



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

BZA Number: 249689

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

2023 DEC -8 AM 10:42  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**PETITIONER:** Raghu Chivukula C/O Adam Glassman / GCD Architects

**PETITIONER'S ADDRESS:** 17 Brown St #2, CAMBRIDGE, MA 02138

**LOCATION OF PROPERTY:** 12 Linnaean St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family House                      **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Enlarging an existing non-conforming attached 1-car garage within a front and side yard setback. Enlarge existing bay window and increase in non-conforming FAR.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000                      Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000                      Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conformance).  
Article: 10.000                      Section: 10.40 (Special Permit).

Original  
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman

(Print Name)

Address: 17 Brown St #2 Cambridge MA 02138  
Tel. No. 617-412-8450  
E-Mail Address: ajglassman.ra@gmail.com

Date: 12/6/2023

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

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

I/We Raghu Chivukula  
\_\_\_\_\_  
(OWNER)

Address: 12 Linnaean Street Cambridge  
\_\_\_\_\_

State that I/We own the property located at 12 Linnaean Street Cambridge,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Raghu Chivukula  
\_\_\_\_\_

\*Pursuant to a deed of duly recorded in the date 7/7/2023, Middlesex South  
County Registry of Deeds at Book 81744, Page 364; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

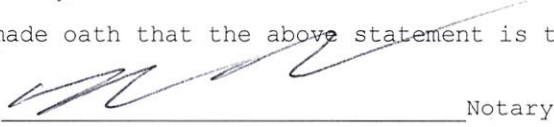


SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of Massachusetts, County of Middlesex  
\_\_\_\_\_

The above-name Raghu Chivukula personally appeared before me,  
this 10 of November, 2023, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires 4-5-2030 (Notary Seal).

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



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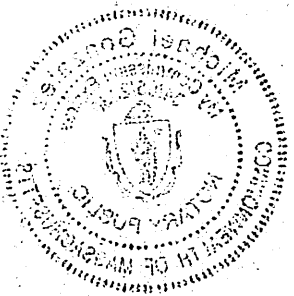
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## **BZA Application Form**

### **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 12 Linnaean 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 enlarged garage and bay window will cause neither detriment nor inconvenience to the neighborhood.

**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 enlarged garage and bay window will have no impact on existing traffic patterns or street parking.

**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 enlarged garage and bay window will have no adverse impacts on operation or enjoyment of the adjacent residential uses.

**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 enlarged garage and bay window will create no loss of privacy for the abutters, no additional shadows on the abutting yards, no noise or light pollution will be created.

**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 proposed enlarged garage and bay window will have no adverse impact on the scale and character of the existing neighborhood, there will be no loss of on street parking, the modest increase in non-conforming FAR and the continuation of the existing garage non-comforming corner lot front yard setback will have no adverse affect on the city in general and the neighborhood in particular. The proposed 2-car garage is consistent with the architectural character of the neighborhood.

**\*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:** Raghu Chivukula  
**Location:** 12 Linnaean St., Cambridge, MA  
**Phone:** 617-412-8450

**Present Use/Occupancy:** Single Family House  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** No Change

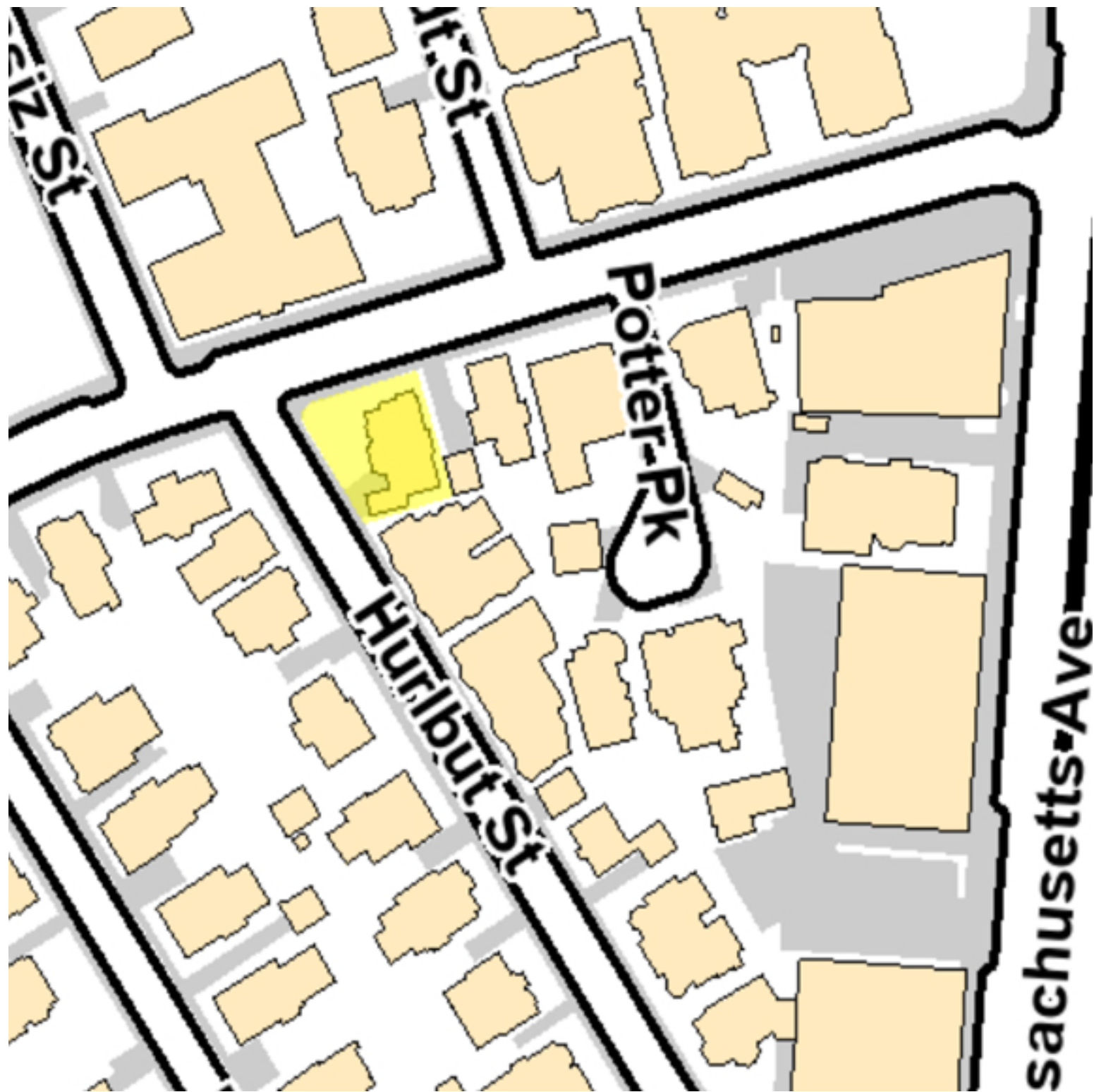
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,190.0	3,463.00	2,254.0	(max.)
<u>LOT AREA:</u>		4,508.0	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.70	.77	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,508.0	No Change	2,500.00	
<u>SIZE OF LOT:</u>	WIDTH	74.6	No Change	50.0	
	DEPTH	73.1	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	11.4 Front 1 at Linnaean St	No Change	15.0	
	REAR	5.8 Side Opposite Hurlbut St	No Change	12'-6"	
	LEFT SIDE	2.0 Side Opposite Linnaean St	No Change	7'-6"	
	RIGHT SIDE	5.3 Front 2 at Hurlbut St	4.3	15.0	
<u>SIZE OF BUILDING:</u>	HEIGHT	34'-11"	No Change	35.0	
	WIDTH	58.0	No Change	N/A	
	LENGTH	40'-7"	41'-7"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		31%	30%	15%	
<u>NO. OF DWELLING UNITS:</u>		1	No Change	1	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	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.:

Existing house is wood frame, proposed enlarged attached garage and enlarged bay window to be wood frame.

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'.





**STREET VIEW OF EXISTING GARAGE FROM HURLBUT ST**

**ZONING RELIEF IN THE FORM OF A SPECIAL PERMIT SOUGHT TO REMOVE THE EXISTING 1-CAR GARAGE AND REPLACE IT WITH A 1-STORY 2-CAR GARAGE WITHIN THE EXISTING NON-CONFORMING FRONT AND SIDE SETBACKS.**

ARCHITECT

**GCD ARCHITECTS**

2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE

10/30/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**

**BZA SET**

TITLE

SCALE

DRAWING

**COVER**

GCD ARCHITECTS





**EXISTING STREET VIEWS OF 12 LINNAEAN STREET FROM HURLBUT ST**

ARCHITECT

**GCD ARCHITECTS**

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SCALE

DRAWING

**PHOTOS**







**EXISTING STREET VIEWS OF 14 HURLBUT STREET 2 CAR GARAGE**

ARCHITECT

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**BZA SET**

TITLE

SCALE

DRAWING

**PHOTOS**





Dimension Regulations

Zoning District : Residence B				
ITEM	EXISTING	REQUIRED	PROPOSED	CONFORMING
Max Allowable FAR	.70	0.5	.77	Existing Non-Conforming
Min. Lot Area	4,508 sq. ft.	5,000 sq. ft.	4,508 sq. ft.	Existing Non-Conforming
Min. Lot Area per Dwelling Unit		2,500 sq. ft.		YES
Min. Lot Width	54 ft	50 ft	54 ft	YES
Front Yard (1) on Linnaean Street	11.4' (*)	15 ft	11.4' (*)	Existing Non-Conforming
Front Yard (2) on Hurlbut Street	5.3'(*)	15 ft	4.3'(*)	Existing Non-Conforming
Side Yard (1) opposite to Linnaean Street	2.0' (*)	7'-6" (sum of 20')	2.0' (*)	Existing Non-Conforming
Side Yard (2) opposite to Hurlbut Street	5.8' (*)	12'-6" (sum of 20')	5.8' (*)	Existing Non-Conforming
Max. Allowable Building Height	34'-11" (*)	35'	34'-11" (*)	YES
Min. Ratio of Private Open Space to Lot Area	48%	40%	45%	YES

(\*) Refer to Plot Plan by Surveyor for building height and setbacks measurements

ARCHITECT

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DATE

10/30/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE

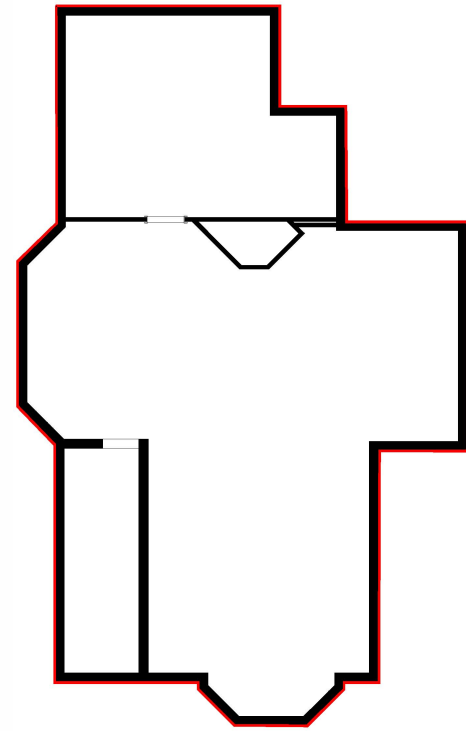
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SCALE

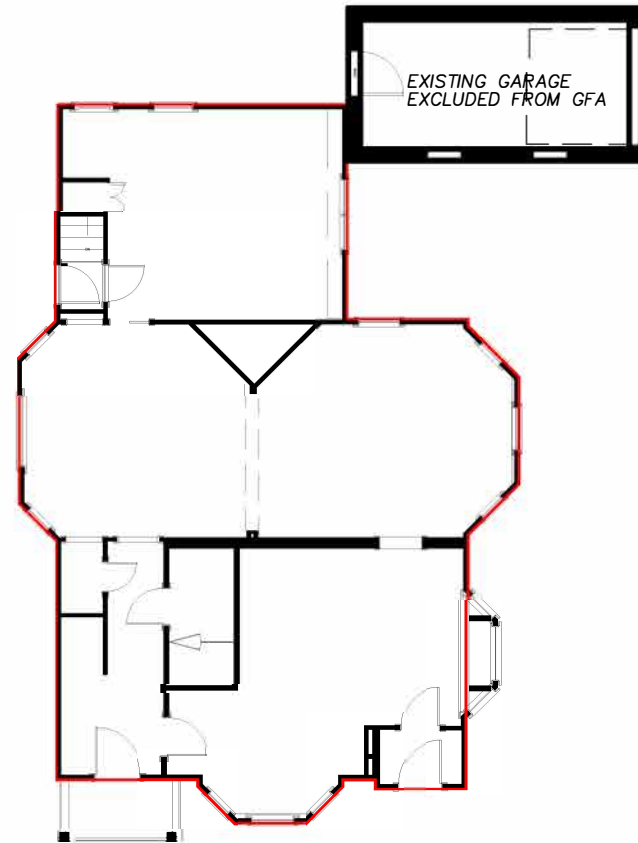
3/32"= 1'-0"

DRAWING

**Z1.1**

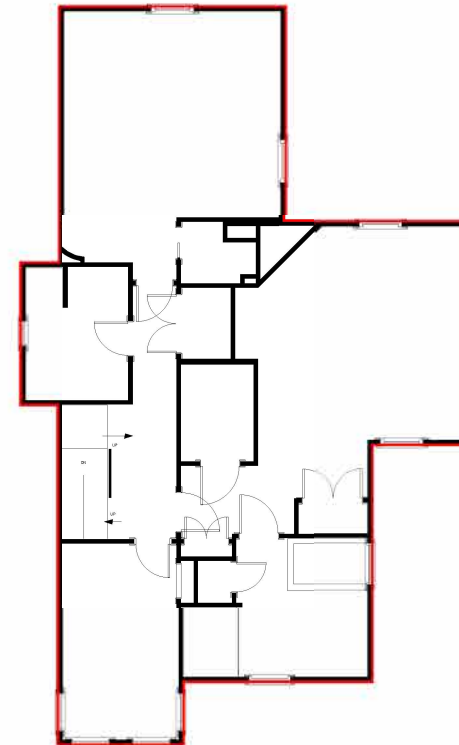


EXISTING BASEMENT PLAN  
1,140.00 SF EXCLUDED FROM  
GFA PER DPW FLOOD ZONE FINDER

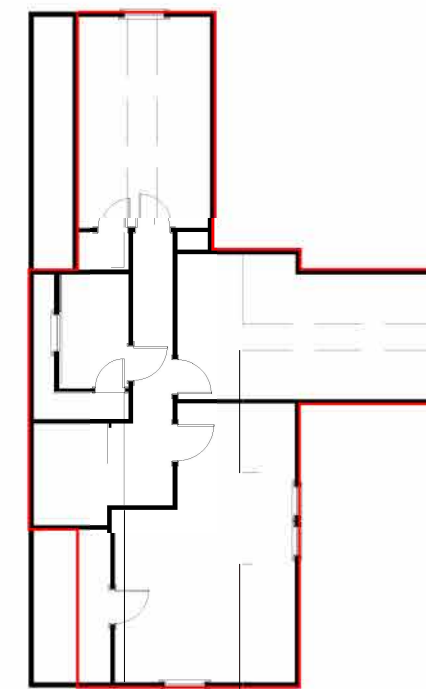


EXISTING FIRST FLOOR PLAN  
1,312.00 GFA

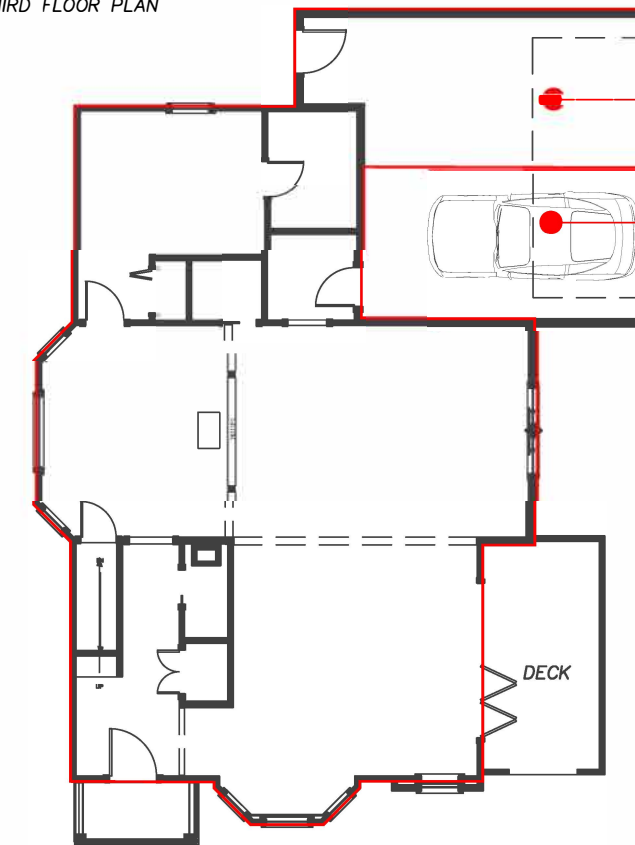
EXISTING GARAGE  
EXCLUDED FROM GFA



EXISTING SECOND FLOOR PLAN  
1,101.00 GFA



EXISTING THIRD FLOOR PLAN  
777.00 GFA



EXISTING FIRST FLOOR PLAN  
1,585.00 GFA

SECOND CAR GARAGE PARKING  
INCLUDED IN GFA

SINGLE CAR GARAGE PARKING  
EXCLUDED FROM GFA

EXISTING NON-CONFORMING FAR  
3,190 GFA / 4,508.0 SF LOT =  
.70 FAR / MAX ALLOWABLE .50

PROPOSED NON-CONFORMING FAR  
3,463 GFA / 4,508.0 SF LOT =  
.77 FAR / MAX ALLOWABLE .50

ARCHITECT

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10/30/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**

**BZA SET**

TITLE

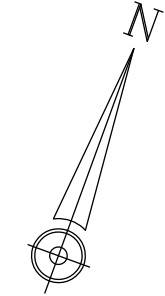
**FAR PLANS**

SCALE

DRAWING

**Z1.0**





LINNAEAN (PUBLIC ~ 50' WIDE) STREET

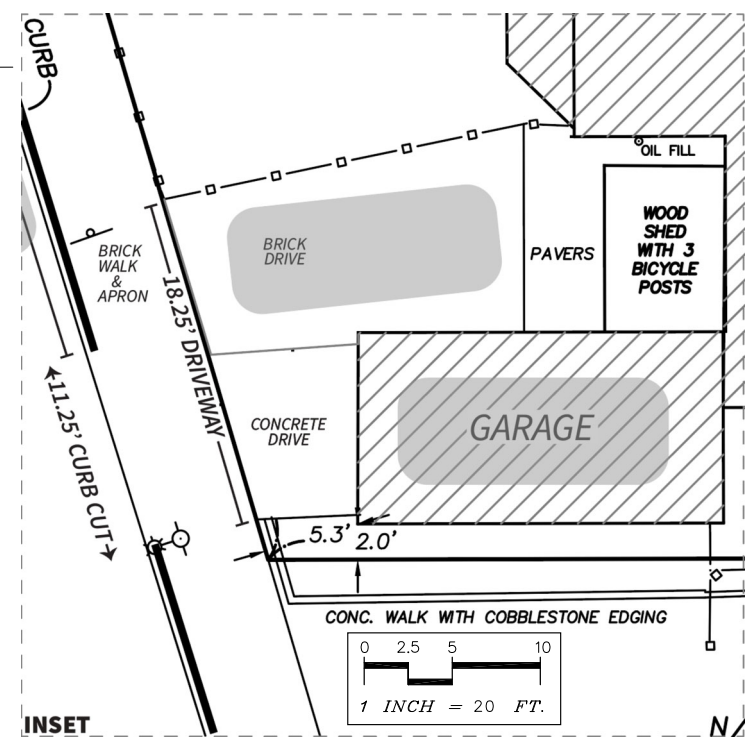
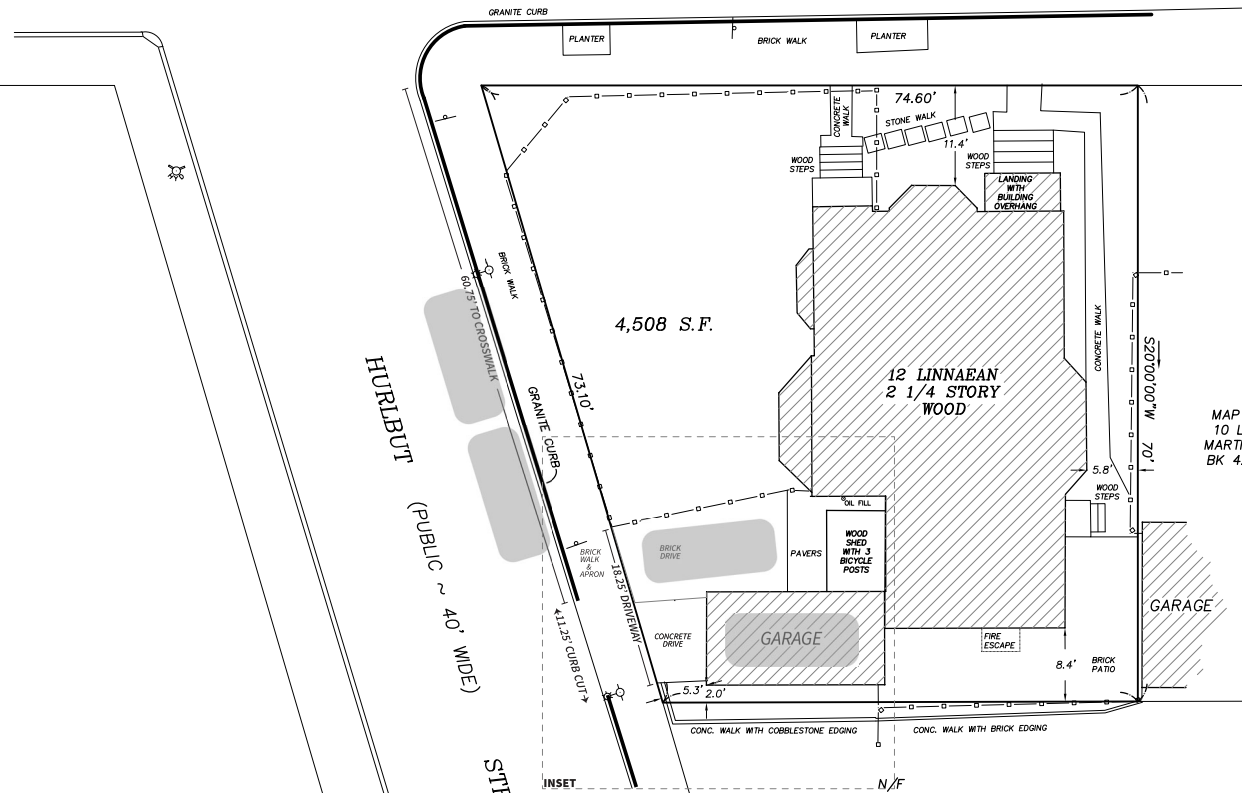
**LEGEND**

- AREA DRAIN
- BOLLARD
- ⊕ CATCH BASIN
- ⊕ CHAIN LINK FENCE
- ⊕ CONCRETE LIGHT POLE
- ⊕ DRAIN MANHOLE
- ⊕ ELECTRIC HANDHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ GAS GATE
- ⊕ GAS METER
- ⊕ GROUND LIGHT
- ⊕ HYDRANT
- ⊕ METAL LIGHT POLE
- ⊕ OVERHEAD WIRES
- ⊕ SEWER MANHOLE
- ⊕ SIGNS
- ⊕ STOCKADE FENCE
- ⊕ STONE WALL
- ⊕ TELEPHONE MANHOLE
- ⊕ WOOD UTILITY POLE
- ⊕ WOOD UTILITY POLE W/LIGHT
- ⊕ WROUGHT IRON FENCE

**NOTES:**

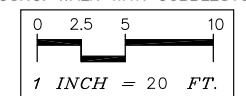
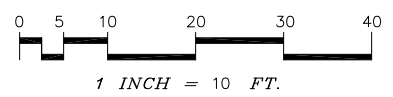
ZONE CLASSIFICATION ~ B ~ RESIDENCE B  
 MAXIMUM FLOOR AREA RATIO 0.5 (j)  
 MINIMUM LOT SIZE = 5,000 S.F.  
 MINIMUM LOT WIDTH = 50'  
 MINIMUM FRONT YARD = 15'  
 MINIMUM SIDE YARD = 7.5' (sum of 20)  
 MINIMUM REAR YARD = 25 (c)  
 MAXIMUM HEIGHT = 35'  
 MINIMUM OPEN SPACE = 40%

The property shown lies within ZONE C (area of minimal flooding) as shown on FLOOD INSURANCE RATE MAP for the CITY OF CAMBRIDGE COMMUNITY 250186 PANEL NUMBER 2B WITH EFFECTIVE DATE OF JULY 5, 1982



I certify that this is a true plot plan based on field and record information.  
 Registered Professional Land Surveyor

**EXISTING**



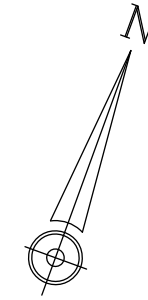
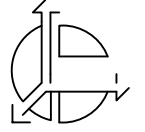
SCALE: 1"=10' DATE: 5/11/10  
 DRAWN BY: SLS MATH: SLS22/22  
 JOB NUMBER: 3815B CHECKED BY:  
 COUNTY: MIDDLESEX

**PLOT PLAN  
 12 LINNAEAN STREET  
 CAMBRIDGE, MASS.**

3815B

Revisions		
No.	Date	Description

SHEET NUMBER:



LINNAEAN (PUBLIC ~ 50' WIDE) STREET

**LEGEND**

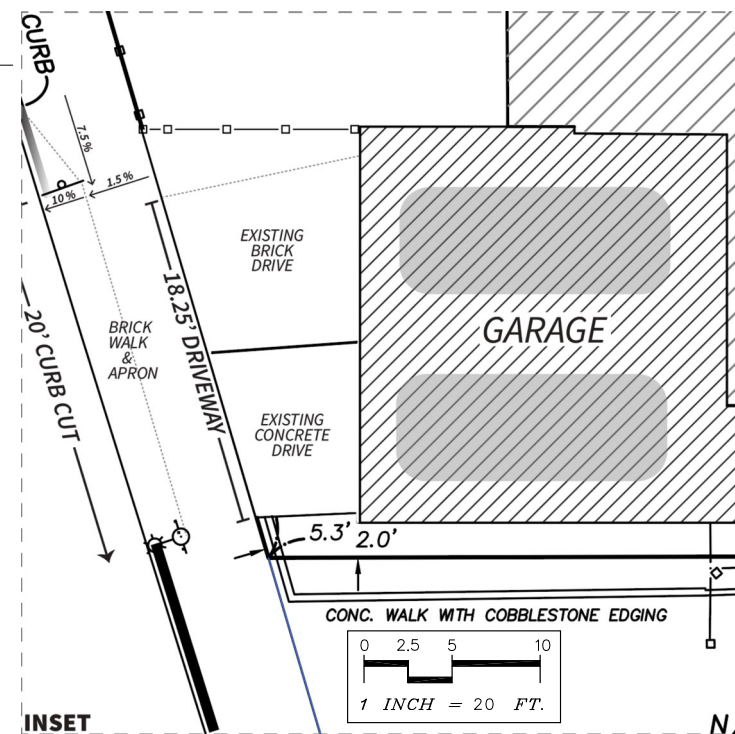
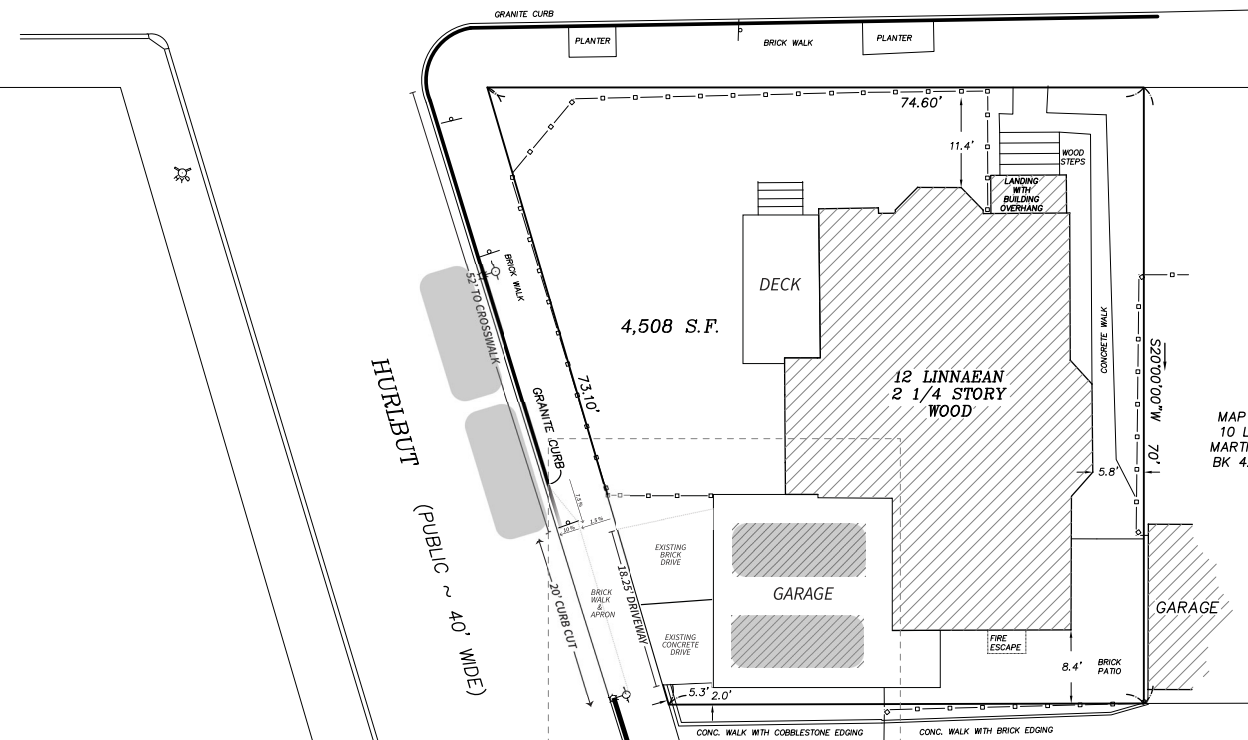
- AREA DRAIN
- BOLLARD
- ⊕ CATCH BASIN
- ⊕ CHAIN LINK FENCE
- ⊕ CONCRETE LIGHT POLE
- ⊕ DRAIN MANHOLE
- ⊕ ELECTRIC HANDHOLE
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- ⊕ OVERHEAD WIRES
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- ⊕ STONE WALL
- ⊕ TELEPHONE MANHOLE
- ⊕ WOOD UTILITY POLE
- ⊕ WOOD UTILITY POLE W/LIGHT
- ⊕ WROUGHT IRON FENCE

**NOTES:**

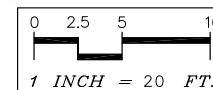
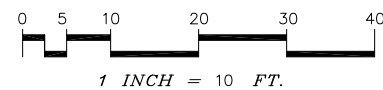
ZONE CLASSIFICATION ~ B ~ RESIDENCE B

- MAXIMUM FLOOR AREA RATIO 0.5 (j)
- MINIMUM LOT SIZE = 5,000 S.F.
- MINIMUM LOT WIDTH = 50'
- MINIMUM FRONT YARD = 15'
- MINIMUM SIDE YARD = 7.5' (sum of 20)
- MINIMUM REAR YARD = 25 (c)
- MAXIMUM HEIGHT = 35'
- MINIMUM OPEN SPACE = 40%

The property shown lies within ZONE C (area of minimal flooding) as shown on FLOOD INSURANCE RATE MAP for the CITY OF CAMBRIDGE COMMUNITY 250186 PANEL NUMBER 2B WITH EFFECTIVE DATE OF JULY 5, 1982



**PROPOSED**



I certify that this is a true plot plan based on field and record information.  
 Registered Professional Land Surveyor

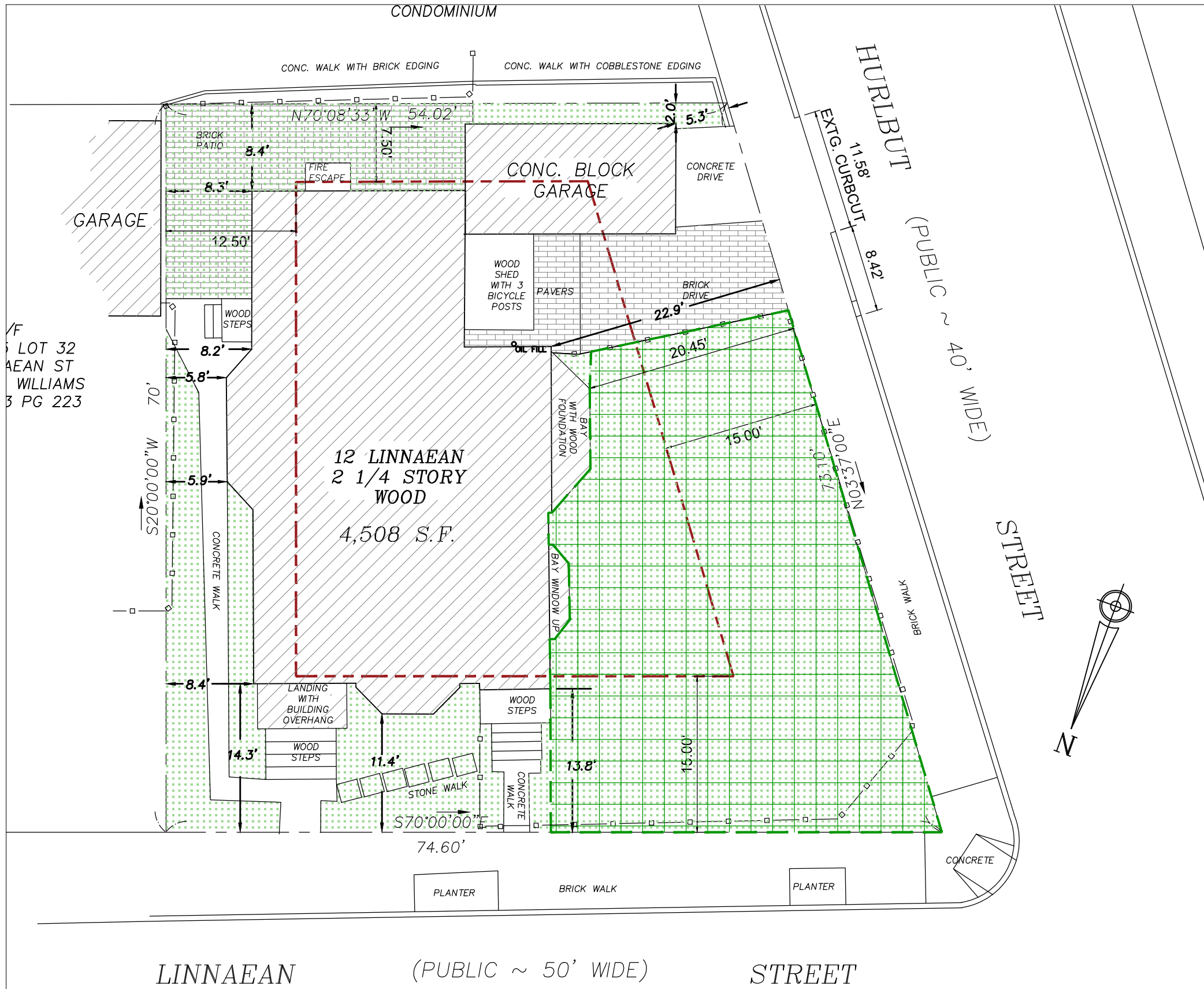
SCALE: 1"=10' DATE: 5/11/10  
 DRAWN BY: SLS MATH: SLS22/22  
 JOB NUMBER: 3815B CHECKED BY:  
 COUNTY: MIDDLESEX




**TITLE:**  
 PLOT PLAN  
 12 LINNAEAN STREET  
 CAMBRIDGE, MASS.

3815B

Revisions		
No.	Date	Description

SHEET NUMBER:



- EXISTING PRIVATE OPEN SPACE PER 5.28.25
-  PERMEABLE PAVERS 567 S.F.
  -  PRIVATE OPEN SPACE 2,191 S.F.
- 40% PRIVATE OPEN SPACE MIN. REQUIRED  
2,191 S.F. / 4,508 S.F. LOT =  
48% EXISTING PRIVATE OPEN SPACE
-  USABLE OPEN SPACE (15'x15'MIN.) 1,400 S.F.
- 20% USABLE OPEN SPACE MIN. REQUIRED  
1,400 S.F. / 4,508 S.F. LOT =  
31% EXISTING USABLE OPEN SPACE

**GCD ARCHITECTS**  
2 WORTHINGTON STREET  
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ARCHITECT  
DATE  
10/30/2023

PROJECT  
**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

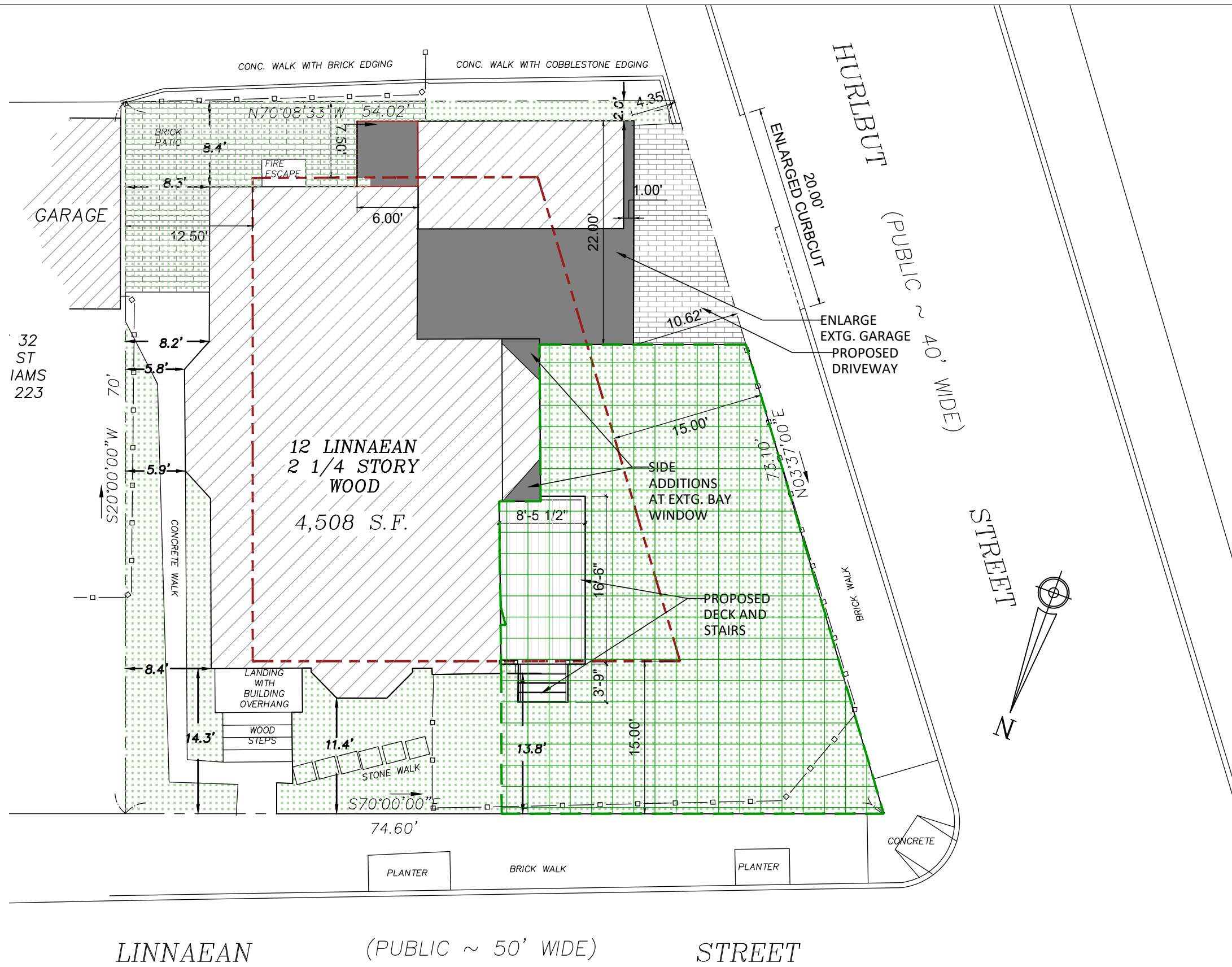
TITLE  
**EXTG. OPEN SPACE**

SCALE  
3/32" = 1'-0"

DRAWING  
**L1.1**

1/2 ACRES  
LOT 32  
LINNAEAN ST  
WILLIAMS  
PG 223





PROPOSED PRIVATE OPEN SPACE PER 5.28.25

	PERMEABLE WALKWAY PAVERS	483 S.F.
	DECK	136 S.F.
	OPEN SPACE	2,018 S.F.

40% PRIVATE OPEN SPACE MIN. REQUIRED  
2,018 S.F. / 4,508 S.F. LOT =  
45% PROPOSED PRIVATE OPEN SPACE

	USABLE OPEN SPACE (15'x15'MIN.)	1,370 S.F.
--	---------------------------------	------------

20% USABLE OPEN SPACE MIN. REQUIRED  
1,370 S.F. / 4,508 S.F. LOT =  
30% PROPOSED USABLE OPEN SPACE



ARCHITECT  
**GCD ARCHITECTS**  
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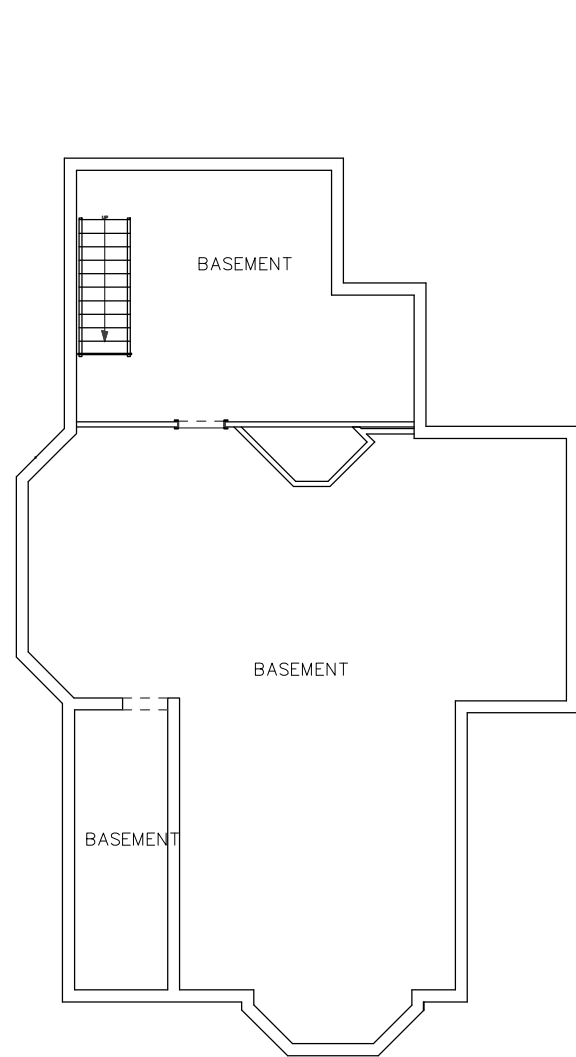
DATE  
10/30/2023

PROJECT  
**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

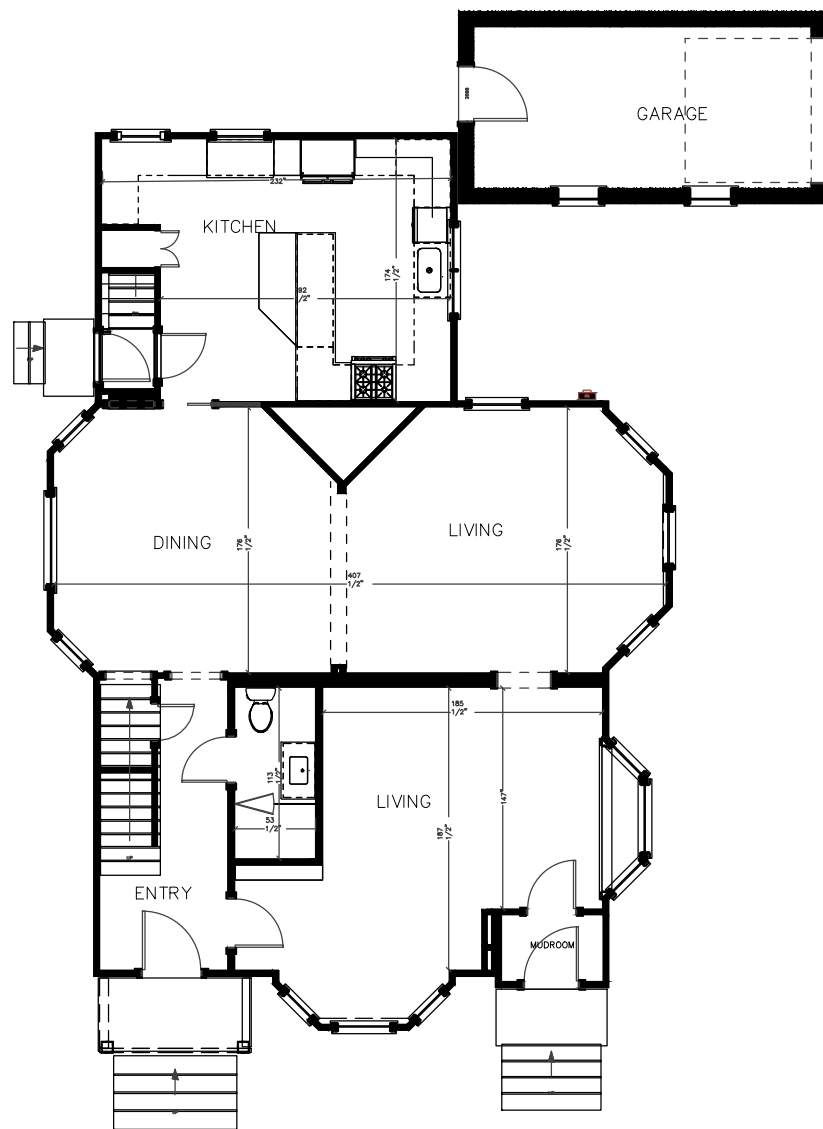
TITLE  
**PROP. OPEN SPACE**

SCALE  
3/32" = 1'-0"

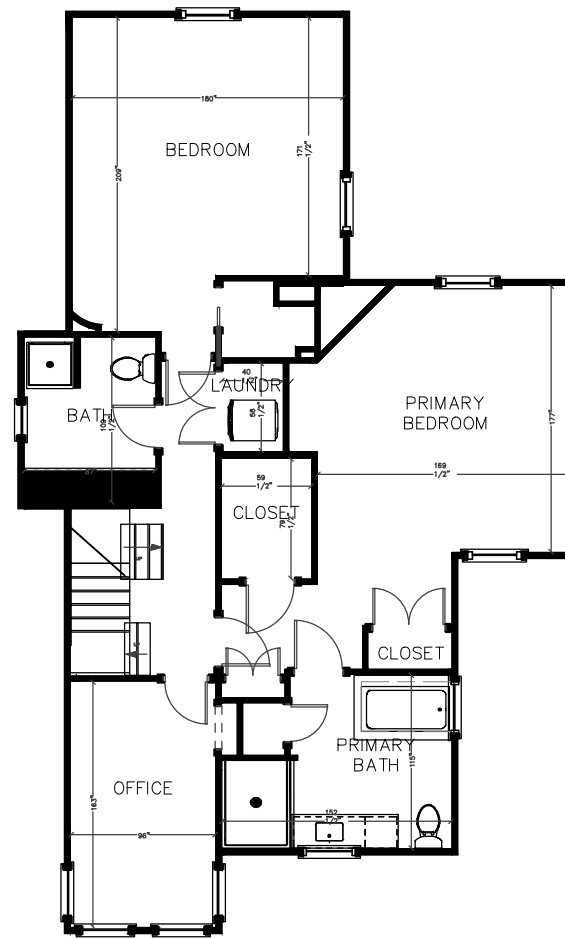
DRAWING  
**L1.2**



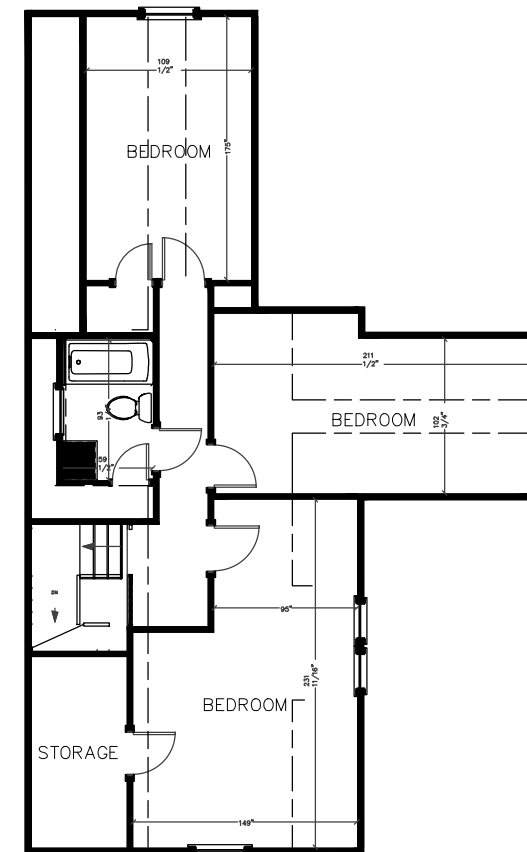
1 BASEMENT PLAN - EXISTING-  
TO REMAIN UNCHANGED



2 1ST FLOOR PLAN - EXISTING-  
TO REMAIN UNCHANGED



3 2ND FLOOR PLAN - EXISTING-  
TO REMAIN UNCHANGED



4 3RD FLOOR PLAN - EXISTING-  
TO REMAIN UNCHANGED

ARCHITECT

**GCD ARCHITECTS**

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DATE

10/30/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE

**EXTG. PLANS**

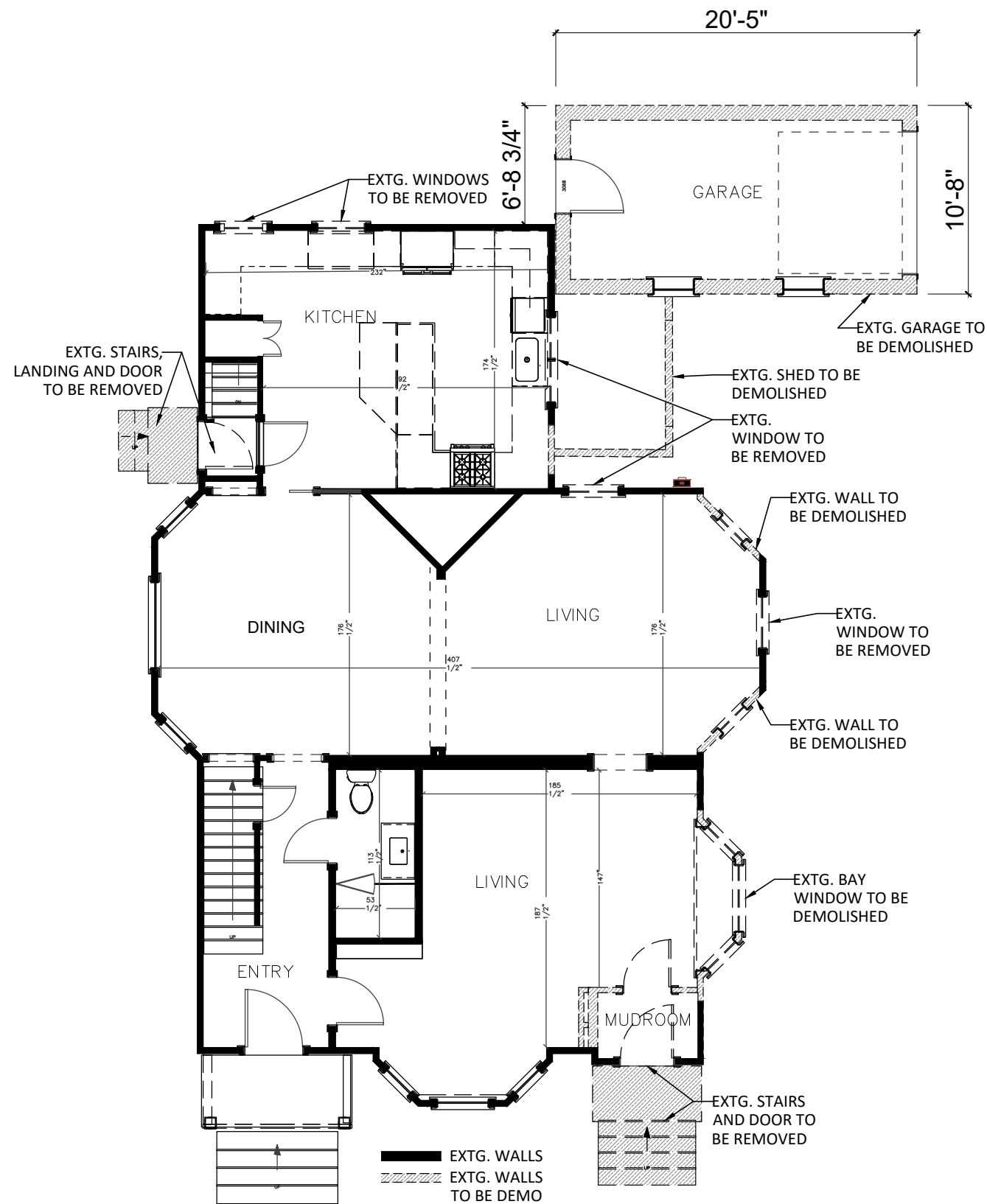
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3/32" = 1'-0"

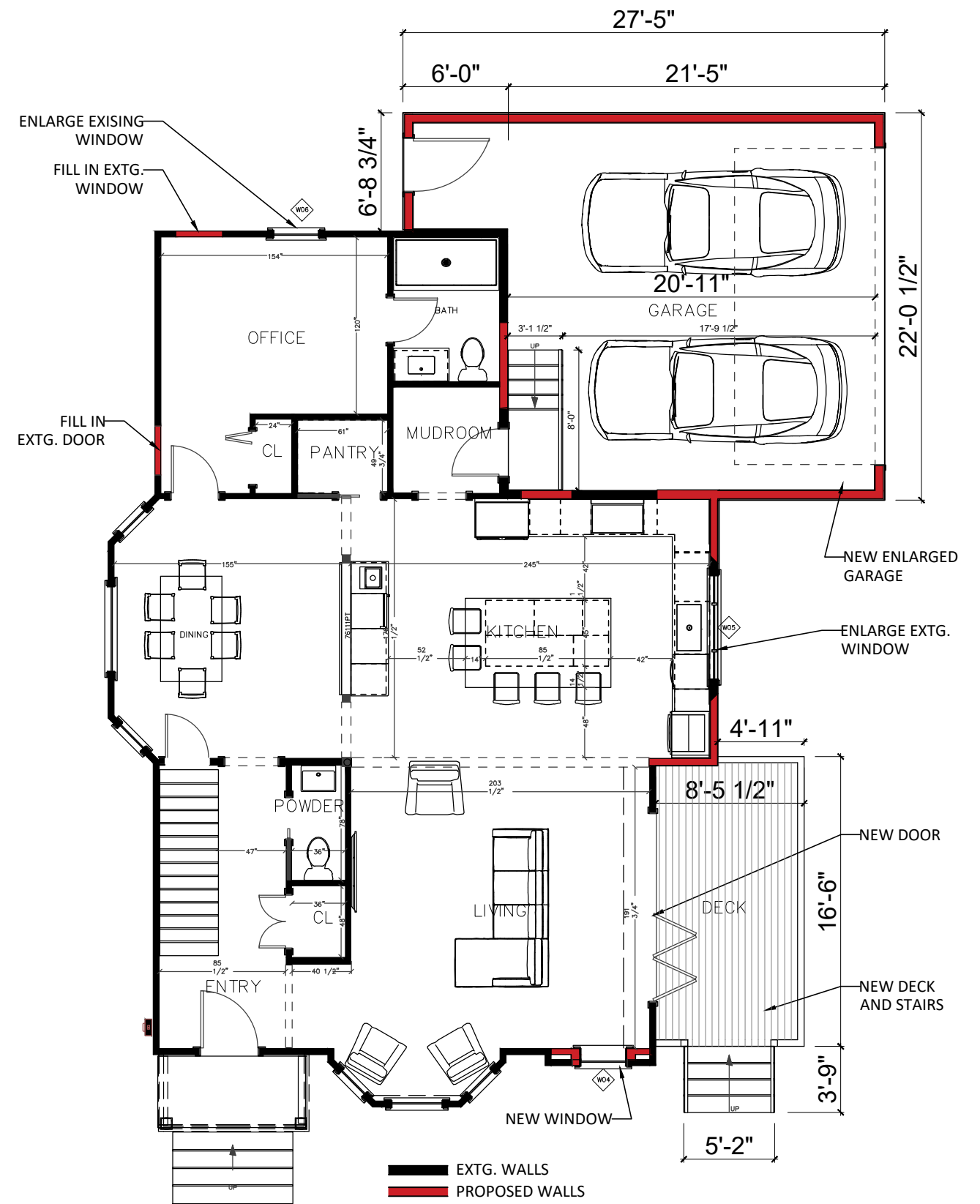
DRAWING

**E1.1**

GCD ARCHITECTS



1 FIRST FLOOR PLAN - EXISTING-  
1/8" = 1'-0"



2 FIRST FLOOR PLAN - PROPOSED-  
1/8" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE

10/30/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE

**DEMO & PROP PLAN**

SCALE

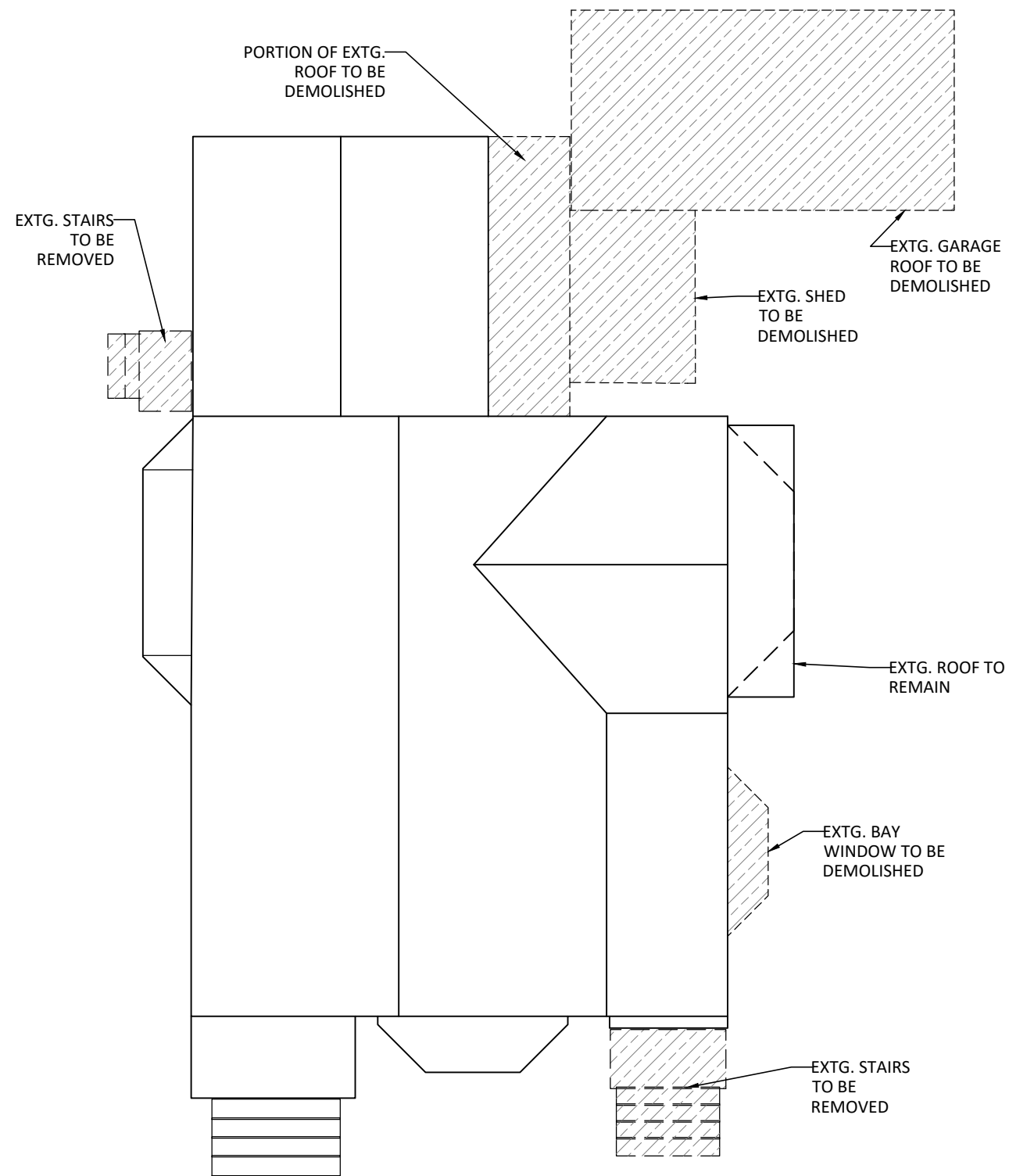
1/8" = 1'-0"

DRAWING

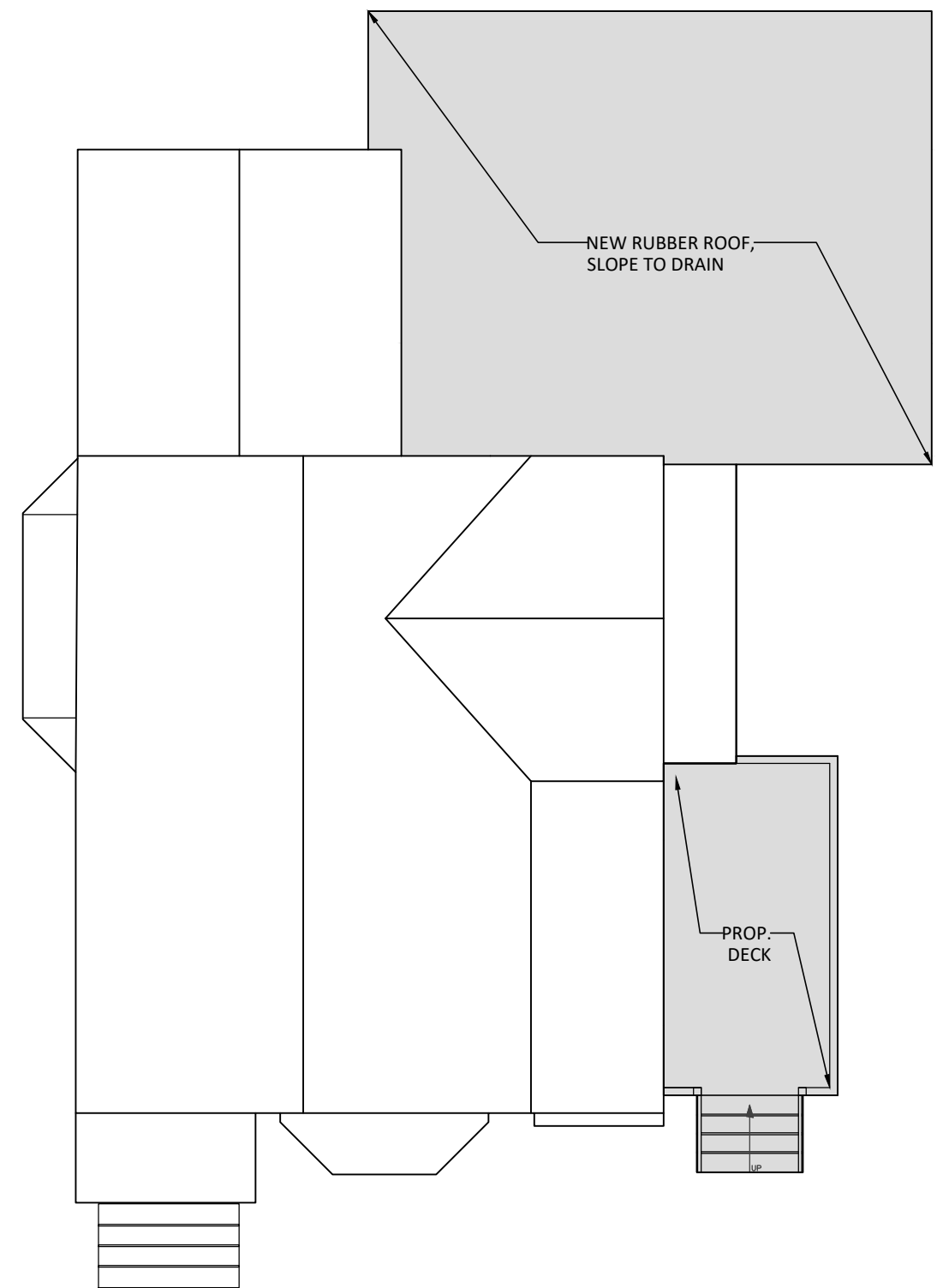
**A1.1**







1 ROOF PLAN - EXISTING-  
1/8" = 1'-0"



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

ARCHITECT  
**GCD ARCHITECTS**  
2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE  
10/30/2023

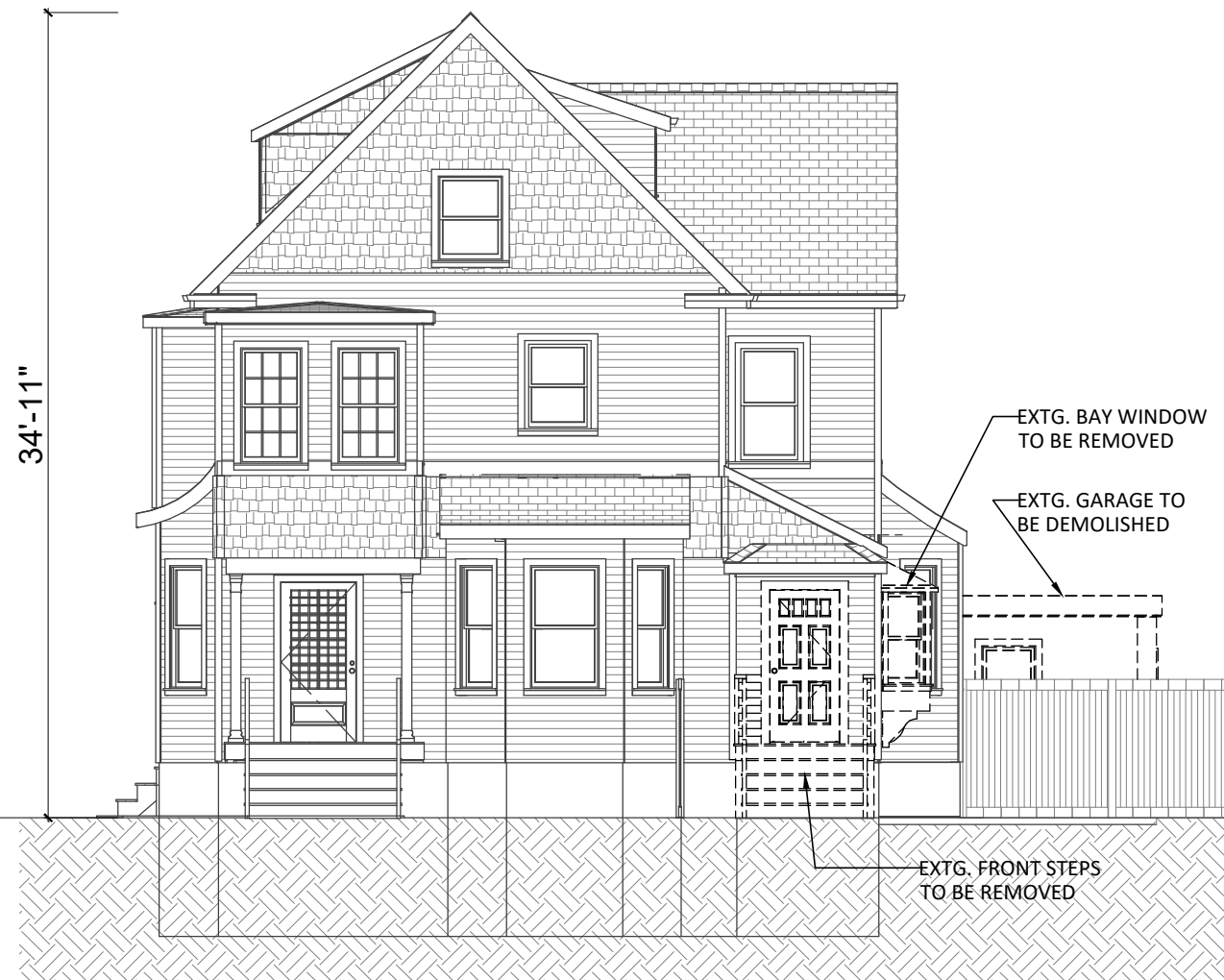
PROJECT  
**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE  
**DEMO & PROP PLAN**

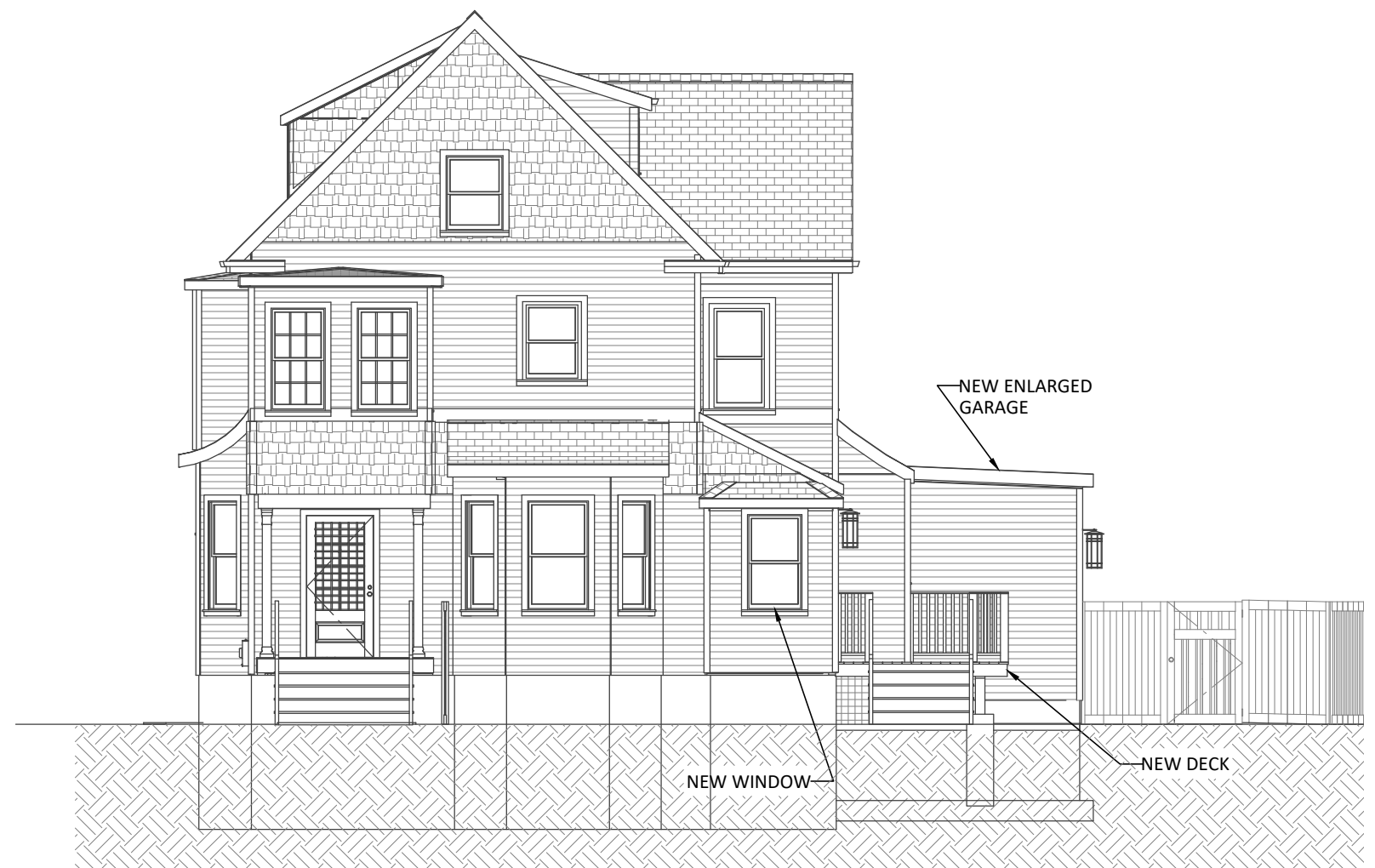
SCALE  
1/8" = 1'-0"

DRAWING  
**A1.2**





1 FRONT ELEVATION - EXISTING-  
1/8" = 1'-0"



2 FRONT ELEVATION - PROPOSED-  
1/8" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE

10/26/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE

**EXTG. AND PROP.  
FRONT ELEV.**

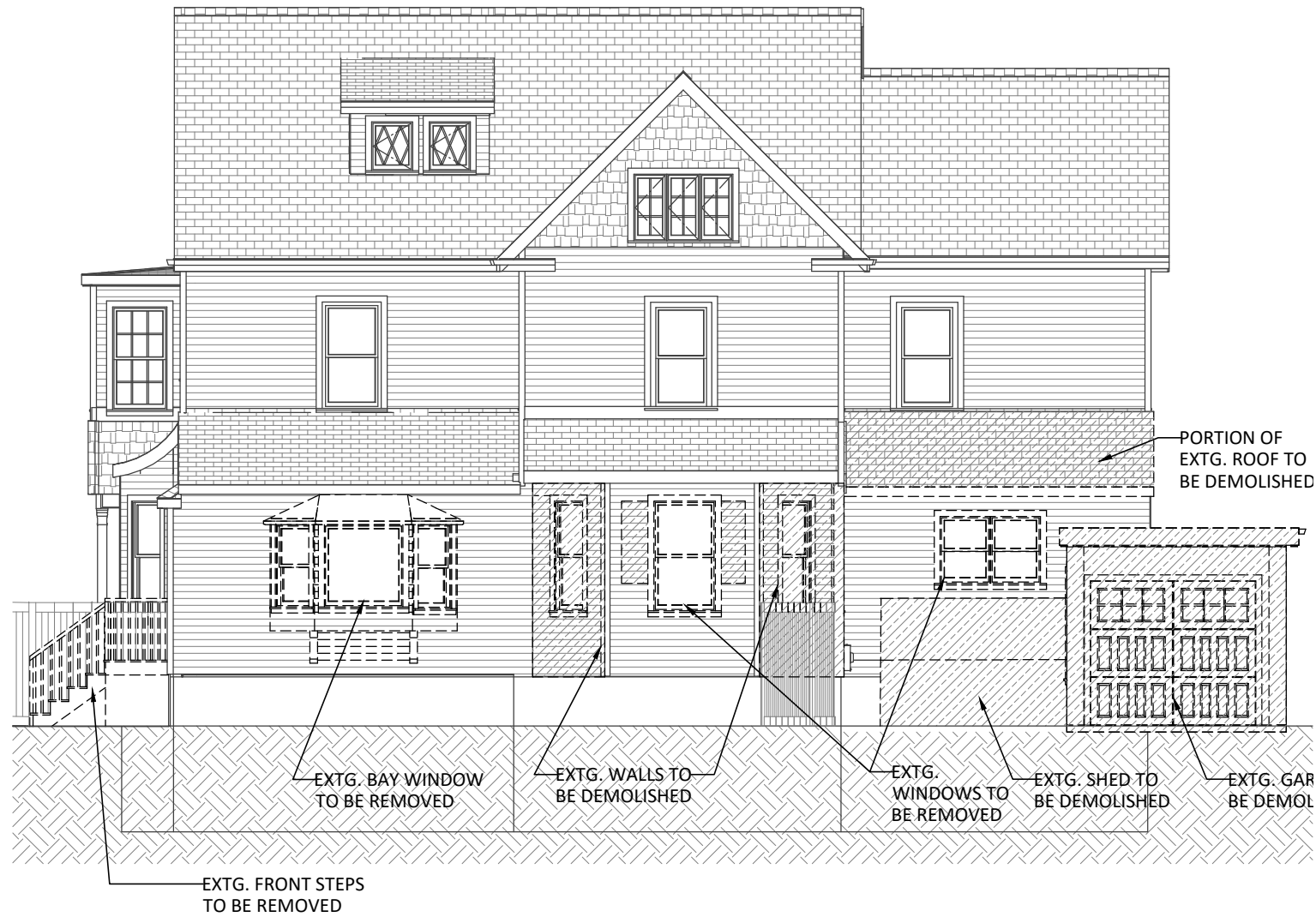
SCALE

1/8" = 1'

DRAWING

**A2.1**





1 RIGHTSIDE ELEVATION - EXISTING-  
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION - PROPOSED-  
1/8" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE

10/26/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE

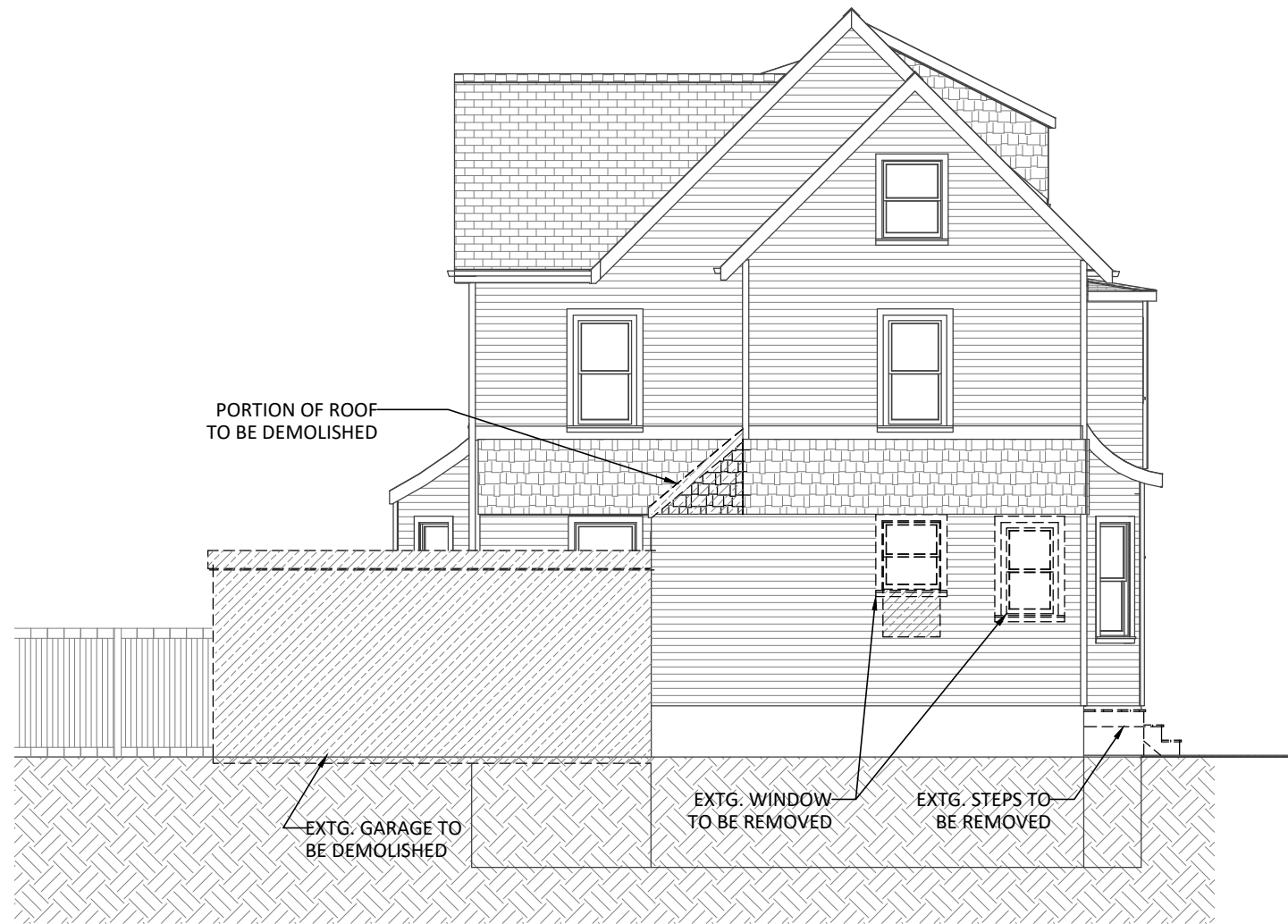
**EXTG. AND PROP.  
RIGHT SIDE ELEV.**

SCALE

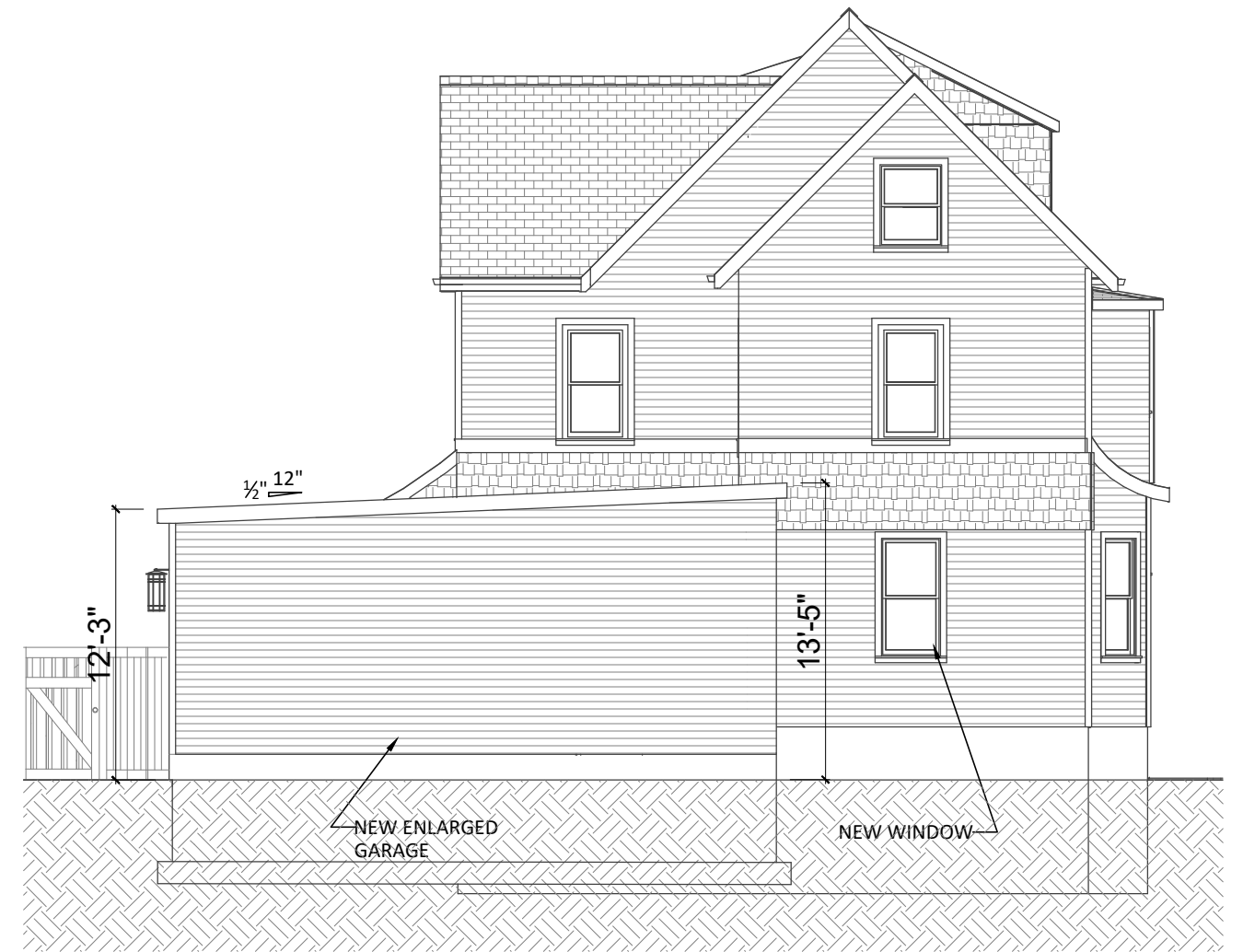
1/8" = 1'

DRAWING

**A2.2**



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



2 REAR ELEVATION - PROPOSED-  
1/8" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE

10/26/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE

**EXTG. AND PROP.  
REAR ELEV.**

SCALE

1/8" = 1'

DRAWING

**A2.3**





1 LEFT SIDE ELEVATION - EXISTING-  
1/8" = 1'-0"



2 LEFT SIDE ELEVATION - PROPOSED-  
1/8" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE

10/26/2023

PROJECT

**12 LINNAEAN STREET, CAMBRIDGE**  
**BZA SET**

TITLE

**EXTG. AND PROP.  
RIGHT SIDE ELEV.**

SCALE

1/8" = 1'

DRAWING

**A2.2**



15 December 2023

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am the owner of 33 Hurlbut Street, directly across the street from the proposed work at 12 Linnaean Street.

I have reviewed the plans and I fully support the petition for zoning relief to enlarge the existing single car garage.

The proposed work is modest in scope and will maintain the existing use of the existing garage and driveway, it will maintain the existing scale and character of the neighborhood, and is consistent with a very similar existing 2-car garage several lots down Hurlbut St. I can see no detriment or impact whatsoever on the neighborhood from the proposed work and I urge the BZA to support this application for zoning relief.

Sincerely,

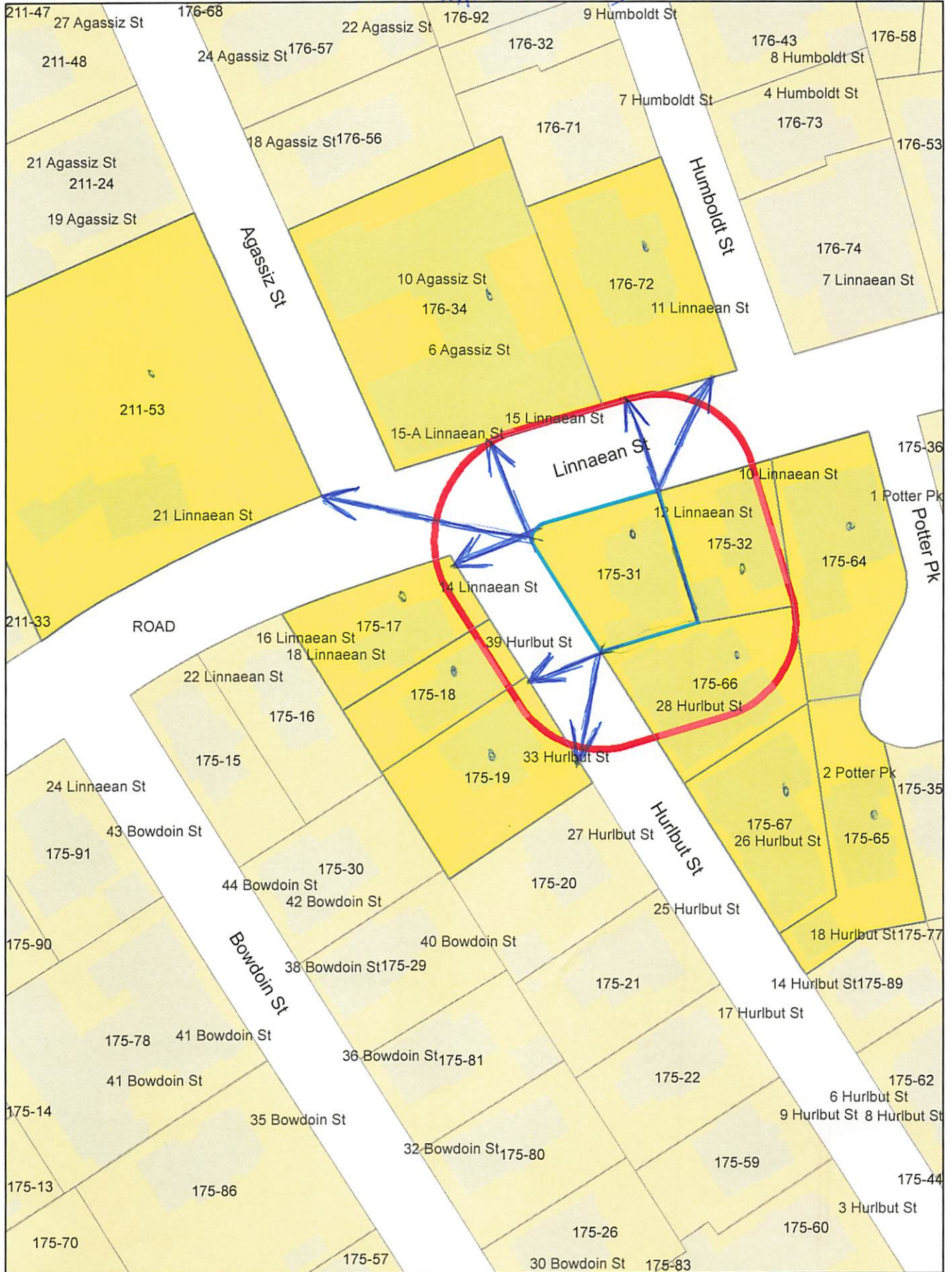
Scott Zink

33 Hurlbut Street

617-650-1929



12 Linnaean St.



12 Linnaean St Petitioner

175-31  
BOGDANOW, MICHAEL B. &  
MARJORIE F. BOGDANOW  
12 LINNAEAN ST  
CAMBRIDGE, MA 02138

175-66  
MITCHELL, REGINA  
28 HURLBUT ST. UNIT#1  
CAMBRIDGE, MA 02139

GCD ARCHITECTS  
C/O ADAM GLASSMAN, ARCHITECT  
17 BROWN STREET #2  
CAMBRIDGE, MA 02138

175-67  
CHAPIN, WALTER L. & MARY E B CHAPIN  
26 HURLBUT ST  
CAMBRIDGE, MA 02138

175-67  
LANDFRIED, JAMES & MARY LOUISE LANDFRIED  
TRS, THE LANDFRIED FAM 2001 REV TR  
26 HURLBUT ST UNIT 3  
CAMBRIDGE, MA 02138

175-31  
RAGHU CHIVUKULA  
12 LINNAEAN STREET  
CAMBRIDGE, MA 02138

175-66  
MEEK, THOMAS B., III & CATHERINE YOON  
28 HURLBUT ST UNIT 4  
CAMBRIDGE, MA 02138

175-67  
HUNT, DANIEL K. & JOAN Z. HUNT  
238 SPINNAKER DR  
VERO BEACH, FL 32963

176-34  
15 LINNAEAN STREET LIMITED PARTNERSHIP  
907 MASS AVE  
CAMBRIDGE, MA 02138-1635

176-72  
WANG, EUGENE & JIE LU  
11 LINNAEAN ST  
CAMBRIDGE, MA 02139

175-19  
DEVORE, BOYD IRVEN AND  
NANCY SKILES DEVORE,  
TRS OF THE DEVORE FAMILY TRUST  
33 HURLBUT ST  
CAMBRIDGE, MA 02138

175-32  
WILLIAMS, MARTIN D.  
10 LINNAEAN ST  
CAMBRIDGE, MA 02138

175-64  
SCHILD, RUDOLPH E. & JANE STRUSS  
1 POTTER PARK  
CAMBRIDGE, MA 02138-1643

175-66  
RYBACK, VERONICA REED A LIFE ESTATE  
28 HURLBUT ST UNIT 3  
CAMBRIDGE, MA 02138

175-66  
HOLLYWOOD, AMY M. & W. REED LOWRIE  
28 HURLBUT ST. UNIT#5  
CAMBRIDGE, MA 02138

175-67  
FELD, GABRIEL C. & ANA R. VAISENSTEIN  
26 HURLBUT ST #4  
CAMBRIDGE, MA 02138

175-67  
COSTA, XAVIER & MARY JO RENDON  
26 HURLBUT ST UNIT 5  
CAMBRIDGE, MA 02138

175-17  
PAYNE, ALINA  
14 LINNAEAN ST  
CAMBRIDGE, MA 02138

211-53  
SOCIETY FOR THE PRESERVATION OF NEW  
ENGLAND ANTIQUITIES THE  
141 CAMBRIDGE ST  
BOSTON, MA 02114

175-67  
ZHANG, SHENGDI HUIXING ZHANG  
26 HURLBUT ST  
CAMBRIDGE, MA 02138

175-65  
ETKIND WENDY  
2 POTTER PARK - UNIT 1  
CAMBRIDGE, MA 02138

175-18  
COBURN JONATHAN L &  
TAN CECILIA M SACHS JESSICA  
39 HURLBUT ST  
CAMBRIDGE, MA 02139

175-66  
SUMMERS, COLIN HELEN SCOVELL  
28 HURLBUT ST UNIT #6  
CAMBRIDGE, MA 02138

175-66  
MALLOWS, MARY CLAIRE &  
AINSLEY MALLOWS  
28 HURLBUT ST - UNIT 2  
CAMBRIDGE, MA 02138

175-65  
KOTIN, ROBERT M. &  
CHARLOTTE M. MCGUINNESS  
2 POTTER PK UNIT 2  
CAMBRIDGE, MA 02138

175-65  
AMHERST, ALISON M.  
2 POTTER PK UNIT 3  
CAMBRIDGE, MA 02138

Jie Lu  
11 Linnaean Street  
Cambridge, MA 02138

15 December 2023

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

Dear Cambridge BZA,

I am writing to express my strong support for the zoning relief sought for the proposed rebuilt garage within the existing non-conforming front setback at 12 Linnaean Street.

I have reviewed the plans and renderings. The design is tasteful, modest, and complements the neighborhood very well. The proposed work will provide this family the functional garage they need without creating any detriments to our neighborhood.

The existing garage is outdated and in need of reconstruction. The proposed enlargement will create a more useful garage for our neighbors without any loss of street parking, without new shadows cast on the abutting lots, and without any meaningful change to our neighborhood.

The proposed work is both very attractive and very modest in its scope. The scale and character of the house and of our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,

A handwritten signature in cursive script that reads "Jie Lu". The ink is dark and the signature is centered below the "Sincerely," text.

Jie Lu

15 December 2023

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am the owner of 33 Hurlbut Street, directly across the street from the proposed work at 12 Linnaean Street.

I have reviewed the plans and I fully support the petition for zoning relief to enlarge the existing single car garage.

The proposed work is modest in scope and will maintain the existing use of the existing garage and driveway, it will maintain the existing scale and character of the neighborhood, and is consistent with a very similar existing 2-car garage several lots down Hurlbut St. I can see no detriment or impact whatsoever on the neighborhood from the proposed work and I urge the BZA to support this application for zoning relief.

Sincerely,

Scott Zink

33 Hurlbut Street

617-650-1929



Regina Mitchell  
28 Hurlbut Street, Unit 1  
Cambridge, MA 02138

15 December 2023

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

Dear Cambridge BZA,

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The proposed work is both very attractive and very modest in its scope. The scale and character of the house and of our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,

*Regina Mitchell, MD*  
Regina Mitchell, MD (Dec 19, 2023 09:41 EST)  
Regina Mitchell, MD

Reed Lowrie  
28 Hurlbut Street, Unit 5  
Cambridge, MA 02138

15 December 2023

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

Dear Cambridge BZA,

I am writing to express my strong support for the zoning relief sought for the proposed rebuilt garage within the existing non-conforming front setback at 12 Linnaean Street.

I have reviewed the plans and renderings. The design is tasteful, modest, and complements the neighborhood very well. The proposed work will provide this family the functional garage they need without creating any detriments to our neighborhood.

The existing garage is outdated and in need of reconstruction. The proposed enlargement will create a more useful garage for our neighbors without any loss of street parking, without new shadows cast on the abutting lots, and without any meaningful change to our neighborhood.

The proposed work is both very attractive and very modest in its scope. The scale and character of the house and of our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,

A handwritten signature in black ink, appearing to be 'RL' or 'Reed Lowrie', written in a cursive style.

Reed Lowrie





# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 BZA

BZA

## POSTING NOTICE – PICK UP SHEET

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

Name: RAGHU CHIVUKULA Date: 12/26/23  
(Print)

Address: 12 Lincoln St.

Case No. BZA-249689

Hearing Date: 1-11-24

Thank you,  
Bza Members

Cecilia Tan  
39 Hurlbut Street  
Cambridge, MA 02138

15 December 2023

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

Dear Cambridge BZA,

I am writing to express my strong support for the zoning relief sought for the proposed rebuilt garage within the existing non-conforming front setback at 12 Linnaean Street.

I have reviewed the plans and renderings. The design is tasteful, modest, and complements the neighborhood very well. The proposed work will provide this family the functional garage they need without creating any detriments to our neighborhood.

The existing garage is outdated and in need of reconstruction. The proposed enlargement will create a more useful garage for our neighbors without any loss of street parking, without new shadows cast on the abutting lots, and without any meaningful change to our neighborhood.

The proposed work is both very attractive and very modest in its scope. The scale and character of the house and of our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,



Cecilia Tan

Signed by:  
com.apple.idms.appleid.prd.76566755576f5  
16872535255655a35614d6f6b6479413d3d  
Date: 2024-01-03 03:40:17

