CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC 11 PM 3:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 250559

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: Daniel Louis Feingold and Agus Darwanto C/O Adam Dash, Esq.

PETITIONER'S ADDRESS: 48 Grove Street, Somerville, MA 02144

LOCATION OF PROPERTY: **1436 CAMBRIDGE ST , Unit 1 , Cambridge, MA**

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

New walk-out recessed patio and window well increase the pre-existing, nonconforming gross floor area, FAR, and height of the structure, and will decrease the pre-existing, nonconforming open space. No new nonconformities will be created.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structures).
Article: 10.000 Section: 10.30 (Variance).

Original Signature(s): _____

(Petitioner (s) / Owner)

Daniel Louis Feingold and Agus Darwanto, c/o Adam Dash & Associates

(Print Name)

Address: 48 Grove Street, Suite 304 Somerville, MA 02144

Tel. No. 617-625-7373

E-Mail Address: dash@adamdashlaw.com

Date: December 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 Daniel Louis Feingold
(OWNER)

Address: 1436 Cambridge Street, Unit 1, Cambridge, MA 02139

State that I/We own the property located at 1436 Cambridge Street, Unit 1, Cambridge, MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of
Daniel Louis Feingold and Agus Darwanto

*Pursuant to a deed of duly recorded in the date 8/14/2018, Middlesex South County Registry of Deeds at Book 71465, Page 216; 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 Daniel Louis Feingold personally appeared before me, this 10th of November, 2023, and made oath that the above statement is true.

_____ Notary

My commission expires July 5th 2024 (Notary Seal)

JOSIANE RIBASSI-HOULE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 5, 2024

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

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 Agus Darwanto
(OWNER)

Address: 1436 Cambridge Street, Unit 1, Cambridge, MA 02139

State that I/We own the property located at 1436 Cambridge Street, Unit 1, Cambridge, MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of
Daniel Louis Feingold and Agus Darwanto

*Pursuant to a deed of duly recorded in the date 8/14/2018, Middlesex South County Registry of Deeds at Book 71465, Page 216; 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

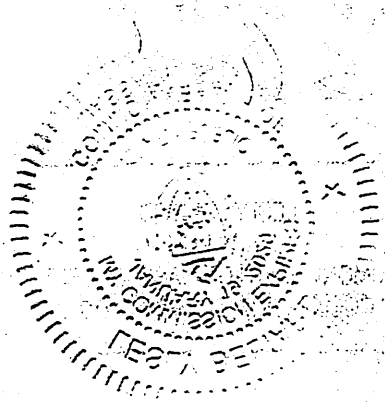
The above-name Agus Darwanto personally appeared before me, this 16th of November, 2023, and made oath that the above statement is true.

Notary

My commission expires 1-19-2029 (Notary Seal).

LESLY BELIARD
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 01/19/2029

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



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

Without the relief sought, the basement crawl space would remain useless, the unheated and non-habitable entry way would be wasted space, and the curved front yard with retaining wall would not be attractive or useful as Open Space. Remedying these issues requires variances due to the existing size, shape and elevation of the structure and the land, and the structure's attachment to another structure which is all that prevents this from being a special permit application under Section 8.22.2.d.

Enclosing the existing entryway will allow residents to be out of the elements when entering Unit 2. Finishing and increasing the size of the Unit 1 basement by putting the existing non-habitable crawl space to use, and with some addition to that, will allow the residents to remain in the property and will provide more living space without having any external impact. The sunken patio being proposed will provide useful outdoor space for the health of the residents.

None of this will impact the neighborhood or change the use of the property or the number of dwelling units thereon, however, none of this can happen without variances due to the hardship caused by existing size, configuration and elevation of the structure and land.

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

The property is unusual being a two-unit condominium which is attached to another structure that is not part of the condominium property, being situated on a corner, having a useless basement crawl space area, having an unheated and non-habitable entryway, and having a curved front yard with retaining wall. This odd size, shape, configuration and elevation impacts how the Building Height, Gross Square Footage, Floor to Area Ratio and Open Space are calculated. As a result, a variance is required instead of a special permit only because the condominium structure is attached to another structure and is not "detached" under Section 8.22.2.d.

Another reason the building exceeds the height limit is because of the very steep pitched slate roof that extends at least 8 feet above the top floor. If this building was a typical triple decker, it would not exceed the height limit, even with the proposed sunken patio and window well. This existing roofline is a beautiful feature of the structure, but it creates a pre-existing, nonconforming height beyond what is allowed. In reality, from the Cambridge Street side of the existing structure, it looks like a two-story building with an attic dormer on the third floor, which gives it the appearance of being lower than the surrounding buildings

Due to the existing size, shape and elevation of the land and structure, the pre-existing and nonconforming Gross Floor Area, Floor to Area Ratio and Building Height technically get larger, but

the building does not actually change size on the exterior. The pre-existing and nonconforming Usable Open Space technically gets smaller, but the new sunken patio actually provides more usable outdoor space. In fact, the existing topography of the lot puts it in the 2070 1% LTFE precipitation zone, for which Flood Resilience Compliance approval for this project was obtained from the Department of Public Works.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The number of units will not change, and the use will remain residential, so there will be no impact on adjacent uses. The changes are contained in the basement, enclosing an existing entryway, and adding a sunken patio, none of which will impact the neighborhood character as they are mostly difficult to see from the public way. The building does not actually change size on the exterior.

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

The finishing and extension of the basement with a window well and the creation of a sunken outdoor patio for Unit 1, and the enclosure of the unheated and non-habitable entry space for Unit 2, will not create any new nonconformities. They will slightly increase the pre-existing nonconformities for GFA,FAR, Building Height and Open Space, however, these changes relate to the odd size, shape and layout of the property and structure currently. The pre-existing and nonconforming Gross Floor Area, Floor to Area Ratio and Building Height technically get larger, but the building does not actually change size on the exterior. The pre-existing and nonconforming Usable Open Space technically gets smaller, but the new sunken patio actually provides more usable outdoor space.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: DANIEL FEINGOLD **PRESENT USE/OCCUPANCY:** 2 FAMILY RESIDENCE

LOCATION: 1436 CAMBRIDGE STREET **ZONE:** C-1

PHONE: 1(781)576-9870 **REQUESTED USE/OCCUPANCY:** 2 FAMILY RESIDENCE

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]		
TOTAL GROSS FLOOR AREA:		3,836,S.F.	4,302 S.F.	3,310.5 S.F.	(max.)	VIOLATION
LOT AREA:		4,402 S.F.		5,000 S.F.	(min.)	
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		0.87	1.02	0.75	(max.)	VIOLATION
LOT AREA FOR EACH DWELLING UNIT:		4,402 S.F.	4,402 S.F.	1,500 S.F.	(min.)	
SIZE OF LOT:	WIDTH	109'		50'	(min.)	
	DEPTH					
Setbacks in Feet:	FRONT CAMBRIDGE ST	6.0'	6.0'	4'	(min.)	
NOTE: CORNER LOT (LEFT S.B. N/A)	REAR	0	0	4'	(min.)	
	FRONT FAYETTE ST	13.2'	13.2'	5'	(min.)	
	RIGHT SIDE	48.4'	48.4'	5'	(min.)	
SIZE OF BLDG.:	HEIGHT	36.3'	37.3'	35'	(max.)	VIOLATION
	LENGTH	51.5'				
	WIDTH	32.3'				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		0.25	0.23	0.30	(min.)	VIOLATION
NO. OF DWELLING UNITS:		2	2	2	(max.)	
NO. OF PARKING SPACES:		3	3	0	(min./max)	
NO. OF LOADING AREAS:		N/A	N/A	N/A	(min.)	
DISTANCE TO NEAREST BLDG. ON SAME LOT:		0	0	4	(min.)	

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

The lot consists of two duplex residential units. Unit 1 is the basement and the first floor level. Unit two is the upper floors and partially on the first floor. The proposed unit one extension will be at the basement level and will consist of a bedroom and bathroom along with a sunken patio with stairs to the yard level outside. The construction will be poured-in-place concrete with brick veneer.

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

DIMENSIONAL INFORMATION

APPLICANT: DANIEL FEINGOLD **PRESENT USE/OCCUPANCY:** 2 FAMILY RESIDENCE

LOCATION: 1436 CAMBRIDGE STREET **ZONE:** C-1

PHONE: 1(781)576-9870 **REQUESTED USE/OCCUPANCY:** 2 FAMILY RESIDENCE

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SIZE OF LOT:	WIDTH	109'		50'	(min.)	
	DEPTH					
Setbacks in Feet:	FRONT CAMBRIDGE ST	6.0'	6.0'	4'	(min.)	
NOTE: CORNER LOT (LEFT S.B. N/A)	REAR	0	0	4'	(min.)	
	FRONT FAYETTE ST	13.2'	13.2'	5'	(min.)	
	RIGHT SIDE	48.4'	48.4'	5'	(min.)	
SIZE OF BLDG.:	HEIGHT	36.3'	37.3'	35'	(max.)	VIOLATION
	LENGTH	51.5'				
	WIDTH	32.3'				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		0.25	0.23	0.30	(min.)	VIOLATION
NO. OF DWELLING UNITS:		2	2	2	(max.)	
NO. OF PARKING SPACES:		3	3	0	(min./max)	
NO. OF LOADING AREAS:		N/A	N/A	N/A	(min.)	
DISTANCE TO NEAREST BLDG. ON SAME LOT:		0	0	4	(min.)	

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

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BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Daniel Louis Feingold and Agus Darwanto
Location: 1436 CAMBRIDGE ST , Unit 1 , Cambridge, MA
Phone: 617-625-7373

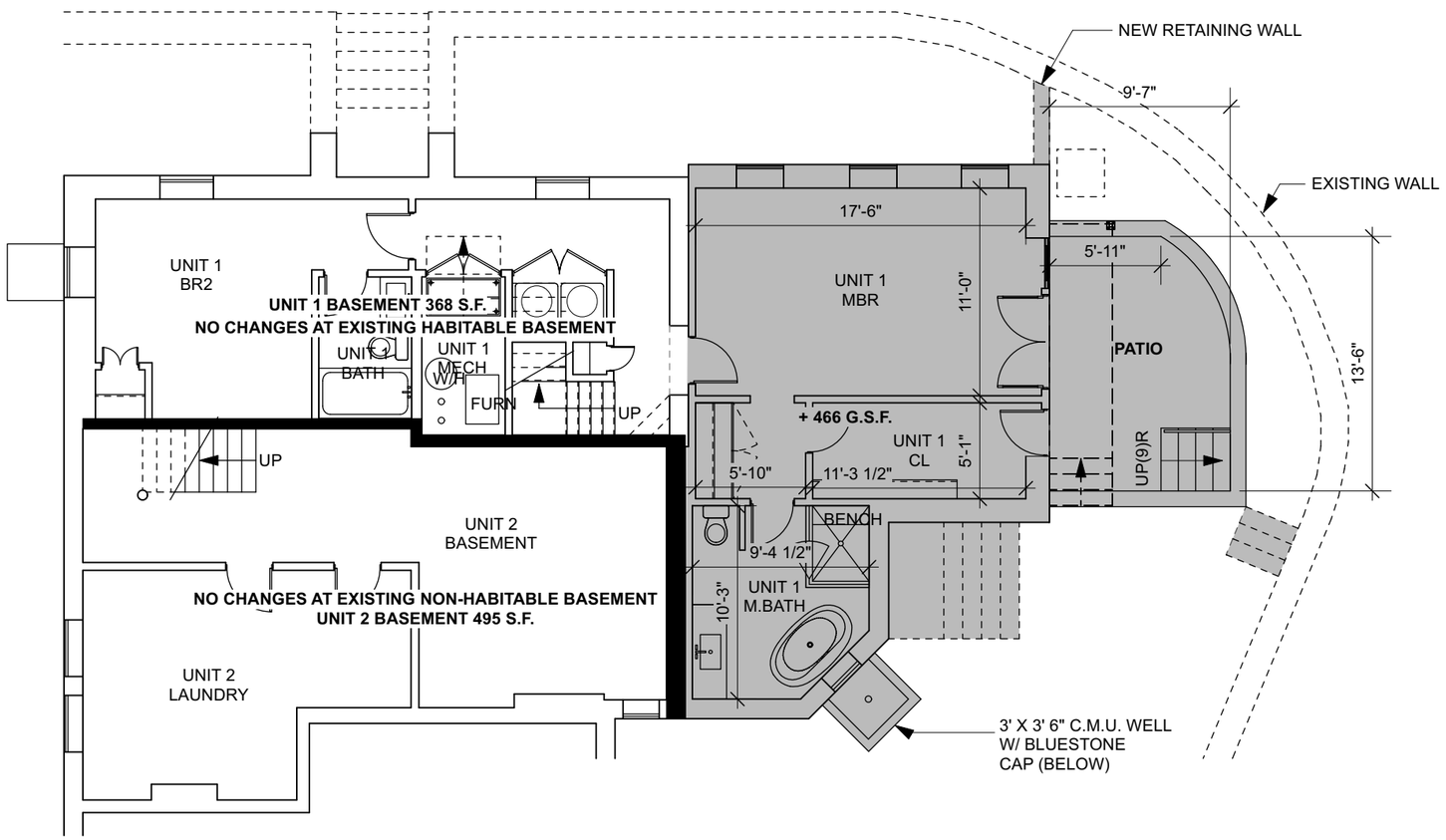
Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3836		4302		3310.5	(max.)
LOT AREA:		4402		4402		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.87		1.02		0.75	
LOT AREA OF EACH DWELLING UNIT		4402		4402		1500	
SIZE OF LOT:	WIDTH	109.2		109.2		50	
	DEPTH	40.85		40.85		N/A	
SETBACKS IN FEET:	FRONT	6 (Cambridge St.) and 13.2 (Fayette St.)		6 (Cambridge St.) and 13.2 (Fayette St.)		4 (Cambridge St.) and 5 (Fayette St.)	
	REAR	0		0		4	
	LEFT SIDE	N/A		N/A		N/A	
	RIGHT SIDE	48.4		48.4		5	
SIZE OF BUILDING:	HEIGHT	36.3		37.3		35	
	WIDTH	51.5		51.5		N/A	
	LENGTH	32.3		32.3		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.25		0.23		0.30	
NO. OF DWELLING UNITS:		2		2		2	
NO. OF PARKING SPACES:		3		3		0	
NO. OF LOADING AREAS:		N/A		N/A		N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0		0		4	

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.:

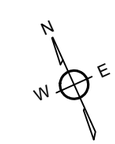
N/A

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'.



BASEMENT FLOOR PLAN

1/8" = 1'-0"



ZONING SET 11-16-23

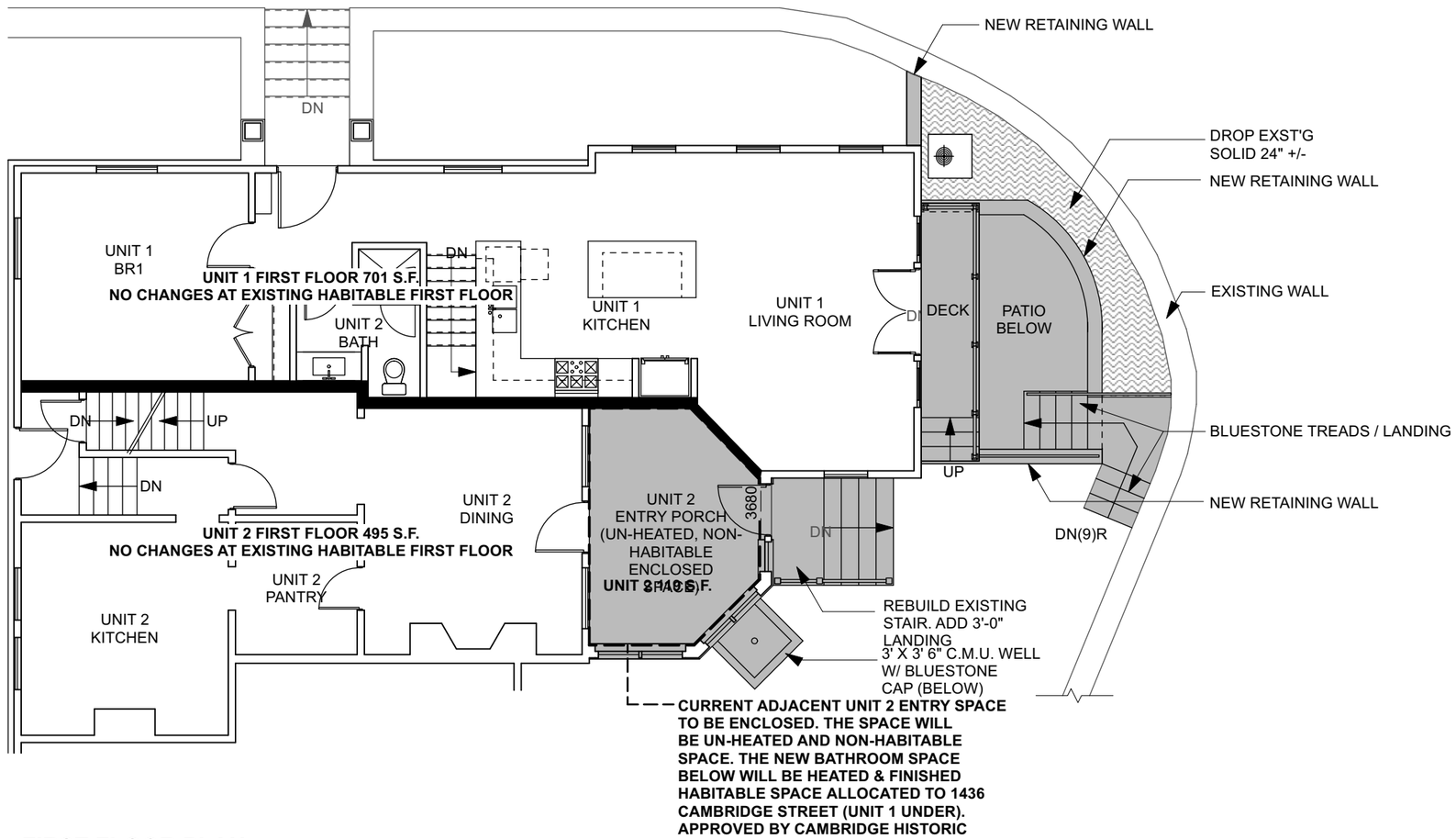
FLOOR PLANS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

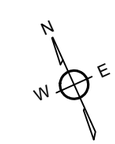
START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

A1



FIRST FLOOR PLAN

1/8" = 1'-0"



ZONING SET 11-16-23

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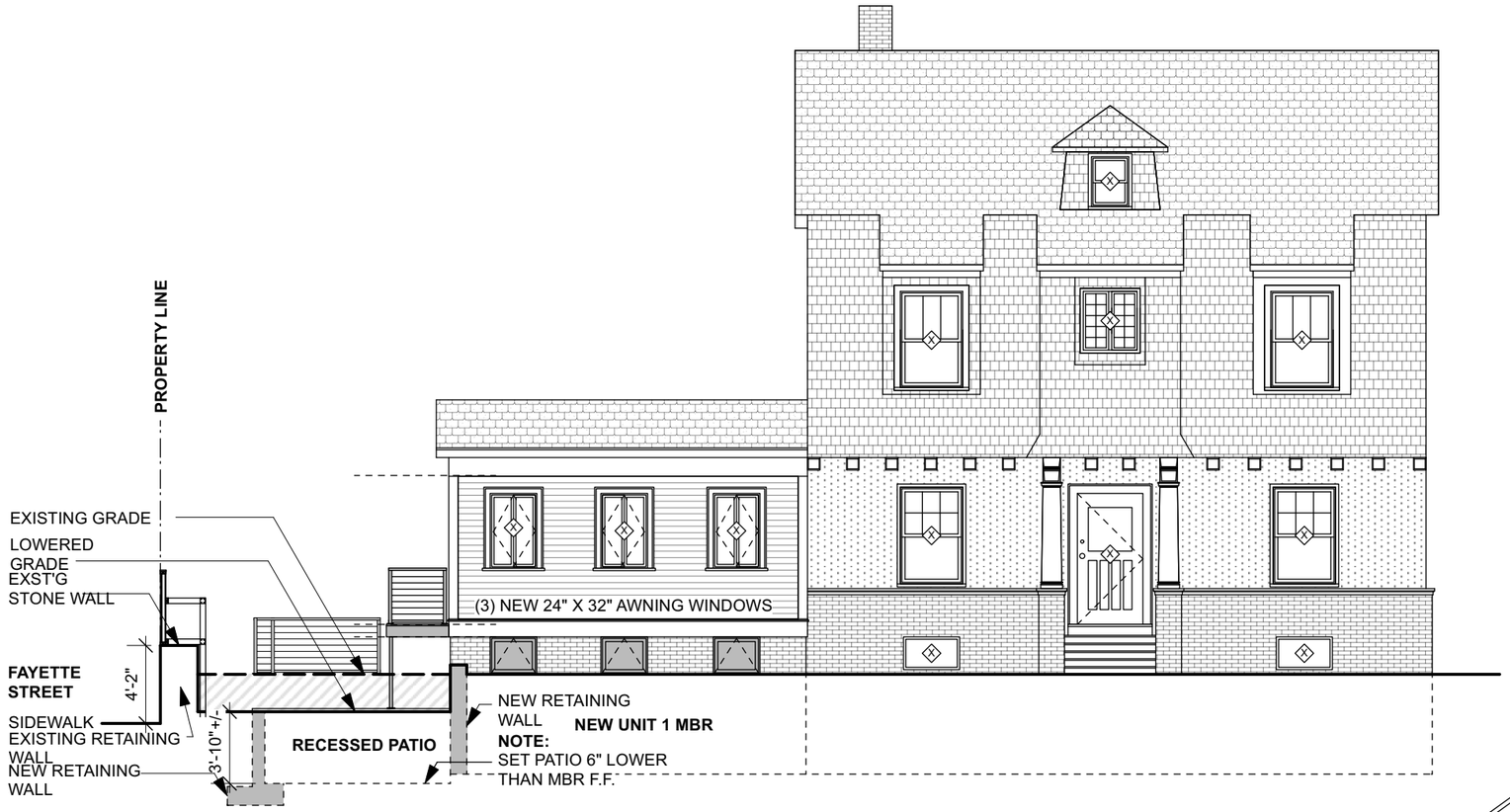
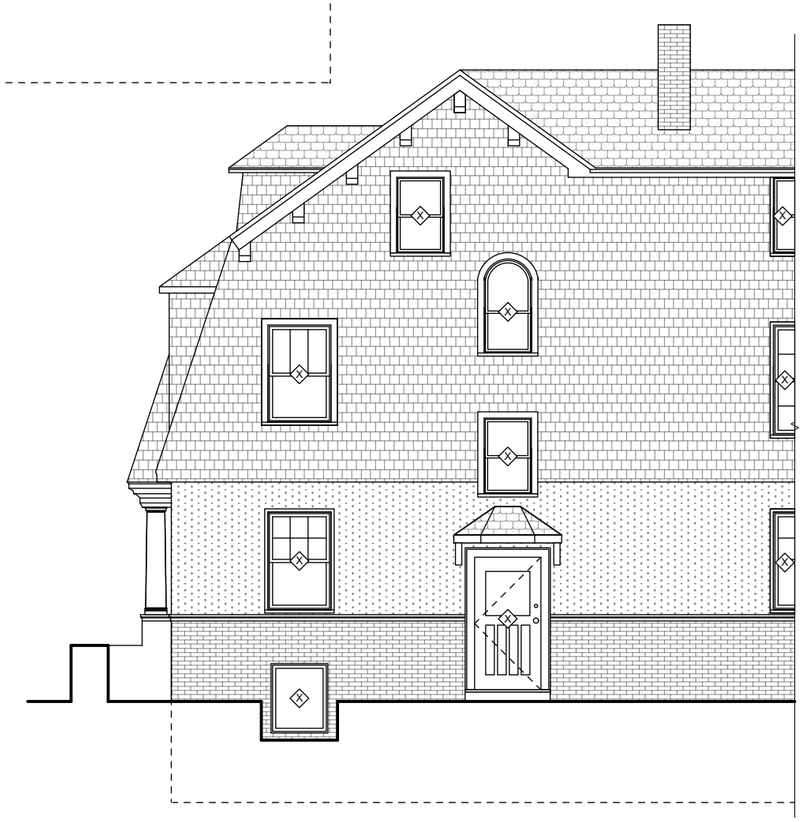
A2



CAMBRIDGE STREET ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"

REGISTERED ARCHITECT
TIMOTHY M. SHEEHAN
No. 952163
CHARLESTOWN
MA
COMMONWEALTH OF MASSACHUSETTS

ZONING SET 11-16-23

ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
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SCALE: 1/8" = 1'-0"
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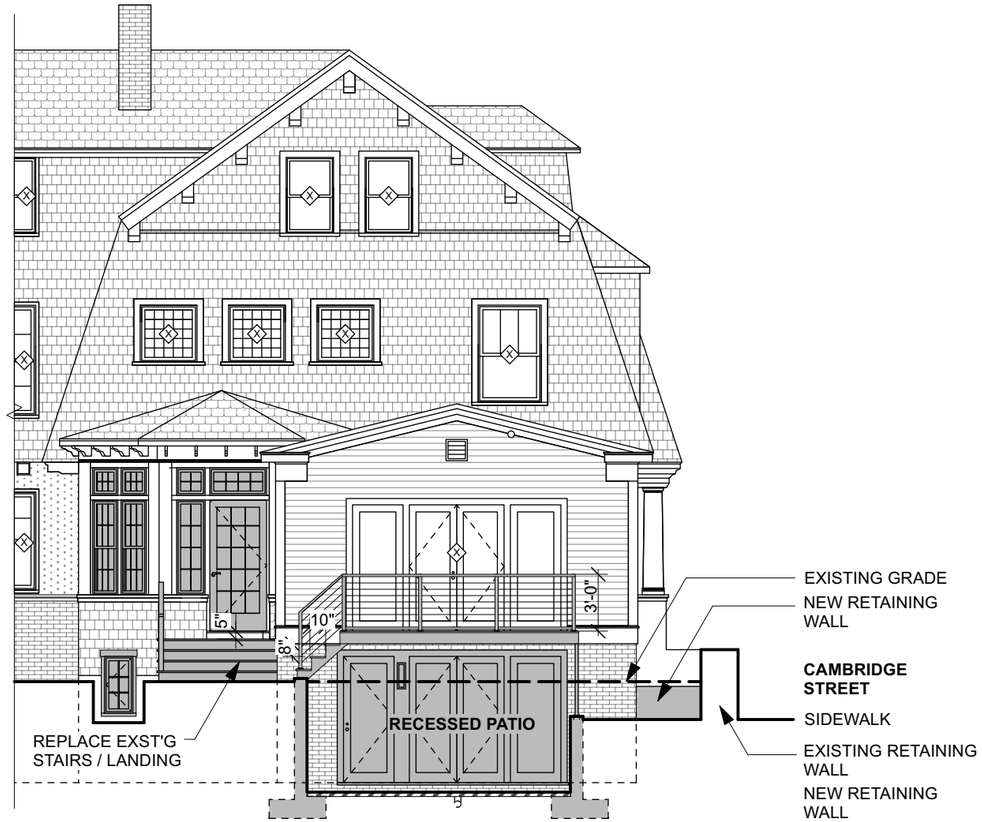
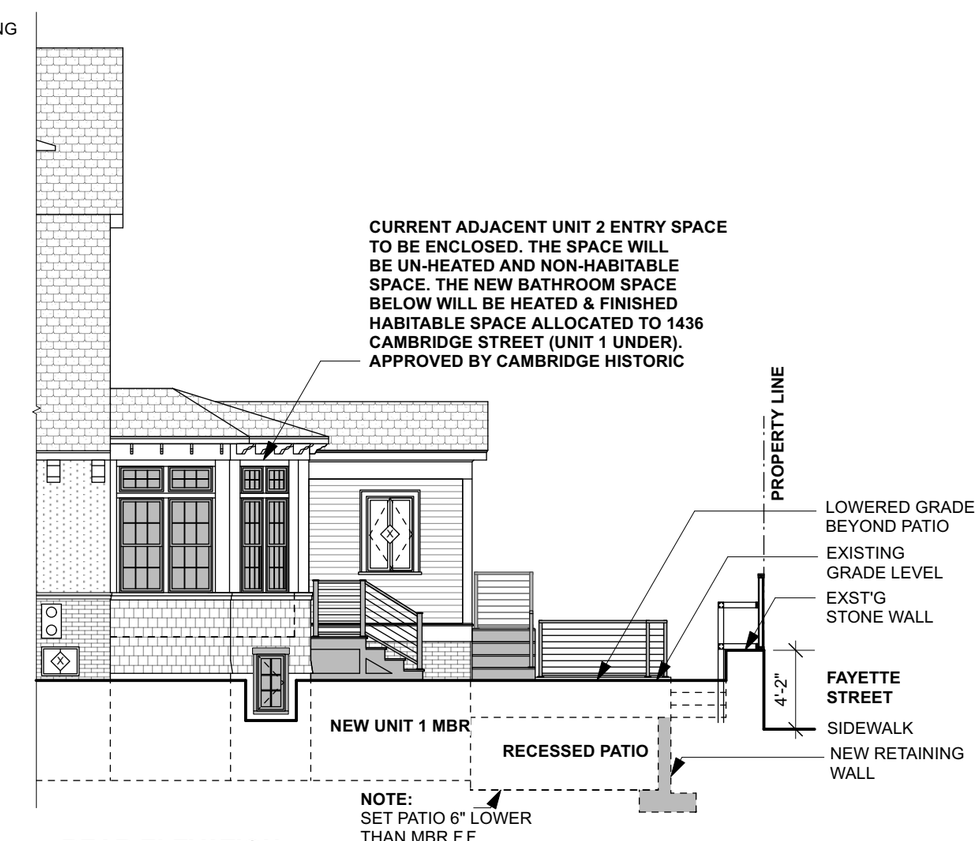
A3



FAYETTE STREET ELEVATION
1/8" = 1'-0"



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

ZONING SET 11-16-23

REGISTERED ARCHITECT
TIMOTHY M. SHEEHAN
No. 952163
CHARLESTOWN
MA
COMMONWEALTH OF MASSACHUSETTS

ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
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SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

A4

VIEW FROM FAYETTE STREET

VIEW FROM THE CORNER OF FAYETTE & CAMBRIDGE STREETS

VIEW FROM CAMBRIDGE STREET

VIEW FROM CAMBRIDGE STREET

ZONING SET 11-16-23

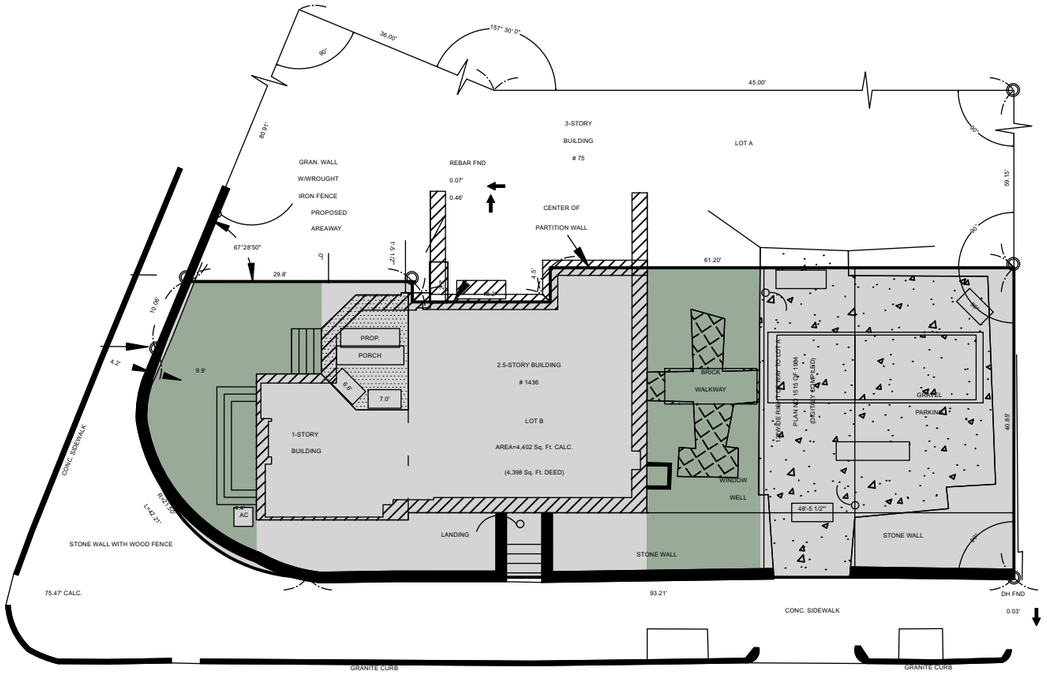
SITE PICTURES

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

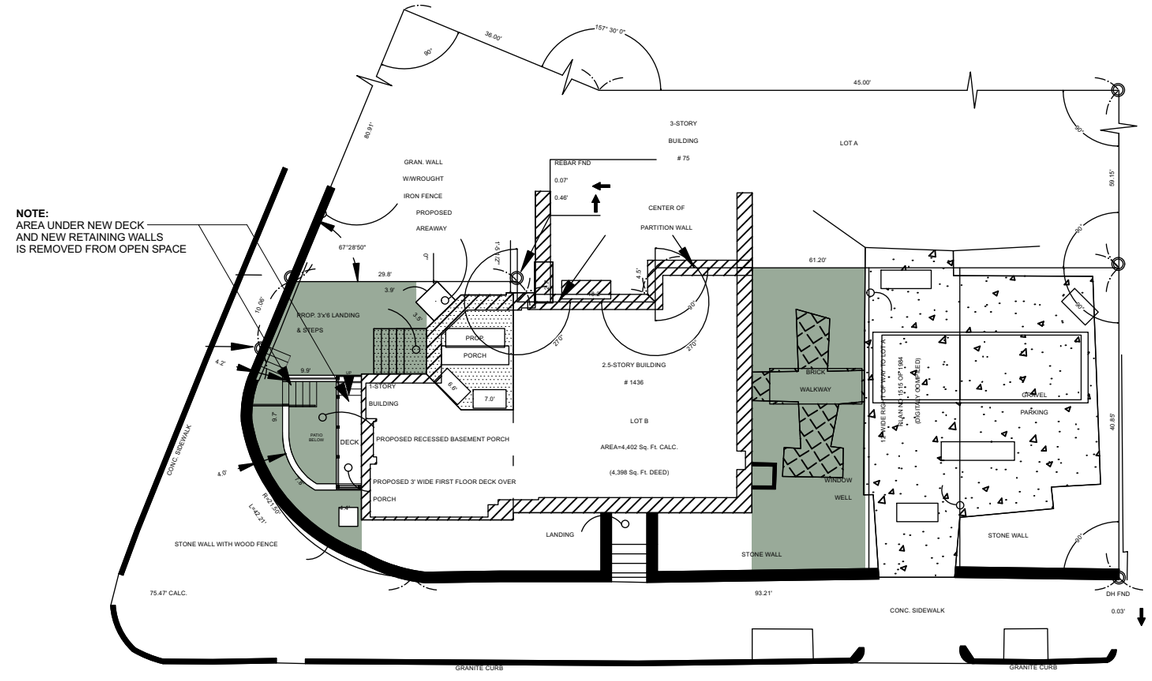
START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

A5



EXISTING OPEN SPACE
1" = 20'-0"

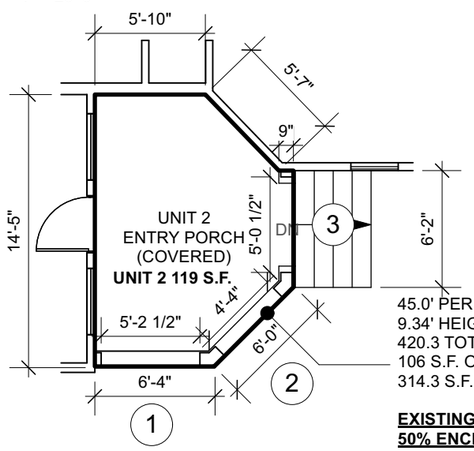
EXISTING OPEN SPACE
1,080 S.F.



PROPOSED OPEN SPACE
1" = 20'-0"

PROPOSED OPEN SPACE
1,016 S.F.

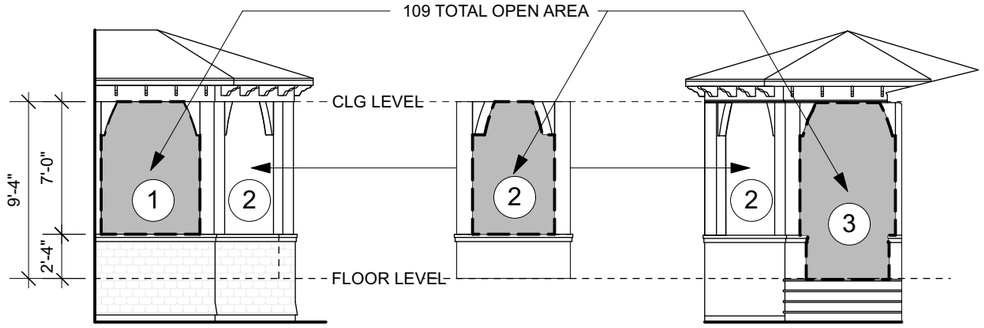
OPEN SPACE WORKSHEET 11-16-23



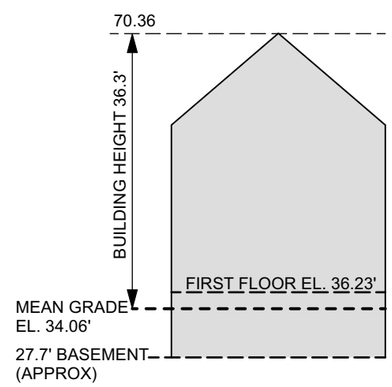
45.0' PERIMETER
9.34' HEIGHT (45 X 9.34) =
420.3 TOTAL EXTERIOR WALL AREA
106 S.F. OPEN TO OUTSIDE (OPENINGS)
314.3 S.F. ENCLOSED BY WALLS & POSTS

EXISTING PORCH ENTRY IS MORE THAN 50% ENCLOSED OF ITS PERIMETER

109 TOTAL OPEN AREA

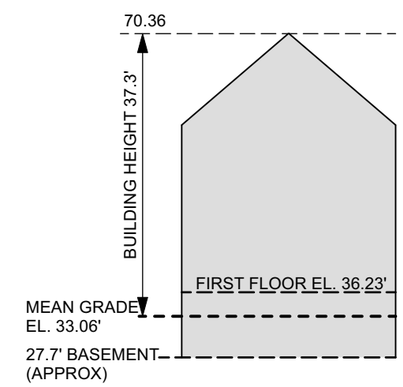


ENCLOSED PORCH WORKSHEET 11-16-23



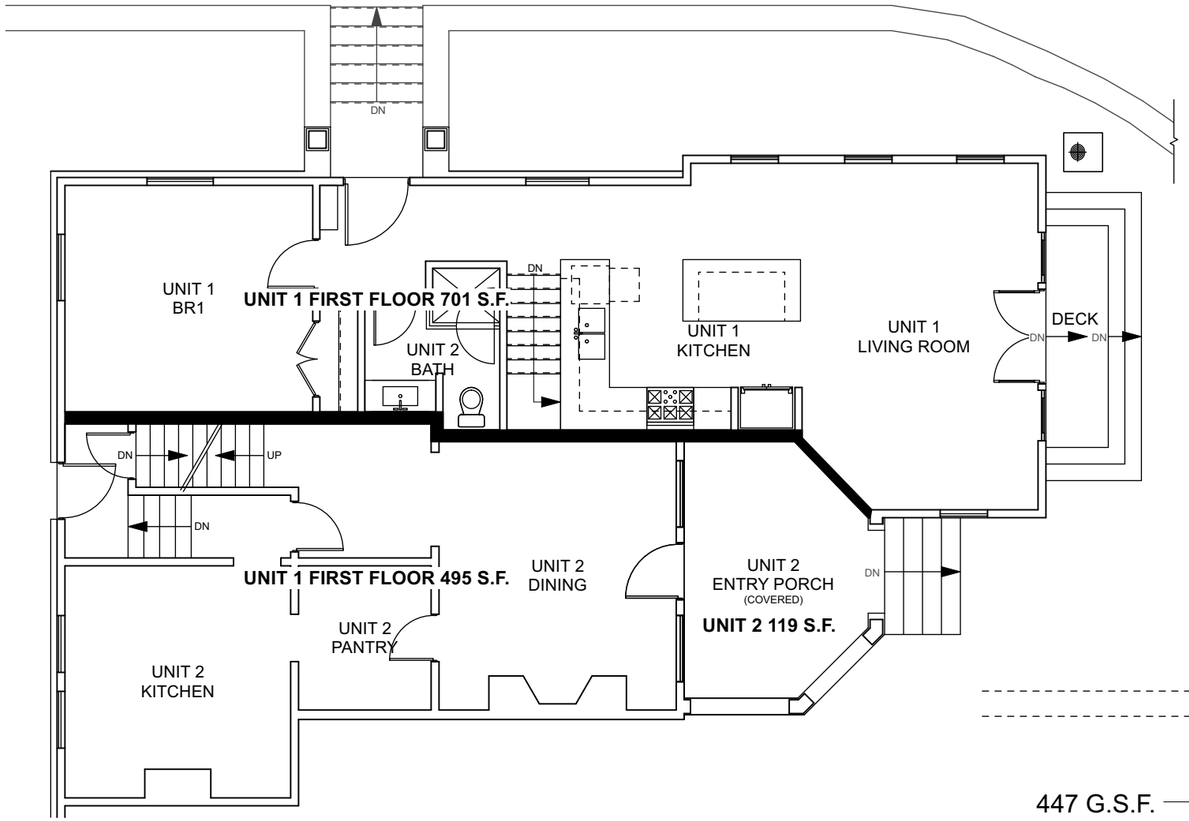
EXISTING BUILDING HEIGHT
N.T.S.

NOTE:
ALL NUMBERS BASED ON LAND MAPPING INC. TOPOGRAPHICAL SITE PLAN (ATTACHED TO THIS SUBMISSION). SUNKEN PATIO, LOWERED GRADE AREA AND WINDOW WELL ARE FROM ARCH SECTIONS RELATED TO KNOWN POINTS: F.F. ELEV, ETC.



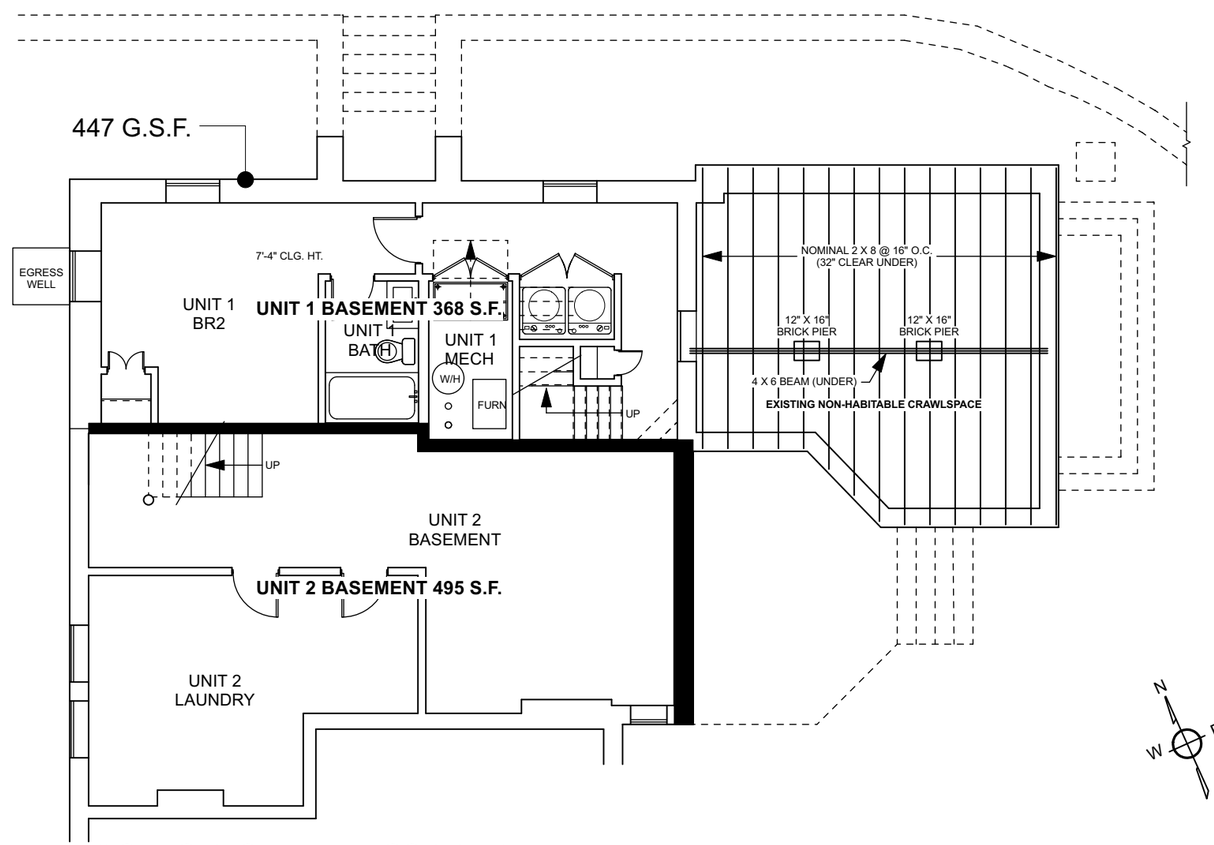
PROPOSED BUILDING HEIGHT
N.T.S. **(W/ WINDOW AREAWAY, LOWERED GRADES & SUNKEN PATIO FACTORED)**

BUILDING HEIGHT WORKSHEET 11-16-23



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"



EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"

ZONING SET 11-16-23

REGISTERED ARCHITECT
TIMOTHY M. SHEEHAN
No. 952163
CHARLESTOWN
MA
COMMONWEALTH OF MASSACHUSETTS

EXISTING
FLOOR PLANS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

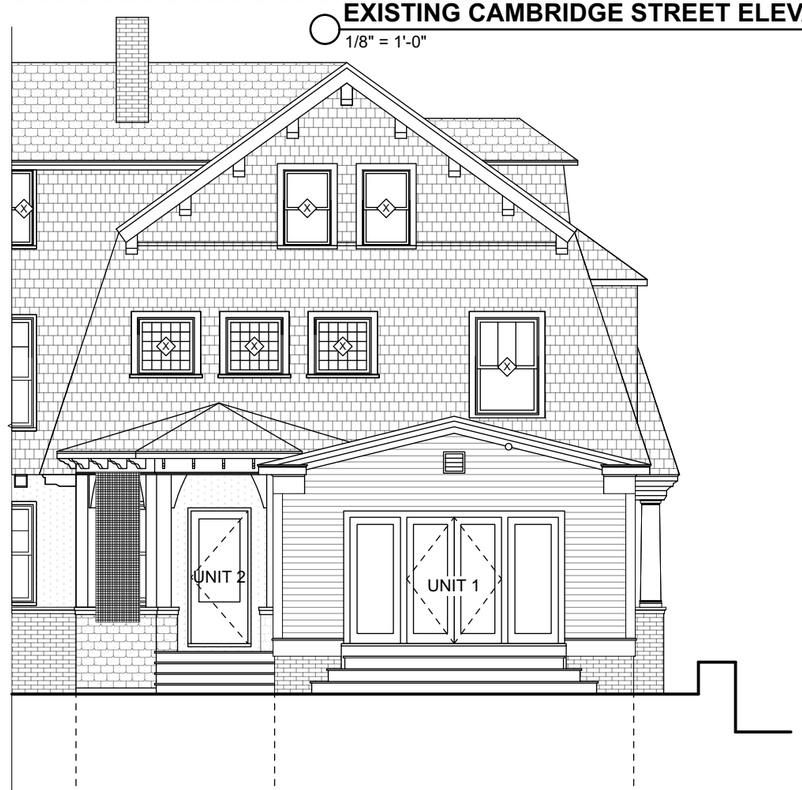
PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

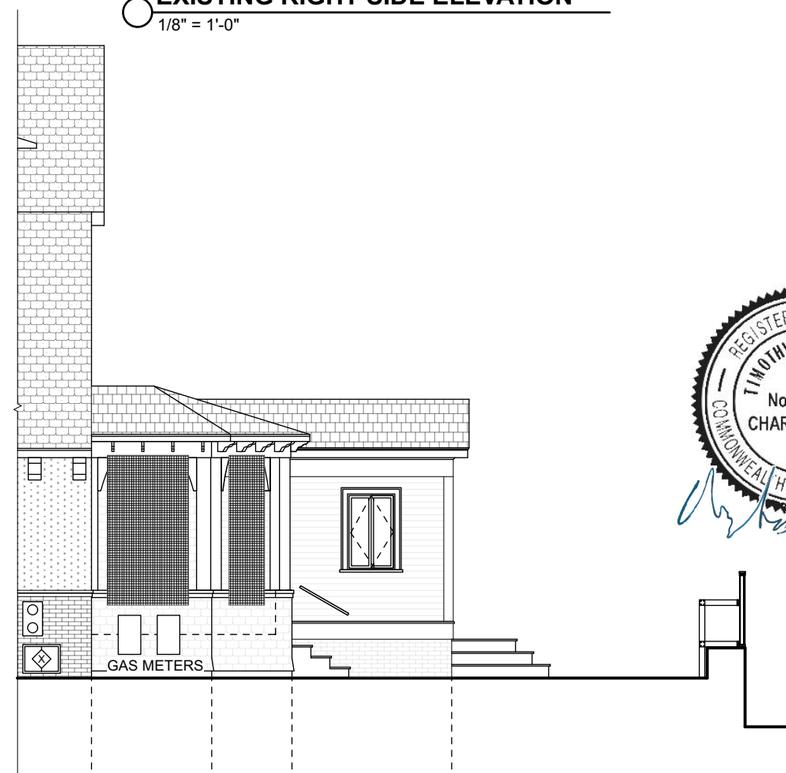
X1

EXISTING CAMBRIDGE STREET ELEVATION
1/8" = 1'-0"

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



EXISTING FAYETTE STREET ELEVATION
1/8" = 1'-0"



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

REGISTERED ARCHITECT
TIMOTHY M. SHEEHAN
No. 952163
CHARLESTOWN
MA
COMMONWEALTH OF MASSACHUSETTS

ZONING SET 11-16-23

EXISTING ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

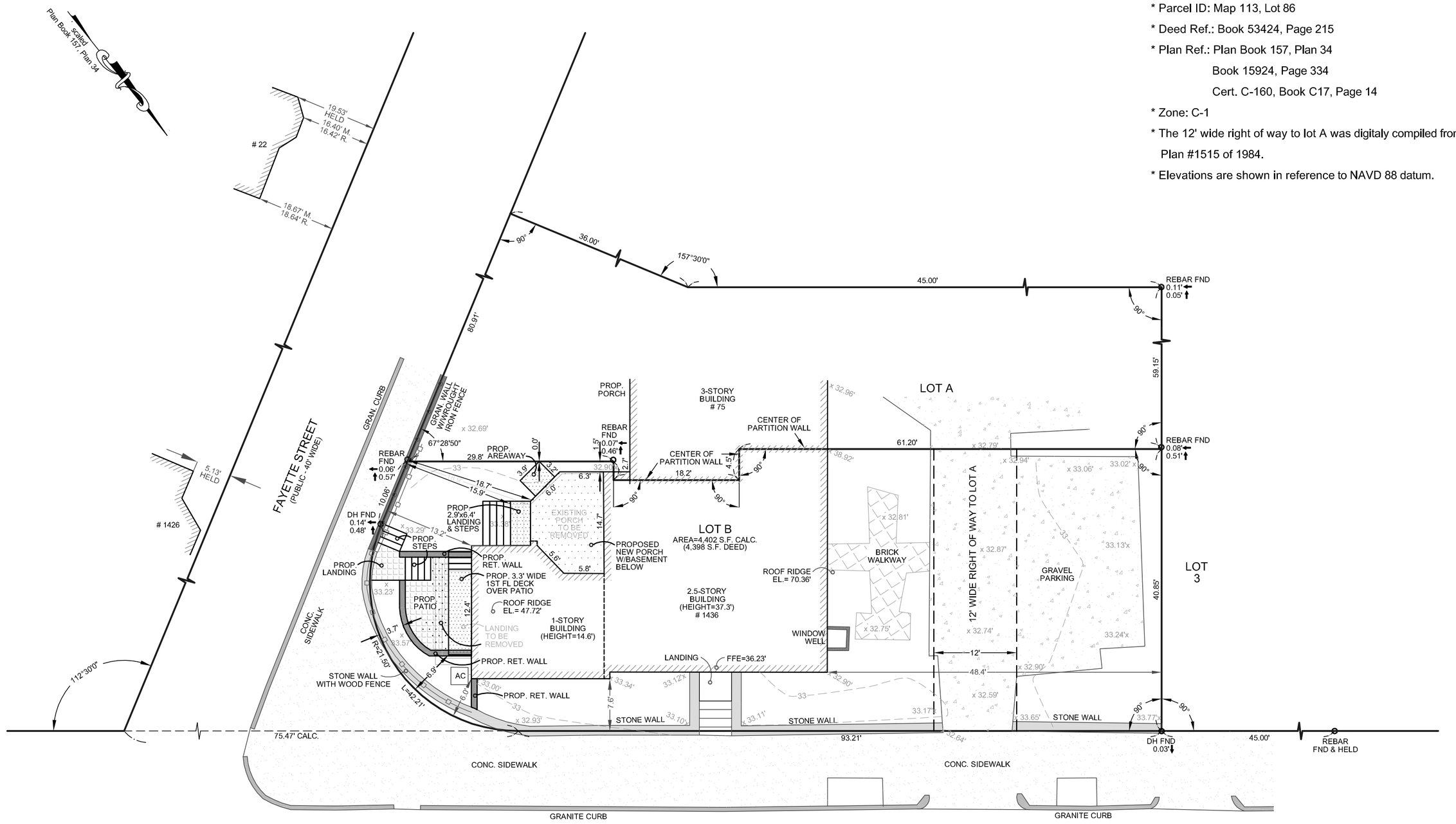
PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

X2

NOTES:

* Registered Owner: 1436 Cambridge Street Condominium Trust
* Parcel ID: Map 113, Lot 86
* Deed Ref.: Book 53424, Page 215
* Plan Ref.: Plan Book 157, Plan 34
  Book 15924, Page 334
  Cert. C-160, Book C17, Page 14
* Zone: C-1
* The 12' wide right of way to lot A was digitaly compiled from Plan #1515 of 1984.
* Elevations are shown in reference to NAVD 88 datum.



CITY OF CAMBRIRDGE
BENCH MARK #1244
XCUT ON HYDRANT BOMO
EL.= 31.69' NAVD 88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
REGISTERED
PATRICK ROSEINGRAVE
NO. 35790
PROFESSIONAL LAND SURVEYOR

Patrick Roseingrave Licence # 35790
Professional Land Surveyor

Proposed Site Plan

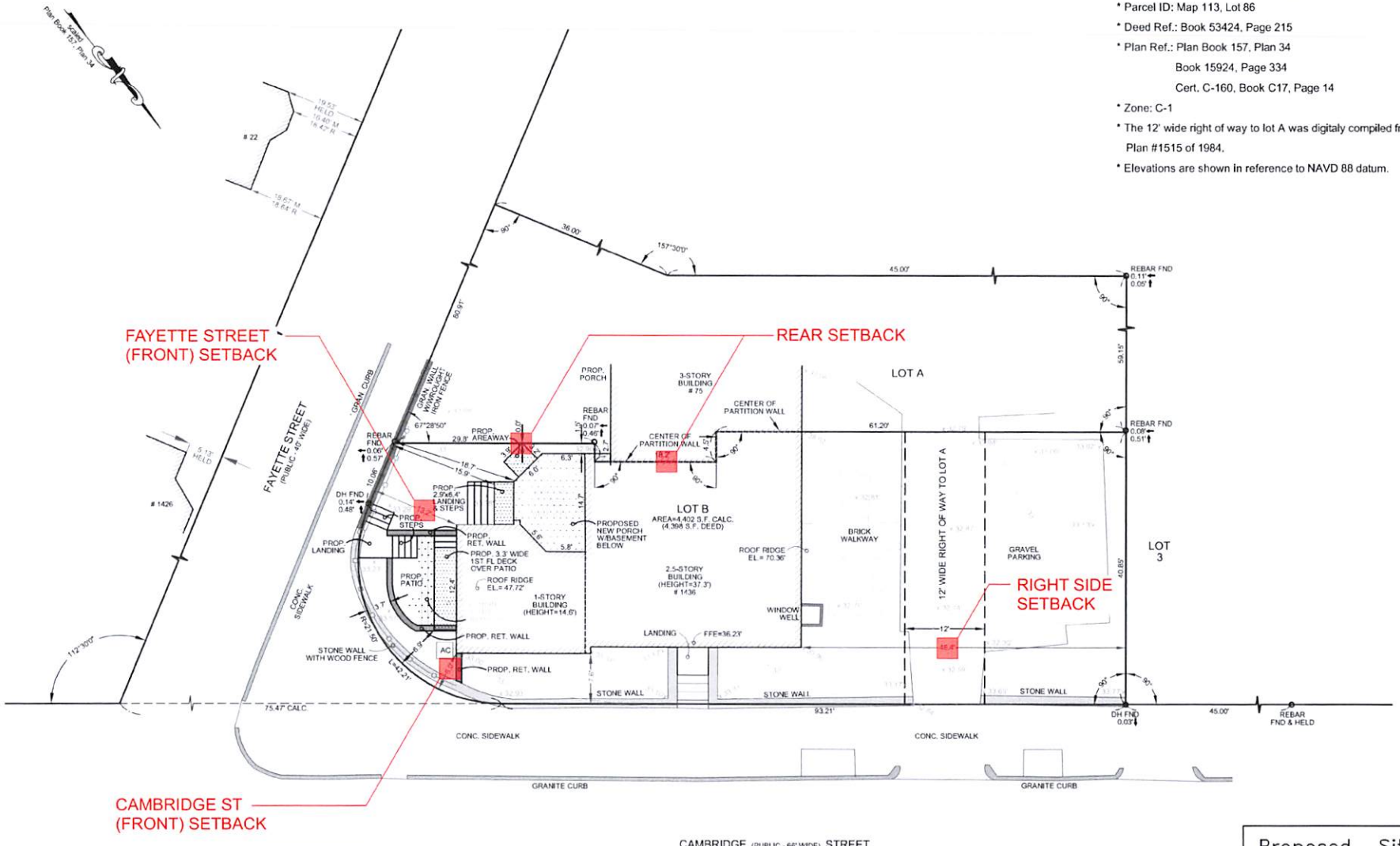
1436 Cambridge Street
Cambridge, MA 02139

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

Date: November 03, 2023

NOTES:

* Registered Owner: 1436 Cambridge Street Condominium Trust
* Parcel ID: Map 113, Lot 86
* Deed Ref.: Book 53424, Page 215
* Plan Ref.: Plan Book 157, Plan 34
  Book 15924, Page 334
  Cert. C-160, Book C17, Page 14
* Zone: C-1
* The 12' wide right of way to lot A was digitaly compiled from Plan #1515 of 1984.
* Elevations are shown in reference to NAVD 88 datum.



CITY OF CAMBRIDGE
BENCH MARK #1244
XCUT ON HYDRANT BOMO
EL.= 31.69' NAVD 88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
PATRICK ROSENGRAVE
NO. 35790

Patrick Rosengrave
Patrick Rosengrave Licence # 35790
Professional Land Surveyor

Proposed Site Plan

1436 Cambridge Street
Cambridge, MA 02139

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

Date: November 03, 2023

CITY OF CAMBRIDGE

DEPARTMENT OF PUBLIC WORKS

147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800

Flood Resilience Compliance Confirmation

Confirmation Number: 249673
Date Issued: November 27, 2023

Project Address/ Location: 1436 CAMBRIDGE ST
Map/Lot: 113-86-1
Project Stage: Special Permit

Applicant:

Name: Adam Dash
Mailing Address: 48 Grove Street Suite 304 Somerville, Somerville, MA 02144
Email Address: dash@adamdashlaw.com
Telephone #: 617-625-7373

Applicability:

Is this project subject to Green Building Requirements (Section 22.20)?	No
Does this project involve the construction of a new building?	No
Does this project enlarge an existing building's footprint by at least 50%?	No
Does Any development in Stories Below Grades seeking exemption under Section 5.25.2?	Yes

LTFE:

	SLR/SS	Precip	LTFE*
2070 1%	0	33.1	33.1

2070 10%	0	0	0

All Elevations in Cambridge City Base

**As defined by Zoning, whichever is higher of 1% and 10% events.*

Meeting of Development Standards

Describe compliance with Section 22.84.1 (a): All occupiable spaces shall be protected from 10 % LTFE:

N/A

Describe compliance with Section 22.84.1 (b and c): Habitable spaces and critical building equipment shall be protected from the 1% LTFE:

The property is barely into the 2070 1% precipitation zone and is not in any other LTFE zone. The existing basement is being finished and extended by poured-in-place concrete with brick veneer. There will be a new walk-out recessed patio and window well added. The property has an approximately four foot retaining wall around this area.

Describe compliance with Section 22.84.2, how spaces below the 10% LTFE will recover from flood event.

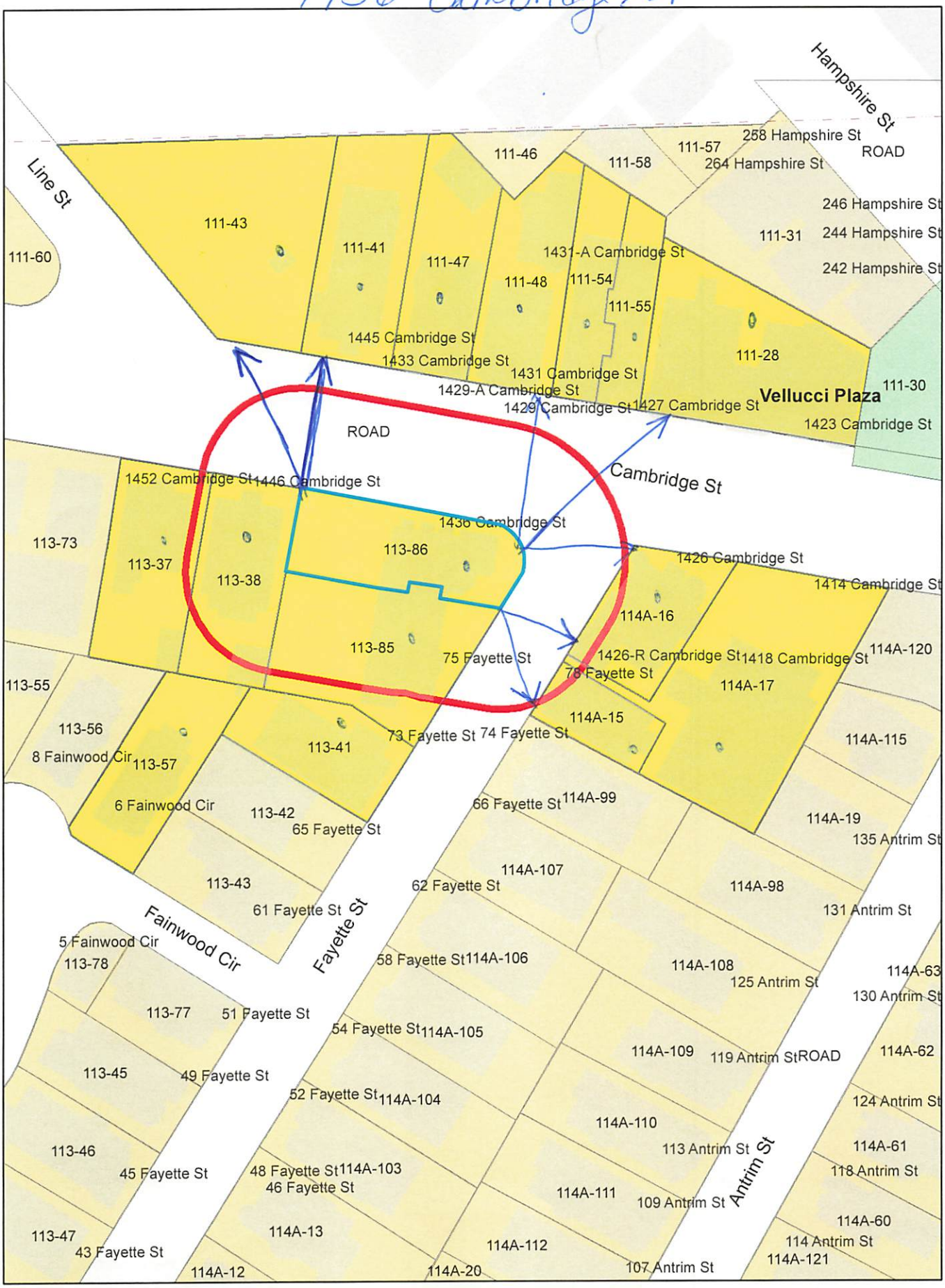
N/A

Notes/Conditions:

This Document Confirms that the above mentioned project is in Conformance with the Flood Resilience Standards.

Confirmation #: **249673** Date: **November 27, 2023**

1436 Cambridge St. #1



1436 Camb St. #1

Petitioner

111-48
KATSOULIS, GREGORY & JENNIFER KATSOULIS
1431 CAMBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02139

111-54
GUO, CHIU-SHIEN & JOSEPHINE LOUIE
1429A CAMBRIDGE ST, #2
CAMBRIDGE, MA 02139

111-48
GROEBE, FERN M.
1431A CAMBRIDGE ST #4
CAMBRIDGE, MA 02139

111-48
ROSEMAN, MINDY J.
1431A CAMBRIDGE ST #5
CAMBRIDGE, MA 02139

113-85
FOSTER, SUSAN KELLY
75 FAYETTE ST - UNIT 2
CAMBRIDGE, MA 02139

113-85
FOULIS, DEAN J. & JILL MARTYN
75 FAYETTE ST - UNIT 1
CAMBRIDGE, MA 02139

114A-15
KEOUGH, MICHELE PHILIP D. COOPER
80 FAYETTE ST UNIT 2
CAMBRIDGE, MA 02139

113-57
CHEN, DANIEL C.R. & TRACY ELLICE Y CHEN
210 COMMON ST
BELMONT , MA 02478

113-85
THORMANN, M. JOAN
75 FAYETTE ST - UNIT 3
CAMBRIDGE, MA 02139

111-48
KONG, LIHUA
1431 CAMBRIDGE ST #1
CAMBRIDGE, MA 02139

111-55
GARIP, FILIZ & MERT RORY SABUNCU
1429 CAMBRIDGE ST UNIT 3
CAMBRIDGE, MA 02139

111-54
ZANELLA-FORESI, SABRINA & ANTONY FLACKETT
1429A CAMBRIDGE ST UNIT 3
CAMBRIDGE, MA 02139

111-55
BURCHARDT, JOHN F. & ROSARIO S. DELACRUZ
1429 CAMBRIDGE ST UNIT 1
CAMBRIDGE, MA 02139

111-55
NETLAND, GREGORY A. & KIMBERLY A. HOLLIDAY
2 FIELDSTONE WAY
BOXFORD, MA 01921

113-37
BROWN, PHILLIP M. & SHEILA M. O'KEEFE
1452 CAMBRIDGE ST.
CAMBRIDGE, MA 02139-1197

114A-16
FAYAD, DONNA,
TRUSTEE THE DONNA FAYAD REALTY TRUST
50 BARTON DR
SUDBURY, MA 01776

113-57
YILMAZ, GAMZE &
CHRISTOPHER BURNS PARLATO
6 FAINWOOD CIR - UNIT 2
CAMBRIDGE, MA 02139

114A-15
LICKLIDER, TRACY & JANANN LICKLIDER
78 FAYETTE ST. UNIT#1
CAMBRIDGE, MA 02139

113-41
WALSH, TOMAS R. & ELIZABETH P. WALSH
73 FAYETTE ST - UNIT 1
CAMBRIDGE, MA 02139

111-43
CAMBRIDGE PUBLIC HEALTH COMMISSION &
CITY OF CAMBRIDGE TAX TITLE
1493 CAMBRIDGE ST
CAMBRIDGE, MA 021369

ADAM DASH & ASSOCIATES
C/O ADAM DASH, ESQ.
48 GROVE STREET
SOMERVILLE, MA 02144

113-86
FEINGOLD, DANIEL LOUIS & AGUS DARWANTO
1436 CAMBRIDGE ST - UNIT 1
CAMBRIDGE, MA 02139

111-41
1445 CAMBRIDGE LLC.
C/O INVESTMENT PROPERTIES, LTD
825 BEACON ST
NEWTON CTR, MA 02159

113-41
ROONEY, EDWARD S. III & MAGGIE E. PARTILLA
73 FAYETTE ST - UNIT 3
CAMBRIDGE, MA 02139

113-41
BLACKMORE, JOSIAH H.
73 FAYETTE ST - UNIT 2
CAMBRIDGE, MA 02139

114A-16
CARREIRO, MANUEL V. & MARIA L. CARREIRO
1 TAUNTON ST
SOMERVILLE, MA 02143

114A-17
FIRST UNITED PRESBYTERIAN CHURCH OF
CAMBRIDGE
P.O BX 398089
CAMBRIDGE, MA 02139

113-86
FEINER, ALAN R. & ROBERT G. TODD
1436 CAMBRIDGE ST - UNIT 2
CAMBRIDGE, MA 02139

114A-16
CARREIRO, MANUEL V.,
TRUSTEE THE UNIT 1B REALTY TRUST
1 TAUNTON ST
SOMERVILLE, MA 02143

113-38
ROQUERRE TIESHUN
1446 CAMBRIDGE ST
CAMBRIDGE, MA 02139

1436 Cambs St. #1

113-57
SONG, KUN & YAN ZHOU
6 FAINWOOD CIR - UNIT 3
CAMBRIDGE, MA 02139

111-47
SUN SHARK PROPERTIES LLC,
3770 CANOPY CIRCLE
NAPLES, FL 34120

111-28
IANELLI, JOSEPH J & NINA R IANELLI
80 PARK AVE
CAMBRIDGE, MA 02138

114A-16
DESAI ADITYA SHETH LABDHI
1426 CAMBRIDGE ST UNIT 3
CAMBRIDGE, MA 02141

111-54
CHRISTOFORETTI, ELIZABETH BOWIE
1429A CAMBRIDGE ST UNIT 1
CAMBRIDGE, MA 02139

111-48
KODALI, NIKITA K.
1431 CAMBRIDGE ST UNIT #3
CAMBRIDGE, MA 02139

December 23, 2023

Alan Feiner & Robert Todd
1436 Cambridge Street, Unit 2
Cambridge, MA 02139

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

We are writing this letter to express our support for the zoning appeal submitted by Daniel Feingold and Agus Darwanto regarding the property located at 1436 Cambridge Street. As members of the same condominium association, we have a unique interest in this project.

We have had the opportunity to review the plans and believe they are thoughtfully designed by experienced registered architects and engineers to enhance the functionality and aesthetics of the property. Moreover, the proposed changes allow the owners of both properties to remain in Cambridge. Approving these changes means that Dan and Agus will be more likely to remain my neighbors and not be forced to move to accommodate the growing needs of their family.

If you have any further questions or require additional information, please feel free to contact us at 617-276-2187 or feine@comcast.net.

Alan Feiner and Robert Todd.

December 20, 2023

Susan Kelly Foster
75 Fayette Street, Apt. 2, Cambridge, MA 02139
Email: qeli@comcast.net
Phone: 617-576-3468

Cambridge Zoning Board of Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeals – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeals,

I am writing this letter in support of the zoning appeal submitted by Daniel Feingold and Agus Darwanto regarding their project involving creating new basement space, building a sunken patio, and enclosing the covered porch. I believe that they have presented a compelling case for the variance, and I would like to express my endorsement for the approval of this appeal.

I have had the opportunity to review the details of the appeal and thoroughly understand the unique circumstances that warrant consideration. Dan and Agus have demonstrated a genuine commitment to adhering to the spirit and intent of the zoning regulations, while addressing the specific challenges posed by a non-conforming building.

Furthermore, the proposed changes align with the broader community goals of using space efficiently and would contribute positively to the neighborhood's character and functionality by making improvements to the exterior of the building. In addition to the practical aspects of the proposal, I have confidence in Dan and Agus's ability to implement and maintain the project responsibly. They have a proven track record of maintaining our complicated slate roof and have demonstrated a commitment to being responsible and engaged members of the community.

I kindly request that you carefully consider this letter of support, along with the other documents submitted as part of the appeal process. Your favorable decision on this matter would be greatly appreciated by the community and would contribute to the continued growth and improvement of our neighborhood.

Thank you for your time and attention to this matter. I trust that you will make a decision that is fair and in the best interest of all stakeholders involved.

Sincerely,

Susan Kelly Foster

December 21, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Neighbor Recommendation for Deviation Request – BZA case #250559

Dear Members of Zoning Board of Appeals,

I am writing to express my full support for Daniel Feingold and Agus Darwanto, who resides at 1436 Cambridge Street – Unit 1, in their request for a deviation from the city of Cambridge zoning requirements concerning building height, lot size and building square footage.

We have lived next door to Dan and Agus since we purchased our home in 2011 and we interact with them regularly. They have been an integral part of our community and consistently demonstrate a high level of responsibility and consideration toward their property and the neighborhood.

We often see Dan and Agus working in the yard and street to keep it neat and presentable. They have been responsible neighbors maintaining a building and grounds in good order.

The requested changes to the property will have no adverse effects on us as most of the project is out of sight from the street. Enclosing the covered porch, as depicted in the plans, looks to be an improvement over the current conditions.

I believe that granting this deviation would not only be reasonable but also in the best interest of Daniel and Agus and the neighborhood as a whole. I am confident in their commitment to upholding the community standards while seeking this deviation for its nonconforming parameters.

Should you require any further information or clarification regarding this matter, please do not hesitate to contact us.

Thank you for considering my perspective and the request made by Daniel Feingold and Agus Darwanto.

Sincerely,

Maggie E Partilla

Maggie Partilla
73 Fayette Street, Unit 3, Cambridge, MA, 02139
mpartilla@hotmail.com
617-953-4006

Cambridge, January 18th, 2023

Elizabeth Paige Walsh
Address: 73 Fayette Street, Unit 1, Cambridge, MA, 02139
Email: paigeluhn@gmail.com
Phone:908-902-7336

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Neighbor Recommendation in Support of Zoning Appeal – BZA case #250559

Dear Members of Zoning Board of Appeal,

I am writing to provide my full support for Daniel Feingold and Agus Darwanto, who resides at 1436 Cambridge Street, Unit 1, and their appeal regarding a deviation from the city of Cambridge zoning requirements concerning building height, lot size and building square footage.

As neighboring residents, we have had the privilege of knowing both Daniel and Agus and have observed their commitment to our community firsthand. They have consistently demonstrated a willingness to work together and amiable and have been an integral part of fostering a positive atmosphere within our neighborhood.

We share a common interest in gardening and yard upkeep. It is clear from the condition of the property that they care about its appearance and maintenance.

While we believe that the height and lot size to unit square footage ratio restrictions are generally important for keeping our neighborhood's character, in the case of Daniel and Agus's project, these proposed changes would have no visible impact on our neighborhood. This project utilizes space very efficiently, which is in line with overall good city planning.

We firmly believe that Daniel and Agus's appeal is reasonable and justified. Their commitment to our neighborhood's well-being and their genuine concern for maintaining its standards are evident in their actions.

Please consider this letter as a testament to the character and contributions of Daniel and Agus within our community. We are confident that allowing this appeal would not only benefit them but also positively impact our neighborhood.

Should you require any further information or clarification regarding this matter, please feel free to contact us at your convenience.

Thank you for considering my perspective and the appeal made by Daniel and Agus.

Sincerely,

Elizabeth Paige Walsh

Elizabeth Paige Walsh

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Dario Feinaold (Print) **Date:** 12/21/23

Address: 1436 Cambridge St.

Case No. BZA-250559

Hearing Date: 1/11/24

Thank you,
Bza Members

Cambridge, December 31st, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

I am writing this letter to express my support for Daniel Feingold and Agus Darwanto for the construction they would like to have done at 1436 Cambridge Street.

I reviewed their plans and can see that this construction is in keeping with the surrounding area. There are no adverse effects for the neighbors and there will be a more functional use of space at 1436 Cambridge Street. Therefore, I support these changes and hope the board will find a favorable outcome for Dan and Agus's project.

Thank you very much for your time. Do not hesitate to contact me if you have any questions.

Sincerely,

Aditi Shukla

Aditi Shukla
75 Fayette St.

December 23, 2023

Alan Feiner & Robert Todd
1436 Cambridge Street, Unit 2
Cambridge, MA 02139

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

We are writing this letter to express our support for the zoning appeal submitted by Daniel Feingold and Agus Darwanto regarding the property located at 1436 Cambridge Street. As members of the same condominium association, we have a unique interest in this project.

We have had the opportunity to review the plans and believe they are thoughtfully designed by experienced registered architects and engineers to enhance the functionality and aesthetics of the property. Moreover, the proposed changes allow the owners of both properties to remain in Cambridge. Approving these changes means that Dan and Agus will be more likely to remain my neighbors and not be forced to move to accommodate the growing needs of their family.

If you have any further questions or require additional information, please feel free to contact us at 617-276-2187 or feine@comcast.net.

Alan Feiner and Robert Todd.

January 1st, 2024

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

I am writing this letter to state my support for Daniel Feingold and Agus Darwanto regarding changes to the property at 1436 Cambridge Street.

Daniel and Agus have shared their plans to excavate under their house to add some habitable space to their condo. This project includes enclosing a covered porch and building a sunken patio. I believe that this project is in line with the spirit of our neighborhood's growth and development while maintaining its integrity. I support this project and know their work on the property will only enhance its appeal. I hope the board will approve their plans as they have been exemplary neighbors and taken good care of the property.

If you have any questions regarding this letter, please feel free to contact me.

Sincerely,

Carl-Fredrik Westin
Email: cfwestin@mac.com
Phone: 617 818-4243
Address: 69 Fayette Street, Cambridge, MA, 02139

January 2, 2024

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

Dear Members of the Zoning Board of Appeals:

I am writing in support of the zoning variance application submitted by Daniel Feingold and Agus Darwanto (BZA case #250559). Dan and Agus have shared the details of their application, and I feel confident that the variance should be granted.

My husband, Dean Foulis, and I have owned and resided in our condominium at 75 Fayette Street since we purchased it in 2009. Our unit shares a common wall with 1436 Cambridge Street. As a result, we have had close contact with Dan and Agus for years. They are helpful and supportive neighbors. For example, they have arranged for our common roof repair and maintenance, we share shoveling responsibilities in winter, and we coordinate our gardening and yard cleanup. They also are considerate about any changes they have made or plan to make that might affect us. They communicate well and have been considerate about sharing their plans with us and asking for our feedback.

I understand that the purpose of zoning regulations is to maintain the integrity and character of our community while balancing the needs of property owners. In the case of Daniel Feingold and Agus Darwanto, the variance is justified due to the following reasons:

- There will be no apparent change in the height of the building
- The unused space under the building will be used efficiently
- There will be no impact on traffic or parking
- The changes to the covered porch will be in keeping with the style of the building

I believe that the approval of Daniel Feingold and Agus Darwanto's zoning variance application is a prudent decision that will be positive for our community. As the zoning board considers all relevant factors, I hope that my writing, as an abutter to the property and as a resident who values the preservation of our neighhborhood, will help convince the committee to approve it.

Thank you for your time to review this letter. I look forward to a favorable outcome that benefits both the applicants and our community.

Sincerely,

Jill Martyn
75 Fayette Street, Unit 1
Cambridge, MA 02139

Cambridge, December 30th, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

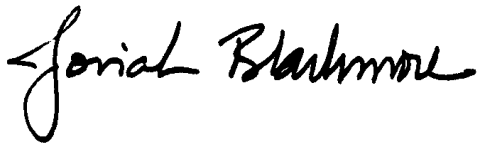
Dear Members of the Zoning Board of Appeal:

I am writing this letter to express my support for Daniel Feingold and Agus Darwanto in regard to the work they wish to do at 1436 Cambridge Street. I own the condo at 73 Fayette St., #2, Cambridge, MA, in the building adjacent to 1436 Cambridge St.

I have looked over the plans for the enlarged basement, the sunken patio, and the enclosing of the covered porch and I believe this plan is in keeping with the style and character of the neighborhood. An additional benefit is that the added space and yard reconfiguration is a good example of maximizing space without any negative impact on the surrounding community. I hope the board will approve this project.

Please let me know if you have any questions.

Sincerely,



Josiah Blackmore
73 Fayette St., #2
Cambridge, MA 02139

December 20, 2023

Susan Kelly Foster
75 Fayette Street, Apt. 2, Cambridge, MA 02139
Email: qeli@comcast.net
Phone: 617-576-3468

Cambridge Zoning Board of Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeals – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeals,

I am writing this letter in support of the zoning appeal submitted by Daniel Feingold and Agus Darwanto regarding their project involving creating new basement space, building a sunken patio, and enclosing the covered porch. I believe that they have presented a compelling case for the variance, and I would like to express my endorsement for the approval of this appeal.

I have had the opportunity to review the details of the appeal and thoroughly understand the unique circumstances that warrant consideration. Dan and Agus have demonstrated a genuine commitment to adhering to the spirit and intent of the zoning regulations, while addressing the specific challenges posed by a non-conforming building.

Furthermore, the proposed changes align with the broader community goals of using space efficiently and would contribute positively to the neighborhood's character and functionality by making improvements to the exterior of the building. In addition to the practical aspects of the proposal, I have confidence in Dan and Agus's ability to implement and maintain the project responsibly. They have a proven track record of maintaining our complicated slate roof and have demonstrated a commitment to being responsible and engaged members of the community.

I kindly request that you carefully consider this letter of support, along with the other documents submitted as part of the appeal process. Your favorable decision on this matter would be greatly appreciated by the community and would contribute to the continued growth and improvement of our neighborhood.

Thank you for your time and attention to this matter. I trust that you will make a decision that is fair and in the best interest of all stakeholders involved.

Sincerely,

Susan Kelly Foster

December 21, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Neighbor Recommendation for Deviation Request – BZA case #250559

Dear Members of Zoning Board of Appeals,

I am writing to express my full support for Daniel Feingold and Agus Darwanto, who resides at 1436 Cambridge Street – Unit 1, in their request for a deviation from the city of Cambridge zoning requirements concerning building height, lot size and building square footage.

We have lived next door to Dan and Agus since we purchased our home in 2011 and we interact with them regularly. They have been an integral part of our community and consistently demonstrate a high level of responsibility and consideration toward their property and the neighborhood.

We often see Dan and Agus working in the yard and street to keep it neat and presentable. They have been responsible neighbors maintaining a building and grounds in good order.

The requested changes to the property will have no adverse effects on us as most of the project is out of sight from the street. Enclosing the covered porch, as depicted in the plans, looks to be an improvement over the current conditions.

I believe that granting this deviation would not only be reasonable but also in the best interest of Daniel and Agus and the neighborhood as a whole. I am confident in their commitment to upholding the community standards while seeking this deviation for its nonconforming parameters.

Should you require any further information or clarification regarding this matter, please do not hesitate to contact us.

Thank you for considering my perspective and the request made by Daniel Feingold and Agus Darwanto.

Sincerely,

Maggie E Partilla

Maggie Partilla
73 Fayette Street, Unit 3, Cambridge, MA, 02139
mpartilla@hotmail.com
617-953-4006

Cambridge, January 18th, 2023

Elizabeth Paige Walsh
Address: 73 Fayette Street, Unit 1, Cambridge, MA, 02139
Email: paigeluhn@gmail.com
Phone:908-902-7336

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Neighbor Recommendation in Support of Zoning Appeal – BZA case #250559

Dear Members of Zoning Board of Appeal,

I am writing to provide my full support for Daniel Feingold and Agus Darwanto, who resides at 1436 Cambridge Street, Unit 1, and their appeal regarding a deviation from the city of Cambridge zoning requirements concerning building height, lot size and building square footage.

As neighboring residents, we have had the privilege of knowing both Daniel and Agus and have observed their commitment to our community firsthand. They have consistently demonstrated a willingness to work together and amiable and have been an integral part of fostering a positive atmosphere within our neighborhood.

We share a common interest in gardening and yard upkeep. It is clear from the condition of the property that they care about its appearance and maintenance.

While we believe that the height and lot size to unit square footage ratio restrictions are generally important for keeping our neighborhood's character, in the case of Daniel and Agus's project, these proposed changes would have no visible impact on our neighborhood. This project utilizes space very efficiently, which is in line with overall good city planning.

We firmly believe that Daniel and Agus's appeal is reasonable and justified. Their commitment to our neighborhood's well-being and their genuine concern for maintaining its standards are evident in their actions.

Please consider this letter as a testament to the character and contributions of Daniel and Agus within our community. We are confident that allowing this appeal would not only benefit them but also positively impact our neighborhood.

Should you require any further information or clarification regarding this matter, please feel free to contact us at your convenience.

Thank you for considering my perspective and the appeal made by Daniel and Agus.

Sincerely,

Elizabeth Paige Walsh

Elizabeth Paige Walsh

Cambridge, December 31st, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

I am writing this letter to express my support for Daniel Feingold and Agus Darwanto for the construction they would like to have done at 1436 Cambridge Street.

I reviewed their plans and can see that this construction is in keeping with the surrounding area. There are no adverse effects for the neighbors and there will be a more functional use of space at 1436 Cambridge Street. Therefore, I support these changes and hope the board will find a favorable outcome for Dan and Agus's project.

Thank you very much for your time. Do not hesitate to contact me if you have any questions.

Sincerely,

Aditi Shukla

Aditi Shukla
75 Fayette St.

December 23, 2023

Alan Feiner & Robert Todd
1436 Cambridge Street, Unit 2
Cambridge, MA 02139

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

We are writing this letter to express our support for the zoning appeal submitted by Daniel Feingold and Agus Darwanto regarding the property located at 1436 Cambridge Street. As members of the same condominium association, we have a unique interest in this project.

We have had the opportunity to review the plans and believe they are thoughtfully designed by experienced registered architects and engineers to enhance the functionality and aesthetics of the property. Moreover, the proposed changes allow the owners of both properties to remain in Cambridge. Approving these changes means that Dan and Agus will be more likely to remain my neighbors and not be forced to move to accommodate the growing needs of their family.

If you have any further questions or require additional information, please feel free to contact us at 617-276-2187 or feine@comcast.net.

Alan Feiner and Robert Todd.

January 1st, 2024

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

I am writing this letter to state my support for Daniel Feingold and Agus Darwanto regarding changes to the property at 1436 Cambridge Street.

Daniel and Agus have shared their plans to excavate under their house to add some habitable space to their condo. This project includes enclosing a covered porch and building a sunken patio. I believe that this project is in line with the spirit of our neighborhood's growth and development while maintaining its integrity. I support this project and know their work on the property will only enhance its appeal. I hope the board will approve their plans as they have been exemplary neighbors and taken good care of the property.

If you have any questions regarding this letter, please feel free to contact me.

Sincerely,

Carl-Fredrik Westin
Email: cfwestin@mac.com
Phone: 617 818-4243
Address: 69 Fayette Street, Cambridge, MA, 02139

January 2, 2024

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

Dear Members of the Zoning Board of Appeals:

I am writing in support of the zoning variance application submitted by Daniel Feingold and Agus Darwanto (BZA case #250559). Dan and Agus have shared the details of their application, and I feel confident that the variance should be granted.

My husband, Dean Foulis, and I have owned and resided in our condominium at 75 Fayette Street since we purchased it in 2009. Our unit shares a common wall with 1436 Cambridge Street. As a result, we have had close contact with Dan and Agus for years. They are helpful and supportive neighbors. For example, they have arranged for our common roof repair and maintenance, we share shoveling responsibilities in winter, and we coordinate our gardening and yard cleanup. They also are considerate about any changes they have made or plan to make that might affect us. They communicate well and have been considerate about sharing their plans with us and asking for our feedback.

I understand that the purpose of zoning regulations is to maintain the integrity and character of our community while balancing the needs of property owners. In the case of Daniel Feingold and Agus Darwanto, the variance is justified due to the following reasons:

- There will be no apparent change in the height of the building
- The unused space under the building will be used efficiently
- There will be no impact on traffic or parking
- The changes to the covered porch will be in keeping with the style of the building

I believe that the approval of Daniel Feingold and Agus Darwanto's zoning variance application is a prudent decision that will be positive for our community. As the zoning board considers all relevant factors, I hope that my writing, as an abutter to the property and as a resident who values the preservation of our neighhborhood, will help convince the committee to approve it.

Thank you for your time to review this letter. I look forward to a favorable outcome that benefits both the applicants and our community.

Sincerely,

Jill Martyn
75 Fayette Street, Unit 1
Cambridge, MA 02139

Cambridge, December 30th, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

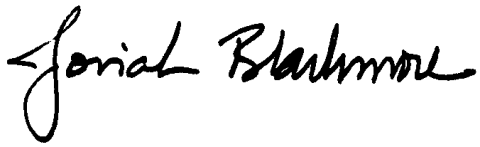
Dear Members of the Zoning Board of Appeal:

I am writing this letter to express my support for Daniel Feingold and Agus Darwanto in regard to the work they wish to do at 1436 Cambridge Street. I own the condo at 73 Fayette St., #2, Cambridge, MA, in the building adjacent to 1436 Cambridge St.

I have looked over the plans for the enlarged basement, the sunken patio, and the enclosing of the covered porch and I believe this plan is in keeping with the style and character of the neighborhood. An additional benefit is that the added space and yard reconfiguration is a good example of maximizing space without any negative impact on the surrounding community. I hope the board will approve this project.

Please let me know if you have any questions.

Sincerely,



Josiah Blackmore
73 Fayette St., #2
Cambridge, MA 02139

December 20, 2023

Susan Kelly Foster
75 Fayette Street, Apt. 2, Cambridge, MA 02139
Email: qeli@comcast.net
Phone: 617-576-3468

Cambridge Zoning Board of Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeals – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeals,

I am writing this letter in support of the zoning appeal submitted by Daniel Feingold and Agus Darwanto regarding their project involving creating new basement space, building a sunken patio, and enclosing the covered porch. I believe that they have presented a compelling case for the variance, and I would like to express my endorsement for the approval of this appeal.

I have had the opportunity to review the details of the appeal and thoroughly understand the unique circumstances that warrant consideration. Dan and Agus have demonstrated a genuine commitment to adhering to the spirit and intent of the zoning regulations, while addressing the specific challenges posed by a non-conforming building.

Furthermore, the proposed changes align with the broader community goals of using space efficiently and would contribute positively to the neighborhood's character and functionality by making improvements to the exterior of the building. In addition to the practical aspects of the proposal, I have confidence in Dan and Agus's ability to implement and maintain the project responsibly. They have a proven track record of maintaining our complicated slate roof and have demonstrated a commitment to being responsible and engaged members of the community.

I kindly request that you carefully consider this letter of support, along with the other documents submitted as part of the appeal process. Your favorable decision on this matter would be greatly appreciated by the community and would contribute to the continued growth and improvement of our neighborhood.

Thank you for your time and attention to this matter. I trust that you will make a decision that is fair and in the best interest of all stakeholders involved.

Sincerely,

Susan Kelly Foster

December 21, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Neighbor Recommendation for Deviation Request – BZA case #250559

Dear Members of Zoning Board of Appeals,

I am writing to express my full support for Daniel Feingold and Agus Darwanto, who resides at 1436 Cambridge Street – Unit 1, in their request for a deviation from the city of Cambridge zoning requirements concerning building height, lot size and building square footage.

We have lived next door to Dan and Agus since we purchased our home in 2011 and we interact with them regularly. They have been an integral part of our community and consistently demonstrate a high level of responsibility and consideration toward their property and the neighborhood.

We often see Dan and Agus working in the yard and street to keep it neat and presentable. They have been responsible neighbors maintaining a building and grounds in good order.

The requested changes to the property will have no adverse effects on us as most of the project is out of sight from the street. Enclosing the covered porch, as depicted in the plans, looks to be an improvement over the current conditions.

I believe that granting this deviation would not only be reasonable but also in the best interest of Daniel and Agus and the neighborhood as a whole. I am confident in their commitment to upholding the community standards while seeking this deviation for its nonconforming parameters.

Should you require any further information or clarification regarding this matter, please do not hesitate to contact us.

Thank you for considering my perspective and the request made by Daniel Feingold and Agus Darwanto.

Sincerely,

Maggie E Partilla

Maggie Partilla
73 Fayette Street, Unit 3, Cambridge, MA, 02139
mpartilla@hotmail.com
617-953-4006

Cambridge, January 18th, 2023

Elizabeth Paige Walsh
Address: 73 Fayette Street, Unit 1, Cambridge, MA, 02139
Email: paigeluhn@gmail.com
Phone:908-902-7336

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Neighbor Recommendation in Support of Zoning Appeal – BZA case #250559

Dear Members of Zoning Board of Appeal,

I am writing to provide my full support for Daniel Feingold and Agus Darwanto, who resides at 1436 Cambridge Street, Unit 1, and their appeal regarding a deviation from the city of Cambridge zoning requirements concerning building height, lot size and building square footage.

As neighboring residents, we have had the privilege of knowing both Daniel and Agus and have observed their commitment to our community firsthand. They have consistently demonstrated a willingness to work together and amiable and have been an integral part of fostering a positive atmosphere within our neighborhood.

We share a common interest in gardening and yard upkeep. It is clear from the condition of the property that they care about its appearance and maintenance.

While we believe that the height and lot size to unit square footage ratio restrictions are generally important for keeping our neighborhood's character, in the case of Daniel and Agus's project, these proposed changes would have no visible impact on our neighborhood. This project utilizes space very efficiently, which is in line with overall good city planning.

We firmly believe that Daniel and Agus's appeal is reasonable and justified. Their commitment to our neighborhood's well-being and their genuine concern for maintaining its standards are evident in their actions.

Please consider this letter as a testament to the character and contributions of Daniel and Agus within our community. We are confident that allowing this appeal would not only benefit them but also positively impact our neighborhood.

Should you require any further information or clarification regarding this matter, please feel free to contact us at your convenience.

Thank you for considering my perspective and the appeal made by Daniel and Agus.

Sincerely,

Elizabeth Paige Walsh

Elizabeth Paige Walsh

December 27, 2023

Cambridge Zoning Board of Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Subject: Letter of Support for Zoning Appeal – Daniel Louis Feingold and Agus Darwanto - BZA case #250559

Dear Members of the Zoning Board of Appeal:

I am writing this letter in support of Daniel Feingold and Agus Darwanto regarding their changes to the property located at 1436 Cambridge Street. Agus and Dan have been our neighbors for many years. They have always shown themselves not just to be responsible property owners, but they are thoughtful and generous members of the community. Over the years, I have watched as they have taken scrupulous care of their property, planting beautiful sunflowers that bloom in the fall, always clearing the sidewalk of snow and ice quickly in the winter so the way is passible and the bus lane is accessible, and carefully trimming their wisteria that is so gorgeous in Spring that people often stop at the corner to have their picture taken beneath its beautiful overhang. Few may know what an asset they are, not just to the neighborhood, but the city.

They have kindly shared their plans with my wife and I. We have every faith that their project to finish the basement and enclose their covered porch will done with care and consideration.

If you have any questions regarding this letter, please do not hesitate to reach out.

Best,

Gregory Scott Katsoulis
Email: greg@soulhill.com
Address:1431 Cambridge Street, Unit 2, Cambridge, MA, 02139

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2024 JAN 16 PM 3:57

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

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-257559.

Address: 1436 Cambridge St.

☐ *Owner,* ☐ *Petitioner, or* ☒ *Representative:* Adam Dash, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The ☐ *Owner,* ☐ *Petitioner, or* ☒ *Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.*

Date: 1/12/24

Signature