
22 smaller dormer projects.

1 We reviewed the design with the Historic
2 Commission and worked with them, and they gave us at least
3 kind of their unofficial blessing on what we were doing.
4 And the two dormers between them add approximately 140
5 square feet of living space. So they can live more
6 comfortably with their growing children in the unit that
7 they love in the neighborhood they love.

8 Next slide, please?

9 Street view from Third Street. You can see the
10 portion of the building on the left. Again, they occupy the
11 second and third floors under the gable roof. You can see
12 their roof deck -- the guardrail of the roof deck, which is
13 actually in somewhat dilapidated condition.

14 And the gable ends with their third floor and very
15 low ceiling heights. They're very dark, and they've got one
16 very long dormer with a doorway to the deck, it's something
17 like -- it feels like a dark tunnel when you're in their
18 unit.

19 And you see the rendering on the right; the dormer
20 will have a glass patio slider to access the deck, and this
21 will bring a lot of light into their space.

22 Next slide, please?

1 Our Zoning Legend. We're here requesting relief
2 for increasing nonconforming FAR. That's a very large
3 building; their unit's a small piece of it. They're only
4 adding 140 or so square feet.

5 Why don't we go to the setback plan. You'll get
6 an idea of how difficult the setback is here. It's a corner
7 lot. It's about 18' wide, about 90' long. And there's
8 nothing you can do to this building on the exterior without
9 seeking zoning relief.

10 The roof deck you can see behind the dormer in the
11 back, and then there's the dormer in the front facing Gore
12 Street.

13 The height of the building will not change. The
14 character of the elevations will not change. It's a very
15 limited amount of work that respects the character and scale
16 of the house in the neighborhood.

17 Next slide, please?

18 Just our FAR calculations: You can see in the
19 section in the upper right-hand corner at a very high gable
20 ridge, but it tapers down to zero at both ends and makes it
21 very hard for them to utilize this space in a comfortable
22 way. As their kids get older everybody needs a little bit

1 more room.

2 Next slide?

3 The proposed section on the upper right shows you
4 how we can enlarge the space. The dormer walls are set back
5 from the façades. The high point of the dormer roof is set
6 down below the ridge building, per the Dormer Guidelines.

7 Next slide, please?

8 Renderings showing the existing building, similar
9 to the photos. You can see on the right the dormer with the
10 door that accesses their existing deck.

11 Next slide?

12 Floor plan of their second floor, which is their
13 main living area. They've actually got -- the room on the
14 right is mislabeled. It's a living room. They've had two
15 bedrooms, and they also have two kids. And the idea would
16 be to create a third bedroom in the third floor for parents,
17 so each of the kids can have their own room on the second
18 floor.

19 Next slide, please?

20 The existing floor plan, although the right
21 portion of the floor is labeled, "bedroom" it cannot
22 accommodate much privacy. It's very dark. The space at the

1 front of the building is also very dark, very low ceiling.
2 So they just really want to be able to better utilize their
3 existing third floor.

4 And on the right is the roof deck, which we're
5 proposing to enlarge, since they have the rights to the
6 roof. But we're not enlarging it very much. We're actually
7 pulling it I guess you would say up to the dashed line above
8 it.

9 Next slide?

10 Just our demo plan showing the area of the roof
11 and the deck to be removed.

12 Next slide?

13 Third Street elevation on the existing dormer and
14 the existing deck to be removed. The stair you see next to
15 the deck does not belong to them. It's -- it goes up to
16 another part of the building for maintenance there. That's
17 not part of their unit.

18 Next slide, please?

19 More demo elevations, front and back, the areas of
20 the roof.

21 Next slide?

22 And again, the proposed dormers from the corner

1 views and the deck -- view of the deck doesn't change much
2 from the existing view.

3 Next slide?

4 The sky view. You can see the deck is actually --
5 the deck actually is pulled away further from the exterior
6 wall than the existing. And the dormers.

7 Next slide?

8 Then there is the -- again the enlarged deck with
9 the proposed dormers, which would allow them to have a small
10 bedroom in the front of the building and office area in the
11 back.

12 Next slide?

13 Our roof plan, again showing the limited scope:
14 Two dormers, one with skylights and the -- that area of the
15 roof that says "area" -- new roof deck, that's all we're
16 actually adding. So it's a very modest enlargement of the
17 deck they have now.

18 Next slide?

19 Our elevations. It's now getting repetitive, so
20 we can probably keep scrolling through. Window dimensions
21 and details.

22 Keep going. Another building section. Existing

1 and proposed views. Again, this was all seen and somewhat -
2 - or I guess you'd say approved offline by the Historical
3 Commission.

4 And another view from Third Street. Not much
5 change. And the view from the back.

6 We can probably call it a day here.

7 JIM MONTEVERDE: All right. Thank you. Any
8 questions from members of the Board?

9 WENDY LEISERSON: None from me, Wendy.

10 JIM MONTEVERDE: Okay. Let me -- we have some
11 correspondence in the file. We have approval from each of
12 the owners of the -- it's apparently a homeowner's
13 association and speaking all in favor -- and that is dated
14 April 16, 2023, Momchil Tomov -- sorry if I'm mispronouncing
15 that; January 25, 2023 P.M., Zheng; January 25, 2023 P.M.
16 Qin Zhao; January 24, 2023 Jon O'Shea.) That is everyone.

17 That's all the correspondence in the file. So
18 please, if we have your correspondence in the file in favor,
19 and if you're going to speak, there's no need to repeat
20 yourself. But let me open it to public comment.

21 Any member of the public who wishes to speak
22 should now click the icon at the bottom of your Zoom screen

1 that says, "Raise hand." If you're calling in by phone, you
2 can raise your hand by pressing *9 and unmute or mute by
3 pressing *6.

4 I'll now ask Staff to unmute speakers one at a
5 time. You should begin by saying your name and address, and
6 Staff will confirm that we can hear you. After that you
7 will have up to three minutes to speak before I ask you to
8 wrap up.

9 STEPHEN NATOLA: Betty Saccoccio?

10 MARIE SACOCCHIO: This is actually Marie
11 Saccoccio, 55 Otis Street. I live a block away from this
12 home. This actually is one of the oldest, if not the
13 oldest, homes in East Cambridge. It is individually
14 identified on the National Register of Historic Places. It
15 is part of the Lechmere Canal Corporation.

16 This is a house that ECPT wishes had brought this
17 presentation for us to discuss. For some reason, ECPT was
18 bypassed.

19 I'm noticing that the dormers are very, very
20 large. I mean, it really destroys the profile of this
21 house. Also, I see windows added to the attic space on the
22 Third Street elevation, which I don't think anyone mentioned

1 there, but there's two if not three new windows.

2 I'm not sure about the extension of -- I mean, I
3 really can't speak to the -- whatever that outside area, the
4 roof deck or whatever, I don't even remember when that was
5 added.

6 But I mean I actually have considerable attic
7 space with very modest dormers. It's very livable,
8 especially for children. These dormers are huge. I would
9 be receptive to modest dormers just for light up there. But
10 as presented tonight, this really destroys the profile of
11 that house. Thank you.

12 JIM MONTEVERDE: Thank you. Anyone else calling
13 in?

14 STEPHEN NATOLA: Momchil Tomov?

15 MOMCHIL TOMOV: Hi. Yeah. I'm Momchil Tomov. I
16 live in Unit 1 of the same building. And I just wanted to
17 say that yeah, on behalf of the homeowners' association,
18 we're all in favor of -- we all support the project.

19 JIM MONTEVERDE: Thank you. Anyone else? Okay.
20 I'm going to close public testimony. Do we have any
21 discussion among members of the Board, or are we ready for a
22 motion?

1 ADAM GLASSMAN: Should I respond to the comments?

2 JIM MONTEVERDE: Well, you -- yeah, please share
3 with us your discussion with the Historic Commission,
4 relative to that.

5 ADAM GLASSMAN: Sure. Well, first I'll say --
6 sorry I don't remember his name. I was in touch with the --
7 I guess the Chair of the East Cambridge Planning Team and he
8 said this isn't something they had to see. They generally
9 don't get involved with smaller dormer cases; that he was
10 happy to offer feedback if we felt we needed it.

11 But we reviewed this design with Eric Hill at the
12 Cambridge Historical Commission. He appreciated that we
13 followed the Dormer Guidelines for all the setbacks that
14 daylight to see from both the façade of the building and the
15 sides of the building, and that's why our dormers are both
16 10.7 long, as opposed to 15'.

17 So I would say this is a modest dormer. We kept
18 the high point of the dormer set down from the ridge, as per
19 the Dormer Guidelines. So we really -- I think we did what
20 we needed to maintain the scale and character of the
21 building.

22 We're not adding new windows to the elevations,

1 I'm not sure what that was about -- we're adding new windows
2 to the dormers, but we're not adding any new windows to the
3 elevations.

4 JIM MONTEVERDE: Okay. Thank you, Adam. Any
5 discussion from members of the Board? Are we ready for a
6 motion?

7 WENDY LEISERSON: Ready.

8 COLLECTIVE: Ready.

9 JIM MONTEVERDE: Thank you. The Chair makes a
10 motion to grant the relief from the requirements of the
11 ordinance under Section 5.31, 8.22.3, and 10.300 for a
12 variance on the condition that the work proposed conform to
13 the drawings entitled "25 Third Street, Unit 2, prepared by
14 GCD Architects," dated 04/20/2023 initialed and dated by the
15 Chair.

16 And further, that we incorporate the supporting
17 statements and dimensional forms submitted as part of the
18 application. And there are no conditions.

19 On the matter of the motion, Carol?

20 CAROL AGATE: In favor.

21 JIM MONTEVERDE: Thank you. Tom?

22 THOMAS MILLER: In favor.

1 JIM MONTEVERDE: Thank you. Wendy?

2 WENDY LEISERSON: In favor.

3 JIM MONTEVERDE: Steven?

4 STEVEN NG: In favor.

5 JIM MONTEVERDE: And Jim Monteverde in favor.

6 [All vote YES]

7 JIM MONTEVERDE: That's five affirmative. The
8 variance is granted.

9 ADAM GLASSMAN: Thank you. Have a good night.

10 JIM MONTEVERDE: You're welcome. Yep. And that
11 concludes our business for the evening. Thank you all.

12 WENDY LEISERSON: Thank you, Jim.

13 ADAM GLASSMAN: Goodnight, everyone.

14 COLLECTIVE: Thank you. Goodnight, everyone.

15 [09:47 p.m. End of Proceedings]

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CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Michele Dent, Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the above transcript is a true record, to the best of my ability, of the proceedings.

I further certify that I am neither related to nor employed by any of the parties in or counsel to this action, nor am I financially interested in the outcome of this action.

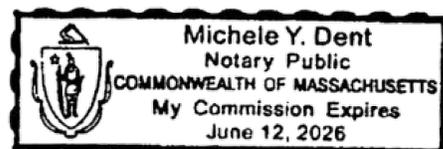
In witness whereof, I have hereunto set my hand this 12th day of July, 2023.



Notary Public

My commission expires:

June 12, 2026



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