



160 Southbridge St
 Auburn, MA 015024
www.sunroomsbybrady.com
info@bradyrooms.com
 508-798-2600

Index of Application Package
 Project Address: 7 Cornelius Way

Volume 1. Forms, Project Narrative, Zoning Compliance, Community Meeting Reports

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OWNERSHIP CERTIFICATE

Project Address: 7 Cornelius Way, Cambridge

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Brady-Built, Inc
 at the following address: 160 Southbridge St, Auburn, MA 01501
 to apply for a special permit for: Addition
 on premises located at: 7 Cornelius Way, Cambridge, MA 02141
 for which the record title stands in the name of: Jason & Amanda Stockmann
 whose address is: 7 Cornelius Way, Cambridge, MA 02141

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 73253 Page: 447

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

Jason Stockmann

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Jason P. Stockmann personally appeared before me,

on the month, day and year 03.03.2021 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: 05.20.2027



DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

FEE SCHEDULE

Project Address:

Application Date:

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

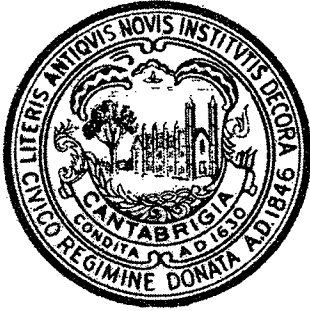
Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts:**



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office:

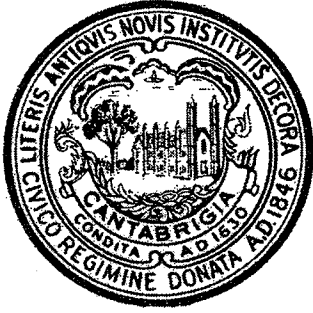
Project Address:

Applicant Name:

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office:

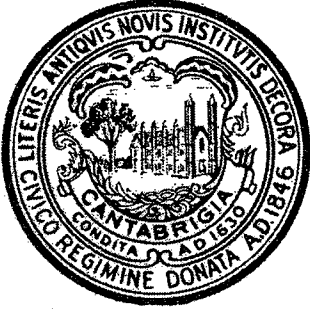
Project Address:

Applicant Name:

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

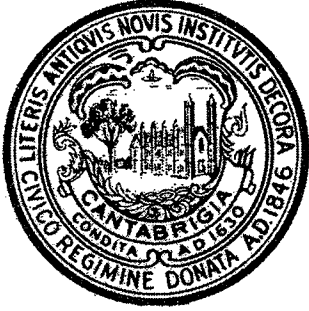
Project Address:

Applicant Name:

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office:

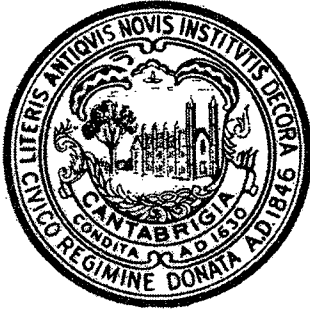
Project Address:

Applicant Name:

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

Project Address:

Applicant Name:

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



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Project Narrative

7 Cornelius Way, Cambridge, MA 02141

The applicant proposes to add a sunroom addition and shed dormer to the existing family townhouse located at 7 Cornelius Way, Cambridge, MA 02141 (Map 39, Lot 114). This townhouse is located in a Residential C-1 district, and it was originally permitted in 1982 under case number PB22. A special permit is being applied for because the zoning ordinance 11.15.b requires a Major Amendment.

General Information and Dimensional Requirements

7 Cornelius Way is a single-family 1,296 sq. ft. 2-story townhouse consisting of 3 bedrooms and 2 bathrooms with a single parking spot. This residence is an end unit sharing one party wall with the adjacent townhouse, 5 Cornelius Way, the adjacent townhouse to the west. The east side of the townhouse borders 9 Cornelius Way. Both 5 & 9 Cornelius Way are townhouses from the same development permitted in 1982. The south side (rear) of the house is a fenced yard facing a commercial property owned by Alexandria Realty, LLC (286 Cardinal Madeiros Ave). The north side of the townhouse is the front yard facing Cornelius Way.

The applicant is proposing to add a wood-framed single-story sunroom addition to the south side of the house with the dimension of 16.3' x 14.0' along with a 13.7' x 15.0' shed dormer on the third story of the existing structure. The exterior and style of the additions will complement the existing townhouse.

The first-floor sunroom addition will connect to the townhouse through an interior opening. 7 Cornelius Way is an end unit, and the back and sides of the house are shielded from public view by fences. The sunroom addition will have a height of 10.8'. The third-floor shed dormer will also be added to the south side of the townhouse. The proposed 1st-story sunroom addition and the 3rd floor shed dormer will not be directly facing any neighbors' houses. The proposed set back values and other dimensions meet the zoning ordinances.

The proposed change in the private open space for this project is within the zoning requirements. The open space and private open space were calculated using the overall lot area and subtracting the existing house, the proposed sunroom addition, a portion of the driveway on the locus lot, the walkway at the front, a portion of the existing shared shed on the locus lot. The proposed private open space is 62.1%. Additionally, there is an ample area greater than 15' x 15' at the rear of the house between the rear lot line and the end of the proposed sunroom addition. This is a flat area with less than a 10% slope.

The zoning code states that the permeable open space must be greater than 50% of the private open space. The space accounted for in the private open space is entirely permeable open space since the existing home, proposed addition, shared shed, walkway and driveway were already excluded from the calculation of the private open space.

The Roof Dormer

The roof dormer as designed, lines-up with the back wall of the house for two main reasons. First, the front wall is lined-up with the house wall for structural reasons. Stepping it back would require major remodeling of the second floor of the house and extensive reconstruction of the ceiling to add the necessary support. While not recommended, it has been allowed already on other units in this development by amendment to the special permit. Secondly, Brady-Built is proposing to keep the soffit intact to create a better styling that is keeping with the theme of the other units in the development.

As designed, the height down from the ridge is 3-½ inches for one main reason. The code requires the roof to have a minimum of 7' to the ceiling of the room and at least some pitch. The dormer is designed to have the require 7' ceiling height the entire length of the dormer and has the minimum pitch allowed at ½ inch per foot. This is also keeping in theme with other dormers allowed in this development.

As designed, the dormer is more than the required 3'6 setback from the end of the house roof and is more than ½ the length of the entire building roof. There are no windows designed on the sides of the dormer, but the front wall has larger windows to match the architecture of other dormers in this development.

Parking Spaces & Tree Preservation

The number of parking spaces will not be altered by this project. Currently, there is one parking space in front of the townhouse.

This project has been planned so that no trees will need to be cut down to complete this project.

Flood Analysis

While no part the 7 Cornelius Way lot sits in a flood zone, the Cambridge Flood Viewer was utilized to determine the flood threat that exists to 7 Cornelius Way in present day, in 2030, and in 2070 due to a 10-Year Storm or a 100-Year Storm. The Flood Viewer takes into account precipitation flooding, storm surge flooding and predicted sea levels rises. At present day conditions and in 2030 and 2070, neither a 10-year storm nor a 100-year storm is predicted to cause flooding due to flooding or storm surge. Brady-Built has taken steps to modify this structure to withstand unpredicted flooding. Firstly, the structure is not at grade and does not have a basement area. The floor is located 10 inches above grade. Secondly, the room is going to be installed on helical screws rather than a traditional foundation. These are made of heat galvanized metal with a plastic coating. The screws penetrate well below the frost line to solid material.

Therefore, they are not affected by water or frost and can support more weight than a traditional pylon. Please see attached plans for details.

As detailed more specifically in the attached drawings and in the dimensional table, this proposed addition project conforms to the zoning requirements. This project is only applying for an amendment to the original special permit.

Conclusion

The added space will allow the Stockmann family to grow in place in Cambridge, where they have lived for the past 8 years. The Stockmanns are deeply committed to growing their family in Cambridge, instead of moving out to the suburbs. However, remaining in Cambridge and growing a family will not be possible without the added space provided by the sunroom and dormer addition. The proposed project seeks a modification that is appropriate to the site, preserves open space, maintains the character of the streetscape, has no impact on parking or traffic flows, and does not create a “detriment to the public interest”. The dormer is an improvement to the house that will enhance its utility and livability for generations to come. Accordingly, for the reasons set forth in this application, I respectfully request that the Planning Board find that the project satisfies all applicable requirements of the Ordinance in connection with the granting of the requested amendment to the Special Permit.



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Compliance with Zoning

7 Cornelius Way, Cambridge, MA 02141 is in Zoning District Res C-1. It is a single-family townhouse.

	Existing	Required	Proposed	Compliant
Minimum Lot Area (sq ft)	3026 (from City of Cambridge database)	5000	3026	Yes
Lot Width (ft)	24.0	50	24.0	Yes
Total Gross Floor Area	1296 (from City of Cambridge database)	2270 ¹	1731 ^{2c}	Yes
Total Floor Area Ratio	0.43 ³	0.75	0.57 ⁴	Yes
Total Dwelling Units	1	3	1	Yes
Max. Building Height	27.1'	35.0'	27.1'	Yes
Min Front Yard Setback	44.9'	12.9'	44.9'	Yes
Side Yard Setback (Left Side)	5.5'	10.5'	5.5'	Yes
Side Yard Setback (Right Side)	0.0' (sharing party wall with west side neighbor)	10.5'	0.0'	Yes
Rear Yard Setback	34.6'	20.0'	21.1'	Yes
Private Open Space	69.3 %	30%	62.1 %	Yes

1. Total Gross Floor Area Allowed (Max Gross Floor Area)

$FAR \times Lot\ size = 0.75 \times 3026\ sq\ ft = 2270\ sq\ ft.$

2. Proposed Gross Floor Area Calculation

a. Existing Gross Floor Area = 1296 (From City of Cambridge database)

b. Total Addition Gross Floor Area = 228 sq ft + 207 sq ft = 435 sq ft

First Floor Addition Gross Floor Area = 14 ft x 16.3 ft = 228 sq ft

Shed Dormer Addition Gross Floor Area = 13.8 ft x 15 ft = 207 sq ft

c. Proposed Gross Floor Area = 435.2 sq ft + 1296 sq ft = 1731 sq ft

3. Existing Floor Area Ratio (FAR) Calculation

$Lot\ Area = 3026\ sq\ ft.$

Existing Gross Floor Area = 1296 sq ft

Existing FAR = Existing Floor Area / Lot Area = 1296 sq ft / 3026 sq ft = 0.43

4. Proposed Floor Area Ratio (FAR) Calculation

Lot Area = 3042 sq ft.

Proposed Gross Floor Area = 1731 sq ft

Proposed FAR = Proposed Floor Area / Lot Area = 1731 sq ft / 3042 sq ft = 0.57

5. Minimum Front Yard Set-Back Calculation = $(H + L) / 4$

Roof Height (H) = 27.1'

Width (L) = 24.5'

$(27.1' + 24.0') / 4 = 12.9'$

6. Minimum Side Yard Set-Back Calculation = $(H + L) / 5$

Roof Height (H) = 27.1'

Width (L) = 26.0'

$(27.1' + 26.0') / 5 = 10.5'$

7. Minimum Rear Yard Set-Back Calculation = $(H + L) / 4$

Roof Height (H) = 27.1'

Width (L) = 24.0'

$(27.1' + 24.0') / 4 = 12.9'$

Although 5.31.2.c of the zoning ordinance state that in Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

Private Open Space & Permeable Open Space

The Open Space Plan is presented in the Volume 2: Graphics on page 3. The zoning ordinance requires that a minimum of 30% of the lot be considered private open space. The proposed plot plan has 1879 sq. ft of private open space, which is 62.1% of the 3026 sq ft lot. There is a 15' x 15' area of private open space in the rear of the lot with less than a 10% slope.

The zoning ordinance also requires that 50% of the private open space be permeable open space. 1608 sq ft of the private open space is considered permeable open space. Therefore, 85% of the private open space is permeable open space.

Review of Compliance with Special Permit Criteria (10.43) "Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location of use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

10.43.a it appears that requirements of this Ordinance cannot or will not be met"

The proposed project will be compliant because it meets all requirements of the Ordinance along with the special permit being applied for currently.

10.43.b Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character”

This project will not impact the traffic or access patterns because there is no change to (1) number of dwelling units (2) the number of parking spaces, and (3) the number of families occupying the townhouse.

10.43.c The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use”

This project will not negatively affect the continued use of adjacent properties.

10.43.d. Nuisance or hazard would be created to the detriment of the health, safety and / or welfare of the occupant of the proposed use or the citizen of the city”

The project is a residential project for a single family. It will not cause nuisance or hazard to the health of the occupant or the citizens of the City.

10.43.e For other reasons, the proposed use would impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance”

7 Cornelius Way is an end unit. The addition is at the south side (side/rear) of the house. Fences obscure the view of the first-story addition from neighboring homes. The shed dormer is in alignment with the design existing townhouse and faces away from the neighboring townhouse.

10.43.f For new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

The townhouse will be still be used for residential purposes. It is consistent with the Urban Design Objectives set forth in Section 19.30.

Traffic Study - This project will not impact the traffic or access patterns because there will be no change to (1) number of dwelling units (2) the number of parking spaces, and (3) the number of families occupying the townhouse.

Tree Study – No trees will cut down during this project.

Sewer Service Infrastructure Narrative – the proposed addition is a family room and expansion of a bedroom. No additional waste-water should be generated from the proposed project.

Water Service Infrastructure Narrative – the proposed addition is a family room and expansion of a bedroom. No additional waste-water should be generated from the proposed project.

LEED Checklist and Narrative – The proposed project is considerably less than 25,000 sq ft.

Parking Analysis – There is currently 1 parking space and that will remain unchanged. The townhouse will still occupy only a single family.

Review of Compliance with Approval for Townhouses and Multifamily Dwellings (10.47.4)

“In reviewing applications for townhouse developments and multifamily dwelling, the special permit granting authority shall consider and address the following site plan criteria as applicable:

10.47.4(1) Key features of the natural landscape should be preserved to the maximum extent feasible. Tree removal should be minimized and other natural features of the site, such as slopes, should be maintained.”

Key features of the landscape are not being changed. No trees are being removed or cut-down. No slopes to the land are being changed.

10.47.4(2) New buildings should be related sensitively to the existing built environment. The location, orientation and massing of structures in the development should avoid overwhelming the existing buildings in the vicinity of the development. Visual and functional disruptions should be avoided.”

The proposed additions are facing away from existing neighboring homes, and no changes to the existing fencing are being made. The styling of the proposed sunroom addition and dormer are within the styling of the existing structure.

10.47.4(3) The location, arrangement, and landscaping of open space should provide some visual benefits to abutters and passersby as well as functional benefits to occupants of the development.”

There are no changes being to the landscaping of the property. No trees are being cut down. There are no changes to the front yards. The existing fences are not being changed.

10.47.4(4) Parking areas, internal roadways and access/egress points should be safe and convenient”

No changes are being made to parking spaces or access/egres points. There are no internal roadways associated with this project that are being affected.

10.47.4(5) Parking area landscaping should minimize the intrusion of onsite parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties”

No changes are being made to the front of the house where the driveway is located.

10.47.4(6) Service facilities such as trash collection apparatus and utility boxes should be located so that they are convenient for resident, yet unobtrusive.”

No changes are being to trash collection areas or any utility boxes.



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Dear Neighbor:

The Stockmann family would like to add a sunroom addition and shed dormer to their existing family townhouse located at 7 Cornelius Way, Cambridge, MA 02141 (Map 39, Lot 114).

The sunroom addition is a wood-framed single-story addition to the rear side of the house with the dimension of 16.3' x 14.0'. The first-floor sunroom addition will connect to the townhouse through an interior opening. 7 Cornelius Way is an end unit, and the back and sides of the house are shielded from public view by fences. The shed dormer is a 13.8' x 15.0' addition will also be on the back side of the third story of the existing structure. The proposed 1st-story sunroom addition and the 3rd floor shed dormer will not be directly facing any neighbors' houses. The exterior and style of the additions will complement the existing townhouse.

A special permit from the Community Development Department is required for the proposed addition because the townhouse was originally permitted under special case permit PB22. The proposed set back values and other dimensions meet the zoning ordinances. The number of parking spaces will not be altered by this project. Currently there is one parking space in front of the townhouse. The landscaped front and side yards represent the permeable open space for this lot. The proposed change in the permeable space for this project is within the zoning requirements. The fences will remain unchanged. No trees will need to be cut down to complete this project.

Brady-Built would like to invite you to view the plans for the project at www.sunroomsbybrady.com/cambridge-community-outreach-2. Please use access code **6542** to access the content of the webpage. We are also hosting a virtual meeting by Zoom on Wednesday, April 28, 2021 at 7:00 pm (<https://zoom.us>; Meeting ID: 854 750 6994; Passcode: 888587) to give you the opportunity to learn more about the proposed project.

Sincerely,

Kevin Kieler
Head Sunroom Designer
Brady-Built, Inc.



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Summary of Community Outreach

A letter regarding the proposed sunroom addition project at 7 Cornelius Way was sent by certified mail to all neighbors that were identified by the Cambridge Community Development Department as abutters on April 1, 2021. The letter was also posted on the Cambridge Community Development Department's website.

The letter detailed the project at 7 Cornelius Way and invited the abutters to learn more about the project by two methods. Brady-Built invited each abutter to view the plans for the project at www.sunroomsbybrady.com/cambridge-community-outreach-2 using access code **6542** to view the content of the webpage. The webpage also included a phone number, email address and webform to send questions, comments or concerns to the design team at Brady-Built. Brady-Built also hosted a virtual meeting by Zoom on Wednesday, April 28th at 7:00 pm (<https://zoom.us>; Meeting ID: 854 750 6994; Passcode: 888587) to give each abutter the opportunity to learn more about the proposed project.

Using data gathered at Google Analytics, it was found that the webpage was accessed 26 times by 11 unique users within the time period of April 1, 2021 – April 28, 2021. No webform submissions, email messages, or phone calls regarding the proposed project at 7 Cornelius Way were received. Three abutters attended the virtual meeting held on April 28, 2021. One abutter asked about the length of construction. They were assured that the construction impact was minimal because the sunroom addition will be constructed in a factory and be delivered by crane in a single day. The site prep work will be minimal. A second abutter inquired about the existing gate. There are no changes to the gate. All abutters were grateful for the transparency of the project. Their questions were answered, and no abutters indicated that they had any concerns or reservations regarding the proposed project. One statement of the support of the proposed project were received during the April 1 – August 28, 2021 time frame, which is attached on the following page.

In summary, the community outreach was completed as instructed by the Cambridge Community Development Department. No abutters indicated any reservations or concerns regarding the proposed project at 7 Cornelius Way.

April 26, 2021

Dear Member of the Planning Board:

I am writing to express support for Jason Stockmann's proposed dormer and back yard sunroom addition for 7 Cornelius Way, in collaboration with Brady Built Sunrooms. The design that Jason has proposed will greatly enhance his house, allowing his family to grow in place while providing accommodation for visiting parents as well as much needed work-from-home space for the Covid-19 era. I feel that the design is consistent with the existing style of the houses on the street and will not detract from the character of the streetscape.

A few years ago, I added a shed dormer and back yard bumpout to my house at 15 Cornelius Way, and it has served my family very well. I can vouch for the fact that the houses in Linden Park Homes, as originally laid out, are a bit cramped for growing families. The addition has allowed my family to thrive in our house. I am confident that Jason's new rooms will serve his family similarly well in the years ahead.

I have spoken with Jason in detail about the home renovation process that I went through and about his design goals. It is clear to me that he and the team at Brady Built have put a lot of thought and effort into the design, and that they are committed to realizing the project in a way that is sensitive to the neighborhood and causes minimum impacts in terms of aesthetics, shadows, etc. I appreciate that he has included landscaping features in the front yard to enhance the visual appeal of the streetscape, as well as sustainability features such as solar panels to reduce his home's burden on the environment.

In closing, I reiterate my support for this project, which I feel will be an enhancement both to Jason's home and to the neighborhood more broadly, and I encourage you to approve the design as proposed.

Sincerely,

A handwritten signature in black ink that reads "Christa J. Nehs". The signature is written in a cursive, flowing style.

Christa Nehs
15 Cornelius Way

May 12, 2021

City of Cambridge
Community Development Department
Planning Board
344 Broadway
Cambridge, MA 02139

Dear Sir or Madam:

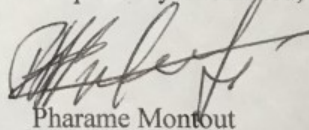
My name is Pharame Montout. My wife, Laurie Montout, and I are the owners of 5 Cornelius Way, Cambridge, MA 02141. We have lived here for 37 years.

Our property abuts 7 Cornelius Way, Cambridge, MA 02141

I write in reference to the Zoning Petition of our next door neighbors at 7 Cornelius Way, Jason and Amanda Stockmann.

I have seen the Petition put forward by Jason and Amanda and have no objection.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Pharamé Montout', written in a cursive style.

Pharame Montout