



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 15 PM 3:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 110890

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink a/k/a Laverna P. Kombrink C/O Christopher J. Alphen, Esq.

PETITIONER'S ADDRESS: Blatman, Bobrowski & Haverty, LLC, Concord, MA 02144

LOCATION OF PROPERTY: 11-13 Haskell Street, Cambridge

TYPE OF OCCUPANCY: Two-Family Residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

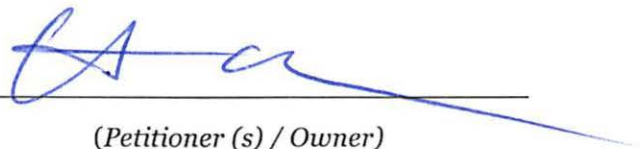
Expansion of nonconforming FAR and gross floor area. Interior demolition on all levels; including both chimneys and stair at rear - build new stair from basement to second floor. Build-out and finish level one and level two. Selectively replace windows and restore affected walls and siding. Build-out and finish basement and level three. Add screen porches at back on levels 1 and 2 with 3rd floor balcony.

To add/relocate new windows. Selectively replace windows and restore affected walls and siding.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
- Article: 10.000 Section: 10.30 (Variance).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

Sarah B. Steward, James G. Burns, Mark R. Steward
and Lavera P. Kombrink a/k/a Laverna P. Kombrink

(Print Name)

By: Christopher J. Alphen, Esq.
Blatman, Bobrowski & Haverty, LLC
9 Damonmill Square, Ste. 4A4
Concord, MA 01742

Address:

3/9/2021

Tel. No. (978) 761-9576
E-Mail Address: chris@bbhlaw.net

Date: March 9, 2021

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

Sarah B. Steward, James G. Burns, Mark R. Steward and
I/We Lavera P. Kombrink a/k/a Laverna P. Kombrink
(OWNER)

Address: 11-13 Haskell Street, Cambridge, Massachusetts

State that I/We own the property located at 11-13 Haskell Street,
which is the subject of this zoning application.

The record title of this property is in the name of Sarah B. Steward
James G. Burns, Mark R. Steward and Lavera P. Kombrink a/k/a Laverna P. Kombrink

*Pursuant to a deed of duly recorded in the date Nov.25, 2020, Middlesex South
County Registry of Deeds at Book 76278, Page 132; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

Attorney Christopher J. Alphen for Applicants/Petitioners

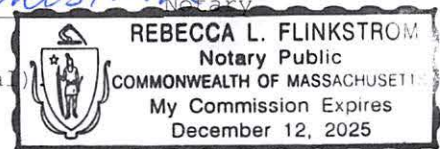
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me,
this 8th of March, 2021, and made oath that the above statement is true.



My commission expires _____ (Notary Seal)



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

REBECCA L. FLINKE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 31, 2025



SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The Petitioners recently purchased the subject property to accommodate Sarah's parents Mark and Lavera. Prior to their purchase of the home, Sarah and James lived in Cambridge since 2009. Sarah is a math teach at Vassal Lane Upper School. Mark and Lavera lived and Cambridge from 1985 to 1992. Mark works at Shady Hill School as the school's psychologist. The dwelling contains two units. One unit will be independently occupied by Sarah and her husband and the other by Sarah's parents. The Petitioners wish to provide a fitting independent living area for Sarah's parents. The Petitioners has no plans to rent either unit or condo' the property. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the lot and the age and condition of the two-family structure.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The excess FAR will not be detrimental to the public good. The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 11 Haskell St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed renovations do not create any additional nonconformities, nor does it increase any existing nonconformities, other than an increase to the FAR (for which the applicant has applied for a variance). The proposed renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed alterations will not cause any additional traffic.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed alterations will not cause a nuisance or hazards.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink a/k/a Laverna P. Kombrink **Present Use/Occupancy:** Two-Family Residential
Location: Blatman, Bobrowski & Haverty, LLC **Zone:** Residence B Zone
Phone: (978) 761-9576 **Requested Use/Occupancy:** Two-Family Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,853	4,267	3,135	(max.)
<u>LOT AREA:</u>	6,270	6,270	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.61	0.68	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	3,135	3,136	2,500	
<u>SIZE OF LOT:</u>				
WIDTH	50.0	N/A	50.0	
DEPTH	125.8	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	12-1	12-1	15-0	
REAR	54-6	43-3	32-0	
LEFT SIDE	2-6	2-6	7-6	
RIGHT SIDE	14-4	14-4	12-6	
<u>SIZE OF BUILDING:</u>				
HEIGHT	36-7	36-7	35-0	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	45.1%	44.0%	50%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	4	4	1	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	27-6	16-10	10-0	

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

BLATMAN, BOBROWSKI & HAVERTY, LLC

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhlaw.net

April 9, 2021

Via Viewpoint Cloud
City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: Special Permit/Variance
11-13 Haskell Street - Sarah B. Steward, James G. Burns, Mark R. Steward and
Lavera P. Kombrink

Dear Members of the Board:

Please be informed that this office represents Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink of 11-13 Haskell Street, Cambridge, Massachusetts 02140 (the "Petitioners"). The Petitioners are the owners of the property known as 11-13 Haskell Street, Cambridge, Massachusetts 02140 (the "Property").

The Petitioners hereby request a variance and a special permit for the renovation of their existing residential dwelling as shown on a plan of land entitled "Burns – Steward Residence, James Burns & Sarah Steward, 11-13 Haskell St., Cambridge" by SKA Architects and Boston Building Consultants (the "Plans"). The Petitioners seek to renovate the existing dwelling by repositioning the interior and removing the chimneys and stairs (the "Proposed Renovations"). The Proposed Renovations will include the adding new windows.

Variance

The Property is located in the "Residence B" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is 50%. The existing FAR of the dwelling is 61%. With the Proposed Renovations, the FAR for the dwelling will increase to

68%. Accordingly, the Petitioners require a variance. The proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any new nonconformities.

The Petitioners recently purchased the subject property to accommodate Sarah's parents Mark and Lavera. Prior to their purchase of the home, Sarah and James lived in Cambridge since 2009. Sarah is a math teacher at Vassal Lane Upper School. Mark and Lavera lived in Cambridge from 1985 to 1992. Mark works at Shady Hill School as the school's psychologist. The dwelling contains two units. One unit will be independently occupied by Sarah and her husband and the other by Sarah's parents. The Petitioners wish to provide a fitting independent living area for Sarah's parents. The Petitioners have no plans to rent either unit or condo' the property. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

Due to the shape of the lot and the age and condition of the existing dwelling, the improvements cannot be made without the requested variance. The excess FAR will not cause a detriment to the residential characteristics of the neighborhood. The Proposed Renovations are designed to make the property more aesthetically appealing.

In addition to the required public notice, the Petitioners have reached out to their neighbors and provided plans of the Proposed Renovations. Several neighbors have expressed their support. The Petitioners submitted several letters in support to the Board.

The Proposed Renovation will improve the neighborhood without substantially derogating from the requirements of the Ordinance.

Special Permit

The existing dwelling is a legal pre-existing nonconforming structure. The proposed alterations include the addition and moving of several windows. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The Proposed Renovations do not create any additional nonconformities. The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing

nonconforming structure. As discussed, neighbors support the proposal, and the Proposed Renovations will improve the residential characteristics of the neighborhood.

The Proposed Renovations meet the purpose of the Cambridge Zoning Ordinance. We look forward to working with the Board.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Christopher J. Alphen', with a long horizontal flourish extending to the right.

Christopher J. Alphen, Esq.

BURNS - STEWARD RESIDENCE

PHASES ONE & TWO

03/02/2021

JAMES BURNS & SARAH
STEWARD

11 - 13 HASKELL ST,
CAMBRIDGE

EXISTING WOOD-FRAMED TWO-FAMILY
TO BE RENOVATED IN TWO PHASES:

PHASE 1: Interior demolition on all levels; including both chimneys and stair at rear - build new stair from basement to second floor. Replace plumbing, HVAC, and electric systems throughout. Build-out and finish level one and level two. Selectively replace windows and restore affected walls and siding.

PHASE 2: Build-out and finish basement and level three. Selectively replace windows and restore affected walls and siding. Add screen borches at back on levels 1 and 2 with 3rd floor balcony



ARCHITECT:



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SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

JAMES BURNS & SARAH STEWARD

11-13 HASKELL STREET,
CAMBRIDGE, MA 02134

INTERIOR DESIGNER:

[NONE]

GENERAL CONTRACTOR:

HUGHES CONSTRUCTION
108 WATER STREET, SUITE 4C
WATERTOWN, MA 02472

STRUCTURAL ENGINEER:

BOSTON BUILDING CONSULTANTS
70 MONROE STREET, UNIT D
LYNN, MA 01901

EXISTING



PROPOSED



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 ARCHITECTS
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 kachmar@skadesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:
NOT FOR CONSTRUCTION

SITE AXON

JAMES BURNS & SARAH STEWARD
 BURNS - STEWARD RESIDENCE
 11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
 Project number 2009-011
 Date 03/02/2021
 Drawn by Author
 Checked by Checker

BZA-002
 Scale

EXISTING SITE



1 EXISTING - Site
3/32" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

EXISTING SITE PLAN

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-003
Scale 3/32" = 1'-0"

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PROPOSED SITE

ADJUSTED TO SURVEY BY:
MEDFORD ENGINEERING & SURVEY
 DATED 02/01/2021



EXISTING GARAGE TO REMAIN

NEW SCREEN PORCHES AND DECKS

AREA CONTRIBUTING TO INCREASED FAR

LOCATION OF NEW & RELOCATED WINDOWS

LINE OF EXISTING FOOTPRINT TO REMAIN

ROOF OVERHANG



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 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
 CONSTRUCTION**

PROPOSED SITE PLAN

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-004
 Scale 3/32" = 1'-0"

① SITE - PROPOSED
 3/32" = 1'-0"

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REGISTRATIONS:

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AREA PLANS AND ZONING

JAMES BURNS & SARAH STEWARD

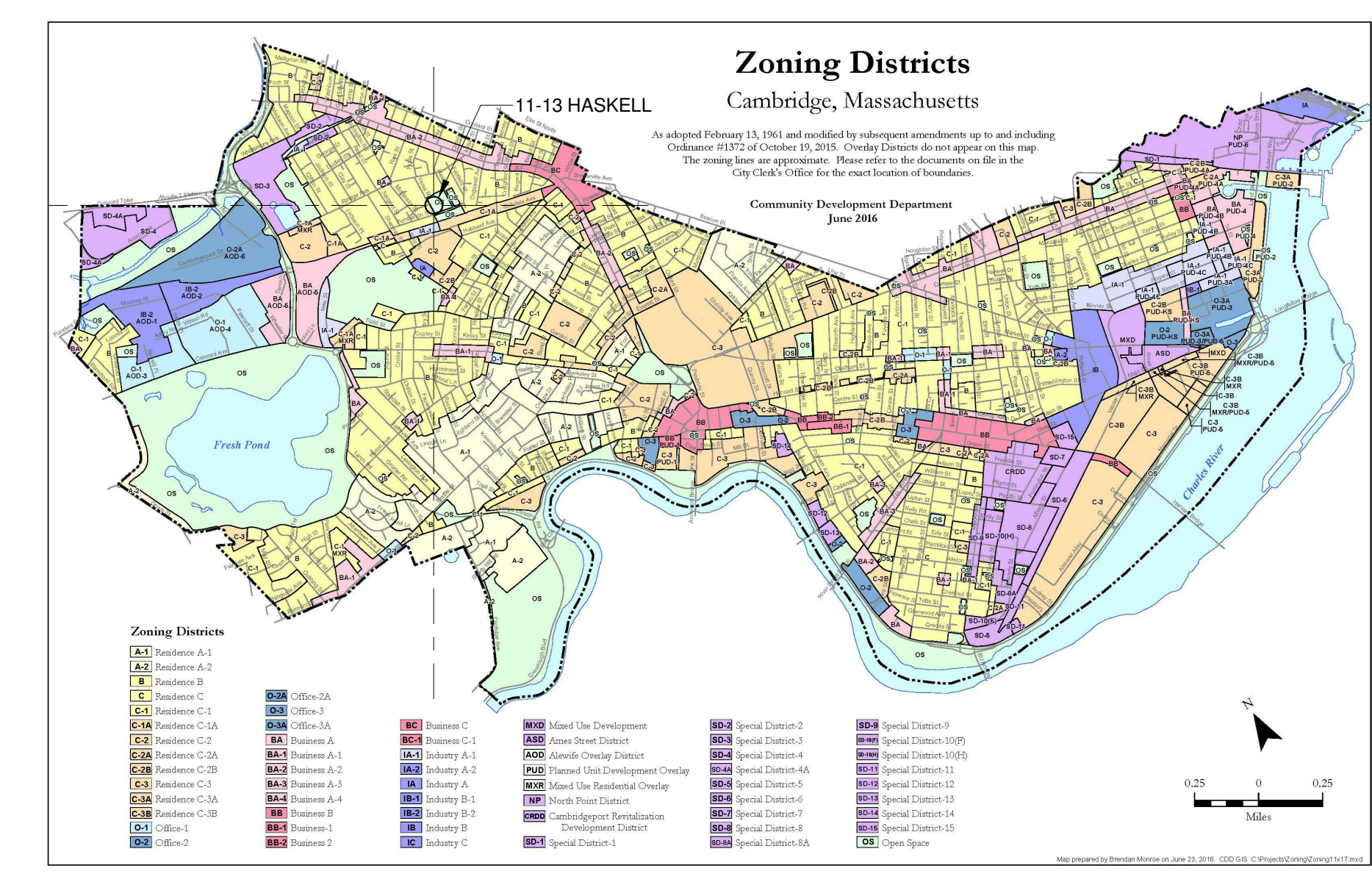
BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-005

Scale 3/32" = 1'-0"



ZONE: Res-B F.A.R. CALCULATIONS

LAND AREA: 6,270 SQFT
LIVING AREA: 3,786 sqft
MAX. F.A.R : 0.50
EXISTING F.A.R.: 0.61
PROPOSED F.A.R.: 0.68

OPEN SPACE CALCULATIONS

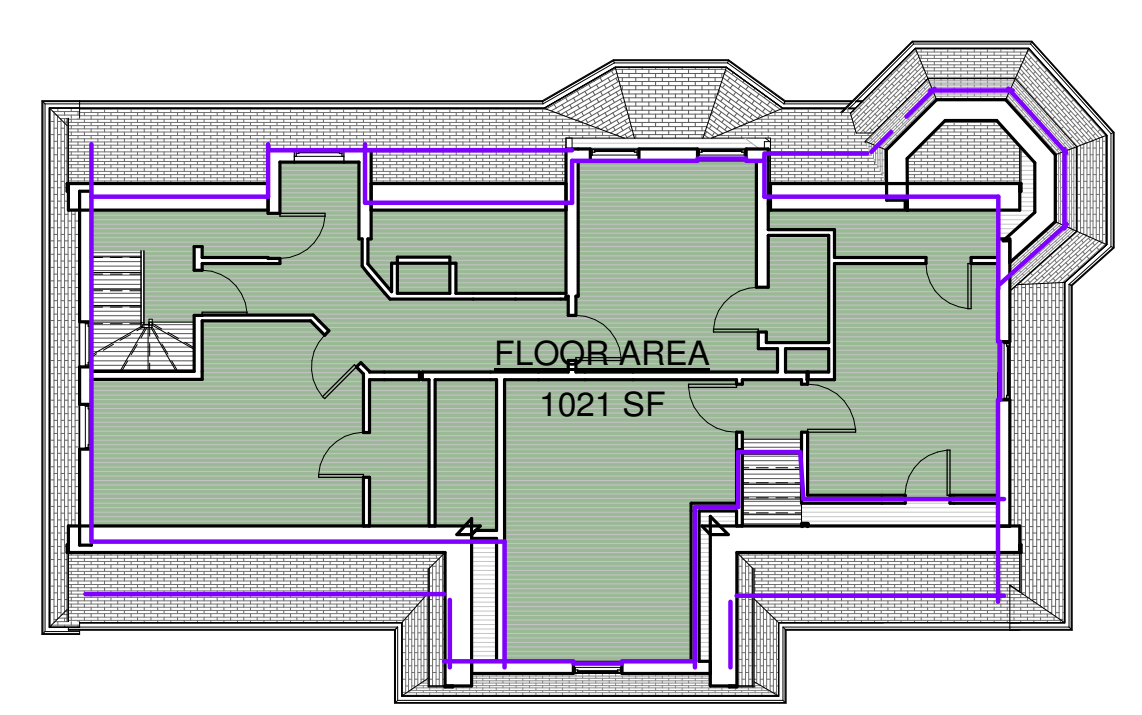
EXISTING OPEN SPACE: 2,829 SQFT
PROPOSED OPEN SPACE: **2,760 SQFT**

ALLOWED OPEN SPACE RATIO: 40%
EXISTING OPEN SPACE RATIO 45.1%
PROPOSED OPEN SPACE RATIO **44.0%**

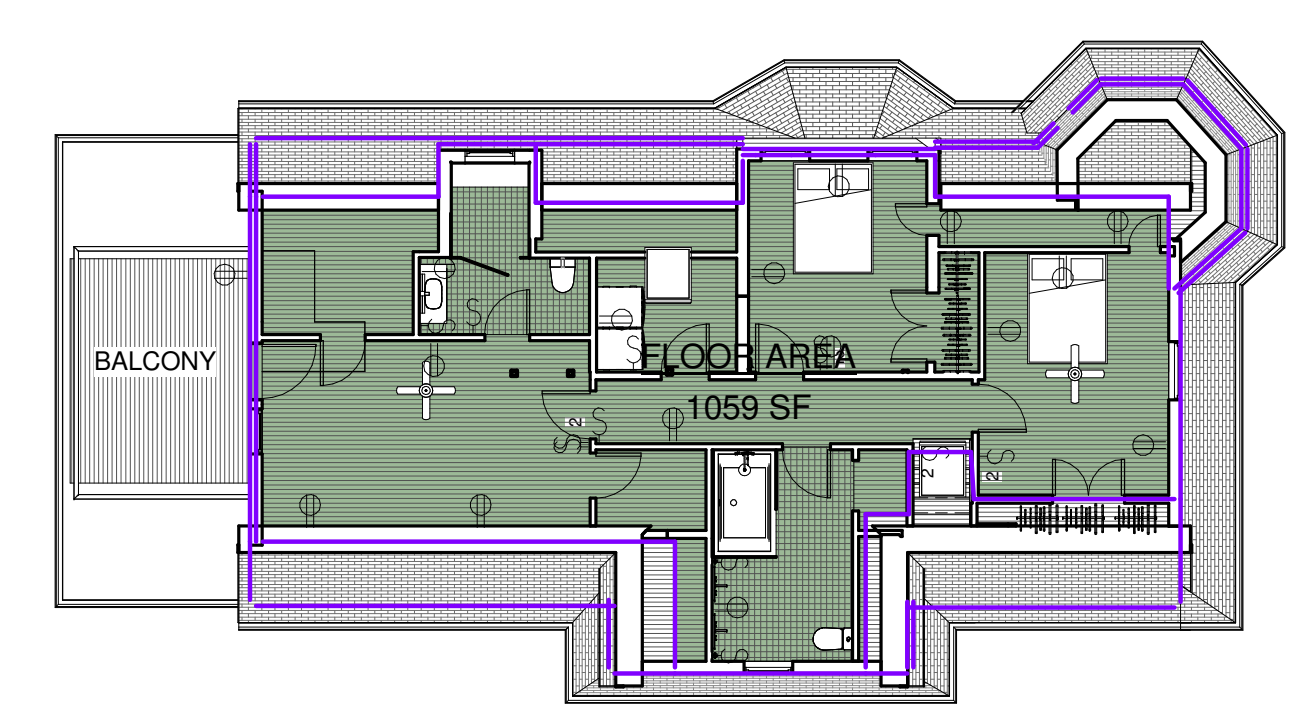
SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (SOUTH)	15'-0"	11'-11"	11'-11"
SIDE (EAST)	12'-6"	14'-4"	14'-4"
SIDE (WEST)	7'-6"	2'-7"	2'-7"
REAR (NORTH)	32'-0"	54'-6"	43'-3"
HEIGHT	35'-0"	36'-2"	36'-2"

EXISTING BUILDING AREA	
Name	Area
LEVEL 1	
COVERED PORCH	196 SF
FLOOR AREA	1299 SF
LEVEL 2	
FLOOR AREA	1334 SF
LEVEL 3	
FLOOR AREA	1021 SF
Grand total: 5	3850 SF

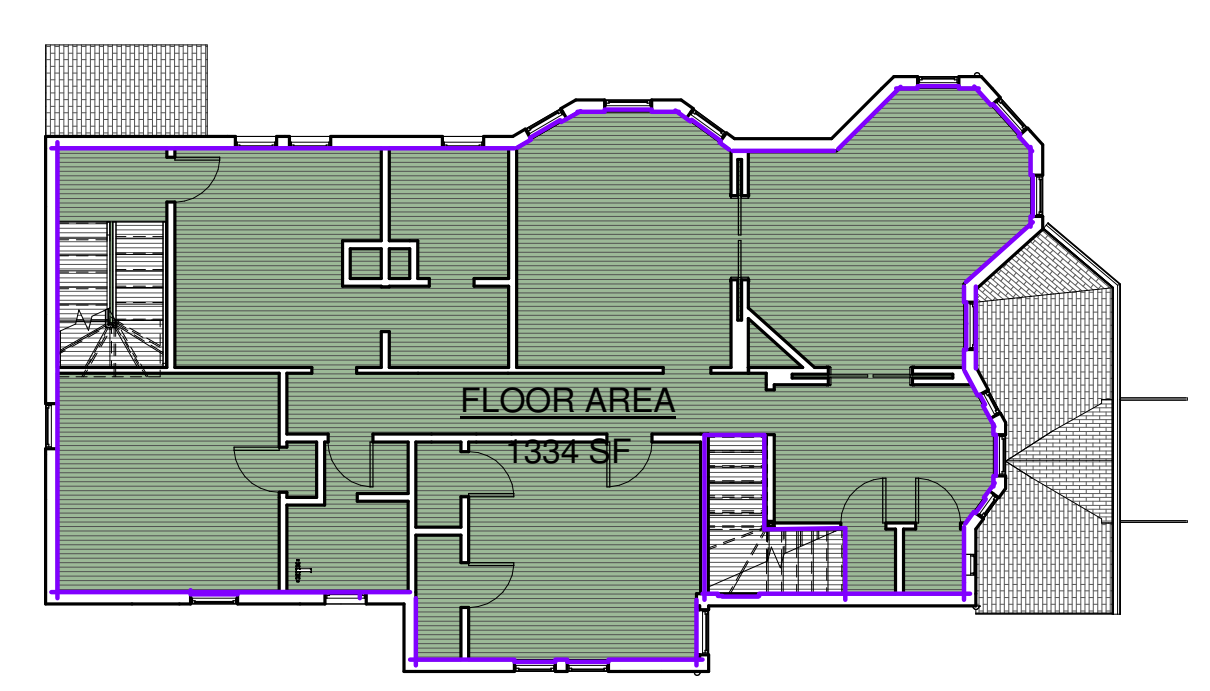
PROPOSED BUILDING AREA	
Name	Area
LEVEL 1	
COVERED PORCH	229 SF
FLOOR AREA	1264 SF
SCREEN PORCH	163 SF
LEVEL 2	
FLOOR AREA	1306 SF
SCREEN PORCH	247 SF
LEVEL 3	
FLOOR AREA	1059 SF
Grand total: 7	4267 SF



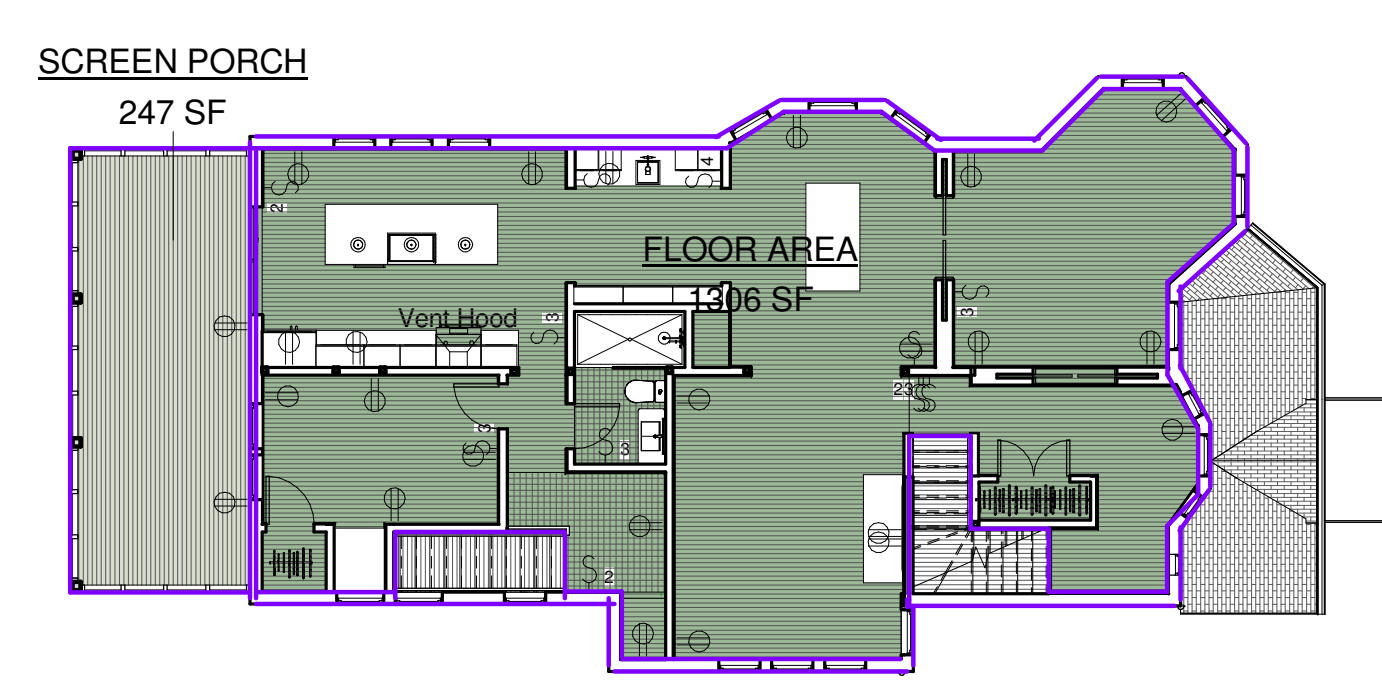
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3/32" = 1'-0"



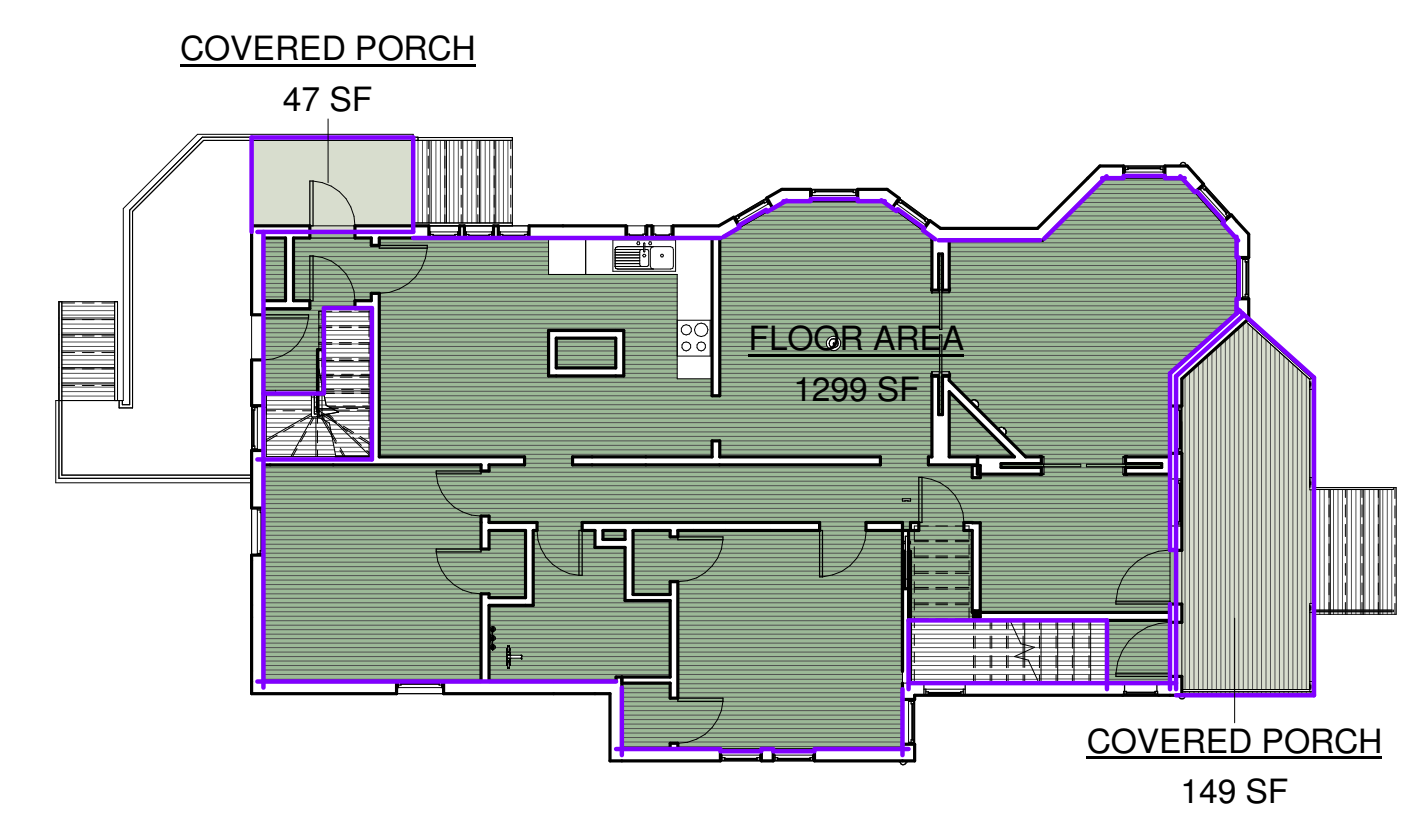
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3/32" = 1'-0"



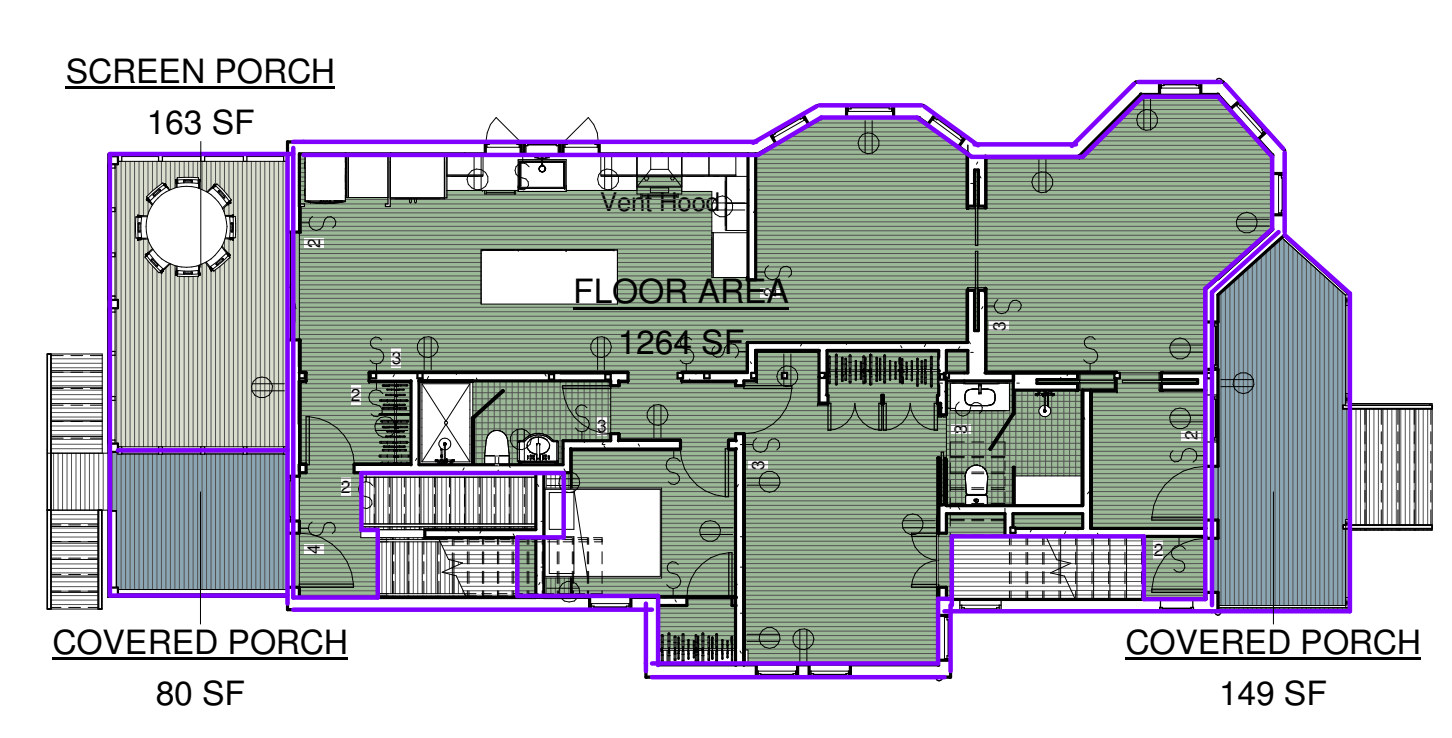
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3/32" = 1'-0"



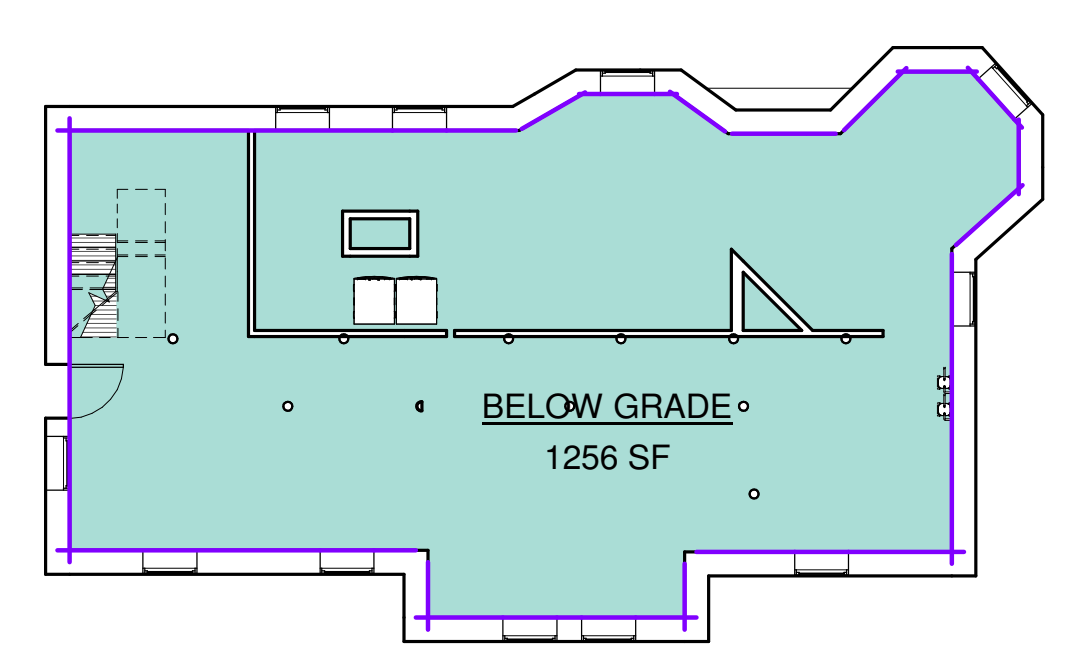
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3/32" = 1'-0"



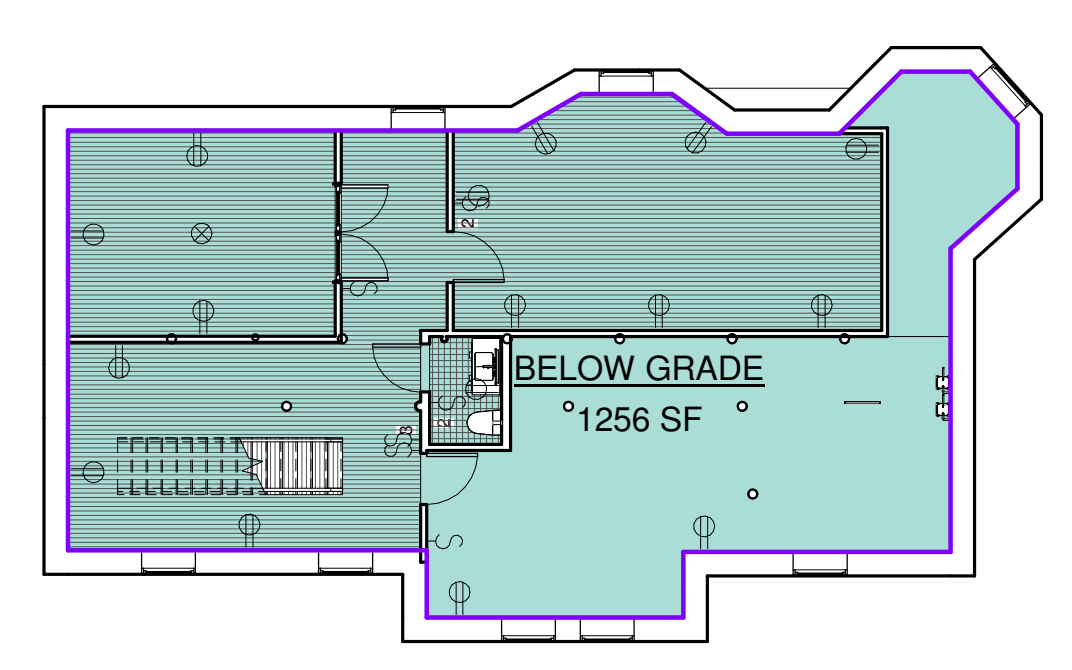
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3/32" = 1'-0"



6 2\$PROPOSED LEVEL 1
3/32" = 1'-0"



1 3\$EXISTING LEVEL 0
3/32" = 1'-0"



5 2\$PROPOSED LEVEL 0
3/32" = 1'-0"

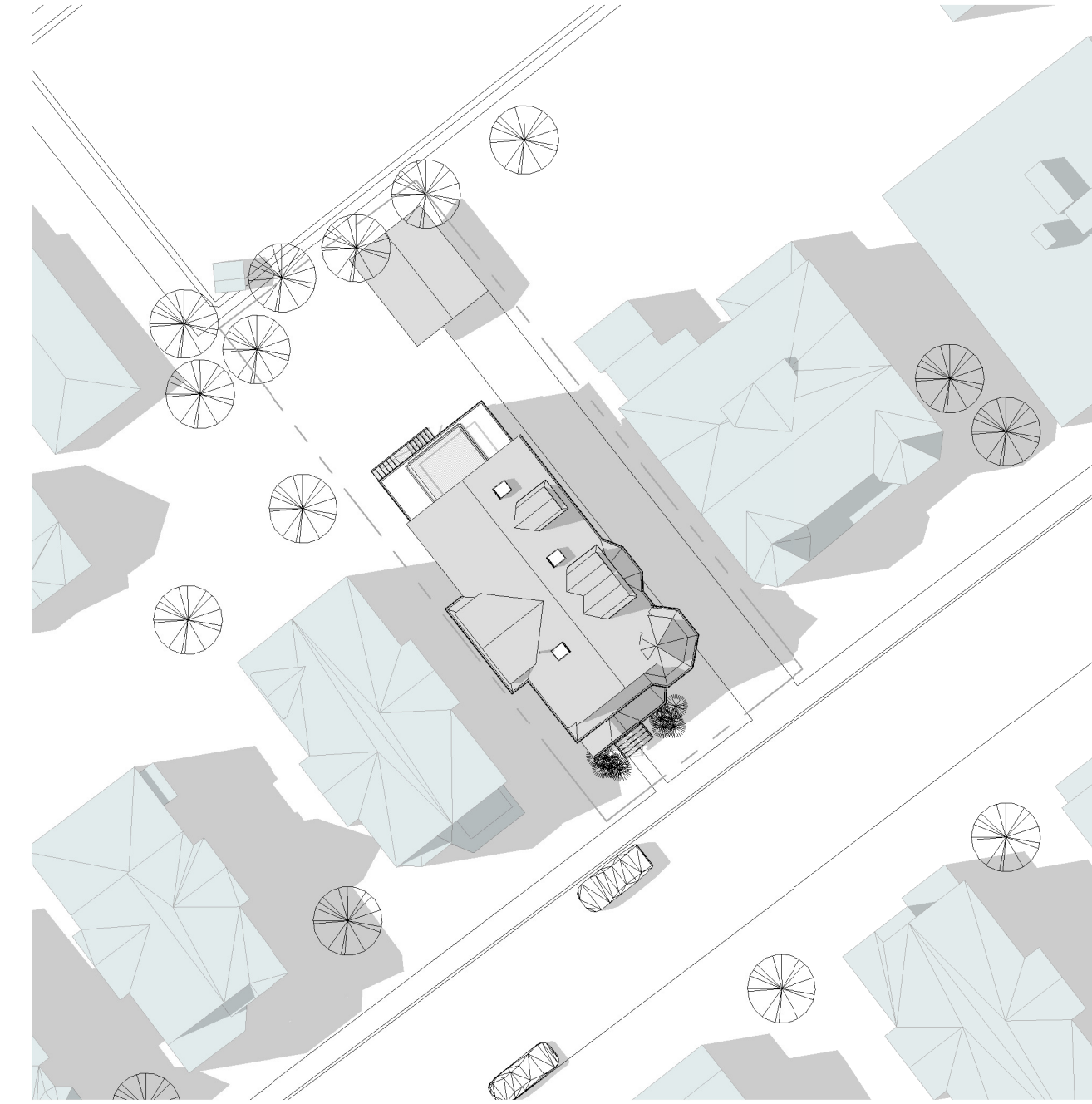
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

AFTERNOON - 3 PM



8 BZA-3PM-WINTER-EXISTING
1/32" = 1'-0"

9 BZA-3PM-WINTER-PROPOSED
1/32" = 1'-0"

3 BZA-3PM-SUMMER-EXISTING
1/32" = 1'-0"

7 BZA-3PM-SUMMER-PROPOSED
1/32" = 1'-0"

NOON - 12 PM



11 BZA-12PM-WINTER-EXISTING
1/32" = 1'-0"

6 BZA-12PM-WINTER-PROPOSED
1/32" = 1'-0"

5 BZA-12PM-SUMMER-EXISTING
1/32" = 1'-0"

10 BZA-12PM-SUMMER-PROPOSED
1/32" = 1'-0"

MORNING - 9 AM



12 BZA-9AM-WINTER-EXISTING
1/32" = 1'-0"

4 BZA-9AM-WINTER-PROPOSED
1/32" = 1'-0"

2 BZA-9AM-SUMMER-EXISTING
1/32" = 1'-0"

1 BZA-9AM-SUMMER-PROPOSED
1/32" = 1'-0"



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kachmar@design.com
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CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

SOLAR STUDY

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

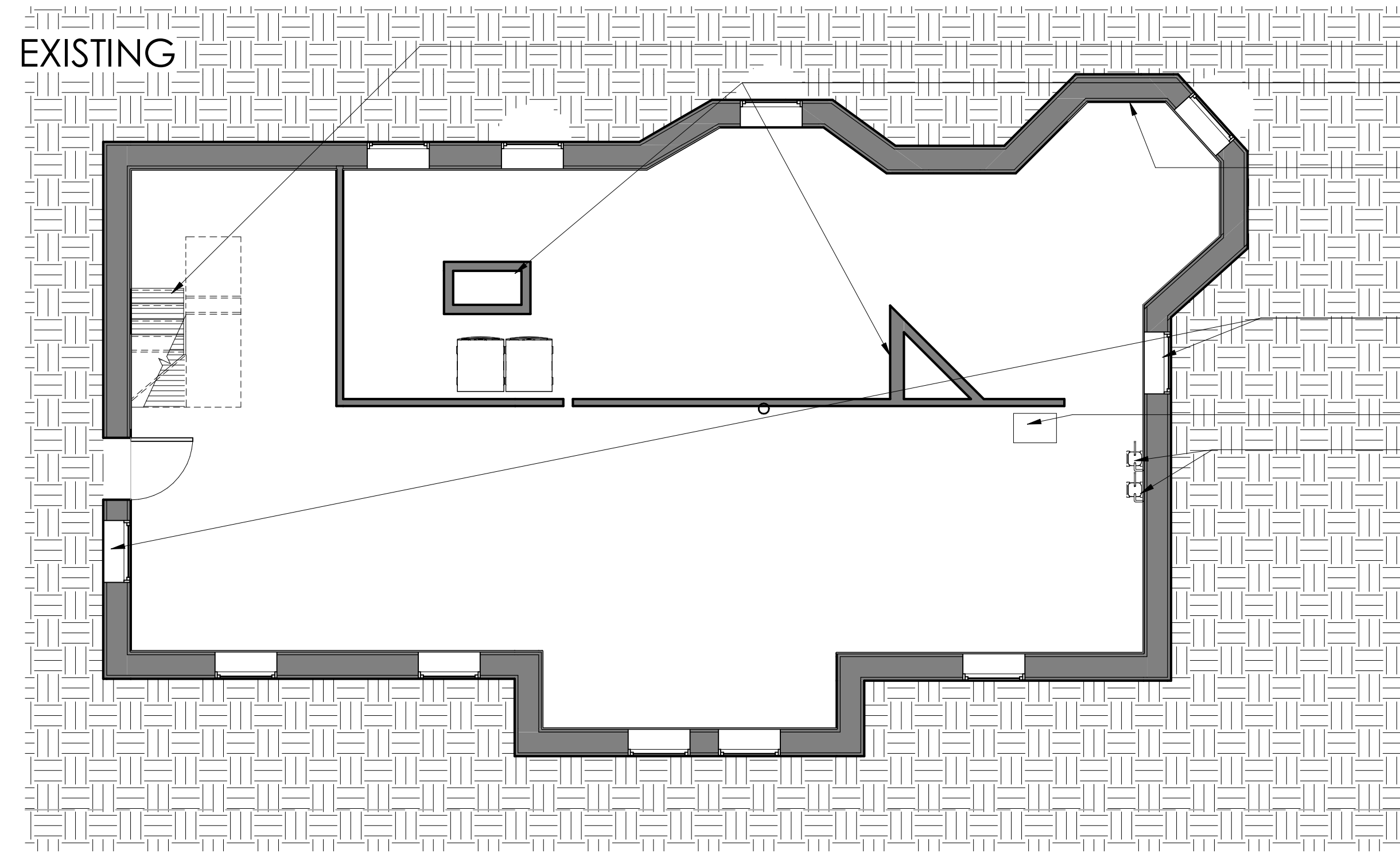
11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-008
Scale 1/32" = 1'-0"

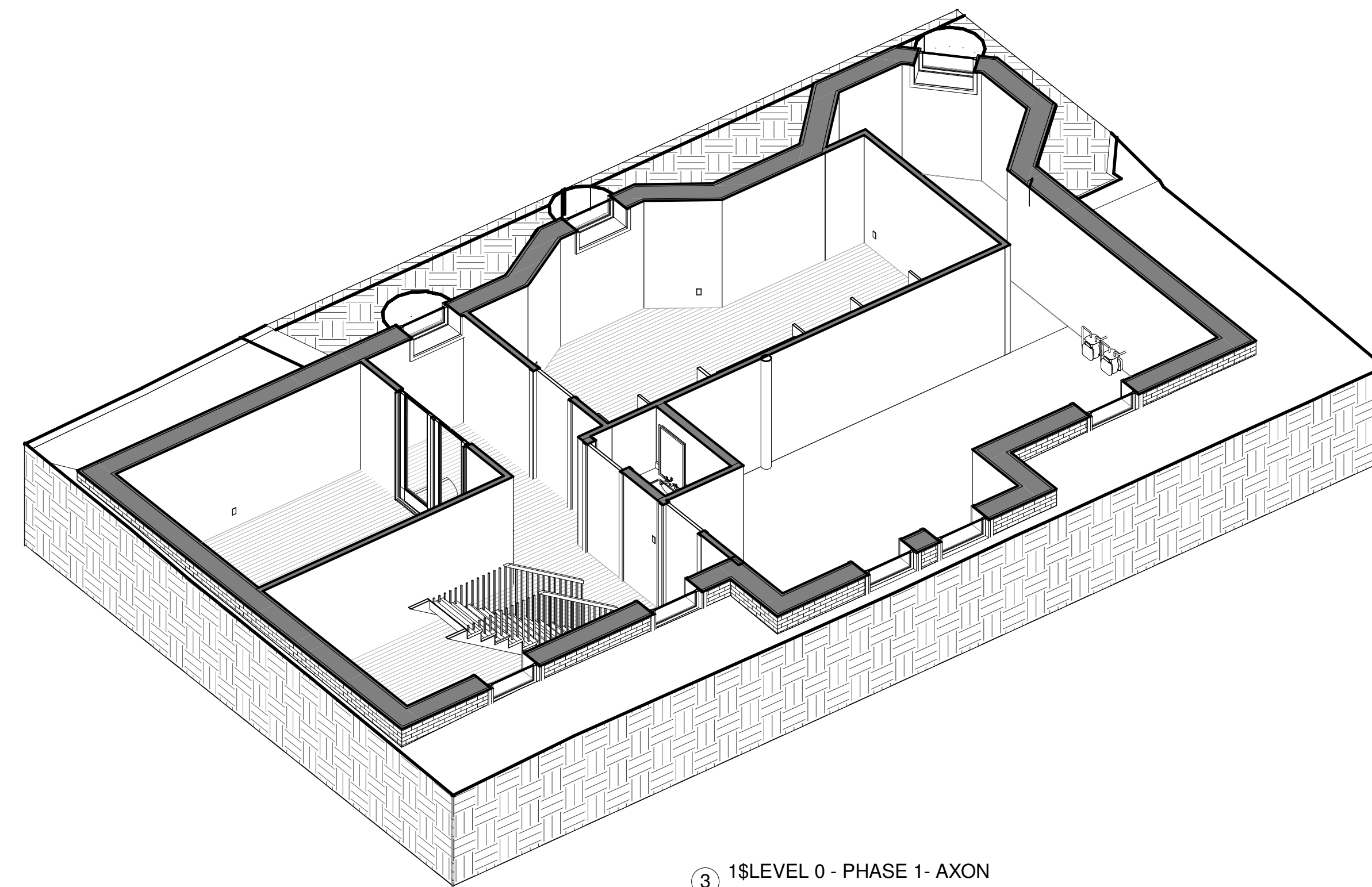
3/8/2021 4:35:25 PM

EXISTING



- REMOVE EXISTING STAIRS
- REMOVE EXISTING CHIMNEYS
- ELECTRIC PANELS
- REMOVE AND INFILL EXISTING WINDOWS
- WATER ENTRANCE AT SLAB
- EXISTING GAS METER LOCATION;
RELOCATE PER UTILITY
GUIDELINES

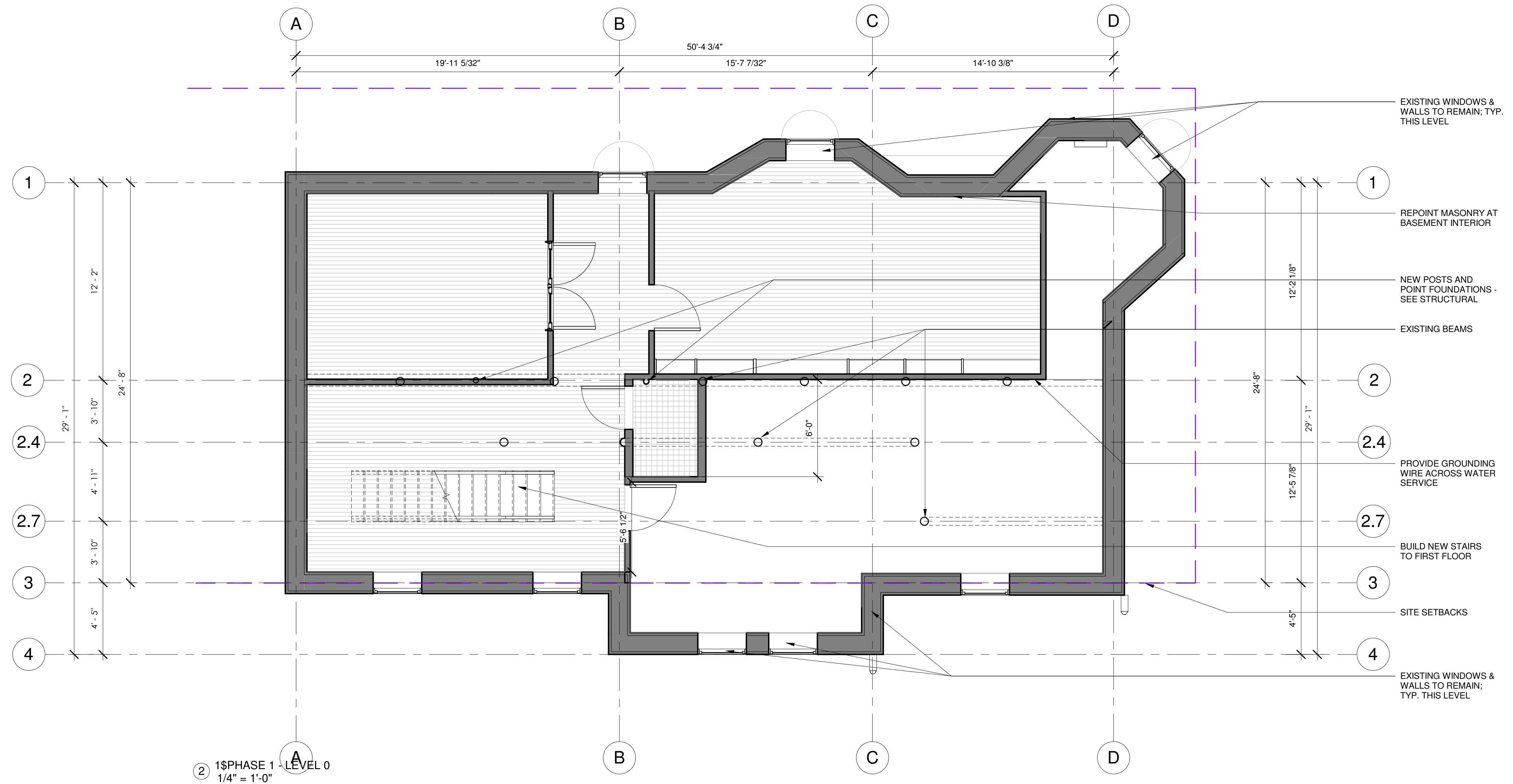
LEVEL 0



1 2\$EXISTING LEVEL 0
3/16" = 1'-0"

3 1\$LEVEL 0 - PHASE 1- AXON

PROPOSED



2 1\$PHASE 1 - LEVEL 0
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

LEVEL 0

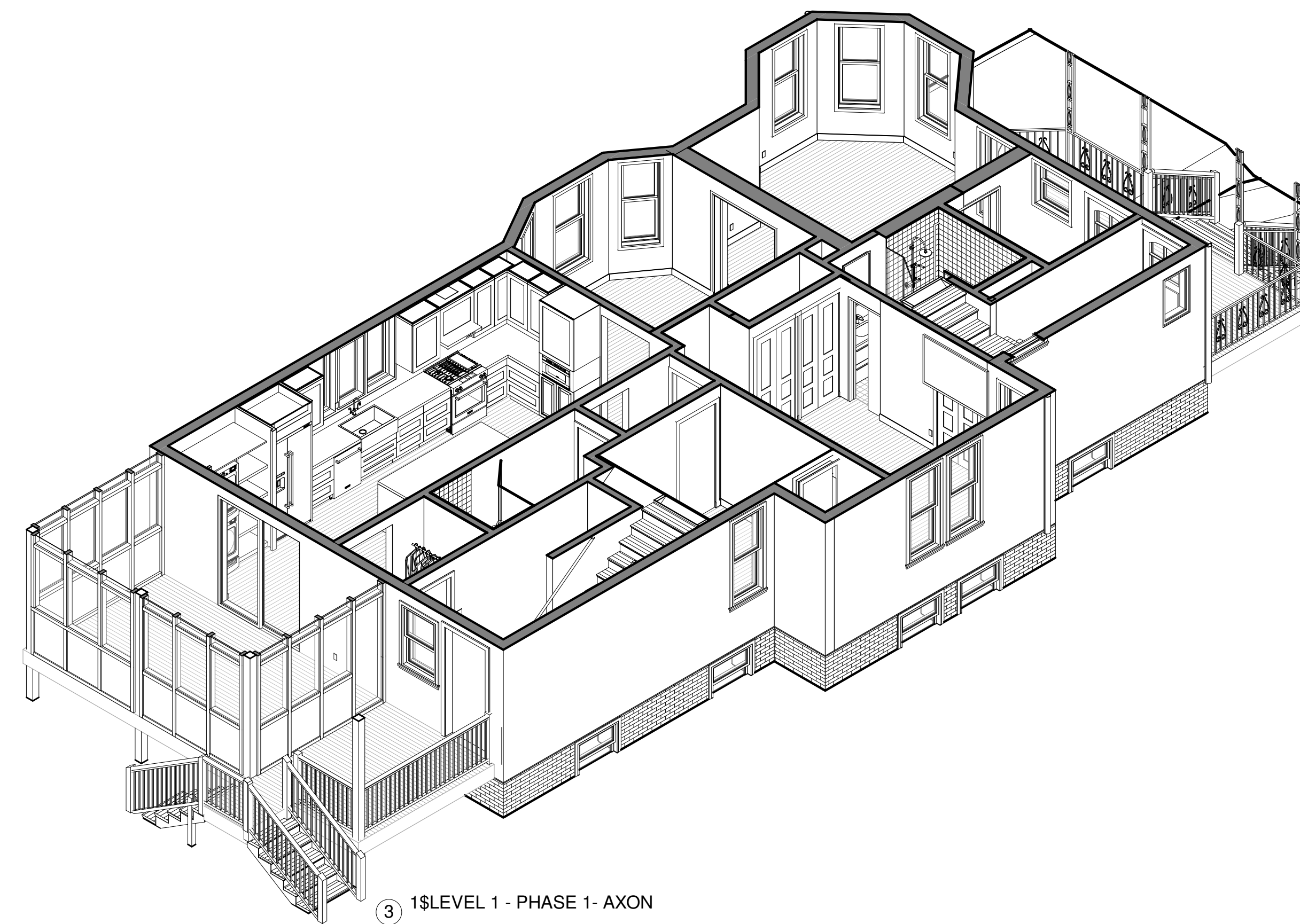
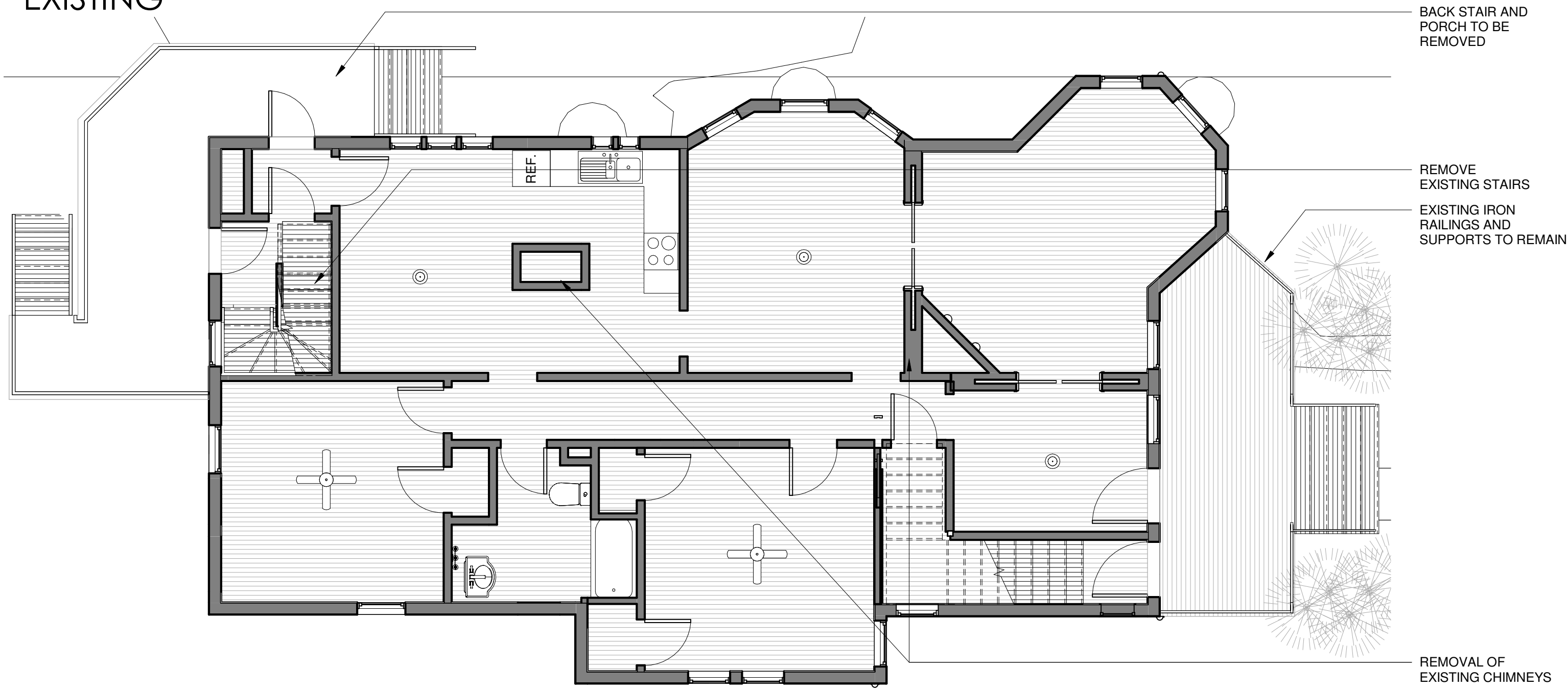
JAMES BURNS & SARAH STEWARD
 BURNS - STEWARD RESIDENCE
 11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-100
 Scale As indicated

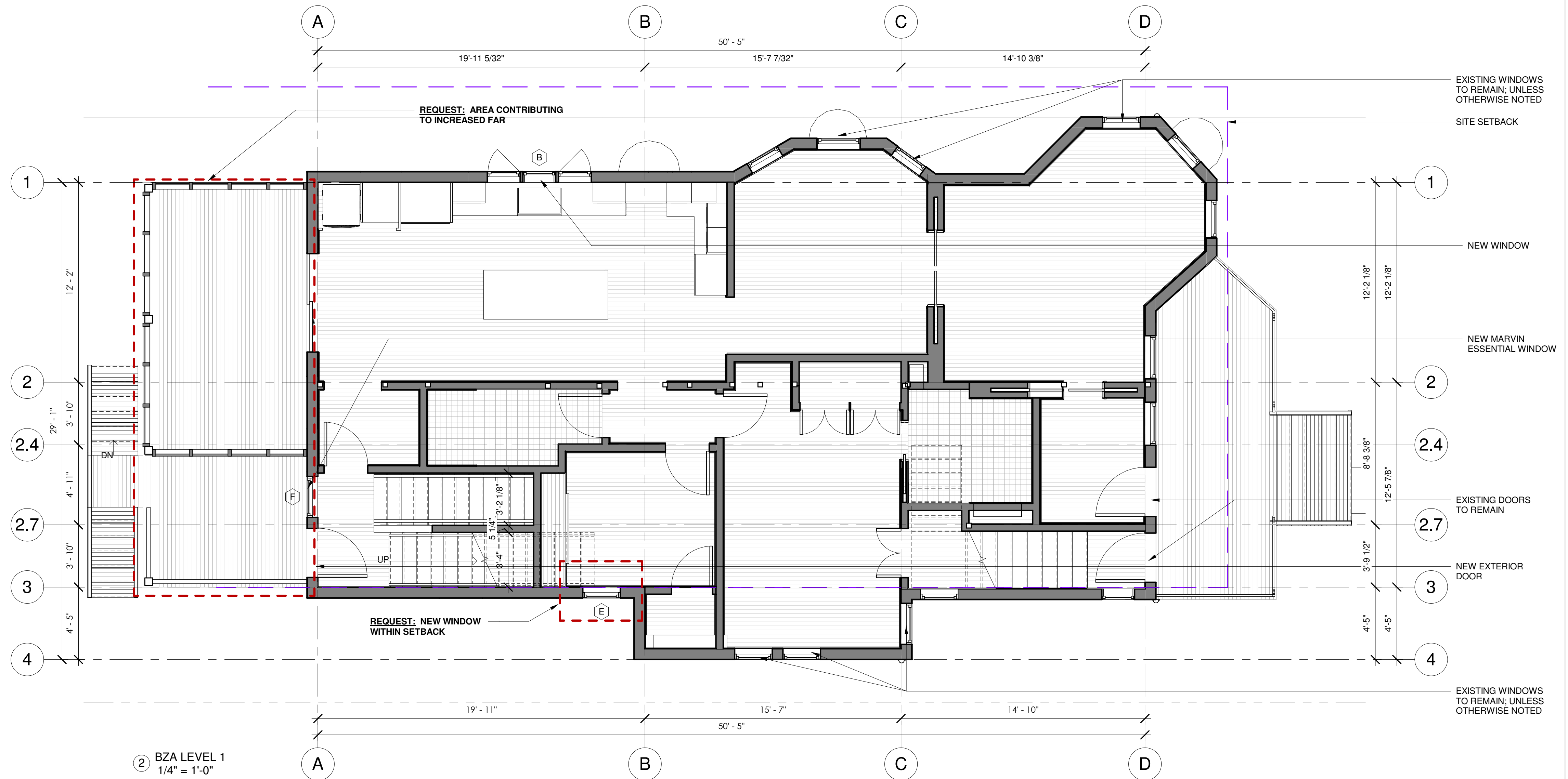
EXISTING

LEVEL 1



1 2\$EXISTING LEVEL 1
3/16" = 1'-0"

PROPOSED



SAM KACHMAR
ARCHITECTS © 2020 SAM KACHMAR ARCHITECTS
(P) 978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

LEVEL 1

JAMES BURNS & SARAH STEWARD
BURNS - STEWARD RESIDENCE

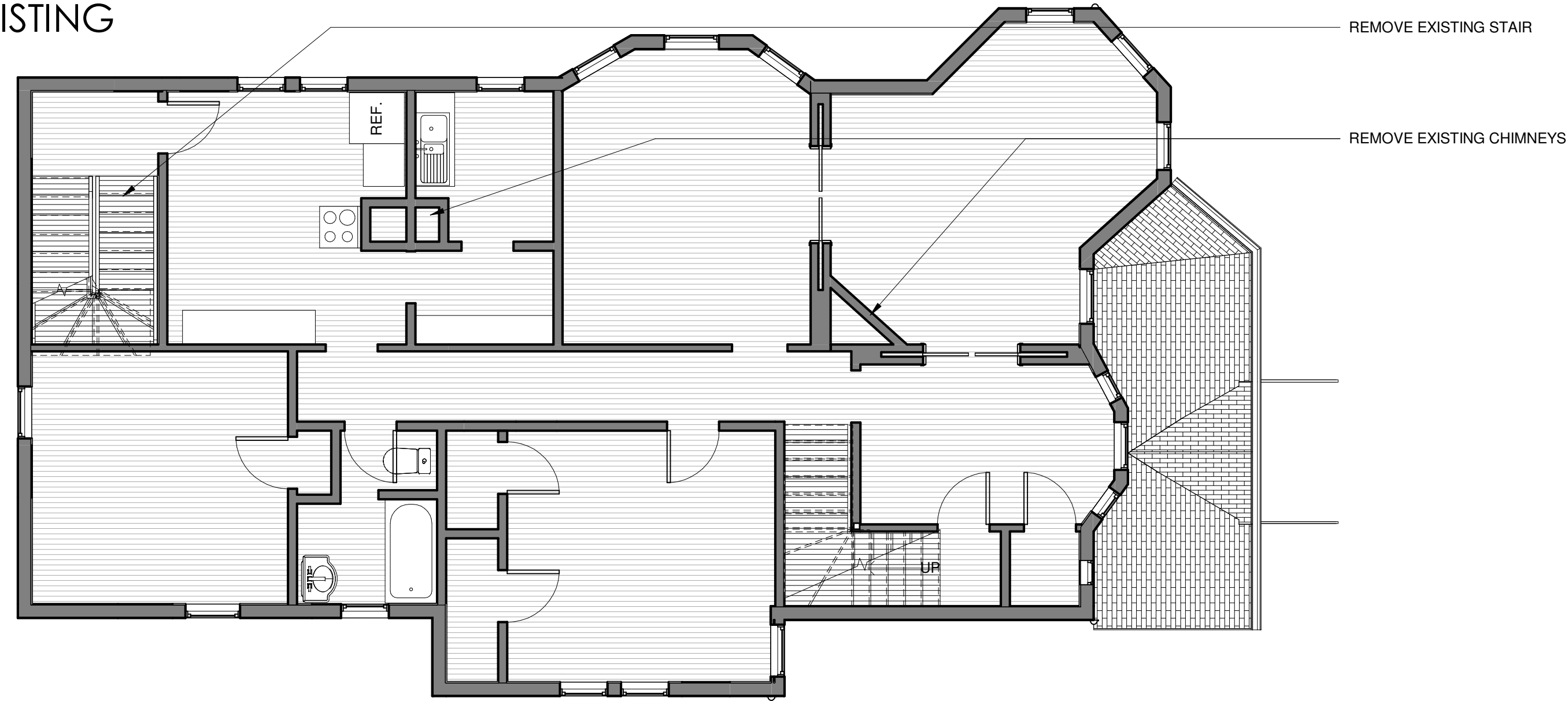
11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-101

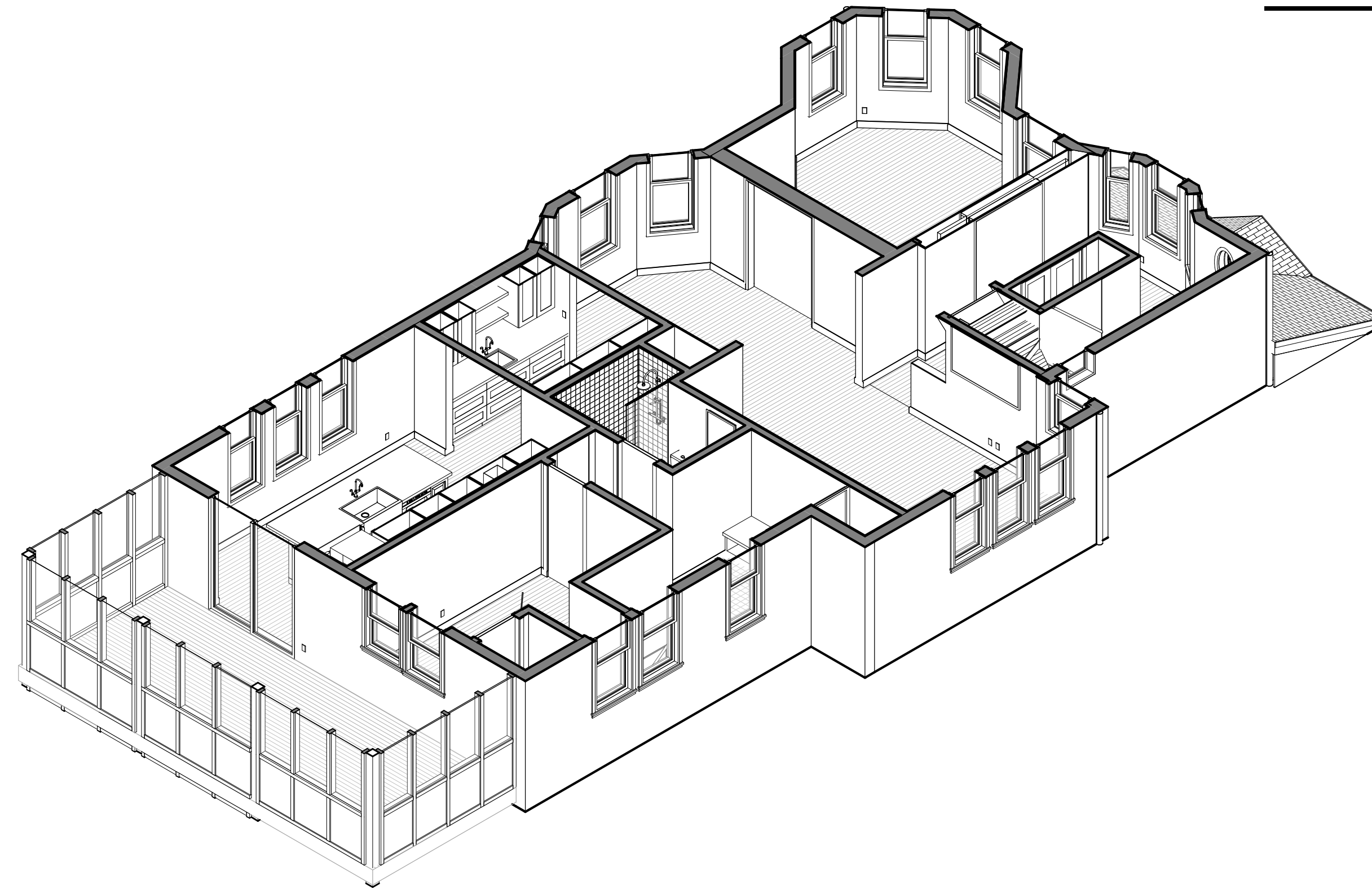
Scale As indicated

EXISTING



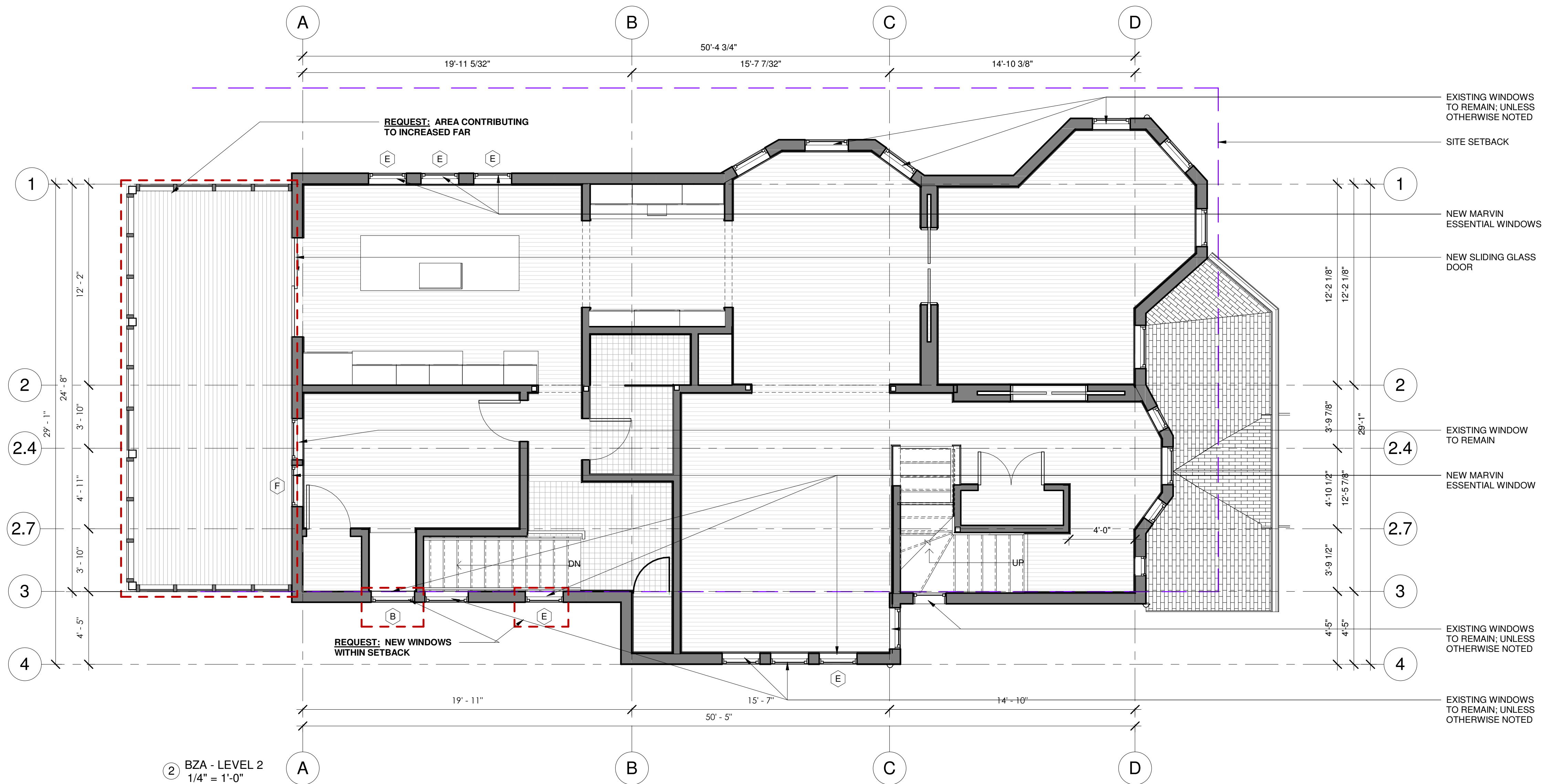
1 BZA - EXISTING LEVEL 2
3/16" = 1'-0"

LEVEL 2



3 BZA - LEVEL 2 - AXON

PROPOSED



2 BZA - LEVEL 2
1/4" = 1'-0"



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LEVEL 2

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

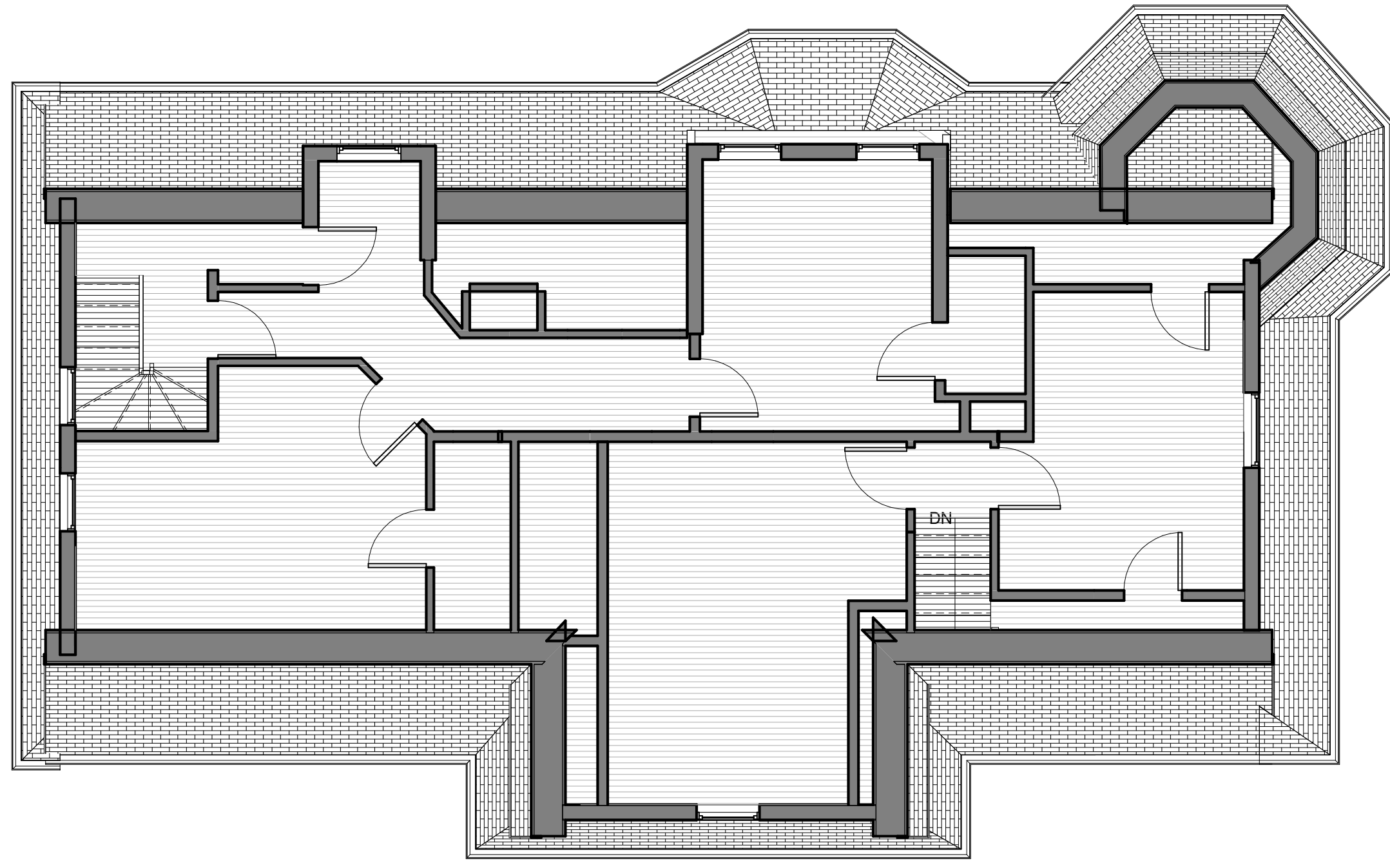
11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
 Project number 2009-011
 Date 03/02/2021
 Drawn by Author
 Checked by Checker

BZA-102

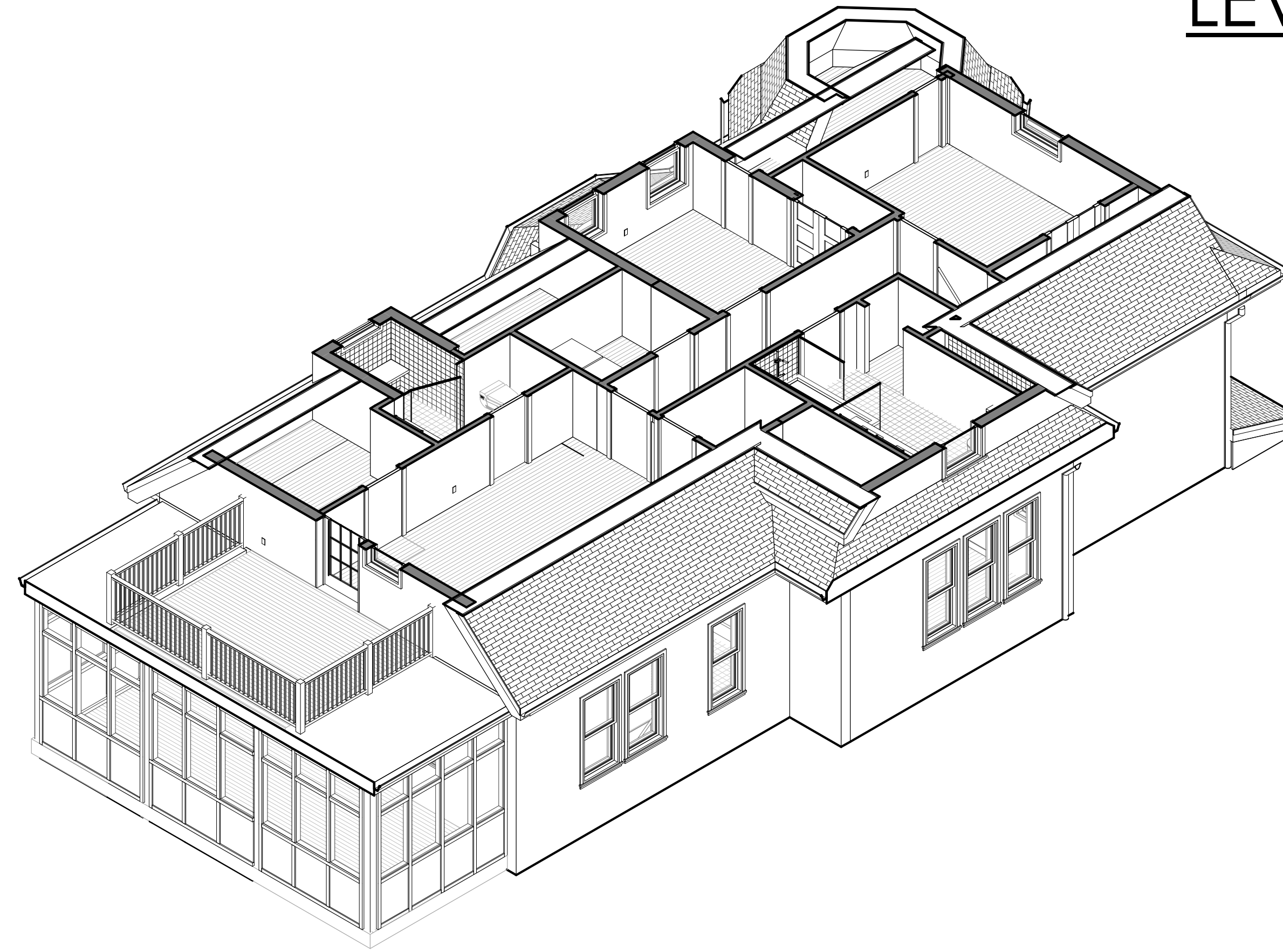
Scale As indicated

EXISTING



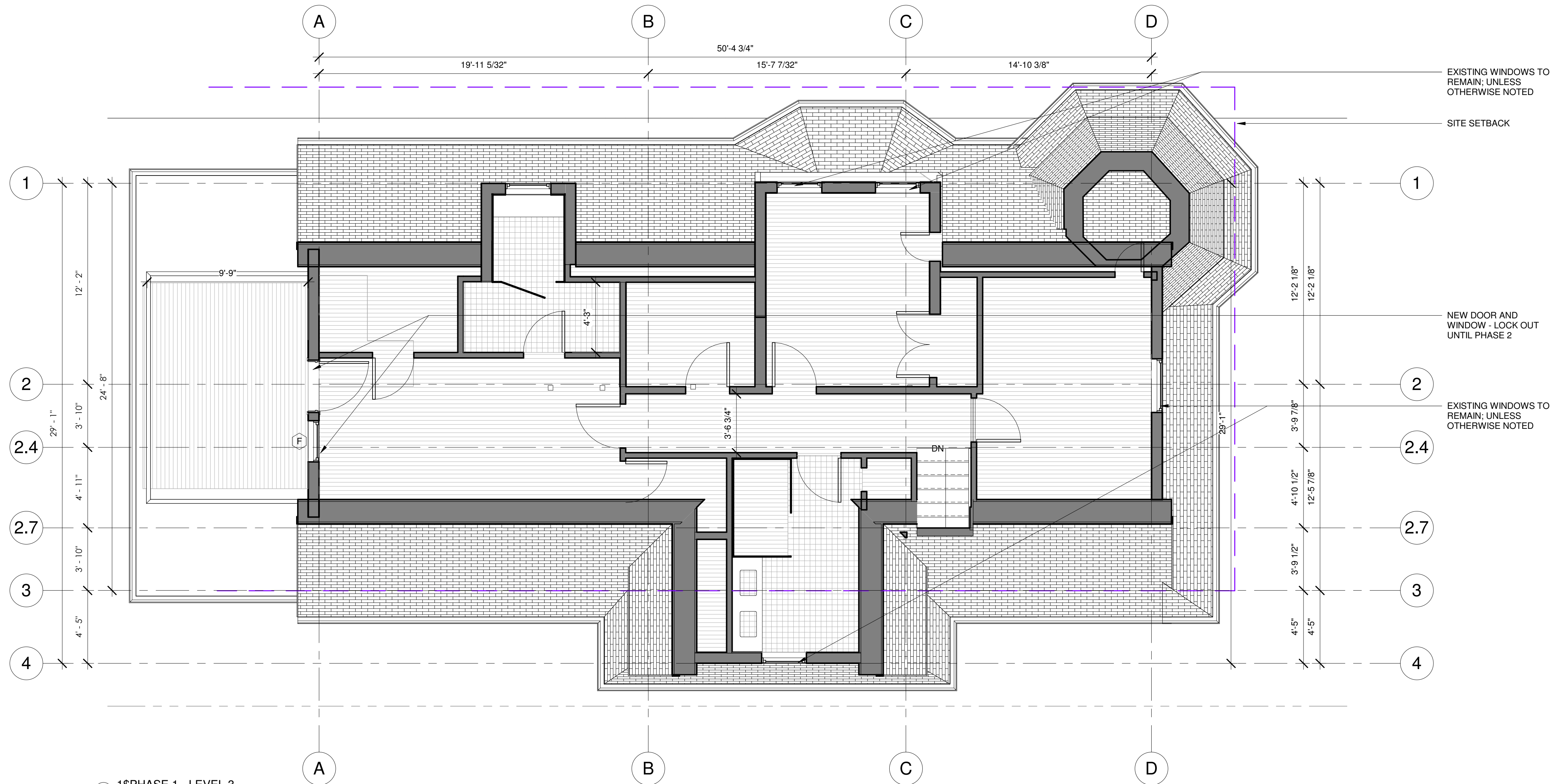
1 EXISTING LEVEL 3
3/16" = 1'-0"

LEVEL 3



3 LEVEL 3 - PHASE 1 - AXON

PROPOSED



2 PHASE 1 - LEVEL 3
1/4" = 1'-0"



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CONSTRUCTION**

LEVEL 3

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

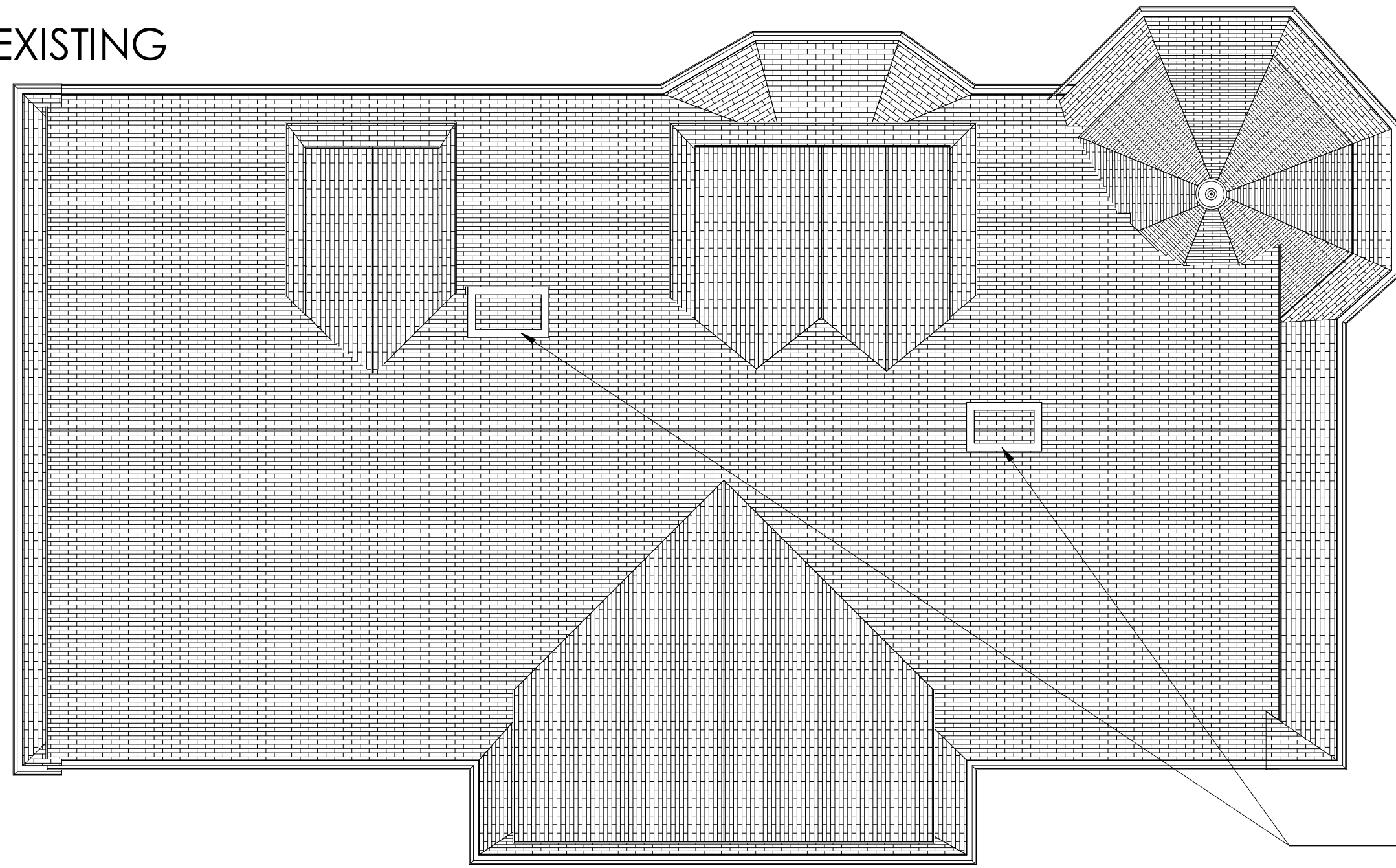
Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-103

Scale As indicated

3/8/2021 4:58:31 PM

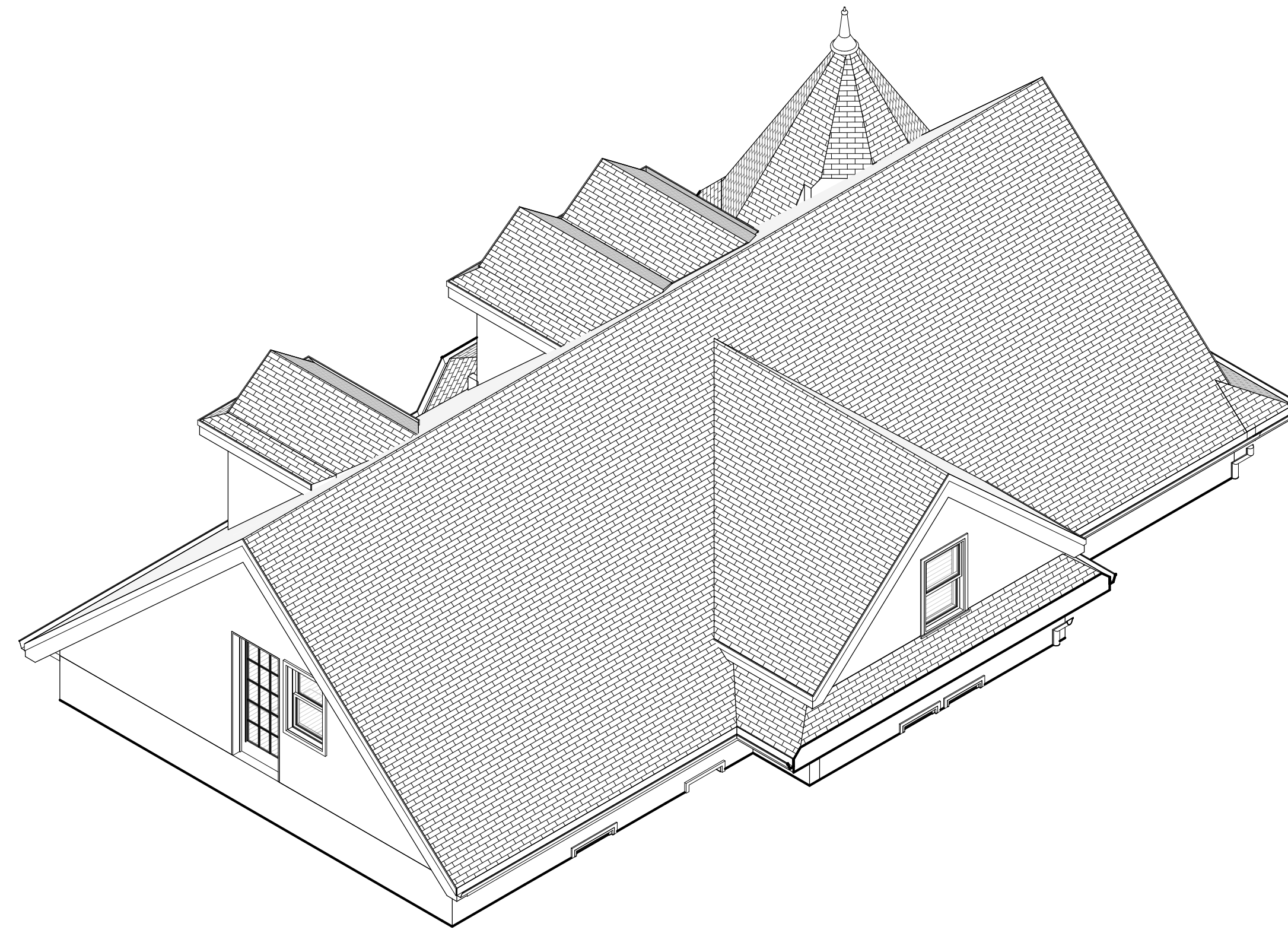
EXISTING



REMOVE CHIMNEY; KEEP WEATHER TIGHT DURING CONSTRUCTION

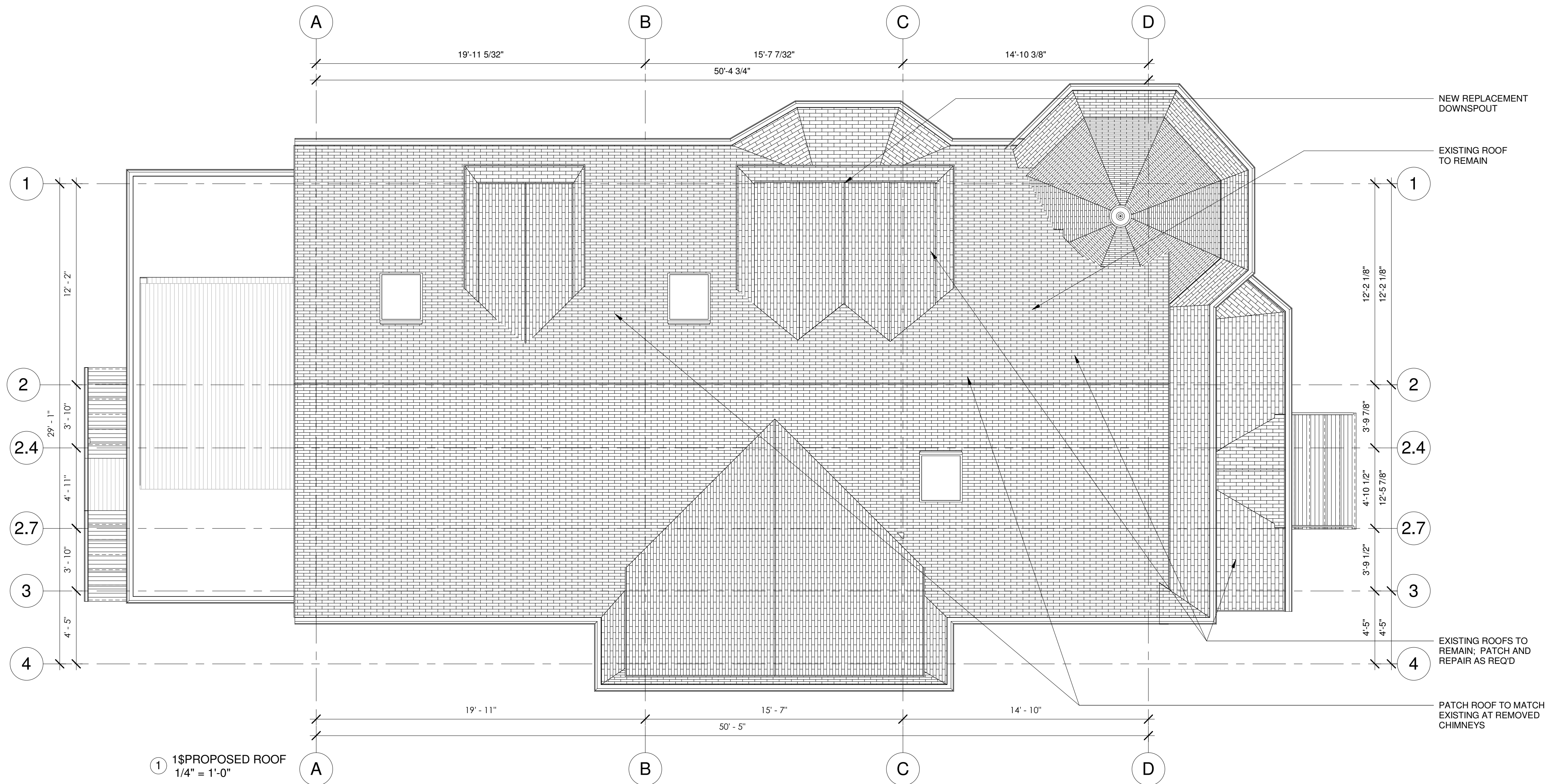
2 1\$EXISTING ROOF
3/16" = 1'-0"

ROOF



3 1\$ROOF PHASE 1 - AXON

PROPOSED



1 1\$PROPOSED ROOF
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ROOF PLAN

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
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BZA-115

Scale As indicated

EXISTING

EAST ELEVATION



② BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"



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REGISTRATIONS:
NOT FOR CONSTRUCTION

PROPOSED



① BZA - PROPOSED EAST ELEVATION
1/4" = 1'-0"

ELEVATION EAST

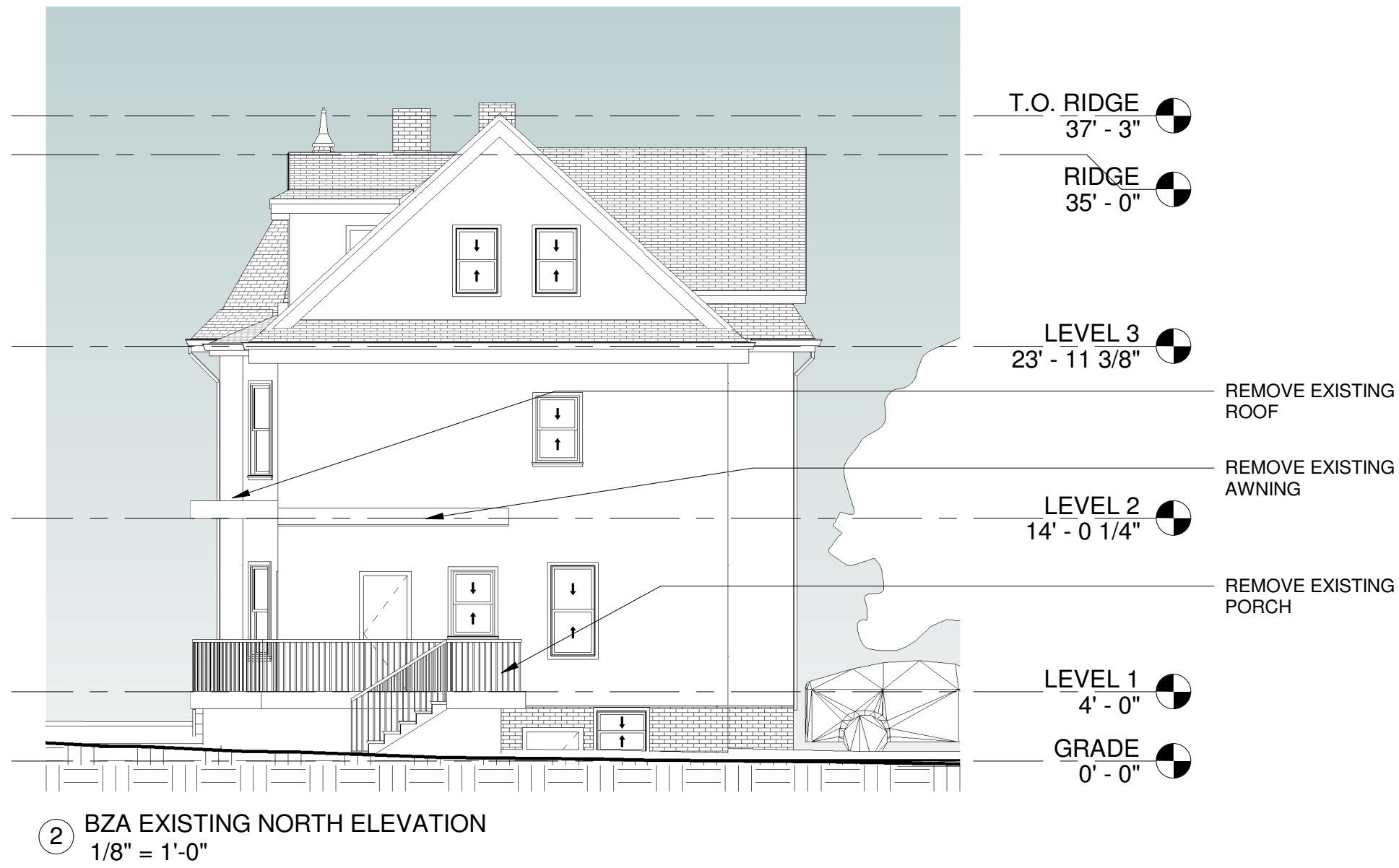
JAMES BURNS & SARAH STEWARD
BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-201
Scale As indicated

EXISTING



NORTH ELEVATION

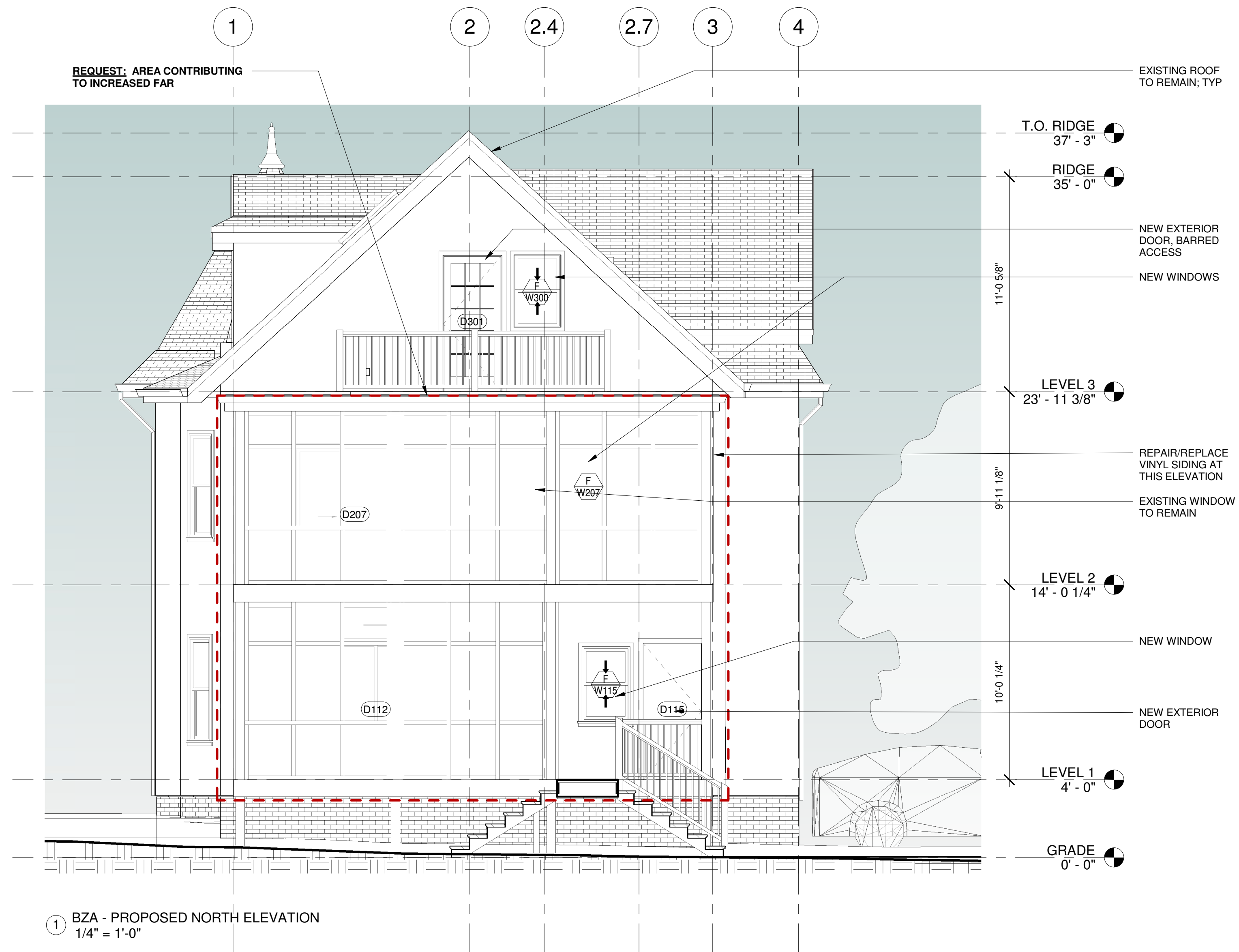


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CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

PROPOSED



ELEVATION NORTH

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-202

Scale As indicated

3/8/2021 4:38:39 PM

EXISTING

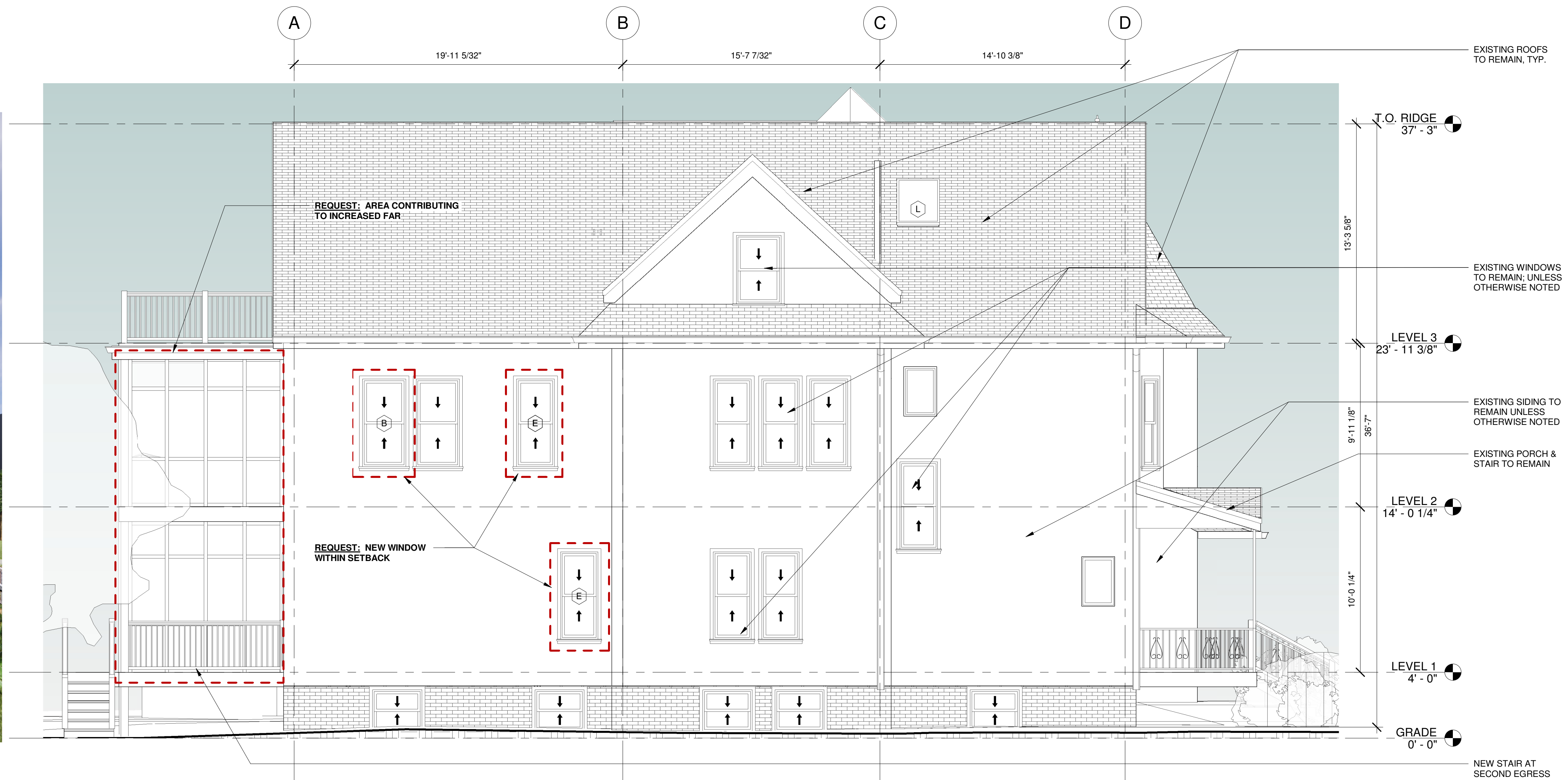


2 BZA EXISTING WEST ELEVATION
1/8" = 1'-0"

WEST ELEVATION



PROPOSED



1 2\$PROPOSED WEST ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION WEST

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-203

Scale As indicated

EXISTING



② BZA EXISTING SOUTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION



PROPOSED



① BZA PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION SOUTH

JAMES BURNS & SARAH STEWARD

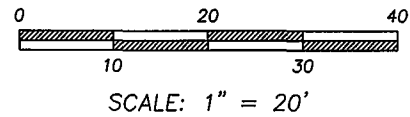
BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-204

Scale As indicated



CURRENT OWNER: MARY ANNE KENNEY
 TITLE REFERENCE: 16969 PG 341
 PLAN REFERENCE: 2320/END


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

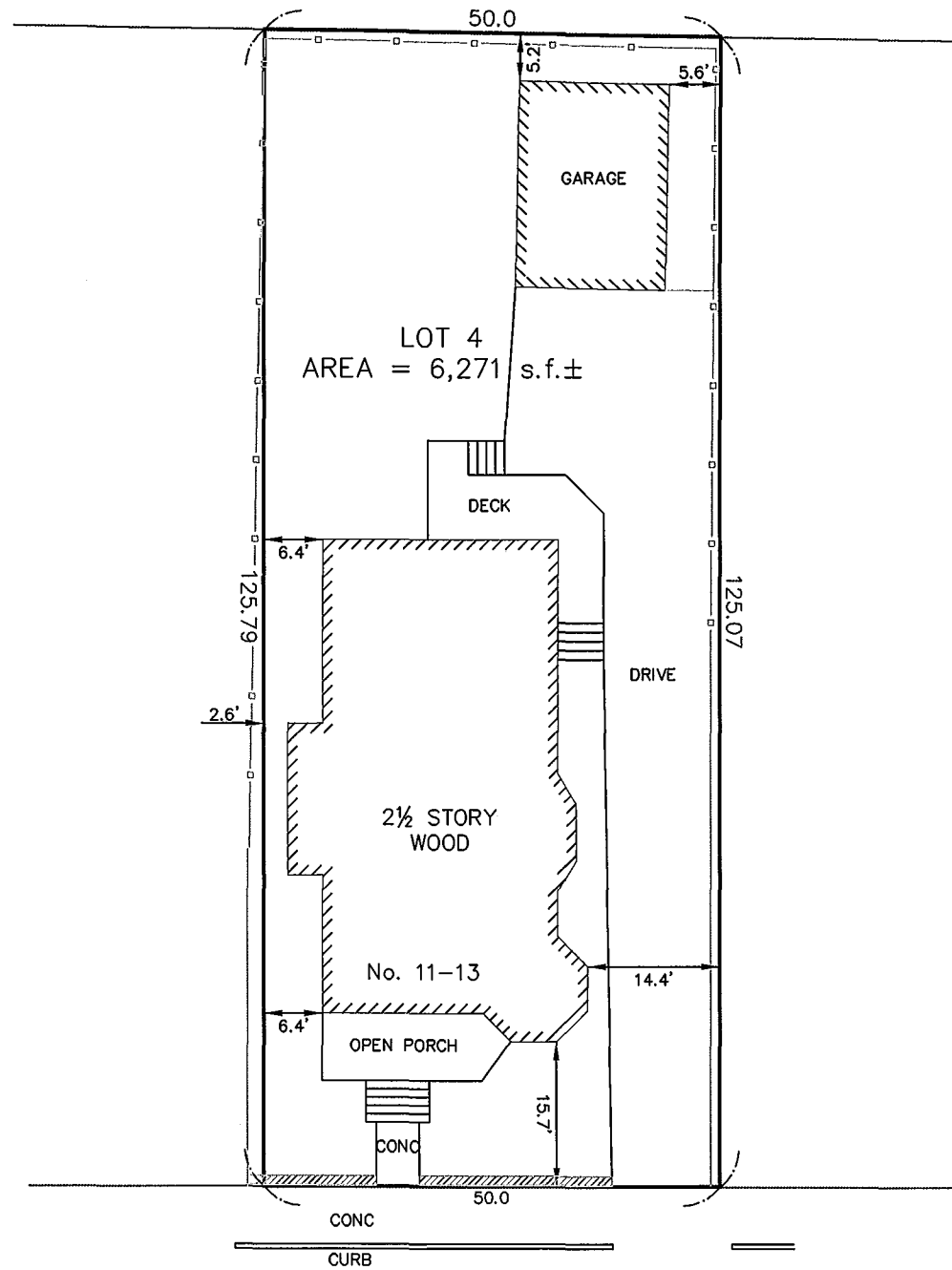
TO: CYRIL HUGHES (CONTRACTOR)

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JANUARY 28, 2021
 DATE OF PLAN: FEBRUARY 1, 2021


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

02/01/2021
 DATE:



HASKELL STREET

CERTIFIED PLOT PLAN
 11-13 HASKELL STREET
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:

CYRIL HUGHES

DRAWN CAV	CHECKED RJM	FILE No. 21053
--------------	----------------	-------------------

14 Haskell St

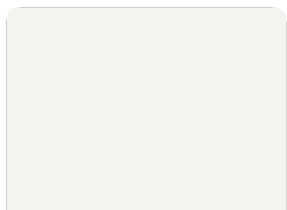


Image capture: Aug 2019 © 2021 Google

Cambridge, Massachusetts



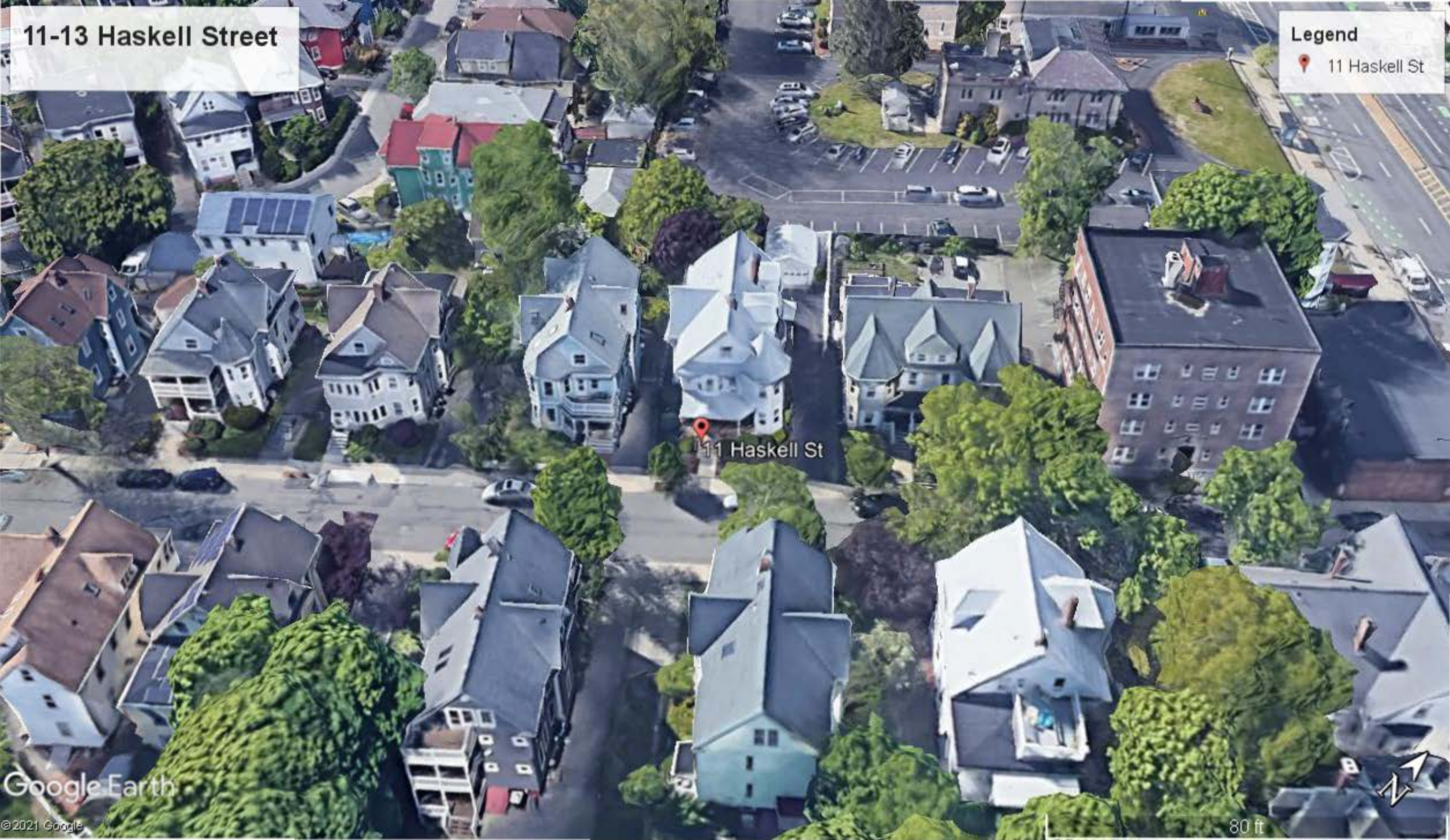
Street View





11-13 Haskell Street

Legend
📍 11 Haskell St



11 Haskell St

Google Maps 11 Haskell St



Imagery ©2021 Google, Imagery ©2021 MassGIS, Commonwealth of Massachusetts EOE, Map data ©2021 20 ft



Date: 03/02/2021

To Whom It May Concern:

My name is Kolleen Burbank, and I live at

76 Grozier Rd #1, Cambridge, MA 02138

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Kolleen Burns



Date: 2/27/21

To Whom It May Concern:

My name is Sarah Folenno, and I live at
25 Grozier Road, Cambridge, MA.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Sarah Folenno



March 2, 2021

To Whom It May Concern:

My name is George D Langdon, and I live at 999 Memorial Drive here in Cambridge.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

George D Langdon III



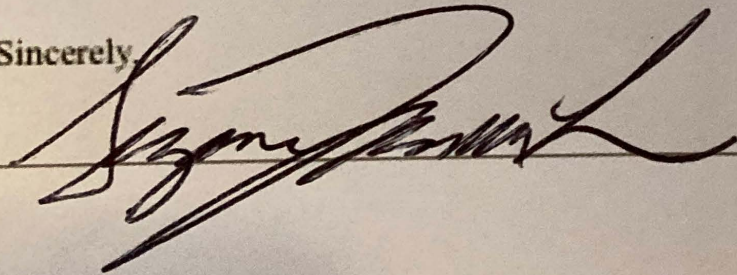
Date: 3/7/2021

To Whom It May Concern:

My name is Suzanne Zmijewski Lim, and I live at
48 Pleasant St, Cambridge, MA 02139

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,





Date: February 28, 2021

To Whom It May Concern:

My name is Caitlin O'Brien, and I live at

27 Cameron Avenue Cambridge, MA 02140

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



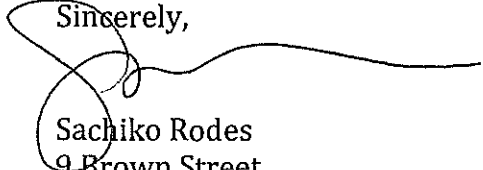
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

March 3, 2021

Dear Board of Zoning Appeal,

Though I am not a direct abutter of 11-13 Haskell Street, I am a Cambridge resident, friend of the family, and frequenter of the neighborhood due to its proximity to Pemberton Farms, and wanted to contribute a letter of support for the variance/special permit application submitted by Sarah Steward, James Burns, Mark Steward and Lavera (Lolly) Kombrink. I understand that they wish to adjust window placement, add back porches, and add solar panels to the roof. These changes will update the home for this multi-generational household while remaining in-keeping with the neighborhood feel. They, and their updated home, will be positive additions to Haskell Street.

Sincerely,



Sachiko Rodes
9 Brown Street
Cambridge, MA 02138



Date: 2 MAR 2021

To Whom It May Concern:

My name is NUNZI SAPUPPO, and I live at
22A BERKELEY STREET, CAMBRIDGE.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Nunzi Sapuppo



Date: March 3, 2021

To Whom It May Concern:

My name is Patti Tao, and I live at
29 Highland Ave.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Patti Tao



Date: 03/04/2021

To Whom It May Concern:

My name is Nhi Tran, and I live at
76 Fairmont Street Apt 2 Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



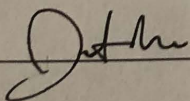
Date: 3/5/2021

To Whom It May Concern:

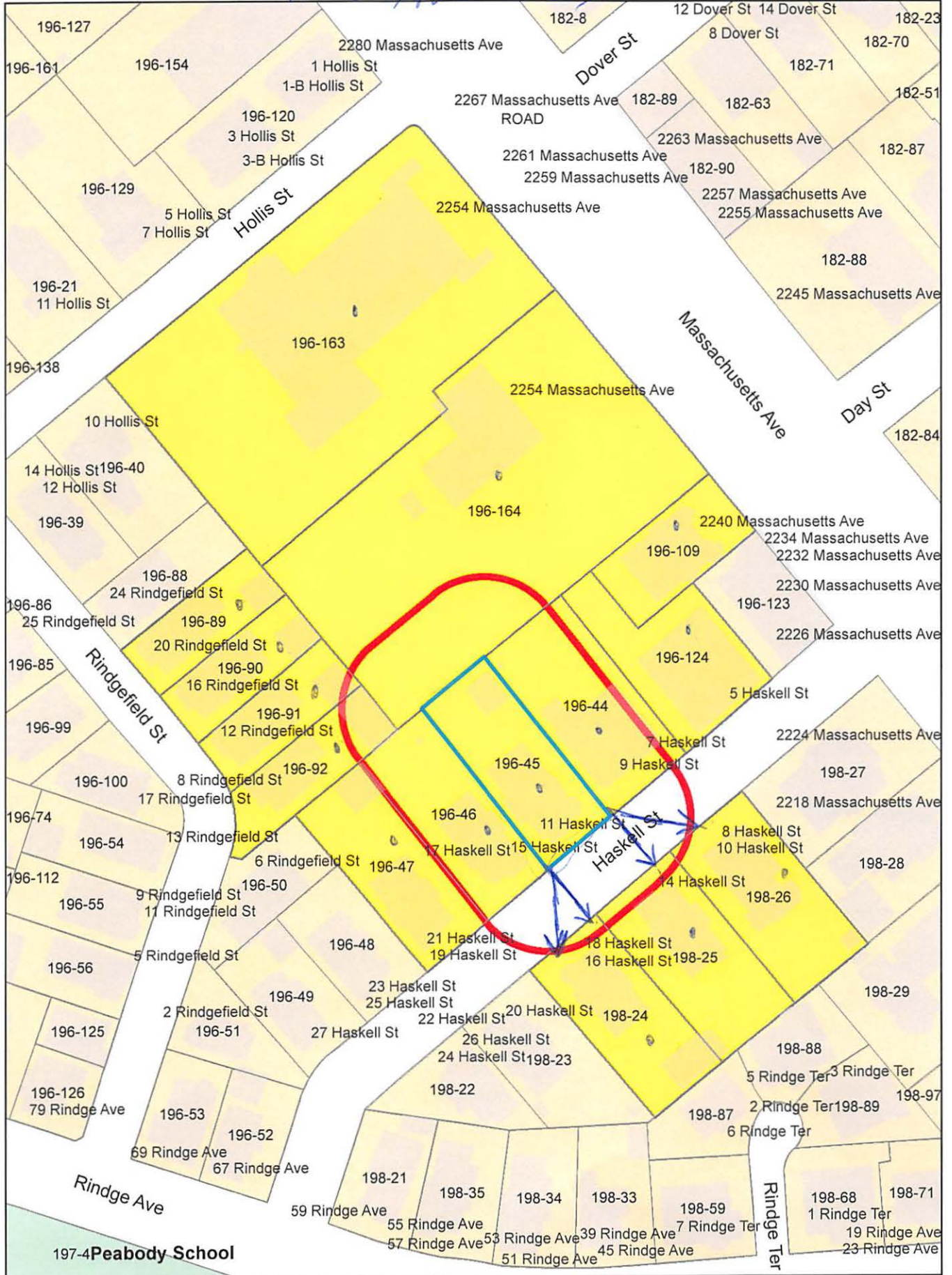
My name is JUSTIN WANN, and I live at
76 PARKMON ST #unit 2, Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



11-13 Haskell St.



11-13 Haskell St. Petitioner
BLATMAN, BOBROWSKI & HAVERTY, LLC
C/O CHRISTOPHER J. ALPHEN, ESQ.
9 DAMONMILL SQUARE, STE. 4A4
CONCORD, MA 01742

196-44
HOCHMAN, IRA
7 HASKELL ST. UNIT B
CAMBRIDGE, MA 02140

196-44
ONEILL, BRIAN THOMAS
7-9 HASKELL ST., UNIT #7A
CAMBRIDGE, MA 02140

196-44
GODIN JEAN, & NADINE BOURGEOIS
7-9 HASKELL ST# 9B
CAMBRIDGE, MA 02140

196-47
PETERSON, ALAN N. & CATHERINE PETERSON
19 HASKELL ST
CAMBRIDGE, MA 02140

196-45
STEWART SARAH B & JAMES G BURNS MARK R.
STEWART & LAVERNA P ET AL
11-13 HASKELL ST
CAMBRIDGE, MA 02140

196-124
CLOONEY, NORA
5 HASKELL ST. UNIT#6
CAMBRIDGE, MA 02140

196-124
DUVOS, ENRIQUE
C/O LALO DEVELOPMENT LLC
5 CLAREMONT STREET
SOMERVILLE, MA 02144

196-124
CARPENTER, DAVID
P.O. BOX 503
JAFFREY, NH 03452

196-124
BRAY, SUZANNA
5 HASKELL ST UNIT #46
CAMBRIDGE, MA 02140

196-124
WASSERMAN, JEFFREY B. &
ELAINE B. WASSERMAN
630 FLAT TOP MOUNTAIN RD.
FAIRVIEW, NC 28730

196-124
PARK, DEMIAN &
TAE CATHERINE PARK TRUSTEES
5 HASKELL ST., #3
CAMBRIDGE, MA 02138

196-124
CHAUDHARY, HIJAB, T
RUSTEE THE 5 HASKELL ST REALTY TRUST
60 HOLWORTHY ST
CAMBRIDGE, MA 02138

196-124
BROWN, AMANDA, GAYLE DAVIS &
WILLIAM PAUL DAVIS
5 HASKELL ST., #32
CAMBRIDGE, MA 02140

196-124
GUILLAUME, SOPHIE M.
C/O CHARLIE BALL CENTURY 21 COMMONWEAL
205 HOLLAND STREET
SOMERVILLE, MA 02144

196-124
DAGAN, KEREN & AYELET PRAVDA
82 WOBURN ST
LEXINGTON, MA 02420

196-163
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
2254 MASS AVE
CAMBRIDGE, MA 02140

196-124
BITOPOULOS, WILLIAM A.
5 HASKELL ST. UNIT#1
CAMBRIDGE, MA 02139

196-124
LOSSNITZER, DAN VON
5 HASKELL ST., UNIT #4
CAMBRIDGE, MA 02140

196-124
CARBONE, BRIAN A. & KATHERINE L. CARBONE
TRUSTEE OF THE CARBONE FAMILY REVOC TRST
C/O BRIAN CARBONE
99 HIGH STREET
ANDOVER, MA 01810

196-124
DELACY, RICHARD S.
5 HASKELL ST
CAMBRIDGE, MA 02140

196-164
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
2254 MASS AVE
CAMBRIDGE, MA 02140

196-46
BEER, KATHERINE
17 HASKELL STREET UNIT #1
CAMBRIDGE, MA 02140

196-91
FEMAN, SIU PIN CHIN & JOHN WELLING WARE
12 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-92
SMITH-FAWZI, MARY C. & WAFIAE W. FAWZI
8 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-109
LIU, HONG
2210 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

196-124
MASSACHUSETTS PROPERTY LLC
630 TOP MOUNTAIN RD
FAIRVIEW, NC 28730

196-124
RENNER, JACLYN
5 HASKELL ST., #21
CAMBRIDGE, MA 02140

196-124
BORROWS, RICHARD V.
5 HASKELL STREET, UNIT #25
CAMBRIDGE, MA 02140

196-124
NING, XIANGPENG & BING XU
5 HASKELL STREET #31
CAMBRIDGE, MA 02140

11-13 Haskell St.

196-124
SULLIVAN, EMILY A.
82 OLD RIVER PLACE
DEDHAM, MA 02026

196-124
SHIN, MICHAEL & JULIA KIM
21 MILK ST. SUITE 6
BOSTON, MA 02109

196-124
KAWASHIMA, TERUKO &
ALEXANDER DESFORGES
5 HASKELL ST #45
CAMBRIDGE, MA 02140

198-24
CHAN, CHRISTOPHER T. & ANNE MOCK CHAN
18 HASKELL ST.
CAMBRIDGE, MA 02140-1835

196-124
BOURASSA, ERIC F., TONYA S. BOURASSA
61 SUNSET RD
ARLINGTON, MA 02474

196-124
MILLER, JEFFREY M. & CHRISTINE A. RILEY
TRUSTEE OF THE 5 HASKELL ST #24 REALTY TRT
114 ANAWAN AVE
WEST ROXBURY, MA 02132

196-46
PINGITORE, LOUIS H. CLAUDIA ELISA CONVERS
15-17 HASKELL ST UNIT 2
CAMBRIDGE, MA 02140

196-89
BYERLY, PETER C. LAUREL A. BYERLY
20 RINDGFIELD ST
CAMBRIDGE, MA 02140

196-44
COLTON, KATHERINE H.
7-9 HASKELL ST., UNIT #9A
CAMBRIDGE, MA 02140

198-25
HANNA, BRIDGET JESSE COLMAN-MCGILL
12 HASKELL ST
CAMBRIDGE, MA 02140

198-26
DAVENPORT, E. JANE,
TRS THE DAVENPORT PROPERTY TRUST
10 HASKELL ST
CAMBRIDGE, MA 02140

196-124
MURPHY LAURA SNELL & STEPHEN JOHN
326 CHARTIER HILL RD
WOODBURY, VT 05681

196-124
AMACHER-JOHNSON, FRANZISKA
5 HASKELL S T UNIT 36
CAMBRIDGE, MA 02140

196-90
PENRICE, DANIEL J. & DEBORAH A. FAVREAU
16 RINDGFIELD ST
CAMBRIDGE, MA 02140



Date: 3/13/21

To Whom It May Concern:

My name is Elizabeth Anderson, and I live at

233 Lakeview Ave. Cambridge, MA 02138

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Elizabeth Anderson



Date: 03/02/2021

To Whom It May Concern:

My name is Kolleen Burbank, and I live at

76 Grozier Rd #1, Cambridge, MA 02138

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Kolleen Burbank



Date: 2/27/21

To Whom It May Concern:

My name is Sarah Folenno, and I live at
25 Grozier Road, Cambridge, MA.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Sarah Folenno

SERENA WILKIE GIFFORD
15 Coolidge Hill Road Cambridge MA 02138
serenagifford@gmail.com

March 11, 2021

To Whom It May Concern:

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Serena

Serena Wilkie Gifford



March 2, 2021

To Whom It May Concern:

My name is George D Langdon, and I live at 999 Memorial Drive here in Cambridge.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

George D Langdon III



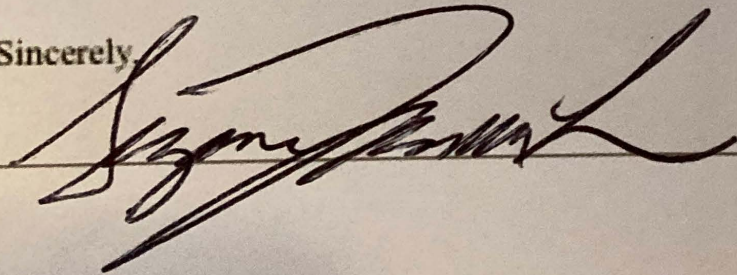
Date: 3/7/2021

To Whom It May Concern:

My name is Suzanne Zmijewski Lim, and I live at
48 Pleasant St, Cambridge, MA 02139

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,





Date: March 12, 2021

To Whom It May Concern:

My name is Karen M. McManus, and I live at

120 Otis Street, Cambridge, MA 02141

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,





Date: 3/9/21

To Whom It May Concern:

My name is Father Joe MacLarty, and I live at 2254 Mass. Ave.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Father Joe MacLarty



Date: 3/14/21

To Whom It May Concern:

My name is Jane Davenport, and I live at
10 Haskell Street Cambridge Ma.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Jane Davenport



Date: 3/10/2021

To Whom It May Concern:

My name is Mary C. Smith Fawzi, and I live at
8 Rindgefield St. Cambridge MA 02140.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Mary C. Fawzi



Date: 3/20/21

To Whom It May Concern:

My name is Jean Godin, NADINE BOURGEOIS, and I live at
9, Haskell St Unit B, Cambridge MA.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,
Jean Godin Nadine Bourgeois



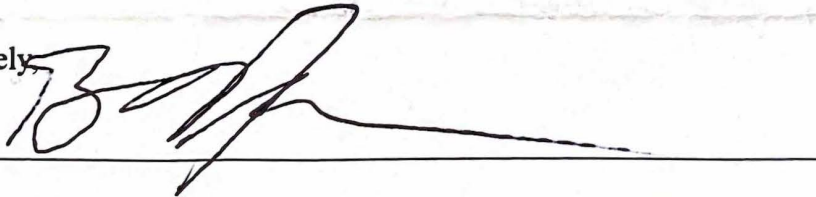
Date: 3/14/21

To Whom It May Concern:

My name is Brian O'Neill, and I live at
7A Haskell St, 02140.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,





Date: February 28, 2021

To Whom It May Concern:

My name is Caitlin O'Brien, and I live at

27 Cameron Avenue Cambridge, MA 02140

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



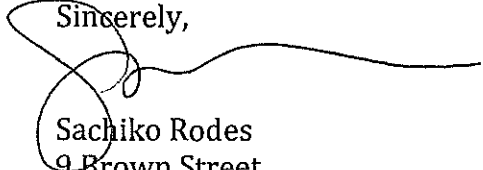
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

March 3, 2021

Dear Board of Zoning Appeal,

Though I am not a direct abutter of 11-13 Haskell Street, I am a Cambridge resident, friend of the family, and frequenter of the neighborhood due to its proximity to Pemberton Farms, and wanted to contribute a letter of support for the variance/special permit application submitted by Sarah Steward, James Burns, Mark Steward and Lavera (Lolly) Kombrink. I understand that they wish to adjust window placement, add back porches, and add solar panels to the roof. These changes will update the home for this multi-generational household while remaining in-keeping with the neighborhood feel. They, and their updated home, will be positive additions to Haskell Street.

Sincerely,



Sachiko Rodes
9 Brown Street
Cambridge, MA 02138



Date: 2 MAR 2021

To Whom It May Concern:

My name is NUNZI SAPUPPO, and I live at
22A BERKELEY STREET, CAMBRIDGE.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Nunzi Sapuppo



Date: March 3, 2021

To Whom It May Concern:

My name is Patti Tao, and I live at
29 Highland Ave.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Patti Tao



Date: 03/04/2021

To Whom It May Concern:

My name is Nhi Tran, and I live at
76 Fairmont Street Apt 2 Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



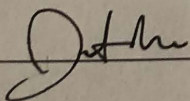
Date: 3/5/2021

To Whom It May Concern:

My name is JUSTIN WANN, and I live at
76 PARKMONT ST #unit 2, Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



Pacheco, Maria

From: Katharine C <khcolton@gmail.com>
Sent: Saturday, April 10, 2021 6:20 PM
To: Pacheco, Maria
Subject: case no BZA-110890

Hello, Ms. Pacheco:

I live at 9 Haskell Street and am responding to the petition from 11-13 Haskell Street to add two screen porches and a "balcony" as well as add/relocate windows at that property, which is next to mine.

I don't want a resort hotel next door. Three porches--or two porches and a "balcony"--and their various window relocations seems wildly excessive and will encroach upon our privacy and peace and affect our quality of life both during and after the construction. I don't know how it will affect our property values, but I doubt anyone will want to live next to that.

I've been horrified by all the wasteful, disruptive, and environmentally damaging work these new neighbors have done already. Countless tons of waste--all of it going directly into landfill--has been dumped out; trucks idle outside for hours at a stretch (I believe this is illegal?); trash and who knows what toxic material constantly wafts into our yard and throughout the neighborhood; and on and on. It's grotesque. I have to work all day a few feet away from this toxic chaos, and the only word I've gotten from the new residents is "perhaps you've noticed we're doing a bit of work." Ha.

I do not support their petition.

Katharine Colton

Pacheco, Maria

From: Jean Godin <jgodin@me.com>
Sent: Wednesday, April 14, 2021 8:50 AM
To: Pacheco, Maria
Cc: Nadine Bourgeois
Subject: Public Hearing - Case No BZA-110890

Dear Ms Pacheco,

Regarding this public hearing for the house located at 11-13 Haskell Street, we had earlier wrote you to express our support.

However, our position has changed after looking more closely to the plans proposed.

We realize that our view will be obstructed and that we would be prevented from seeing the sun for a period of time.

We plan to attend the virtual hearing on April 22nd.

Please let us know if we need to do anything else

Best,
Jean
Jean Godin



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Christopher Alsher Date: 4/5/21
(Print)

Address: 11-13 Westwell St.

Case No. BZA-110890

Hearing Date: 4/22/21

Thank you,
Bza Members