



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN -4 AM 9:34
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 219565

General Information

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

Special Permit: Variance: Appeal:

PETITIONER: Sid Gehlot C/O Treetop Investments, LLC

PETITIONER'S ADDRESS: 100 Tower Office Park, Woburn, MA 01801

LOCATION OF PROPERTY: 27 Jay St, Cambridge, MA

TYPE OF OCCUPANCY: single family residence **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To amend previously approved special permit plan under BZA-182526 to raise the roof with a steeper pitch and dormers on each side in order to increase the number of bedrooms. The existing structure is non-conforming to FAR (floor area ratio) as well as front, rear, and right side setbacks on a lot that is nonconforming to lot area and lot width.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Edric van Beyzenom
(Print Name)

Address: 1310 Broadway Suite 200 Somerville, MA 02144
Tel. No. 781-305-3731
E-Mail Address: sid@treetopinvestments.com

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 Treetop Investments LLC Yo Siddharth Gehlot
(OWNER)

Address: 100 Tower Office Park Suite-1, Woburn MA 01801

State that I/We own the property located at 27 Jay St Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of Treetop Investments LLC

*Pursuant to a deed of duly recorded in the date 08/20/2021, Middlesex South County Registry of Deeds at Book 78517, Page 331; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

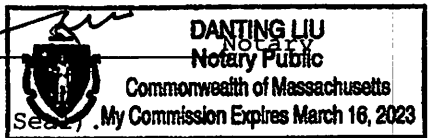
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Siddharth Gehlot personally appeared before me, this 17th of January, 2022, and made oath that the above statement is true.

My commission expires March 16, 2023 (Notary Seal)



• 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 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 27 Jay Street (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 additions will not extend beyond the footprint of the existing non-conforming structure. The additions are in scale with surrounding neighborhood and if the lot were conforming to the 5,000 sq ft. minimum lot size the gross floor area would also comply.

- 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 project will have no impact on traffic nor patterns of access or egress. The house will remain a single family home with one parking space.

- 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 proposal will have no impact on continued operation or development of adjacent uses other than a small increase in shadows cast due to the increased height.

- 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 addition will not create any nuisance or hazard as it will be a continuation of its current use.

- 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:

As previously stated, the proposed additions will be in scale with neighboring properties and in the allowable size for a conforming lot. We do not believe it will impair the integrity of the district or otherwise derogate from the intent of the Ordinance.

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sid Gehlot
Location: 27 Jay St. Cambridge, MA
Phone: 781-305-3731

Present Use/Occupancy: single family residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: single family residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		1,769	2,334	1,535	(max.)
LOT AREA:		2,046	No Change	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.86	1.14	0.75	
LOT AREA OF EACH DWELLING UNIT		2,046	No Change	1,500	
SIZE OF LOT:	WIDTH	33'	No Change	50'	
	DEPTH	62'	No Change	100' (depends on width)	
SETBACKS IN FEET:	FRONT	4.5'	No Change	10'	
	REAR	6.1'	No Change	20'	
	LEFT SIDE	10.6'	No Change	7'6"	
	RIGHT SIDE	1.2'	No Change	7'6"	
SIZE OF BUILDING:	HEIGHT	26.3'	33'	35'	
	WIDTH	50'10"	No Change	N/A	
	LENGTH	18'4"	No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		15%	No Change	30%	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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.:

Proposed construction will be wood frame construction, fiber cement siding, asphalt shingle roof

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.

Renovations to 27 Jay St Cambridge, MA 02139

PERMIT SET - ISSUE DATE: August 30, 2022

Special Permit Review - February 9, 2022

REVISION: October 04, 2022
April 20, 2023

Owner:

Treetop Group

100 Tower Office Park
Suite 1
Woburn, MA 01801
Office: (781) 305-3731

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222
Email: edrick@evbdesign.com

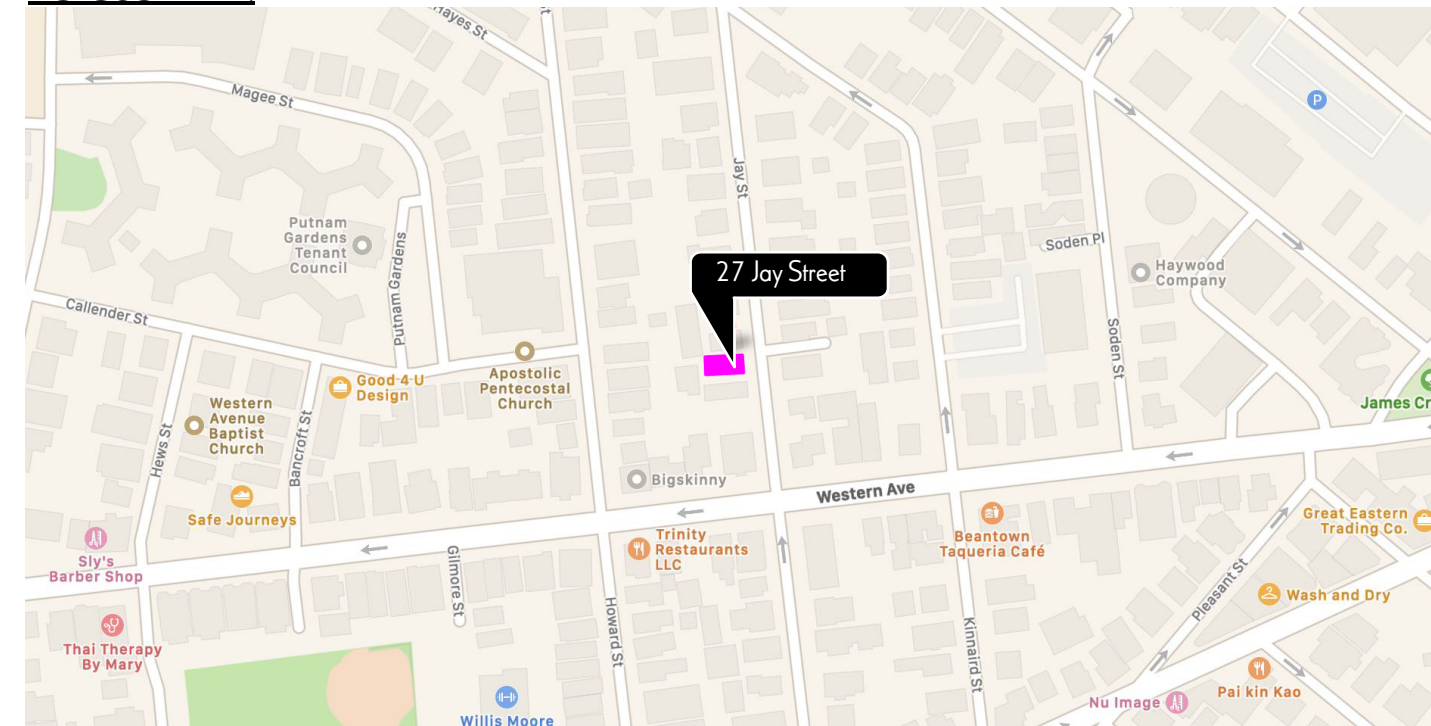
List Of Drawings:

Cover Sheet
Z1.0 Zoning Table & FAR Calculations
Z1.1 FAR Diagrams
SP-1 Existing Site Plan
SP-2 Proposed Site Plan & Zoning Table

X1.0 Existing Basement Plan
X1.1 Existing 1st Floor Plan
X1.2 Existing 2nd Floor Plan
X2.1 Existing Elevations
X3.1 Existing Sections


A1.0 Proposed Basement Plan
A1.1 Proposed 1st Floor Plan
A1.2 Proposed 2nd Floor Plan
A1.3 Proposed 3rd Floor Plan
A2.1 Proposed Front & Rear (East & West) Elevations
A2.2 Proposed Left Side (South) Elevation
A2.3 Proposed Right Side (North) Elevation
A3.1 Proposed Section

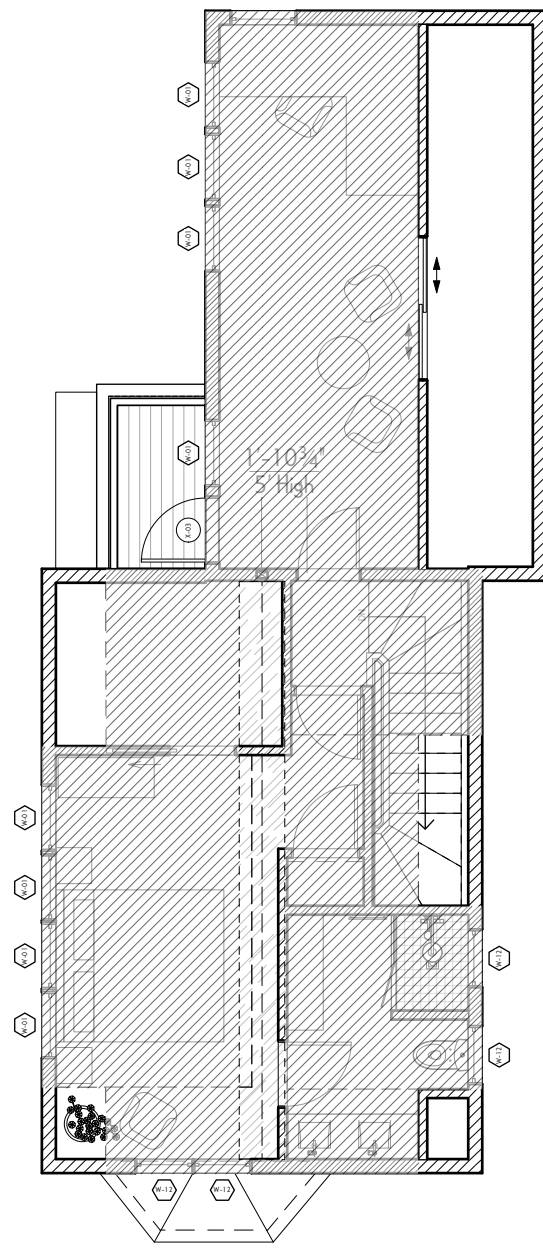
LOCUS PLAN





27 Jay St. Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		1769 SF	2334 SF	1535 SF	3750 SF Based on minimum lot size
LOT AREA		2046 SF	NO CHANGE	5000 SF	(min.) NC
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.86	1.14	0.75	(max.) NC
LOT AREA FOR EACH DWELLING UNIT (D.U.)		2046 SF	NO CHANGE	1500 SF	(min.)
SIZE OF LOT	-WIDTH	33'	NO CHANGE	50	(min.) NC
	-DEPTH	62'	NO CHANGE	-	(min.)
SETBACKS (IN FEET)	-FRONT (Jay St)	4.5'	NO CHANGE	10	(10'-0"min.) NC fn(a) Table 5.1 Ch. 31
	-REAR	6.1'	NO CHANGE	20	(20'-0"min.) NC fn (c) table 5.1 Ch. 31
	-NORTH SIDE	1.2'	NO CHANGE	7.5	(7'-6"min.) fn (n) table 5.1 Ch. 31
	-SOUTH SIDE	10.6'	NO CHANGE	7.5	(7'-6"min.) NC fn (n) table 5.1 Ch. 31
SIZE OF BLDG.	-HEIGHT	26.3	33'0"	35'0"	(max.)
	-LENGTH	50'-10"	NO CHANGE	-	(max.)
	-WIDTH	18'-4"	NO CHANGE	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		15%	NO CHANGE	30%	(min.) NC
NO. OF DWELLINGS		1	NO CHANGE	1	(max.)
NO. OF PARKING SPACES		1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS		N/A	NO CHANGE	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	NO CHANGE		(min.)

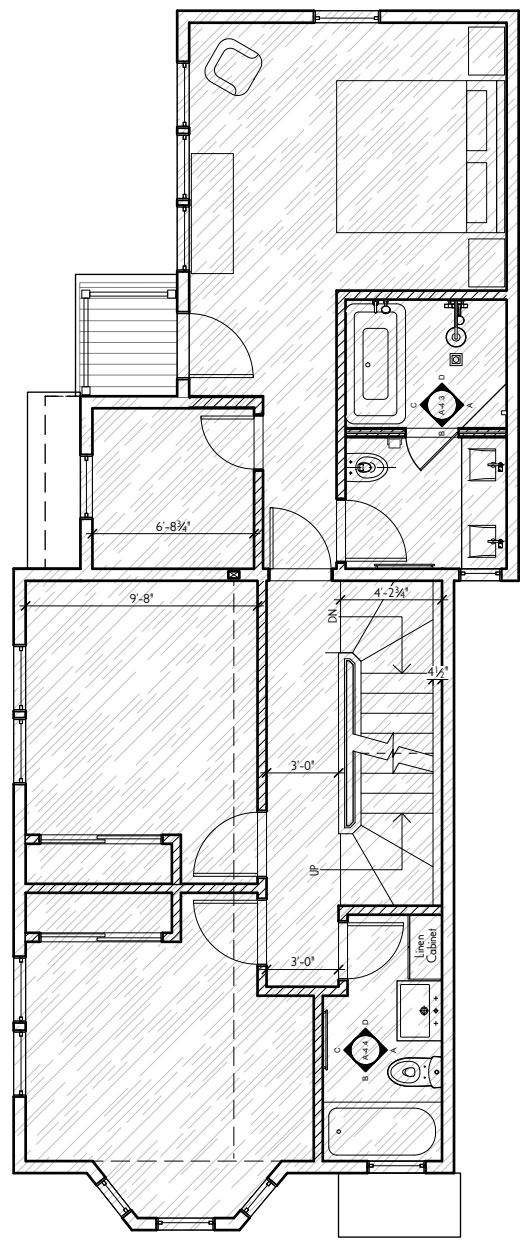
GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	1769 SF	
	Existing	Proposed
Basement	Not included - single family residence	
1st Floor	885	885
2nd Floor	838	838
3rd Floor	46	611
Total Area	1769 SF	2334.0 SF
FAR	0.86	1.14

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	Z1.0
			Revision: 10/04/22	
Property Address:	27 Jay St. Cambridge, MA 02139		02/07/23	
			04/20/23	




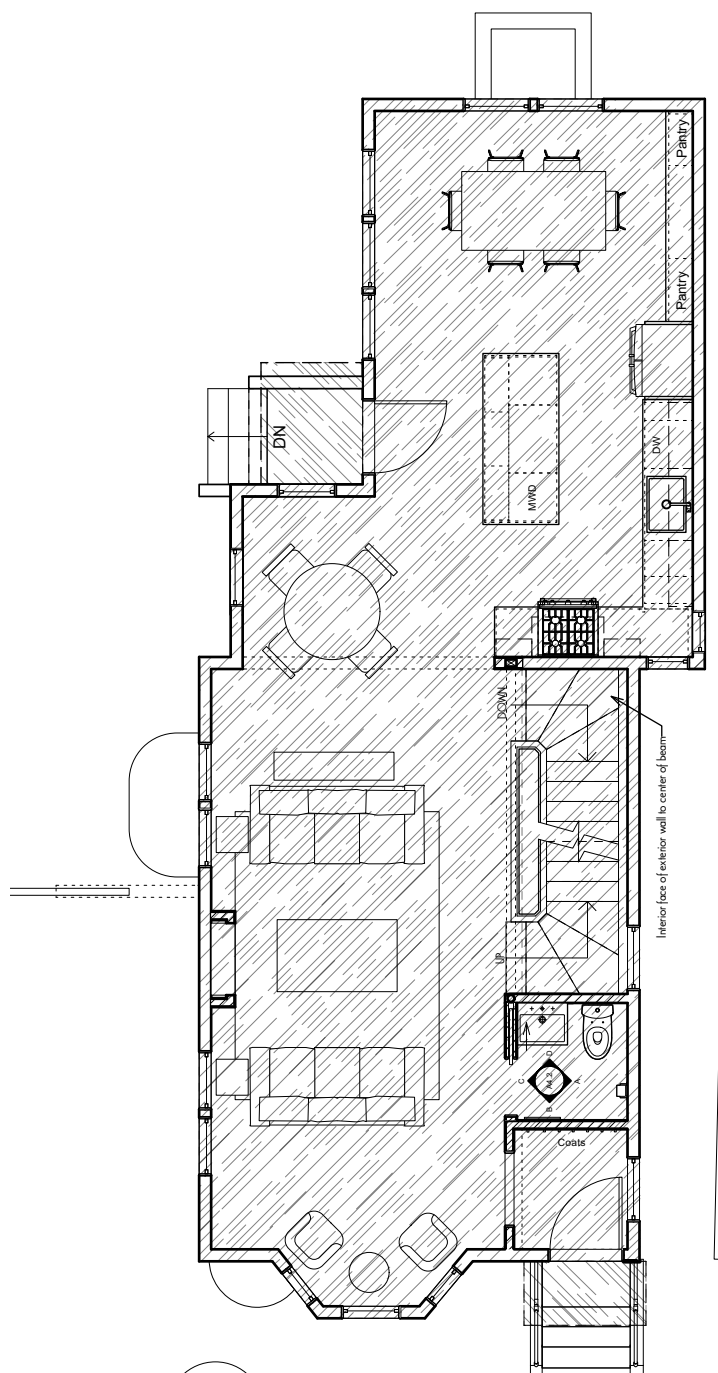
3 Third Floor GFA
Scale: 1/8" = 1'-0"

 New GFA = 565 SF
 Existing GFA = 46 SF




2 Second Floor GFA
Scale: 1/8" = 1'-0"

 Existing GFA = No change
838 SF



1 First Floor GFA
Scale: 1/8" = 1'-0"

 Existing GFA = No change
885 SF

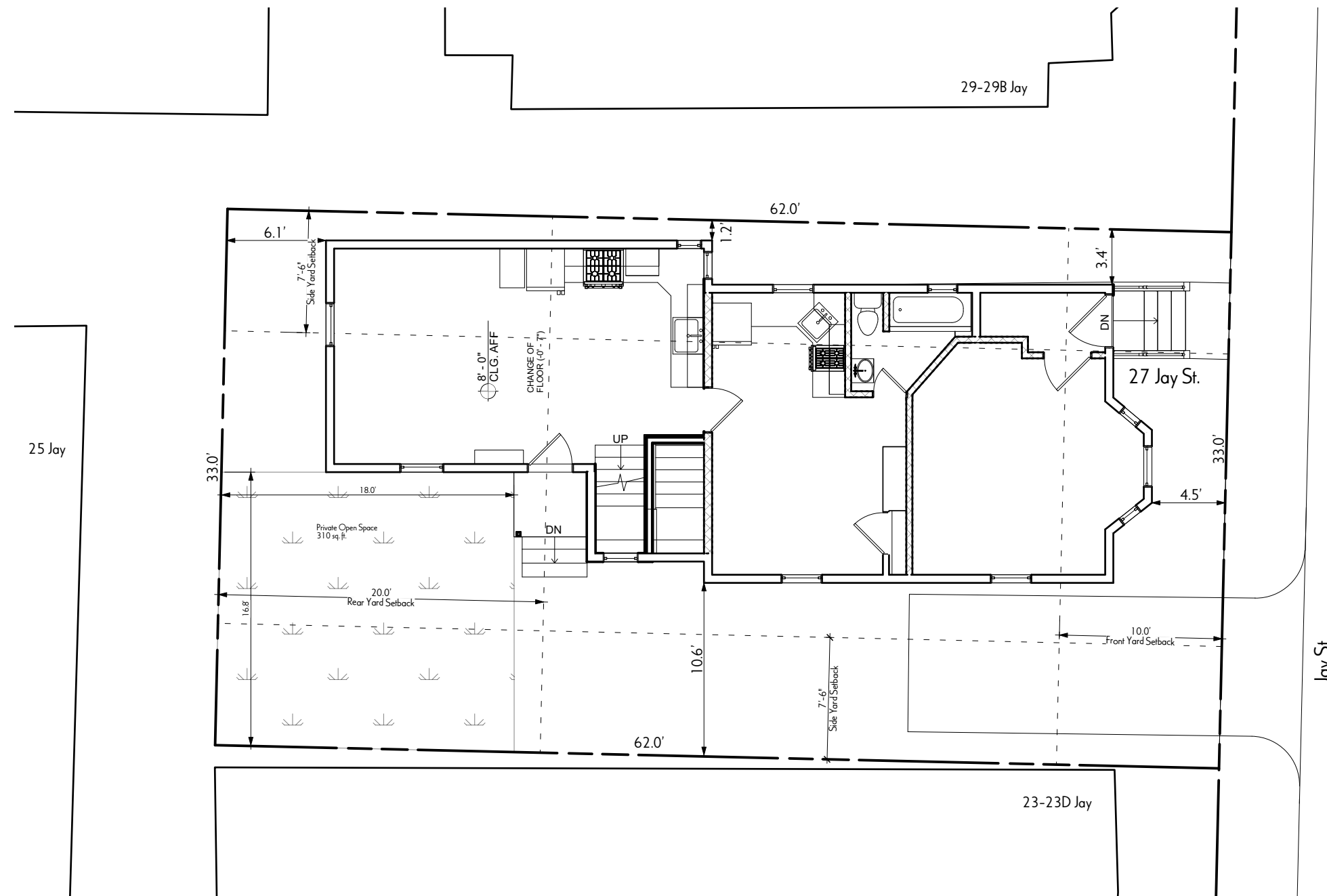
GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	1769 SF	
	Existing	Proposed
Basement	Not included - single family residence	
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Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date: 08/30/22
Revision: 10/04/22
02/07/23
04/20/23

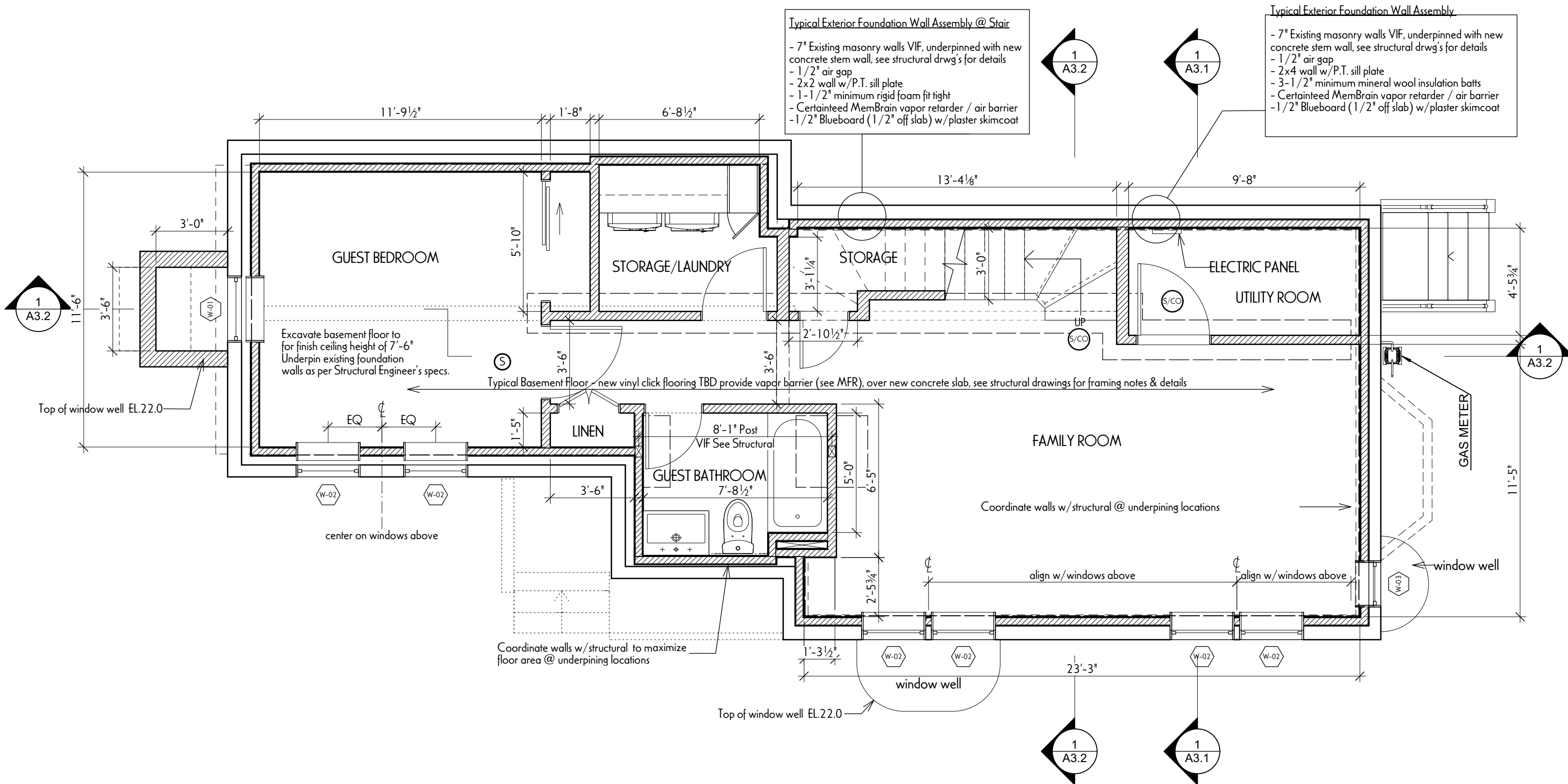
Z1.1



1 Existing Site Plan
 Scale: 1/8" = 1'-0"

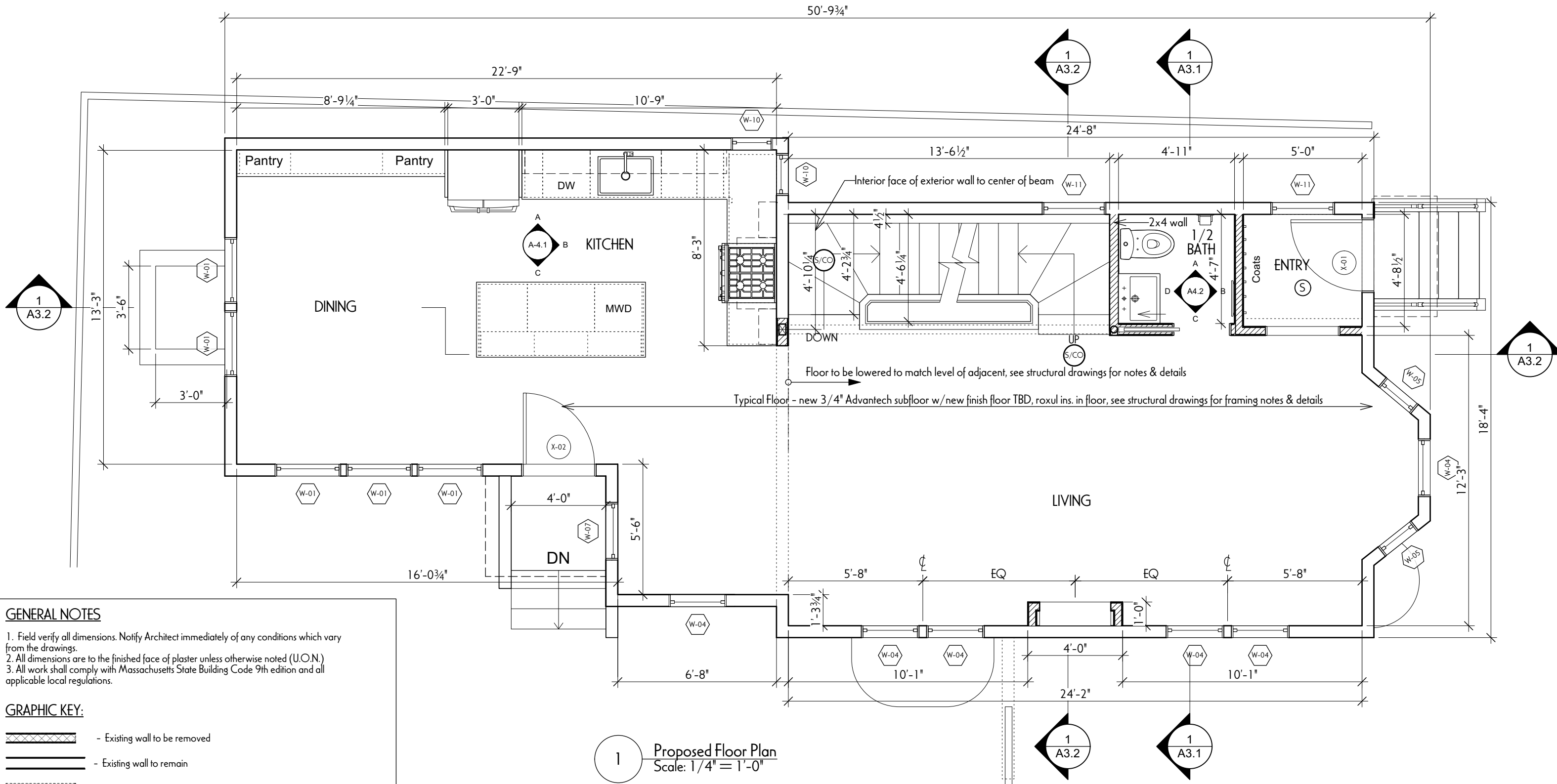
Site Plan property lines,
 building footprint and offsets
 taken from Plot Plan of Land
 dated September 17, 2021
 by David Terenzoni, P.L.S.
 4 Allen Rd, Peabody, MA 01960

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	SP-1
			Revision:	10/04/22	
Property Address:	27 Jay St. Cambridge, MA 02139			02/07/23	
				04/20/23	



1 Proposed Basement Floor Plan
Scale: 1/4" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	A1.0
Property Address:	27 Jay St. Cambridge, MA 02139		Revision:	10/04/22	
			02/07/23		
			04/20/23		



GENERAL NOTES

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3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

GRAPHIC KEY:

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed
- Denotes demolition
- New wall, typical

- 110 Volt Photoelectric smoke detector with battery back up system
- 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

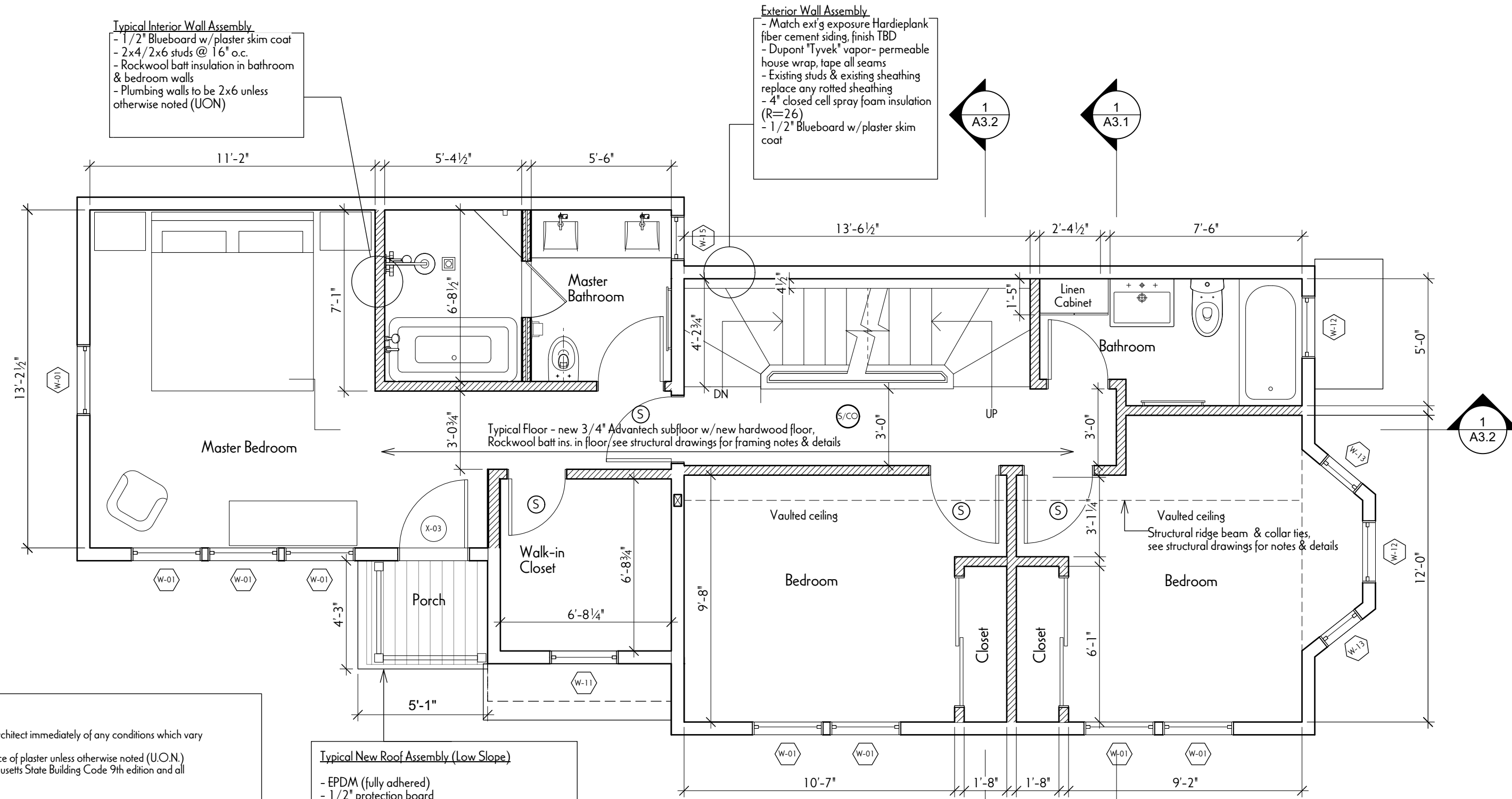
1 Proposed Floor Plan
Scale: 1/4" = 1'-0"

Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date: 08/30/22
Revision: 10/04/22
02/07/23
04/20/23

A1.1



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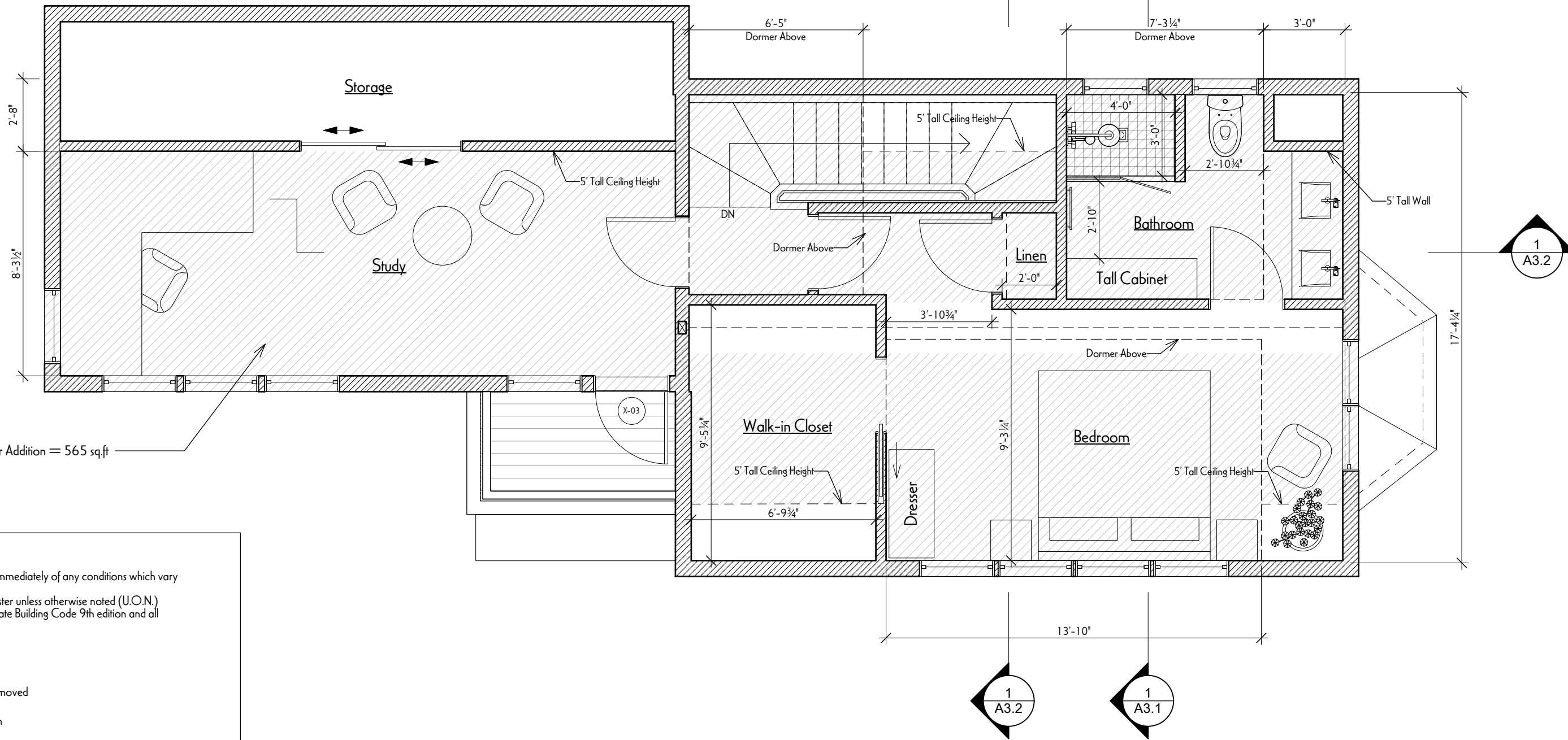
GRAPHIC KEY:

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed
- Denotes demolition
- New wall, typical
- 110 Volt Photoelectric smoke detector with battery back up system
- 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	A1.2
Property Address:	27 Jay St. Cambridge, MA 02139		Revision:	10/04/22	
			02/07/23		
			04/20/23		

GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	1769 SF	
	Existing	Proposed
Basement	Not included - single family residence	
1st Floor	885	885
2nd Floor	838	838
3rd Floor	46	611
Total Area	1769 SF	2334.0 SF
FAR	0.86	1.14



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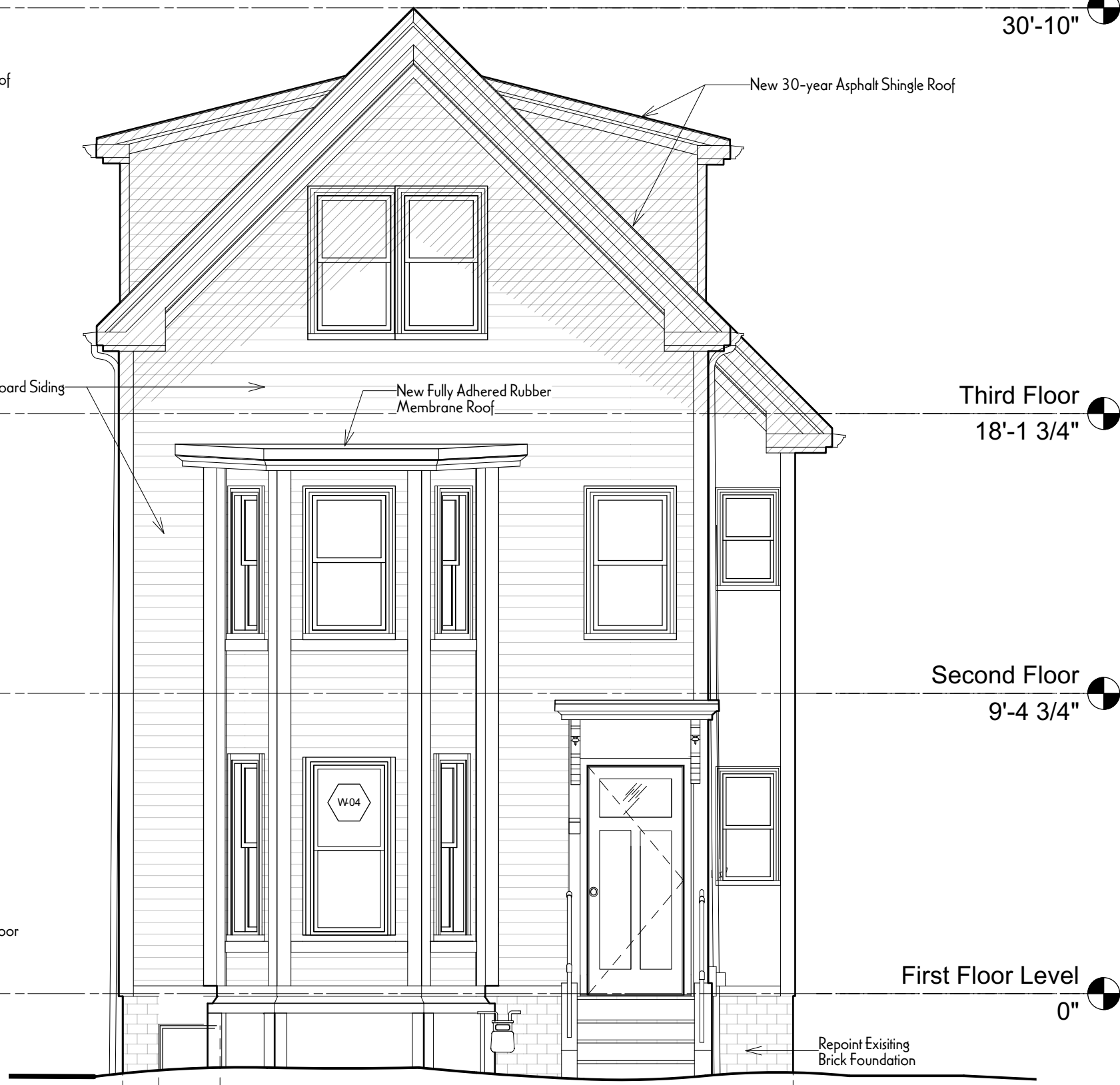
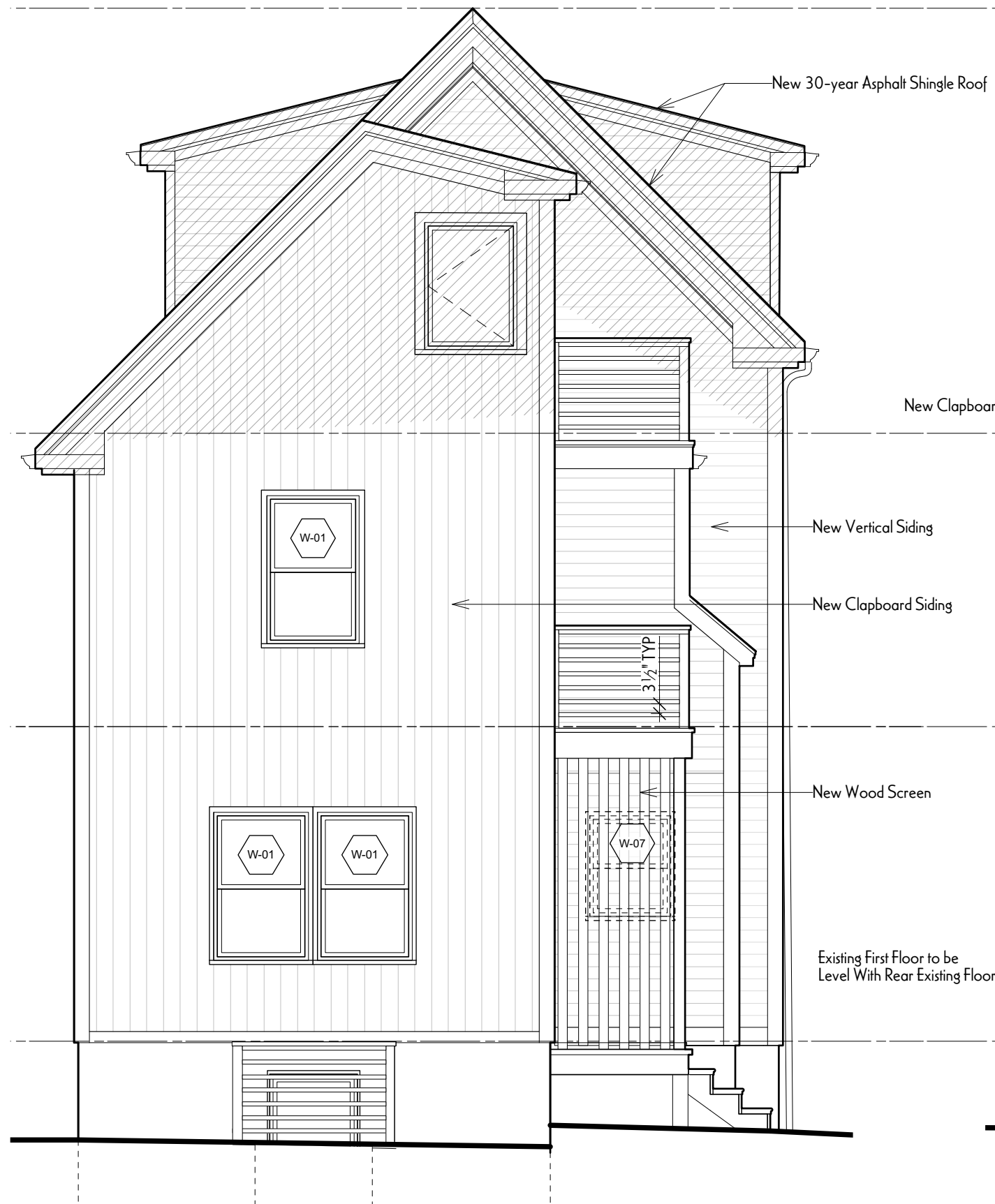
- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed
- Denotes demolition
- New wall, typical

Ⓢ - 110 Volt Photoelectric smoke detector with battery back up system
 Ⓢ/CO - 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

1 Proposed Third Floor Plan
 Scale: 1/4" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	A1.3
Property Address:	27 Jay St. Cambridge, MA 02139		Revision: 10/04/22	
		02/07/23		
		04/20/23		

Roof Peak
30'-10" 



2 Proposed Special Permit East (Front) Elevation
Scale: 1/4" = 1'-0"

1 Proposed Special Permit West (Rear) Elevation
Scale: 1/4" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	A2.1
Property Address:	27 Jay St. Cambridge, MA 02139		Revision: 10/04/22	
		02/07/23		
		04/20/23		



1 Proposed Special Permit South (Side) Elevation
 Scale: 1/4" = 1'-0"

Owner:	Treetop Group	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	A2.2
	100 Tower Office Park, Suite 1. Woburn, MA		Revision:	10/04/22	
Property Address:	27 Jay St.		02/07/23		
	Cambridge, MA 02139		04/20/23		

Roof Peak
30'-10"

New 30-year Asphalt Shingle Roof

Third Floor
18'-1 3/4"

New Clapboard Siding

Second Floor
9'-4 3/4"

First Floor Level
0"

Infill Existing Openings, Stagger Joints
To Match Surrounding Brick & Mortar

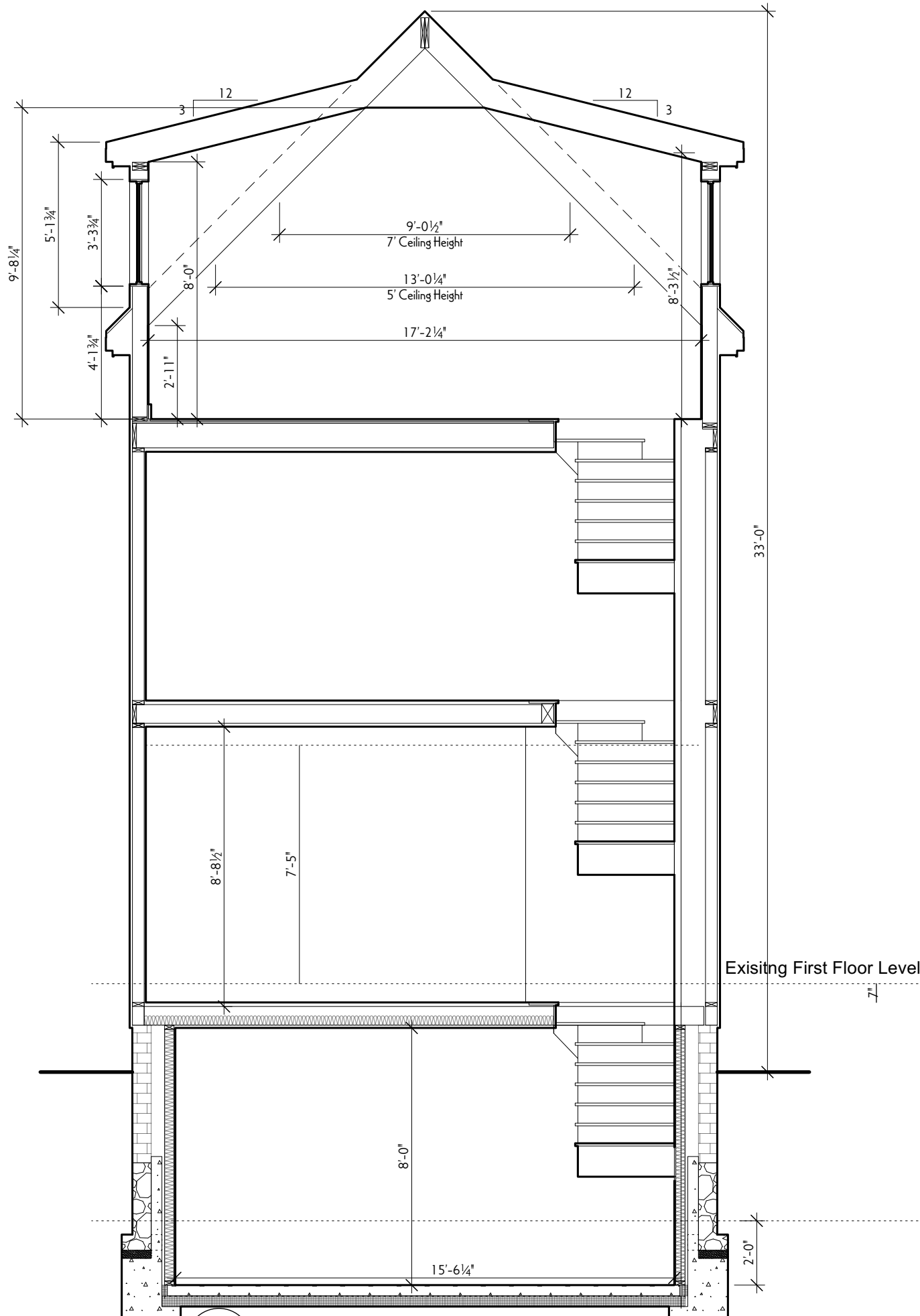
1 Proposed Special Permit North (Side) Elevation
Scale: 1/4" = 1'-0"

Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

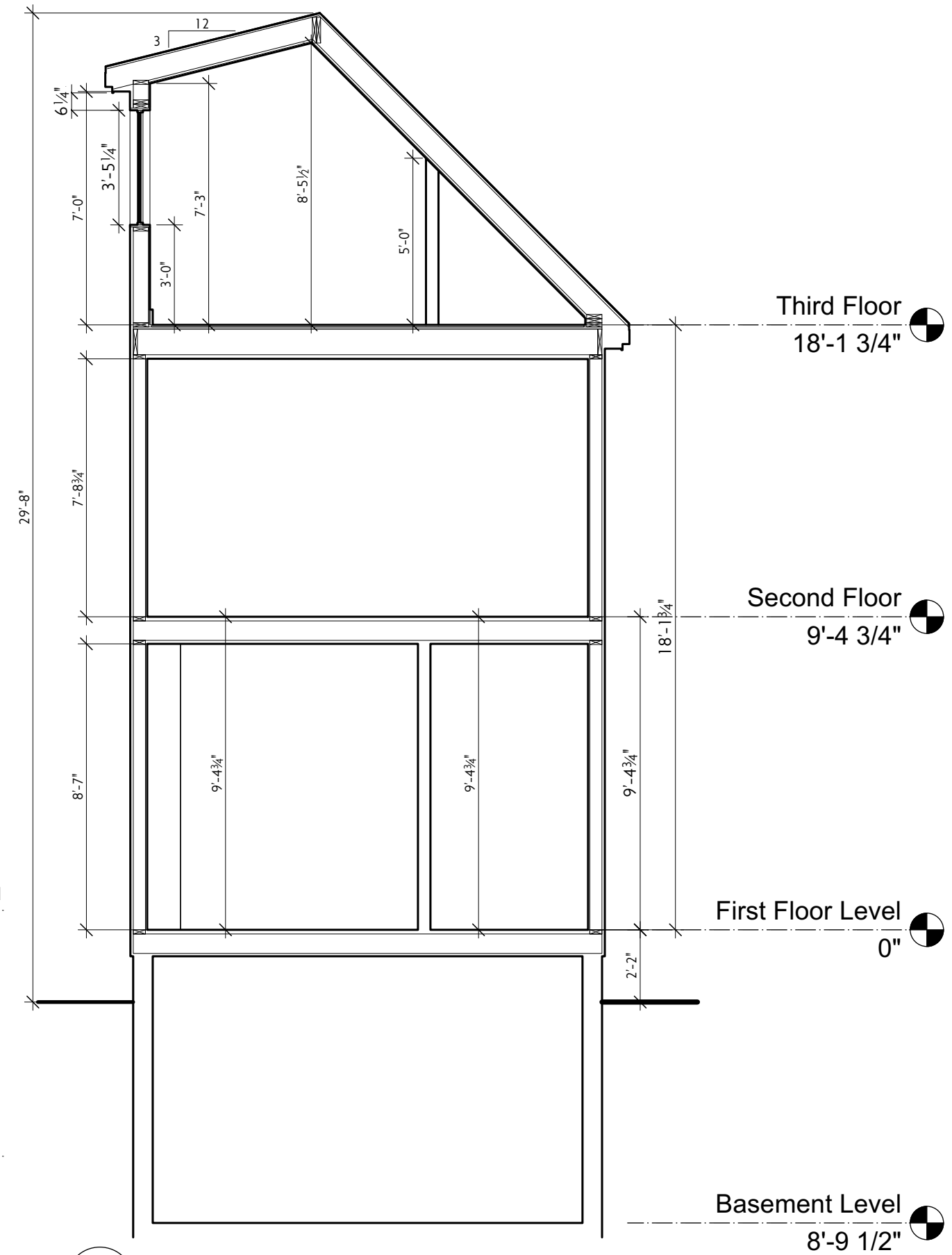
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1310 Broadway, Suite 200
Somerville, MA 02144

Date: 08/30/22
Revision: 10/04/22
02/07/23
04/20/23

A2.3



1 Proposed Section - Front Portion
Scale: 1/4" = 1'-0"



2 Proposed Section - Rear Portion
Scale: 1/4" = 1'-0"

Owner:
Treetop Group
100 Tower Office Park
Suite 1
Woburn, MA

Property Address:
27 Jay St.
Cambridge, MA 02139

Third Floor
18'-1 3/4"

Second Floor
9'-4 3/4"

First Floor Level
0"

Basement Level
8'-9 1/2"

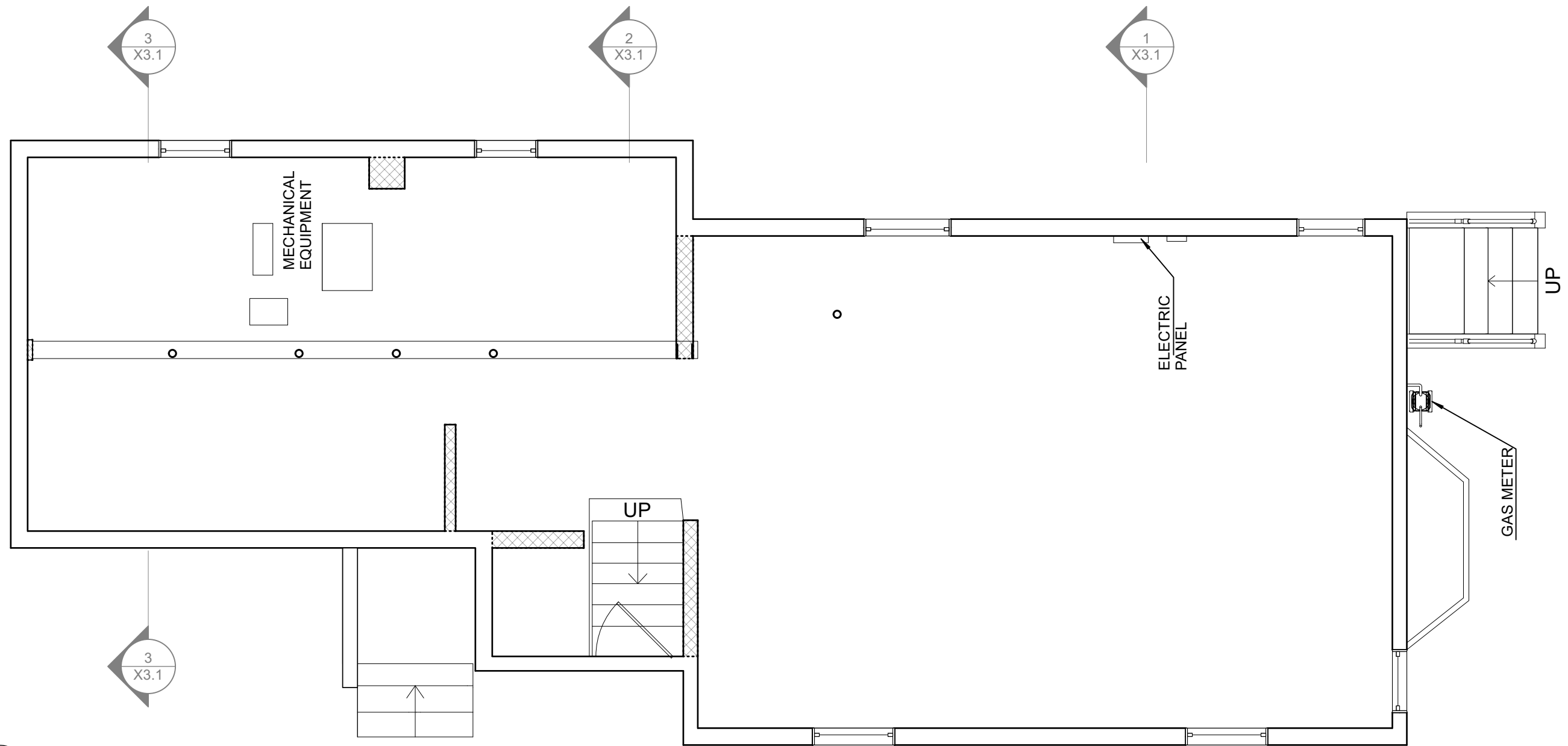
EvB Design

1310 Broadway, Suite 200
Somerville, MA 02144
phone: (617) 623 2222

Project no.:	27 Jay St.
Date:	08/30/22
Revision:	10/04/22
	02/07/23
	04/20/23

PERMIT SET

A3.1




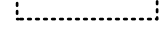



1 Existing Basement Floor Plan
Scale: 1/4" = 1'-0"

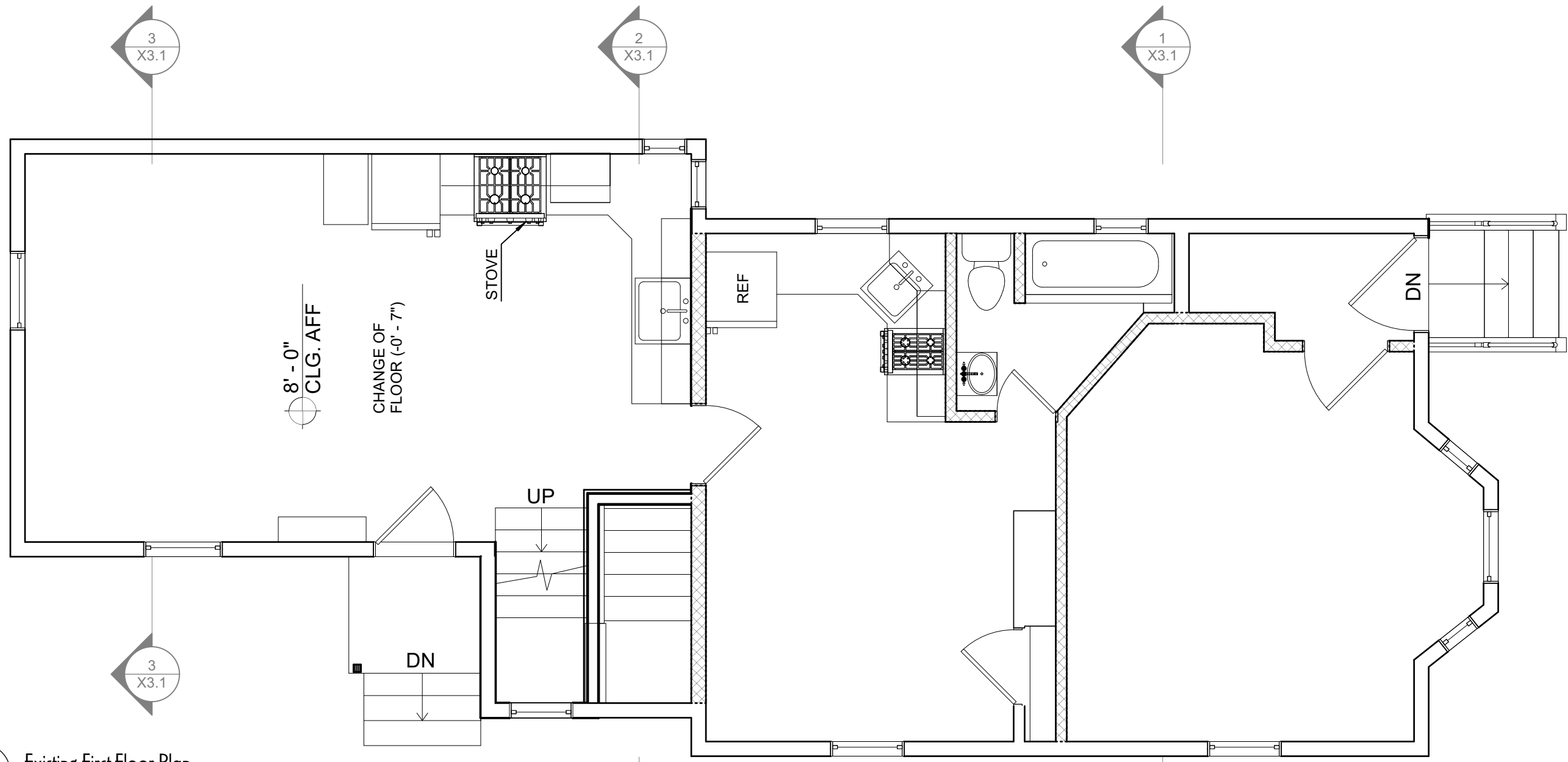
GENERAL NOTES

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GRAPHIC KEY:

-  - Existing wall to be removed
-  - Existing wall to remain
-  - Existing fixture/finish to be removed
-  - Denotes demolition
-  - New wall, typical

Owner:	Treetop Group	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	X1.0
	100 Tower Office Park, Suite 1. Woburn, MA		Revision: 10/04/22	
Property Address:	27 Jay St.	02/07/23		
	Cambridge, MA 02139	04/20/23		




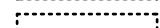



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

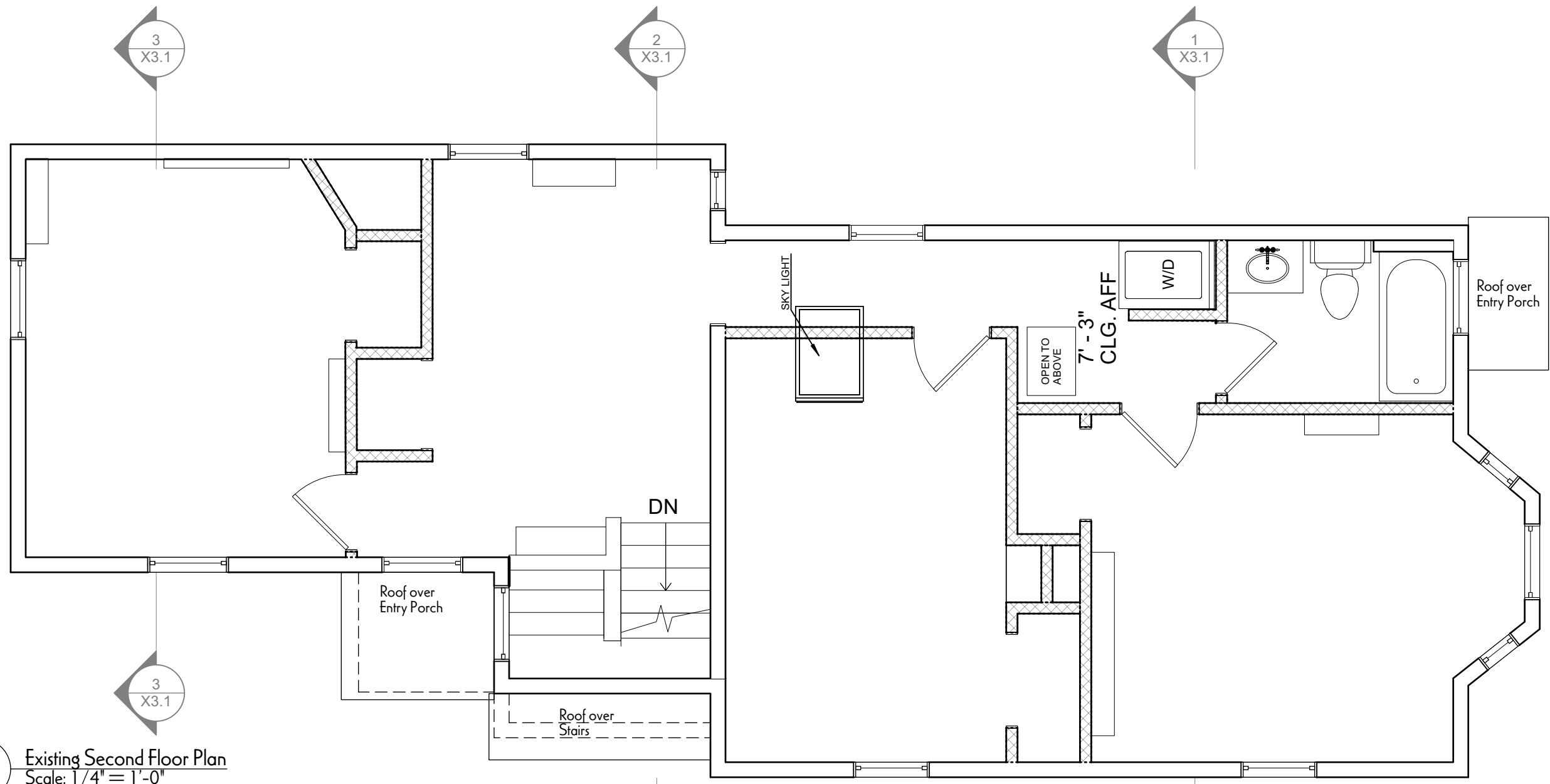
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Owner:	Treetop Group	 EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	X1.1
	100 Tower Office Park, Suite 1. Woburn, MA		Revision: 10/04/22	
Property Address:	27 Jay St.	02/07/23		
	Cambridge, MA 02139	04/20/23		




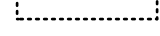



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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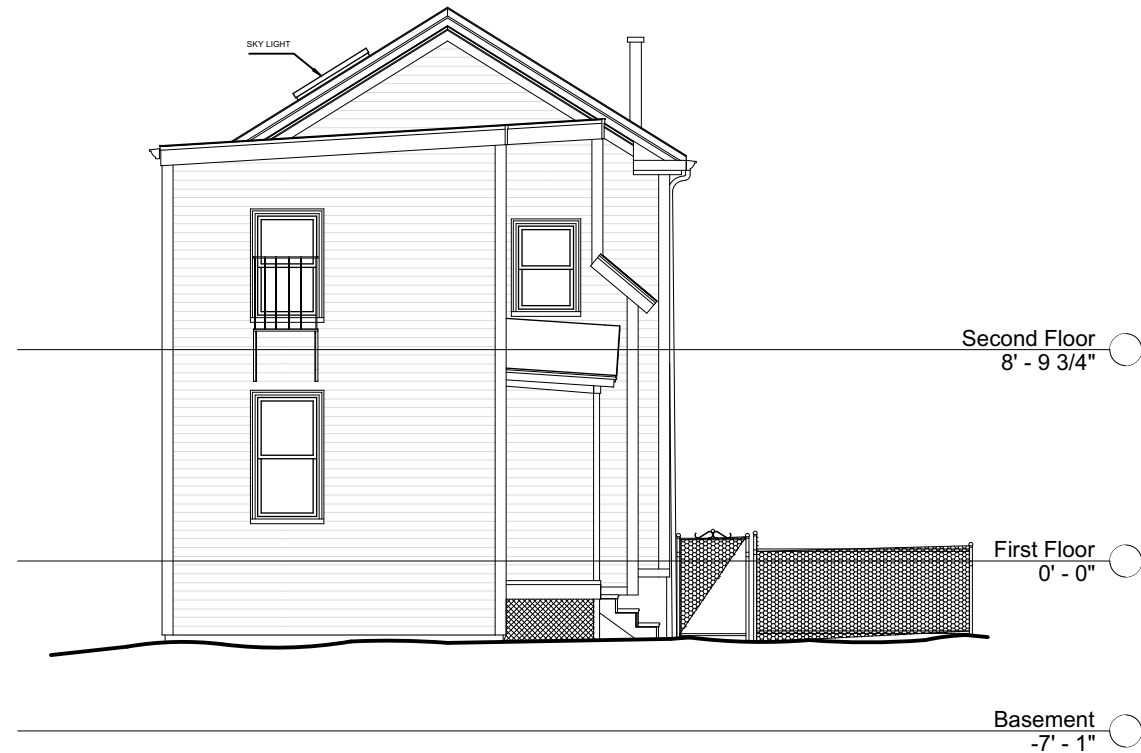
Owner:	Treetop Group		Date: 08/30/22	X1.2
	100 Tower Office Park, Suite 1. Woburn, MA		Revision: 10/04/22	
Property Address:	27 Jay St.	1310 Broadway, Suite 200	02/07/23	
	Cambridge, MA 02139	Somerville, MA 02144	04/20/23	



1 Existing East (Front) Elevation
Scale: 1/8" = 1'-0"



2 Existing South (Side) Elevation
Scale: 1/8" = 1'-0"

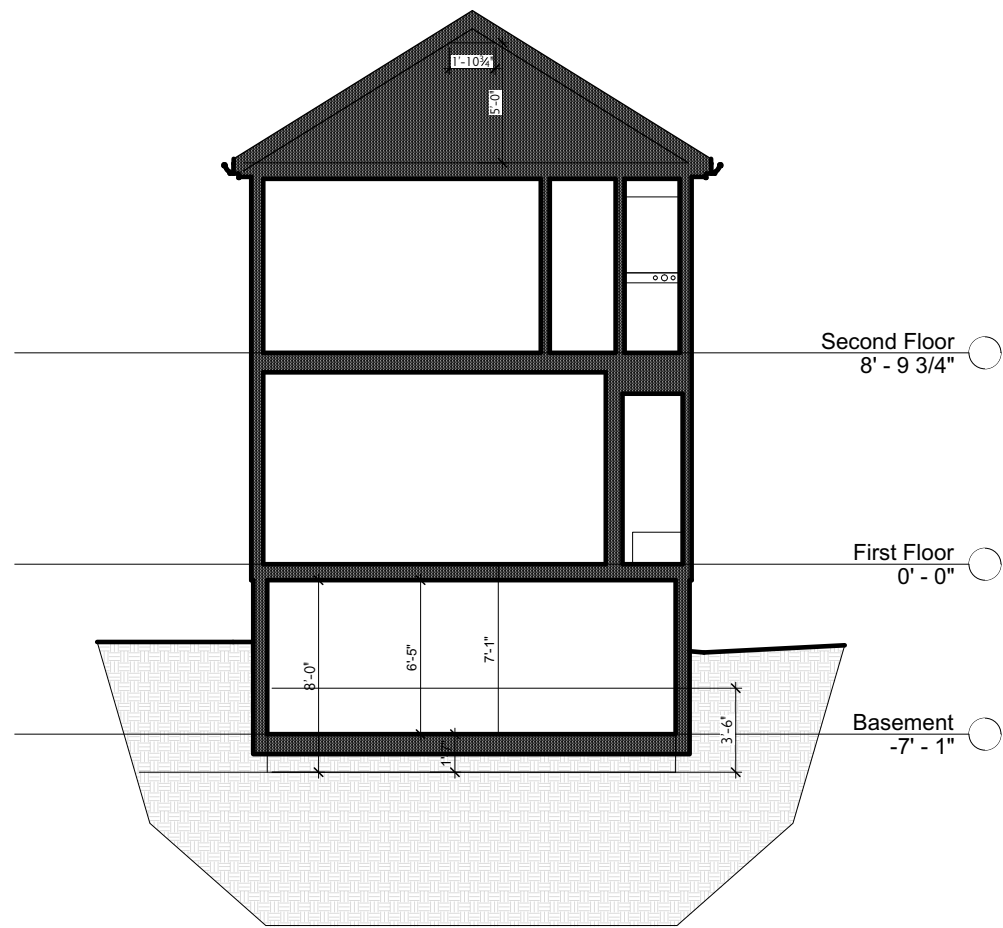


3 Existing West (Rear) Elevation
Scale: 1/8" = 1'-0"

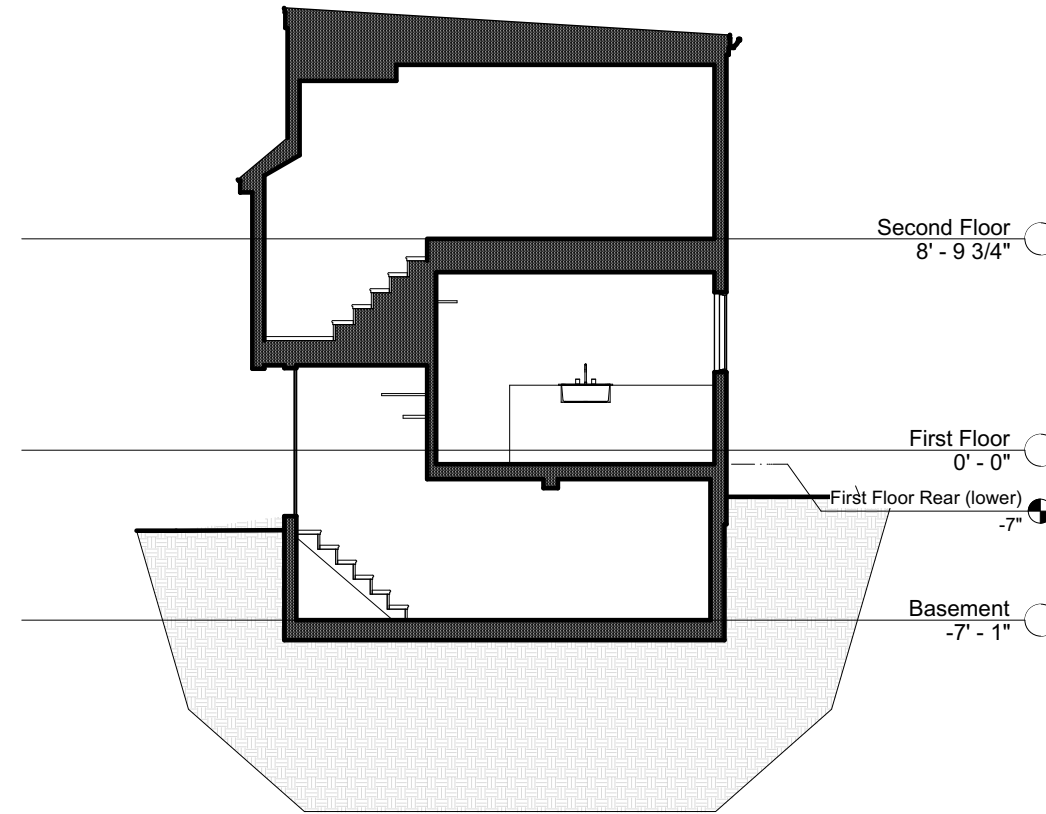


4 Existing North (Side) Elevation
Scale: 1/8" = 1'-0"

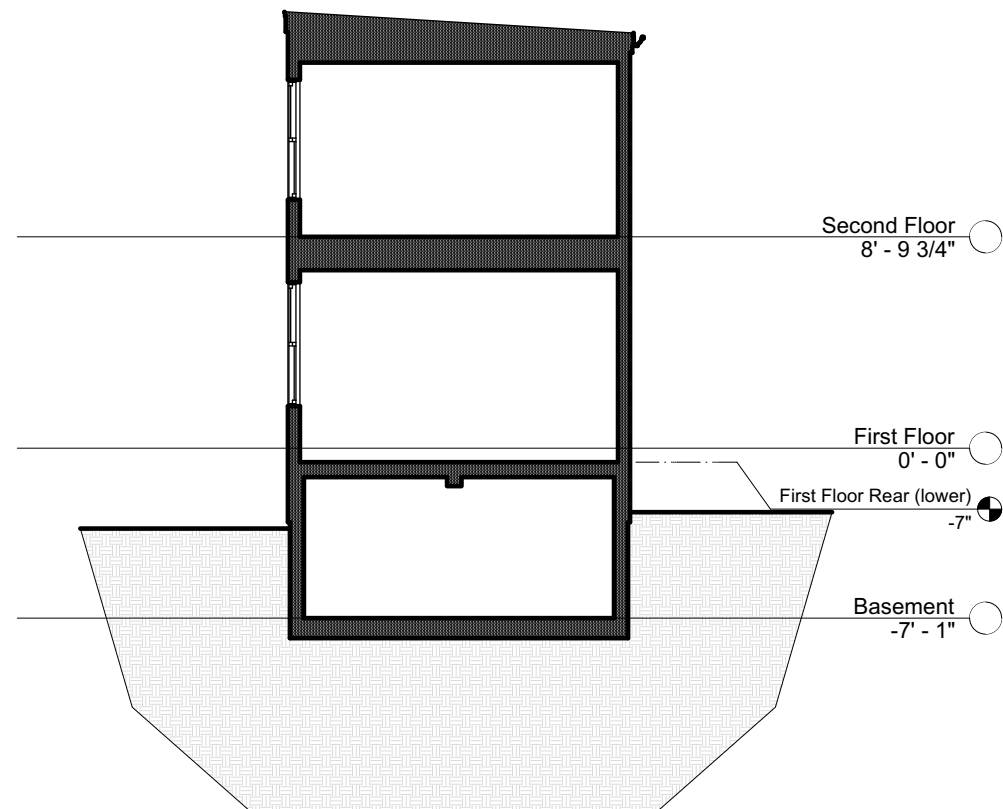
Owner:	Treetop Group		Date:	08/30/22	X2.1
	100 Tower Office Park, Suite 1. Woburn, MA		Revision:	10/04/22	
Property Address:	27 Jay St.		02/07/23		
	Cambridge, MA 02139		04/20/23		
		1310 Broadway, Suite 200 Somerville, MA 02144			



1 Existing Section 1
Scale: 1/8" = 1'-0"

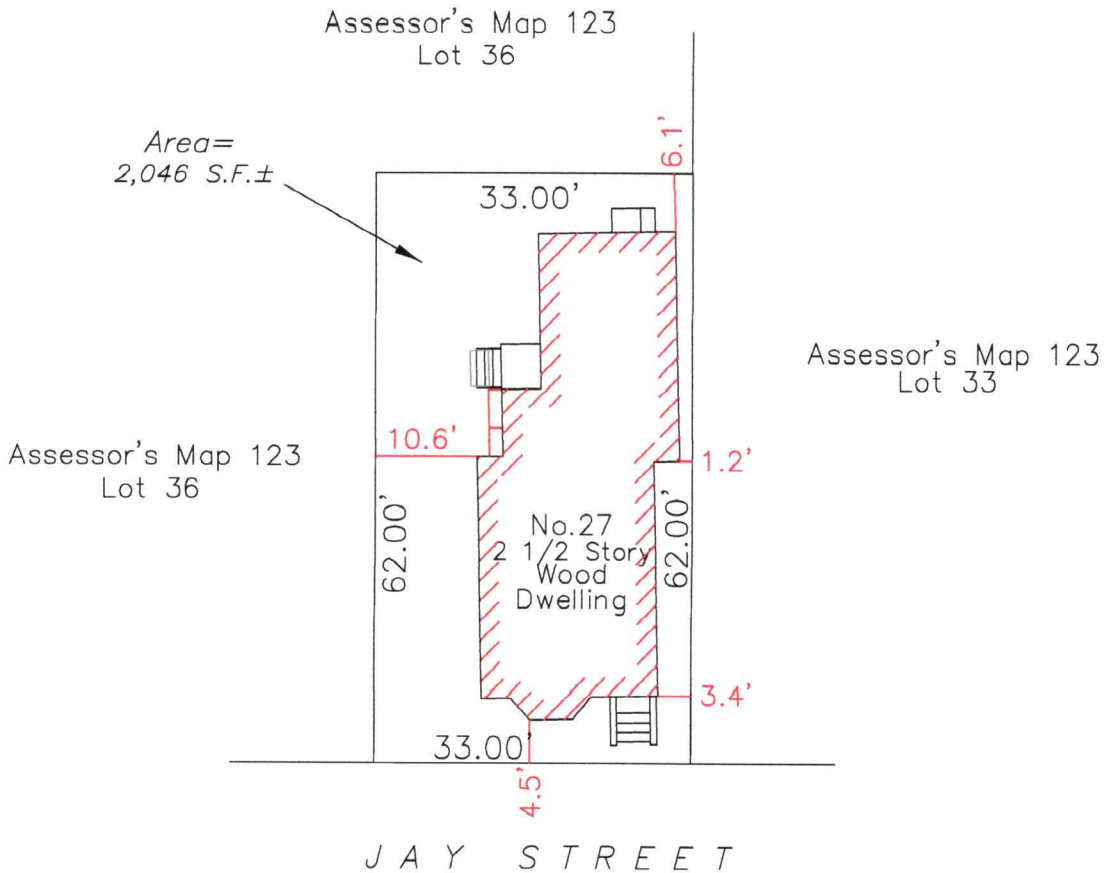


2 Existing Section 2
Scale: 1/8" = 1'-0"



3 Existing Section 3
Scale: 1/8" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 	Date:	08/30/22	X3.1
			Revision:	10/04/22	
Property Address:	27 Jay St. Cambridge, MA 02139	1310 Broadway, Suite 200 Somerville, MA 02144		02/07/23	
				04/20/23	



PLOT PLAN OF LAND CAMBRIDGE, MA.

PREPARED FOR:
TREETOP INVESTMENTS, LLC.
27 JAY STREET

SCALE: 1"=20' DATE: SEPTEMBER 17, 2021

DAVID P. TERENZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: C-1
Deed Reference: Book 78517, Page 331
Assessor's Map 123, Lot 35
Existing Lot Coverage = 41.9% ±

Street Views - 27 Jay Street Cambridge, MA

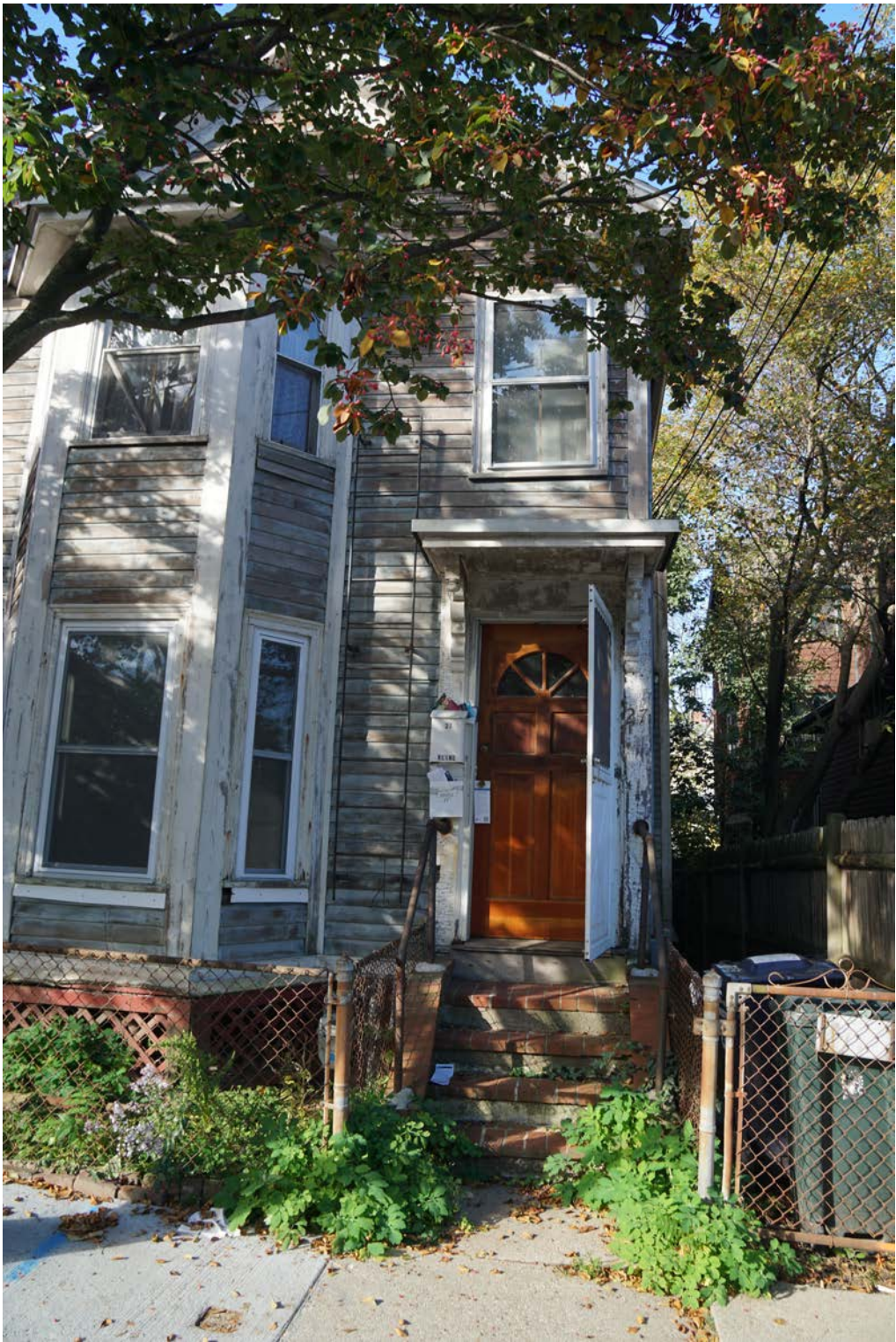






Exterior Photos - 27 Jay Street Cambridge, MA









JAY STREET VIEW

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R1.0

JAY STREET VIEW

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R1.1

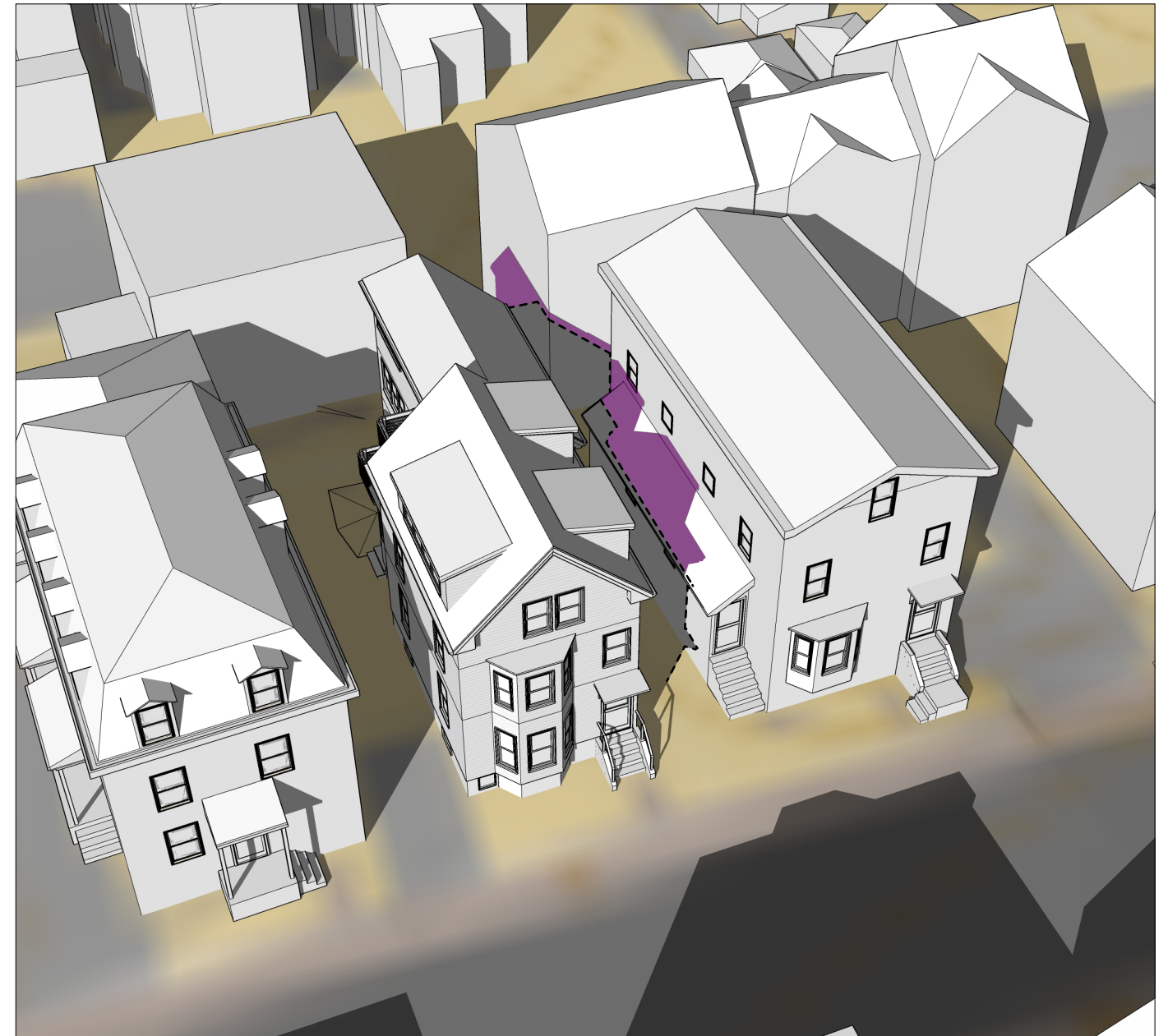
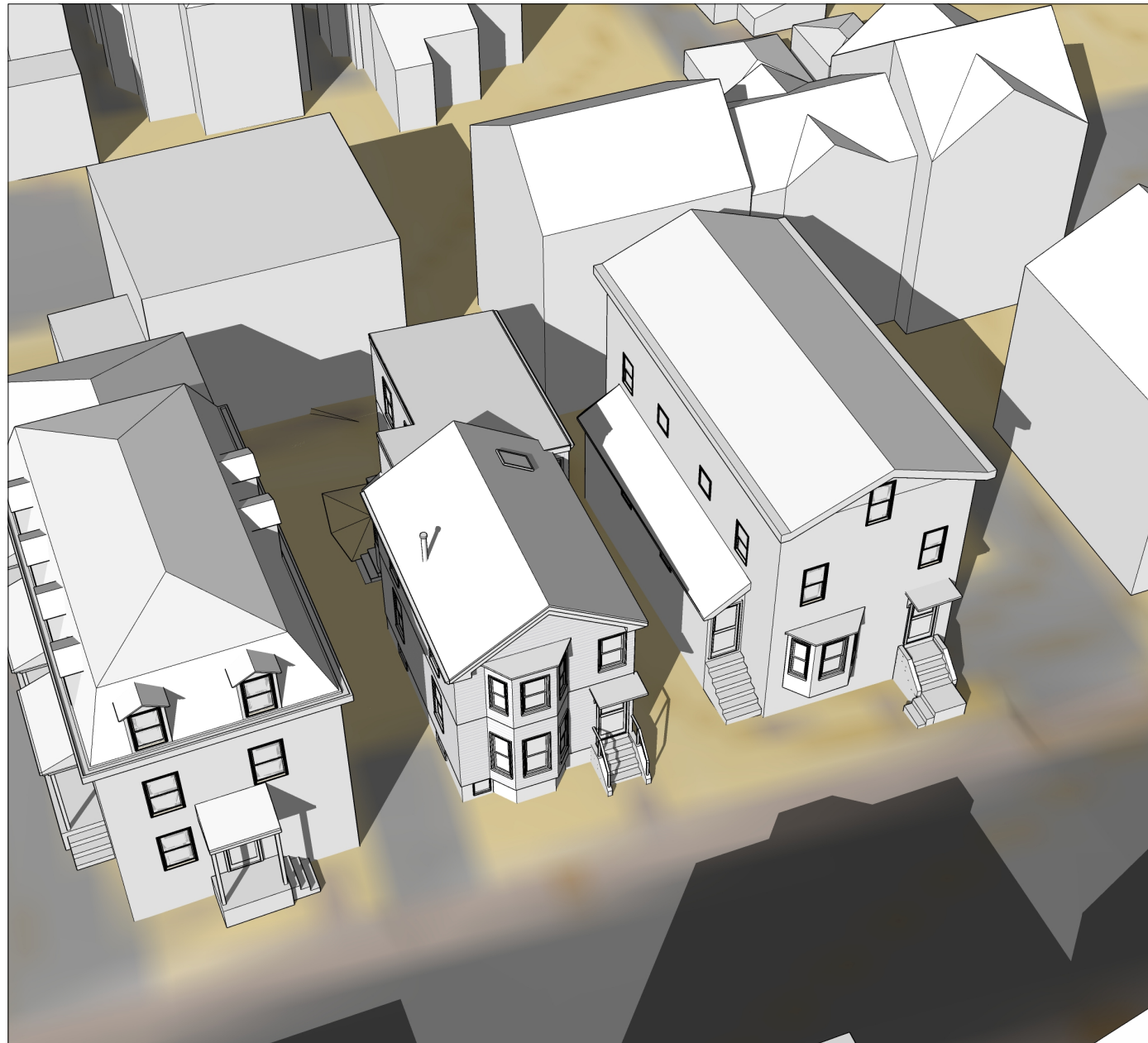
MARCH/ SEPTEMBER EQUINOX
9:00 AM

KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT


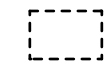
PROPOSED



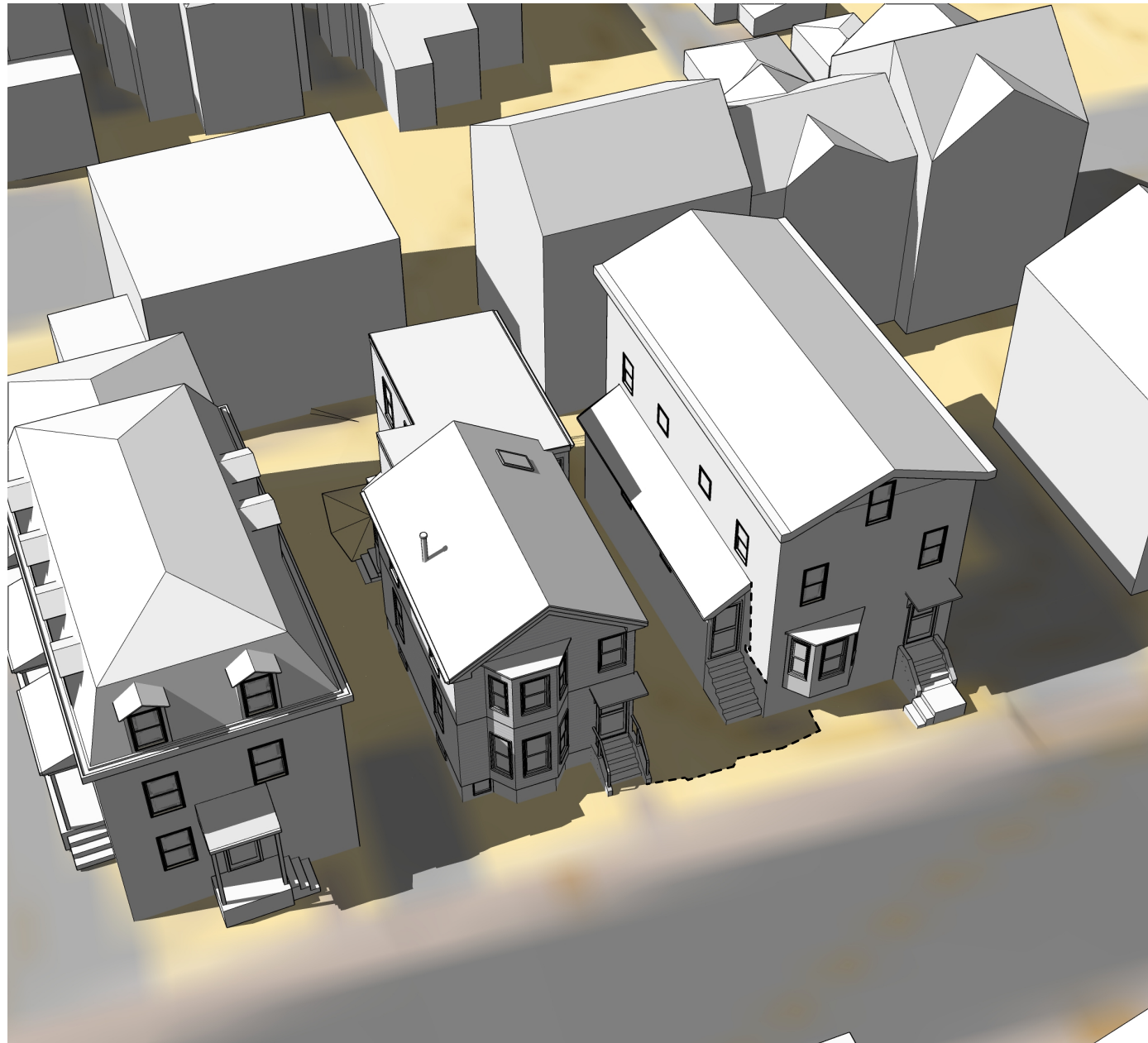
<p>Owner: Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA</p> <p>Property Address: 27 Jay St. Cambridge, MA 02139</p>	<p>EvB Design </p> <p>1310 Broadway, Suite 200 Somerville, MA 02144</p>	<p>Date: 04/19/2023</p>	<p style="font-size: 2em; text-align: center;">R2.0</p>

MARCH/ SEPTEMBER EQUINOX
12:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139


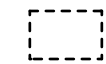
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

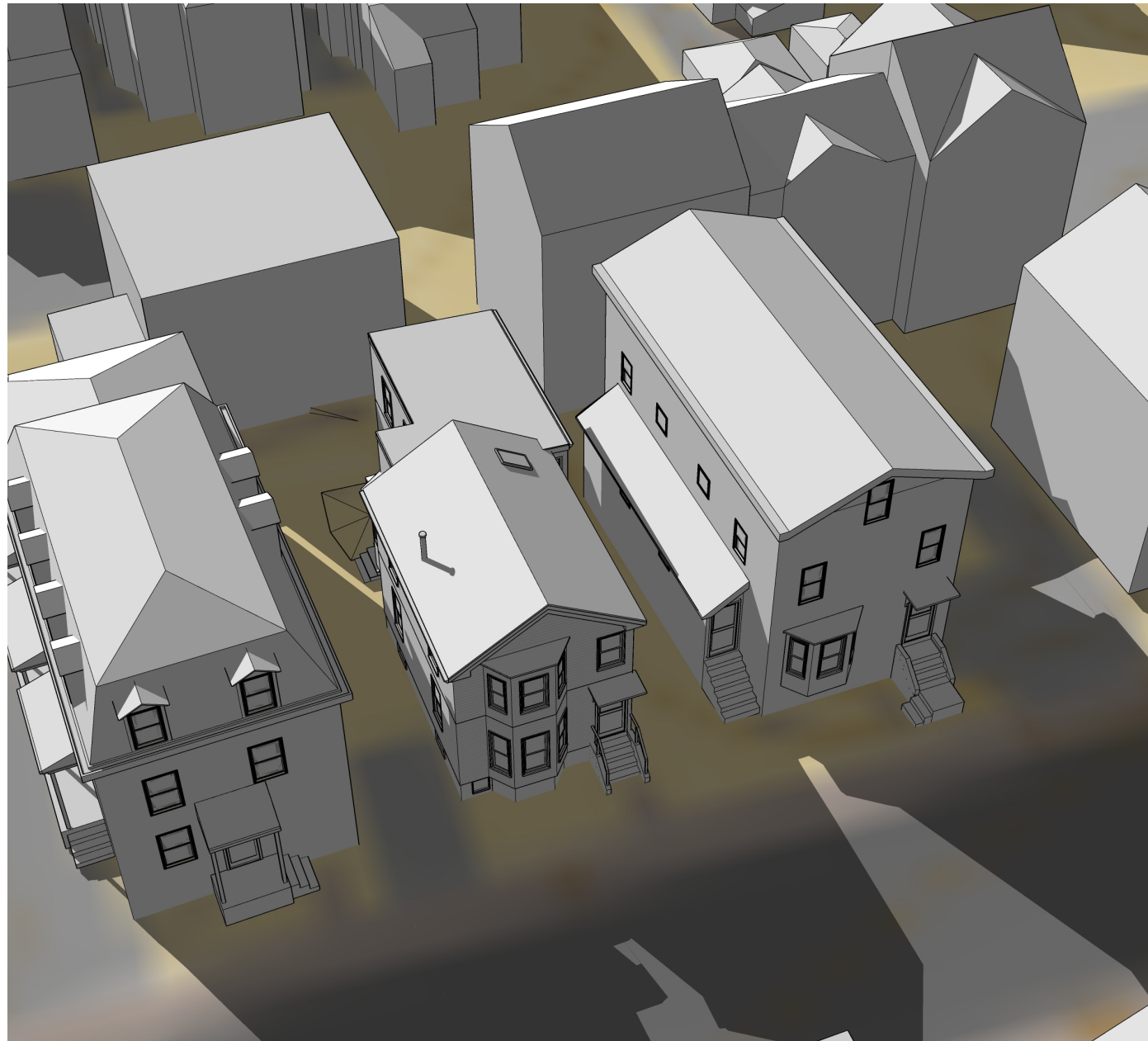
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MARCH/ SEPTEMBER EQUINOX
3:00 PM

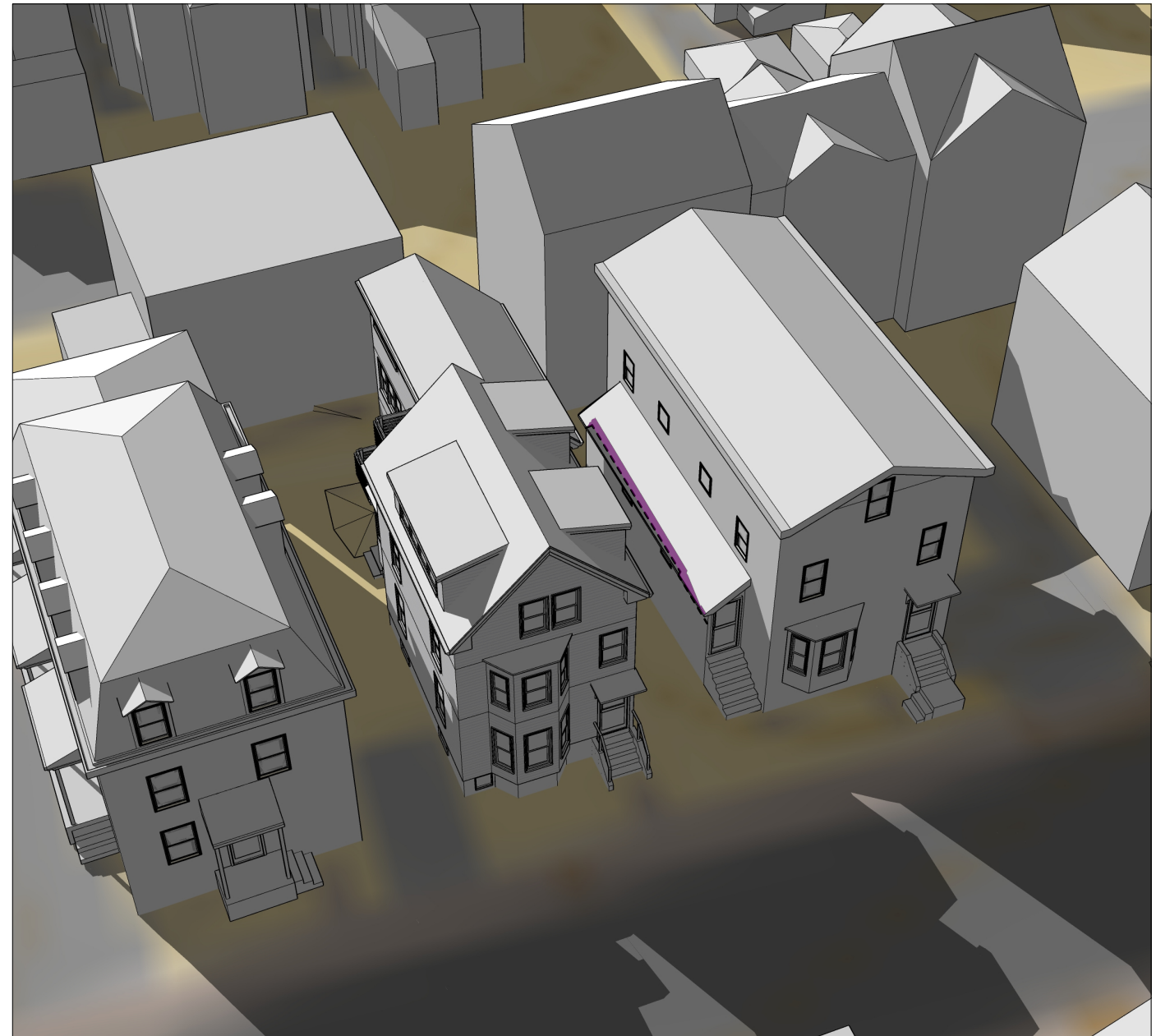
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139



EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

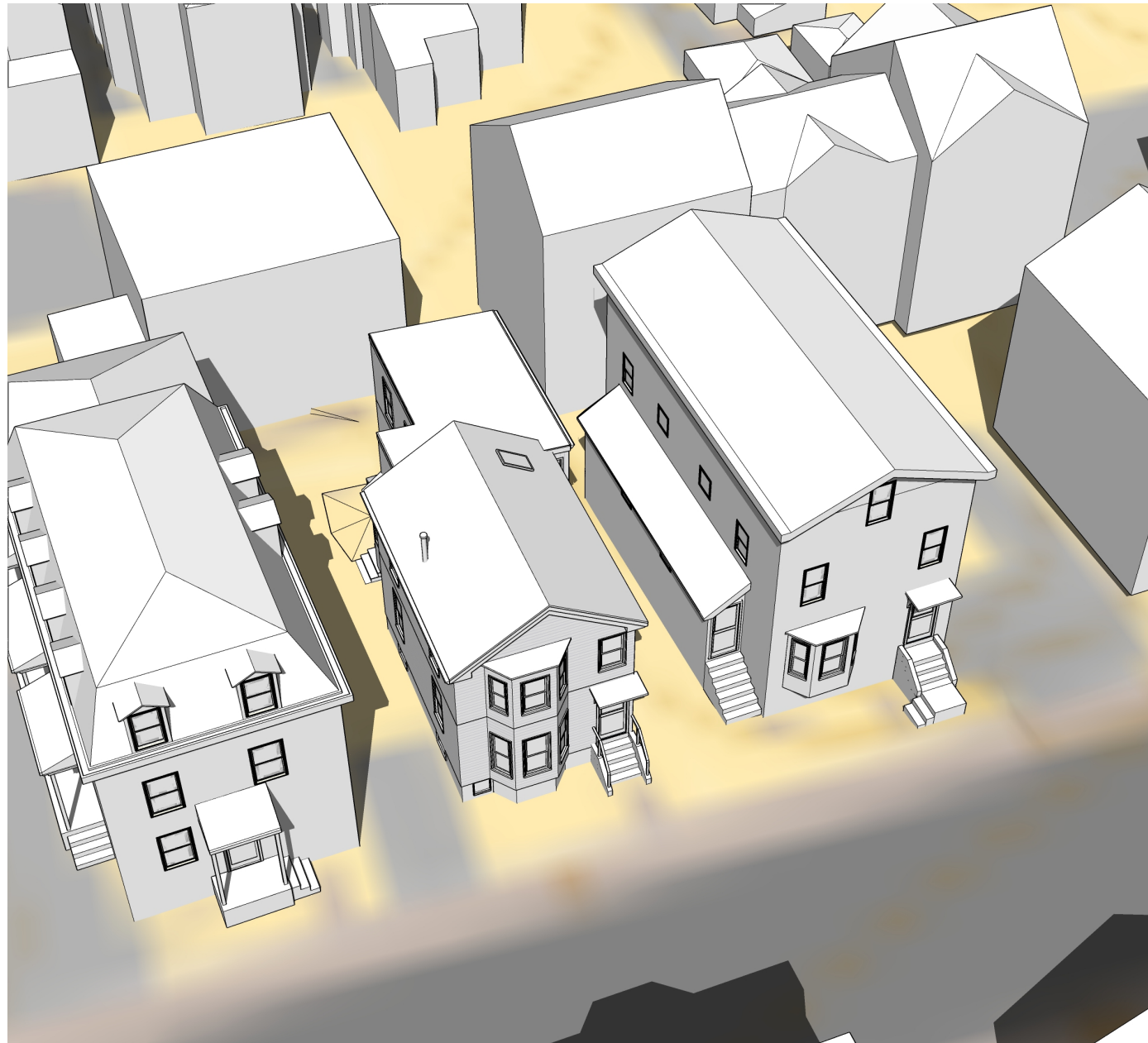
R2.2

SUMMER SOLSTICE
9:00 AM

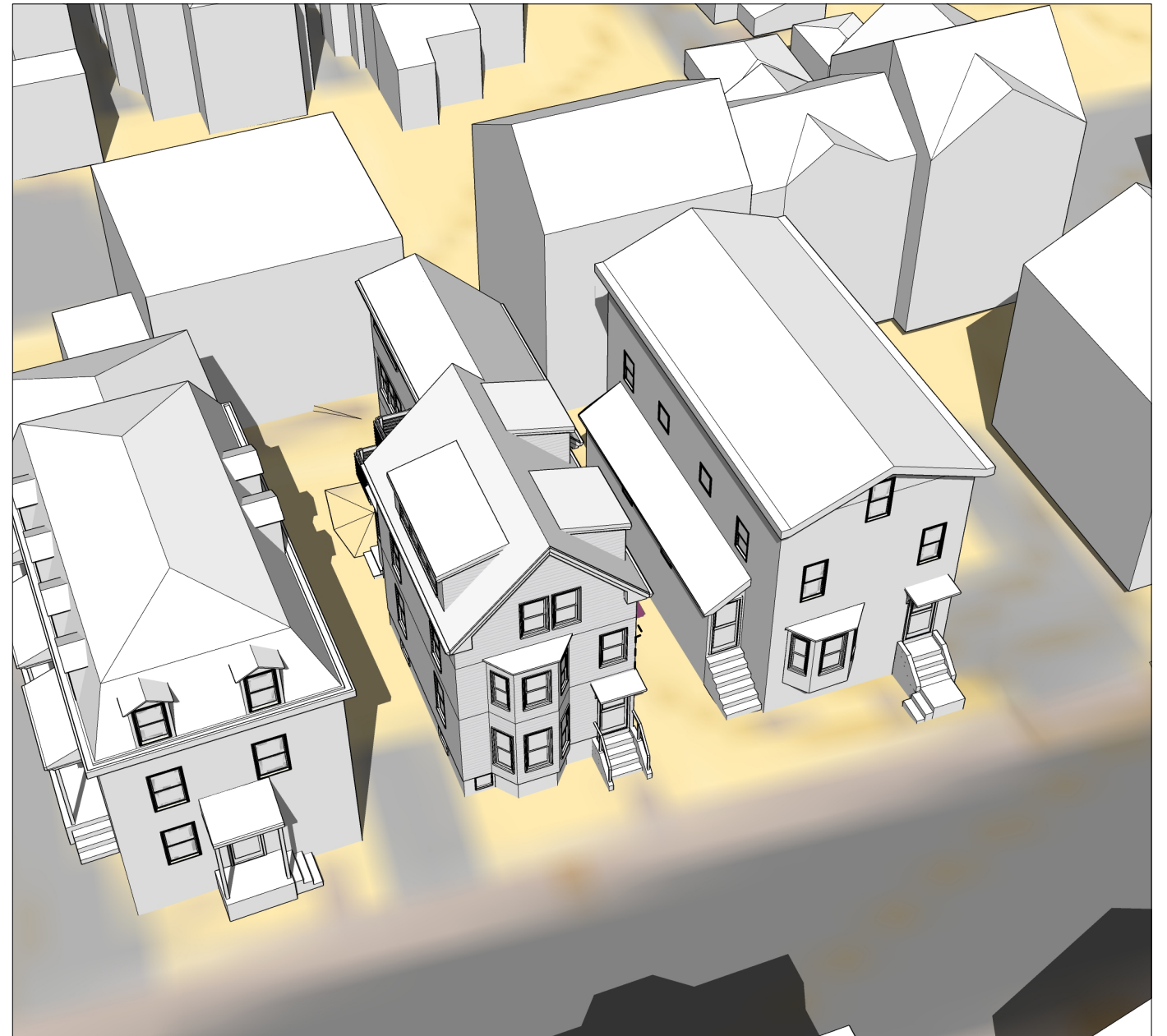
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139



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1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

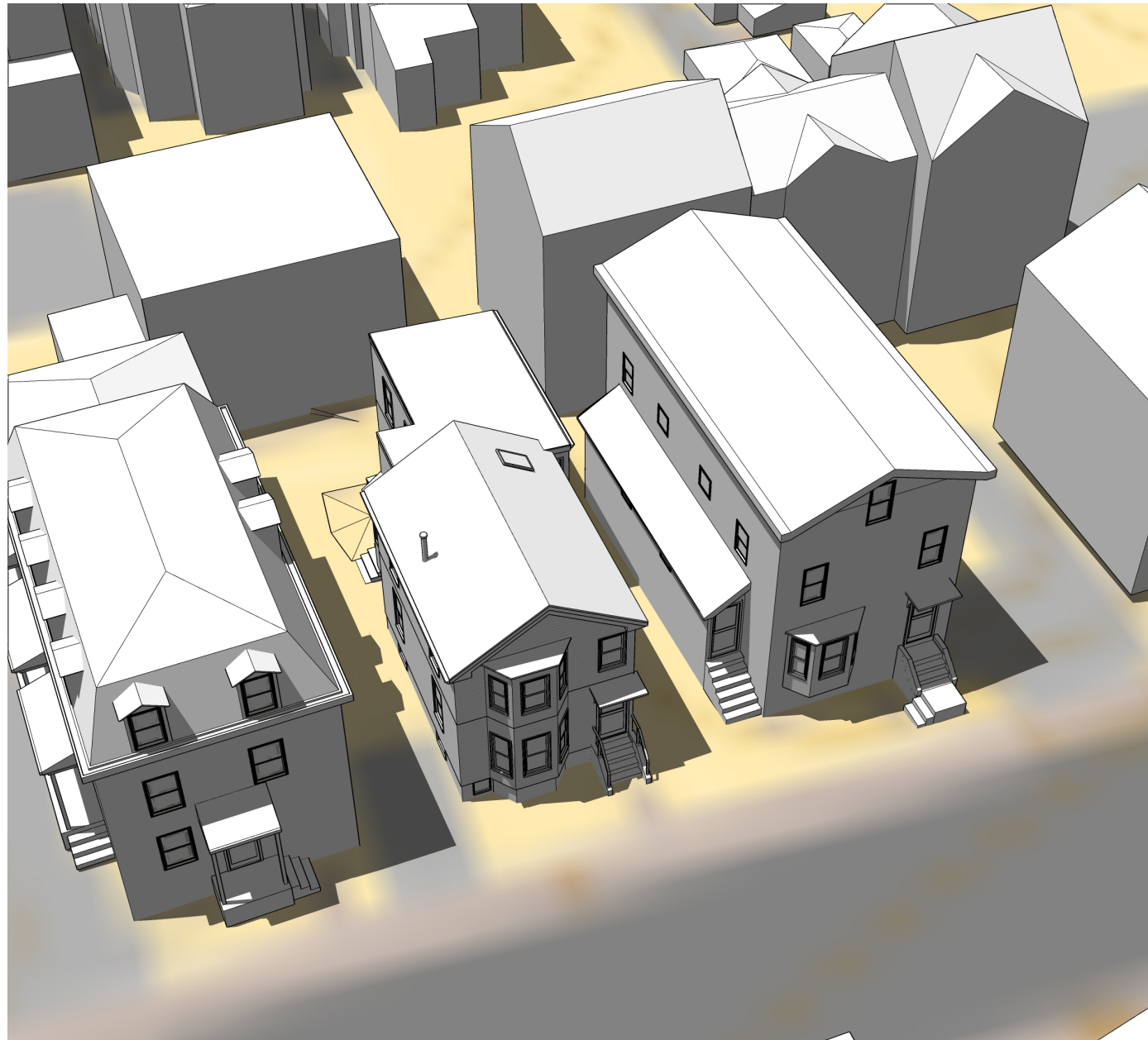
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12:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139


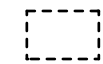
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.4

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3:00 PM

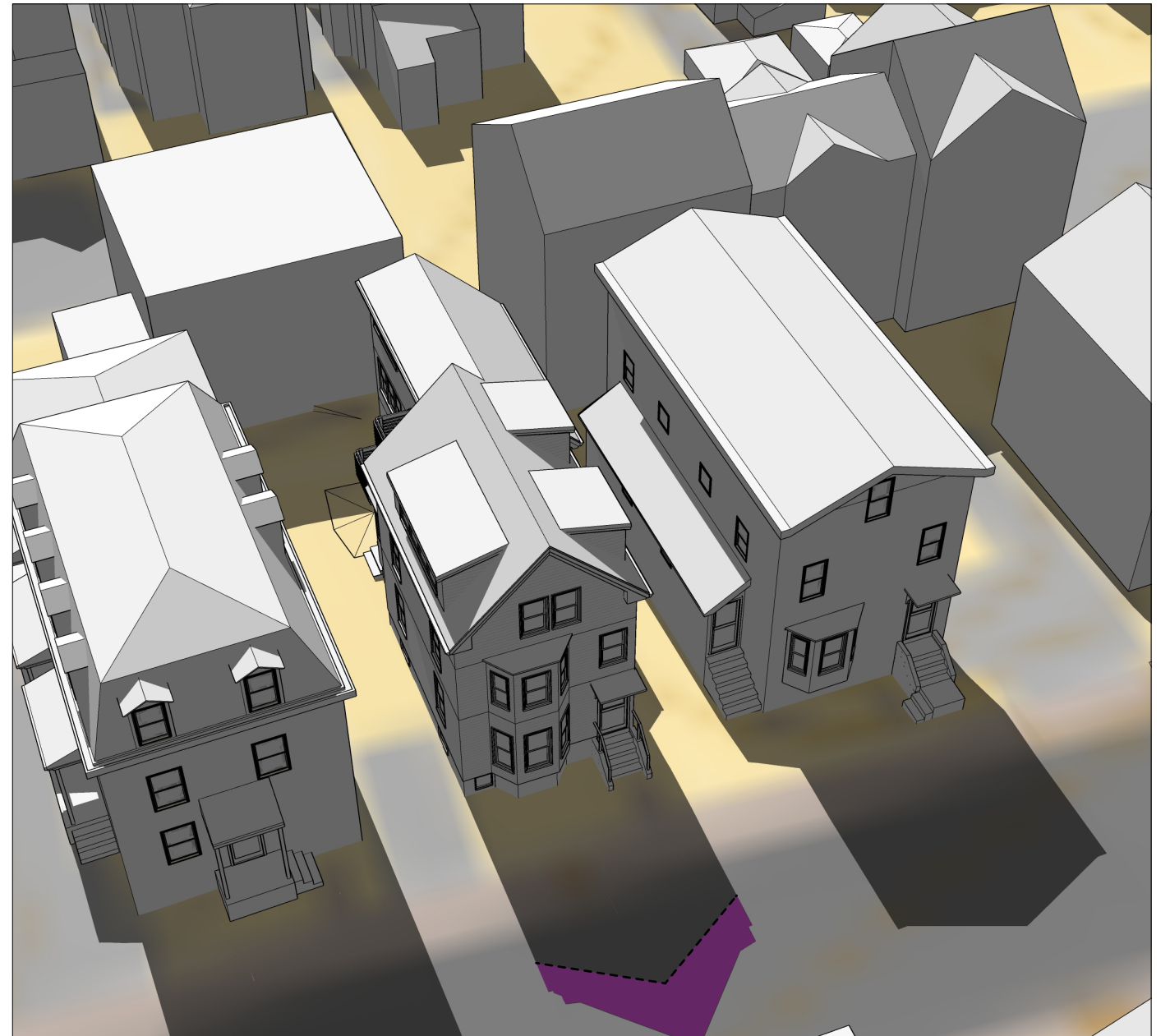
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.5

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9:00 AM

KEY:

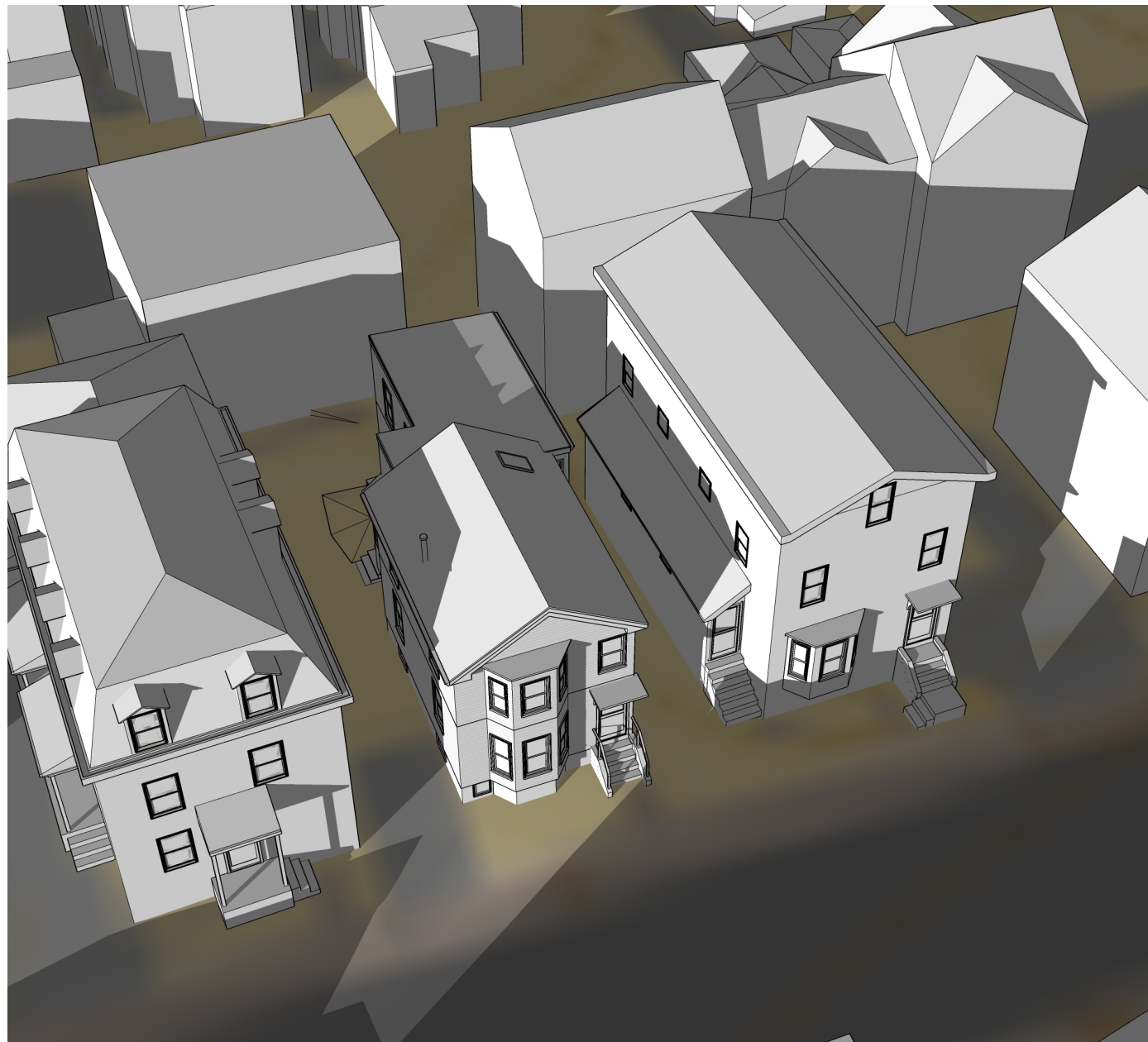


Extent of New Shadow

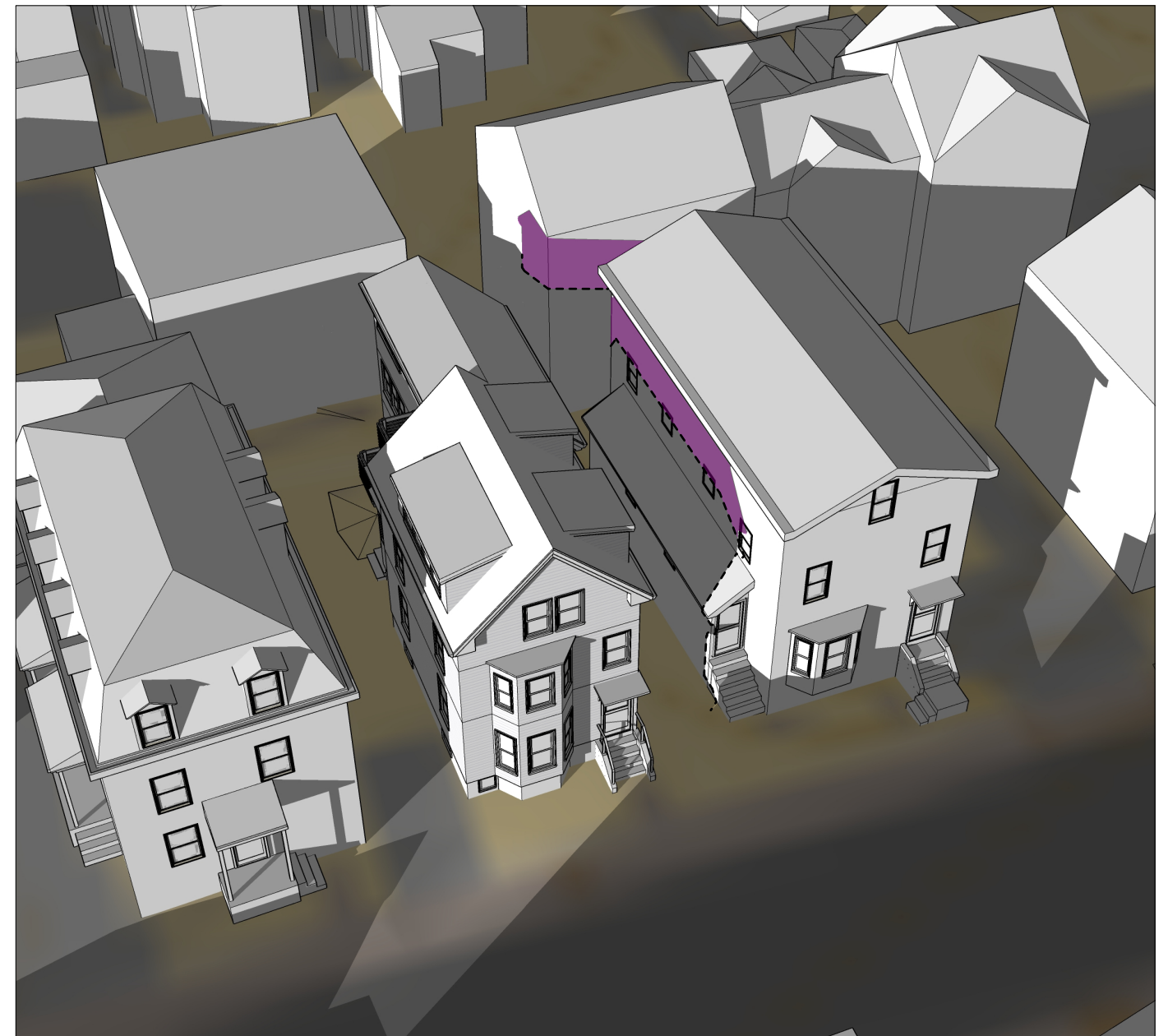


Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.6

WINTER SOLSTICE
12:00 PM

KEY:

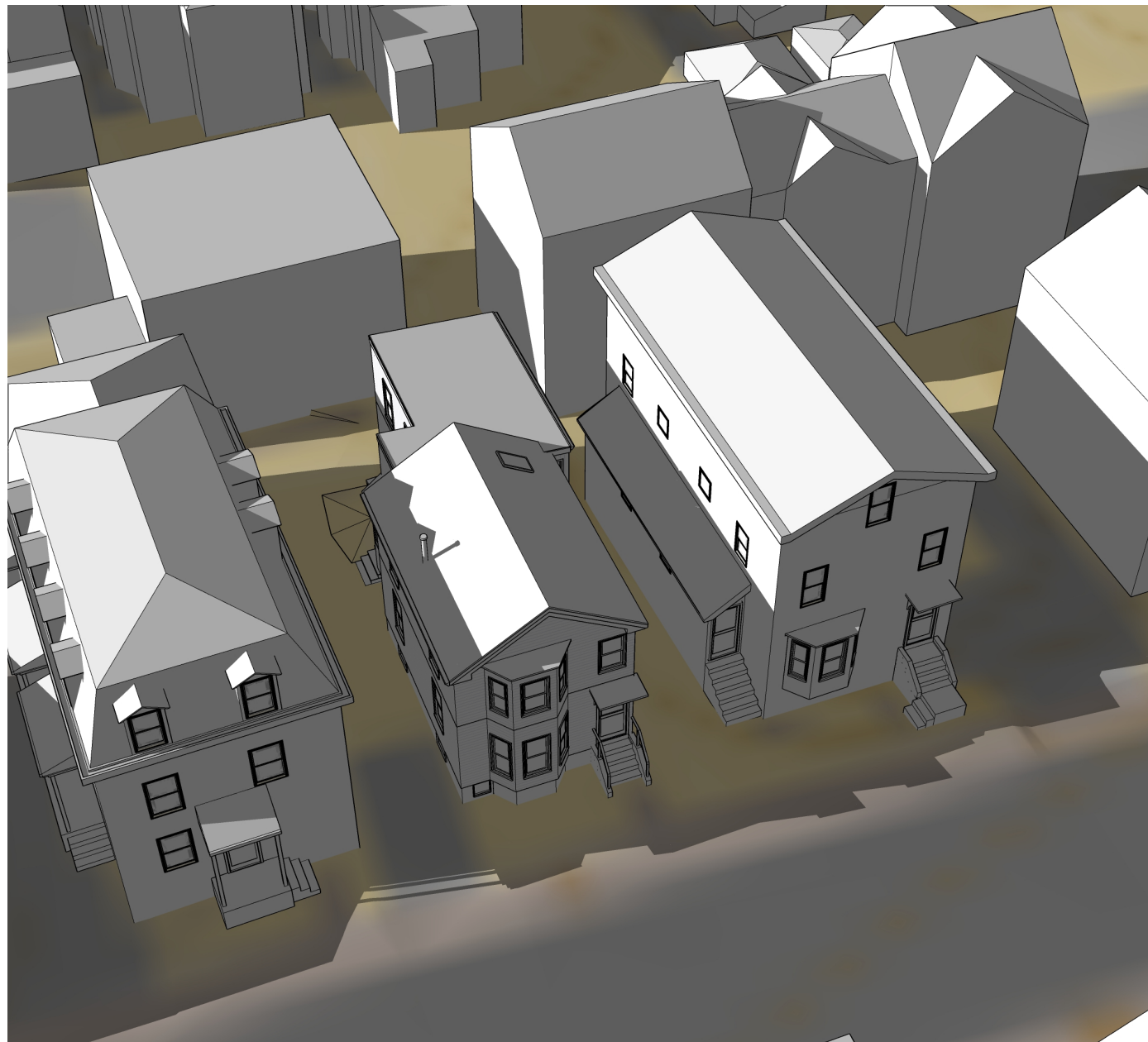


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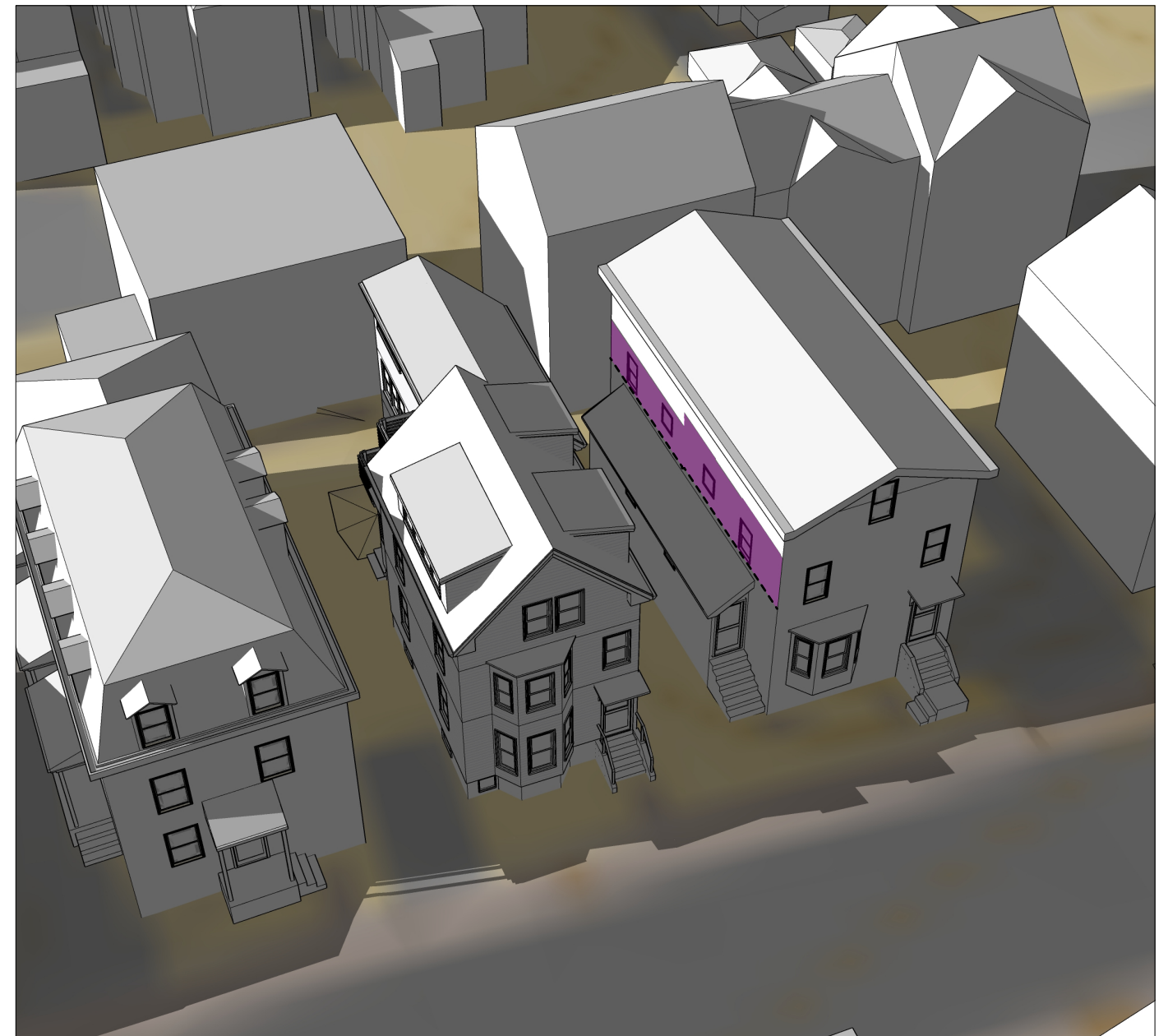


Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.7

WINTER SOLSTICE
3:00 PM

KEY:

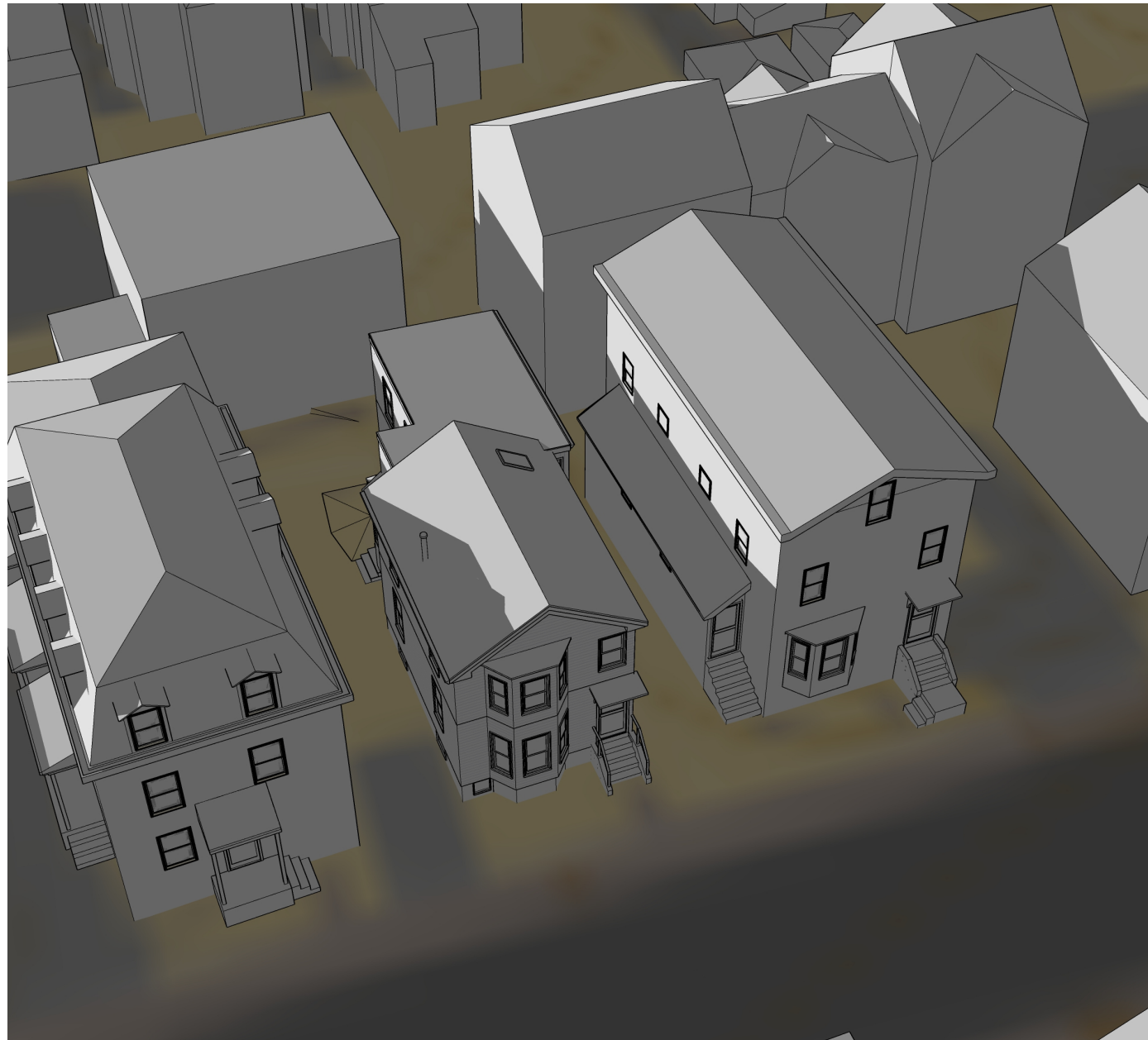


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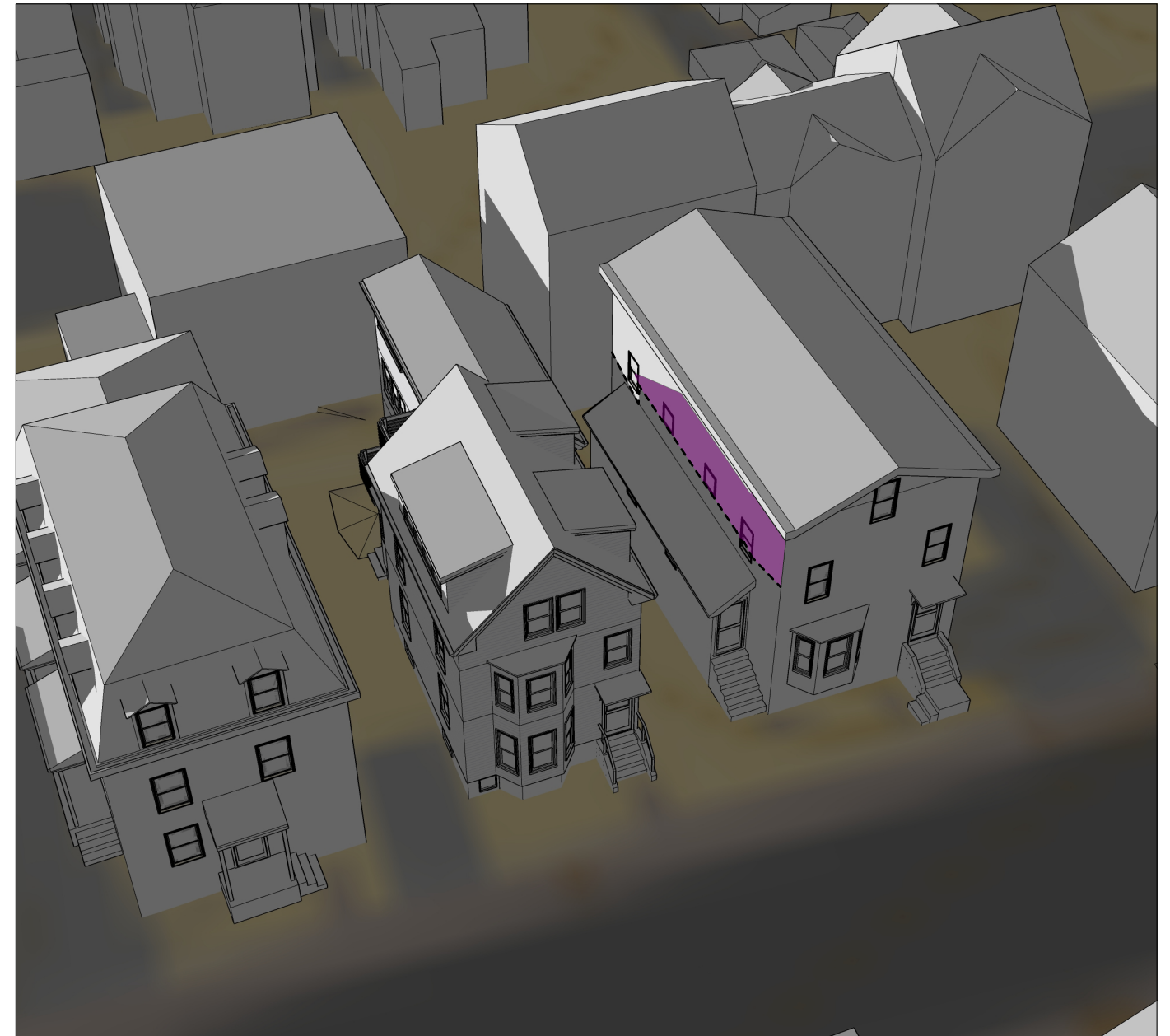


Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.8

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 27 Jay Street (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 additions will not extend beyond the footprint of the existing non-conforming structure. The additions are in scale with surrounding neighborhood and if the lot were conforming to the 5,000 sq ft. minimum lot size the gross floor area would also comply.

- 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 project will have no impact on traffic nor patterns of access or egress. The house will remain a single family home with one parking space.

- 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 proposal will have no impact on continued operation or development of adjacent uses other than a small increase in shadows cast due to the increased height.

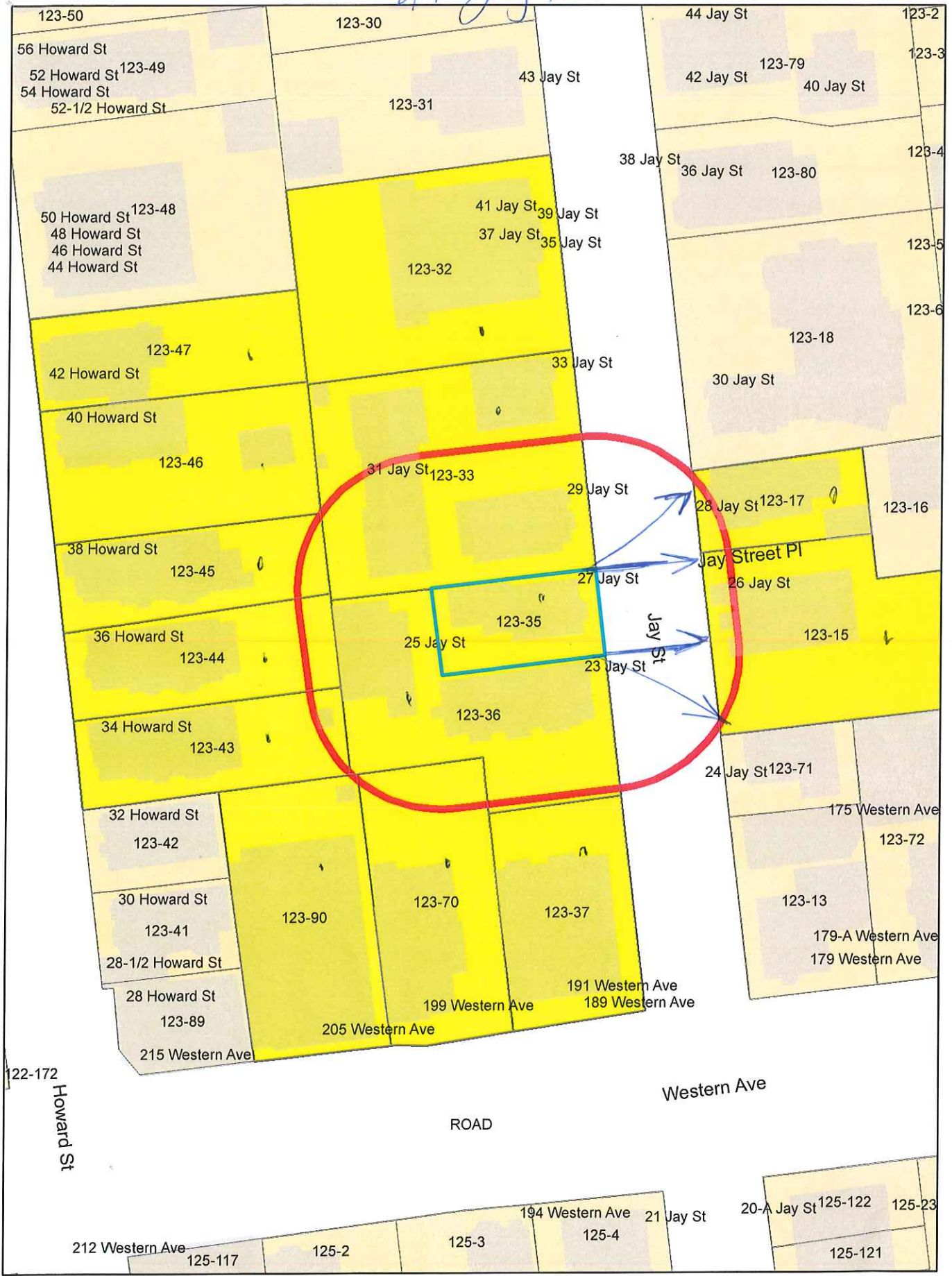
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed addition will not create any nuisance or hazard as it will be a continuation of its current use.

- 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:

As previously stated, the proposed additions will be in scale with neighboring properties and in the allowable size for a conforming lot. We do not believe it will impair the integrity of the district or otherwise derogate from the intent of the Ordinance.

27 Jay St.



27 Jay St.

Petitioner

123-15
SCHIRMER, ABIGAIL B. & NGUYEN H. AN
26 JAY ST.
CAMBRIDGE, MA 02139-3125

123-32
ROHM, MAXIMO & JANINA MARIA MACADAM
C/O DRIANA VAN DAELE
P.O. BOX 380253
CAMBRIDGE, MA 02238

EVB DESIGN
C/O EDRICK VANBEUZEKOM, ARCHITECT
1310 BROADWAY – SUITE 200
CAMBRIDGE, MA 02144

123-46
PHILLIPS, TONI
40 HOWARD ST
CAMBRIDGE, MA 02139

123-32
BATISHCHEV, OLEG & ALLA BATISHCHEVA
35-41 JAY ST., UNIT #A
CAMBRIDGE, MA 02139

123-32
SPACEBAR LLC
2 REPTON CIRCLE #2303
WATERTOWN, MA 02472

123-36
DOTTIN, REUBEN N., JR., TR. OF R & R TRUST
321A WESTERN AVE
CAMBRIDGE, MA 02139-0000

123-90
CAMBRIDGE CITY OF
C/O CAMBRIDGE HOSPITAL
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

123-33
29A JAY STREET, LLC
ATTN: DR. MICHELE KLOPNER
6638 VAN WINKLE DR.
FALLS CHURCH, VA 22044

123-33
RICHMAN, KATHY
31B JAY STREET
CAMBRIDGE, MA 02139

123-37
GRAHAM, SAUNDRA
189 WESTERN AVE
CAMBRIDGE, MA 02139-4637

123-47
CARRINGTON, EDRIC R. & ISELMA CARRINGTON,
TRS OF THE DYNASTY II REALTY TRUST
42 HOWARD ST
CAMBRIDGE, MA 02139-2910

123-70
BAO, CHANNA & GUO NU BAO
199 WESTERN AVE., #1
CAMBRIDGE, MA 02139

123-70
BARENTS, BRANDY DYER &
KEVIN PATRICK BARENTS
199 WESTERN AVENUE, UNIT #3
CAMBRIDGE, MA 02139

123-70
MUZYKEWICZ, MARCY
199 WESTERN AVE #2
CAMBRIDGE, MA 02139

123-43
YELLIN, ELRON
34 HOWARD ST., UNIT #2
CAMBRIDGE, MA 02139

123-43
KLAUBER, BLAKE
TR. OF SPEIDEN FAMILY IRREVOCABLE TRUST
34 HOWARD ST. UNIT#1
CAMBRIDGE, MA 02139

123-32
WANG HAISHENG FRANK EFFENBERGER ET AL
35 JAY ST UNIT B
CAMBRIDGE, MA 02139

123-33
29-33 JAY STREET UNIT 31A LLC
332 FRANKLIN ST APT #401
CAMBRIDGE, MA 02139

123-33
BLYAKHER ARKADY & GABRIELA PREGERNIG
GABRIELA PREGERNIG
33 JAY ST - UNIT 33
CAMBRIDGE, MA 02139

123-44
PALLIN DANIEL LAURA MUIR TR
52 KINNIARD ST
CAMBRIDGE, MA 02139

123-45
38 HOWARD ST LLC
127 CORNELL ST
NEWTON, MA 02462

123-33
AVIDAN YAEL
29-33 JAY ST -UNIT 31C
CAMBRIDGE, MA 02139

123-17
LEAKE, ASHLEY ELIZABETH
28 JAY ST
CAMBRIDGE, MA 02139

123-35
TREETOP INVESTMENTS LLC
100 TOWER OFFICE PARK - STE I
WOBURN, MA 01801

123-33
STONE, JULIET K.
29 JAY ST., UNIT B
CAMBRIDGE, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Edouard van Beurzem Date: 5/26/23
(Print)

Address: 27 Jay St.

Case No. BZA-219565

Hearing Date: 6/15/23

Thank you,
Bza Members

Date: revised 6/12/23

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sid Gehlot
Location: 27 Jay St., Cambridge, MA
Phone: 781-305-3731

Present Use/Occupancy: single family residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: single family residence

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1,760 2,329	2,334 2,954	1,535	(max.)
LOT AREA:		2,046	No Change	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.86 1.17	1.14 1.44	0.75	
LOT AREA OF EACH DWELLING UNIT		2,046	No Change	1,500	
SIZE OF LOT:	WIDTH	33'	No Change	50'	
	DEPTH	62'	No Change	100' (depends on width)	
SETBACKS IN FEET:	FRONT	4.5'	No Change	10'	
	REAR	6.1'	No Change	20'	
	LEFT SIDE	10.6'	No Change	7'6"	
	RIGHT SIDE	1.2'	No Change	7'6"	
SIZE OF BUILDING:	HEIGHT	26.3'	33'	35'	
	WIDTH	50'10"	No Change	N/A	
	LENGTH	18'4"	No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		15%	No Change	30%	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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.:

Proposed construction will be wood frame construction, fiber cement siding, asphalt shingle roof

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.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sid Gehlot / Treetop Investments, LLC PRESENT USE/OCCUPANCY: Single Family Residence

LOCATION: 27 Jay Street Cambridge, MA ZONE: Residence C-1 Zone

PHONE: 781-305-3731 REQUESTED USE/OCCUPANCY: Single Family Residence

CITY OF CAMBRIDGE
INSPECTION SERVICES

2023 SEP 11 P 1:22

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2583 sf</u>	<u>2941 sf</u>	<u>1535 sf</u> (max.)
<u>LOT AREA:</u>	<u>2046 sf</u>		<u>5000 sf</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>1.26</u>	<u>1.44</u>	<u>0.75</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2046 sf</u>	<u>no change</u>	<u>1500 sf</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>33'</u>		<u>50'</u> (min.)
DEPTH	<u>62'</u>		
<u>Setbacks in Feet:</u>			
FRONT	<u>4.5'</u>	<u>no change</u>	<u>10'</u> (min.)
REAR	<u>6.1'</u>	<u>no change</u>	<u>20'</u> (min.)
LEFT SIDE	<u>10.6'</u>	<u>no change</u>	<u>7.5'</u> (min.)
RIGHT SIDE	<u>1.2'</u>	<u>no change</u>	<u>7.5'</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>26.3'</u>	<u>33'</u>	<u>35'</u> (max.)
LENGTH	<u>50'-10"</u>		
WIDTH	<u>18'-4"</u>		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>15%</u>	<u>no change</u>	<u>30%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>no change</u>	<u>1</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>no change</u>	<u>1</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>no change</u>	<u></u> (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.

Proposed construction will be wood frame construction with fiber cement clapboard siding, asphalt shing roofing.

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'.

Renovations to 27 Jay St Cambridge, MA 02139

SPECIAL PERMIT SET - ISSUE DATE: April 20, 2023
REVISION: August 14, 2023
September 08, 2023

Owner:

Treetop Group

100 Tower Office Park
Suite 1
Woburn, MA 01801
Office: (781) 305-3731

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222
Email: edrick@evbdesign.com

List Of Drawings:

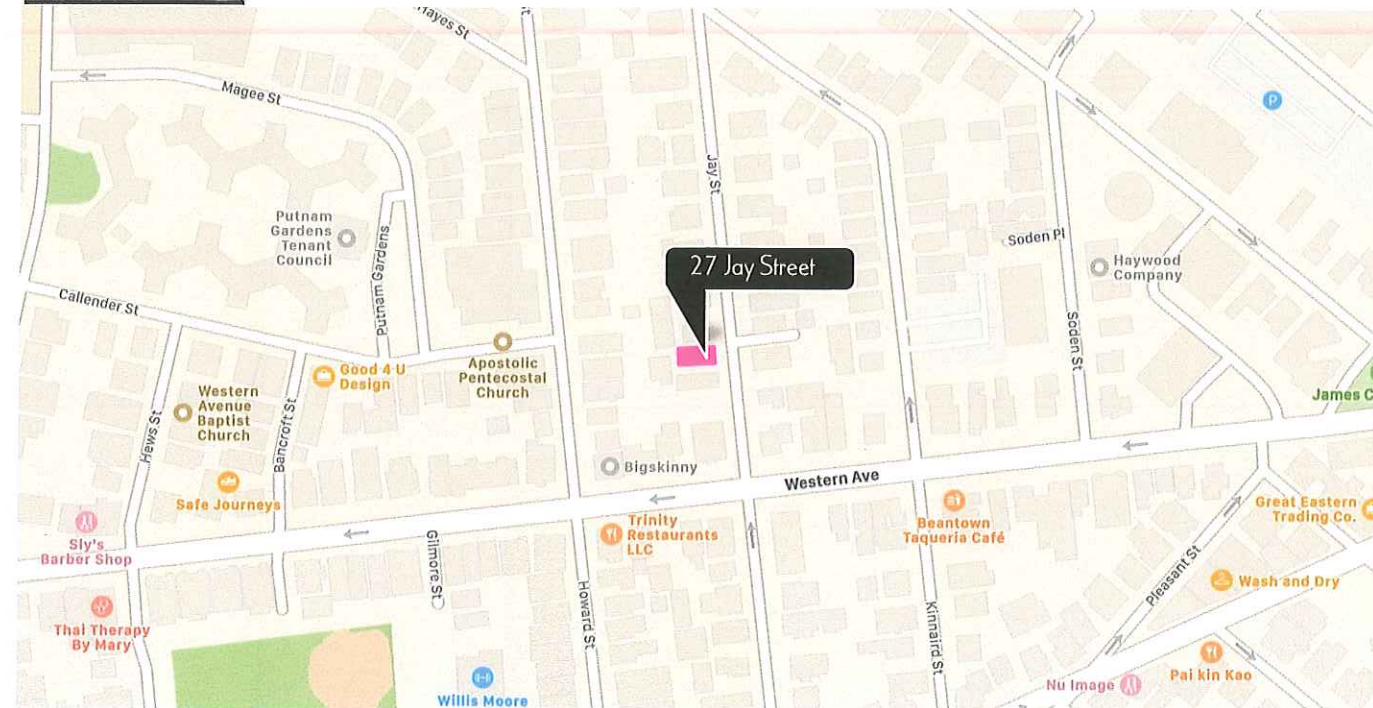
Cover Sheet
Z1.0 Zoning Table & FAR Calculations
Z1.1 FAR Diagrams
SP-1 Existing Site Plan
SP-2 Proposed Site Plan & Zoning Table

X1.0 Existing Basement Plan
X1.1 Existing 1st Floor Plan
X1.2 Existing 2nd Floor Plan
X2.1 Existing Elevations
X3.1 Existing Sections

A1.0 Proposed Basement Plan
A1.1 Proposed 1st Floor Plan
A1.2 Proposed 2nd Floor Plan
A1.3 Proposed 3rd Floor Plan
A2.1 Proposed Front & Rear (East & West) Elevations
A2.2 Proposed Left Side (South) Elevation
A2.3 Proposed Right Side (North) Elevation
A3.1 Proposed Section


CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2023 SEP 11 P 1:16

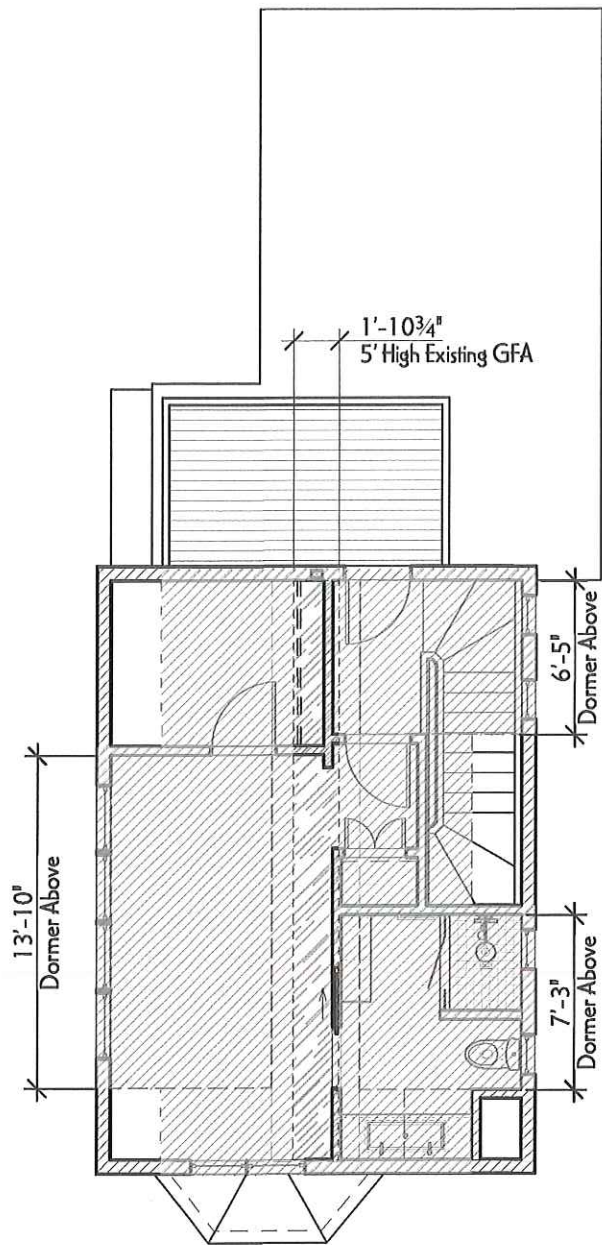
LOCUS PLAN



27 Jay St. Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		2583 SF	2941 SF	1535 SF	3750 SF Based on 5000 sf minimum lot si
LOT AREA		2046 SF	NO CHANGE	5000 SF	(min.) NC
RATIO OF GROSS FLOOR AREA TO LOT AREA		1.26	1.44	0.75	(max.) NC
LOT AREA FOR EACH DWELLING UNIT (D.U.)		2046 SF	NO CHANGE	1500 SF	(min.)
SIZE OF LOT	-WIDTH	33'	NO CHANGE	50'	(min.) NC
	-DEPTH	62'	NO CHANGE	-	(min.)
SETBACKS (IN FEET)	-FRONT (Jay St)	4.5'	NO CHANGE	10'	(10'-0"min.) NC fn(a) Table 5.1 Ch. 31
	-REAR	6.1'	NO CHANGE	20'	(20'-0"min.) NC fn (c) table 5.1 Ch. 31
	-NORTH SIDE	1.2'	NO CHANGE	7.5'	(7'-6"min.) fn (n) table 5.1 Ch. 31
	-SOUTH SIDE	10.6'	NO CHANGE	7.5'	(7'-6"min.) NC fn (n) table 5.1 Ch. 31
SIZE OF BLDG.	-HEIGHT	26.3'	33'0"	35'0"	(max.)
	-LENGTH	50'-10"	NO CHANGE	-	(max.)
	-WIDTH	18'-4"	NO CHANGE	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		15%	NO CHANGE	30%	(min.) NC
NO. OF DWELLINGS		1	NO CHANGE	1	(max.)
NO. OF PARKING SPACES		1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS		N/A	NO CHANGE	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	NO CHANGE		(min.)

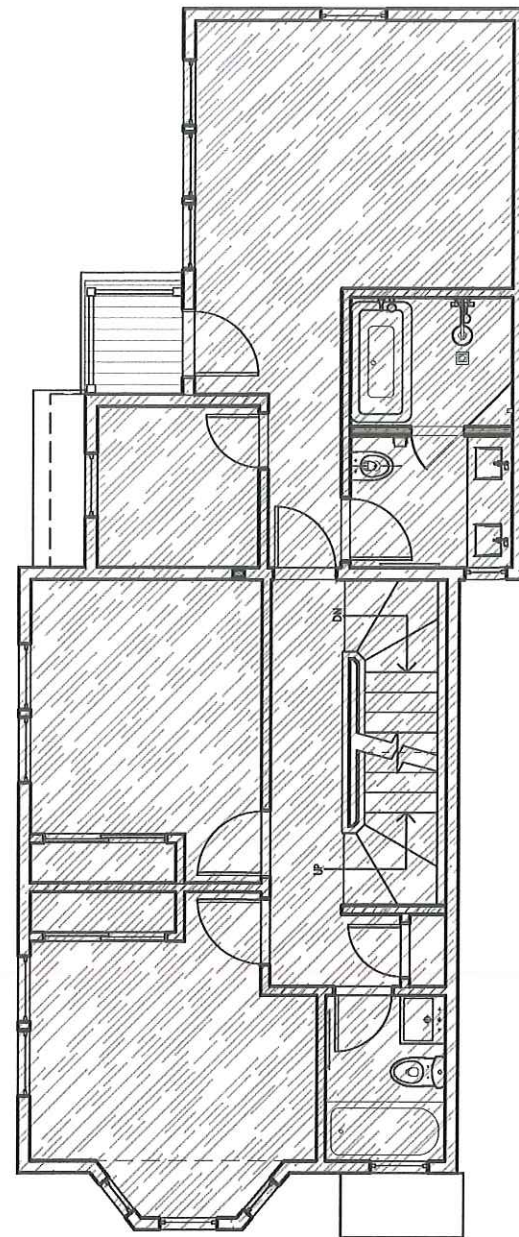
GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	2046 SF	
	Existing	Proposed
Basement	814	814
1st Floor	885	885
2nd Floor	838	838
3rd Floor	46	404
Total Area	2583 SF	2941 SF
FAR	1.26	1.44

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	Z1.0
Property Address:	27 Jay St. Cambridge, MA 02139		Revision: 10/04/22	
		04/20/23		
		08/14/23		
		09/08/23		



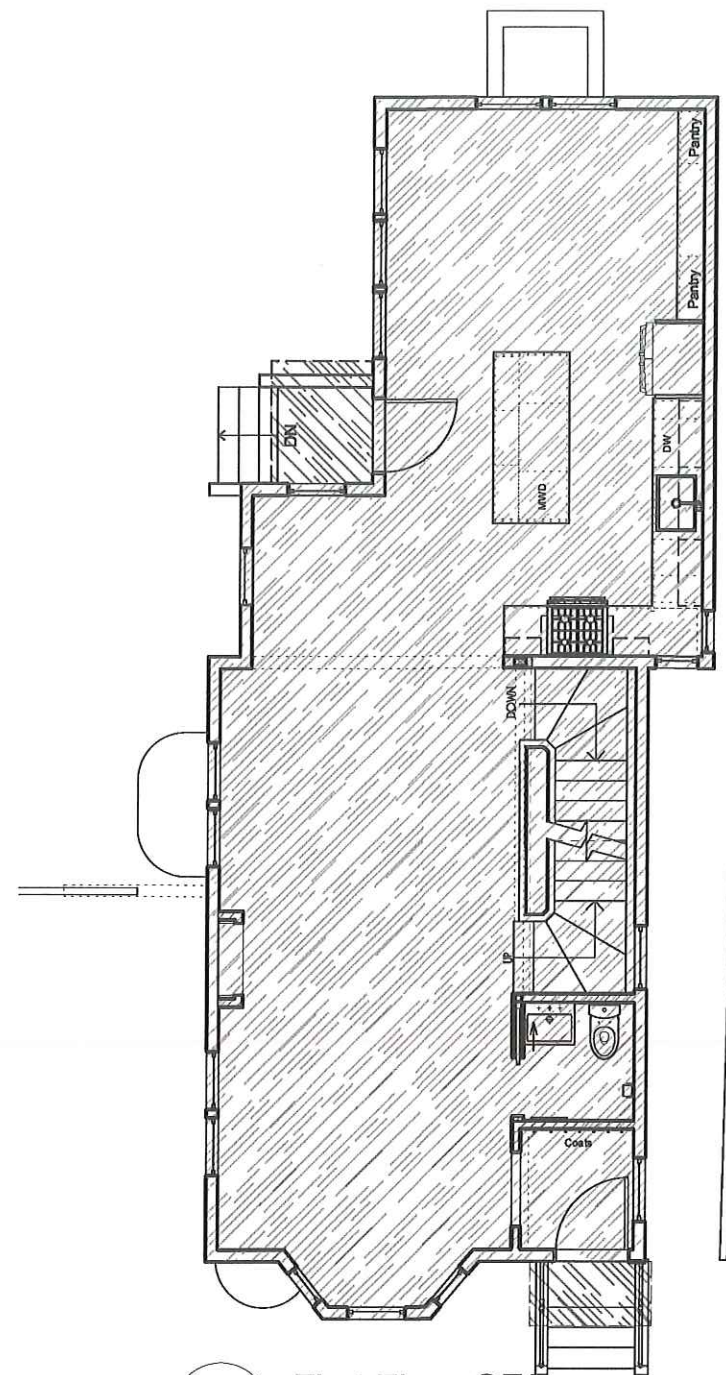
4 Third Floor GFA
Scale: 1/8" = 1'-0"

New GFA = 359 SF (previously 565 SF)
 Existing GFA = 46 SF



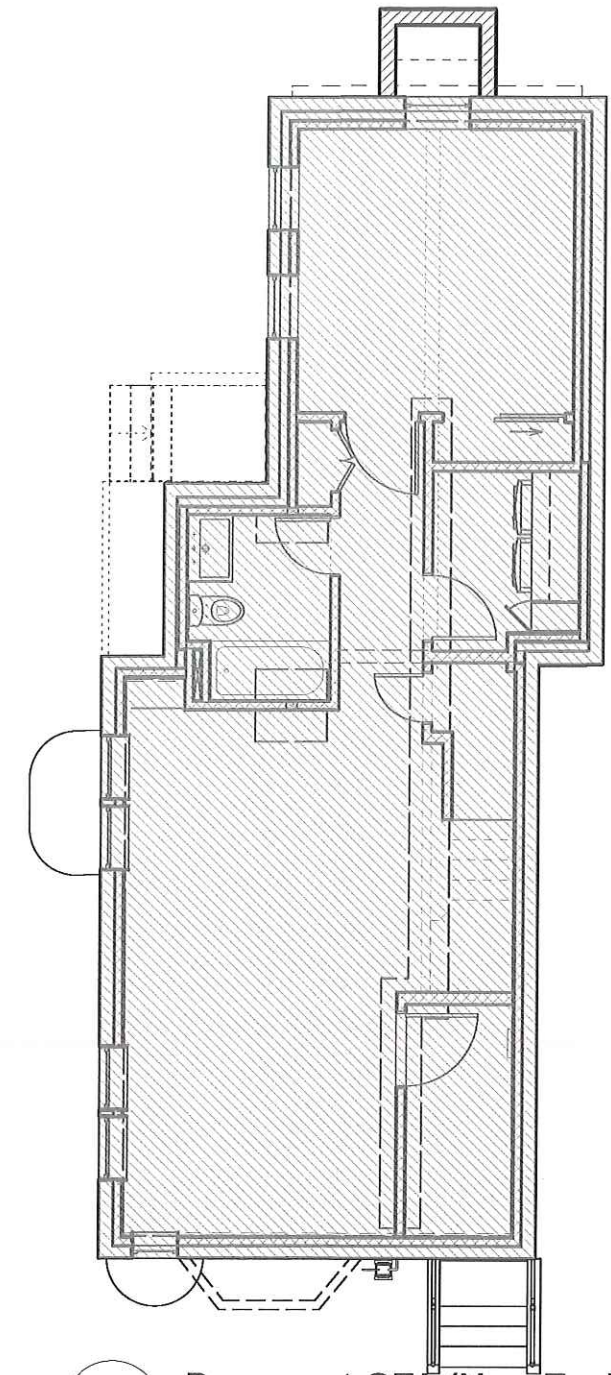
3 Second Floor GFA
Scale: 1/8" = 1'-0"

Existing GFA = No change
 838 SF



2 First Floor GFA
Scale: 1/8" = 1'-0"

Existing GFA = No change
 885 SF



1 Basement GFA (New Zoning Regulation)
Scale: 1/8" = 1'-0"

New Zoning Regulation GFA =
 814 SF

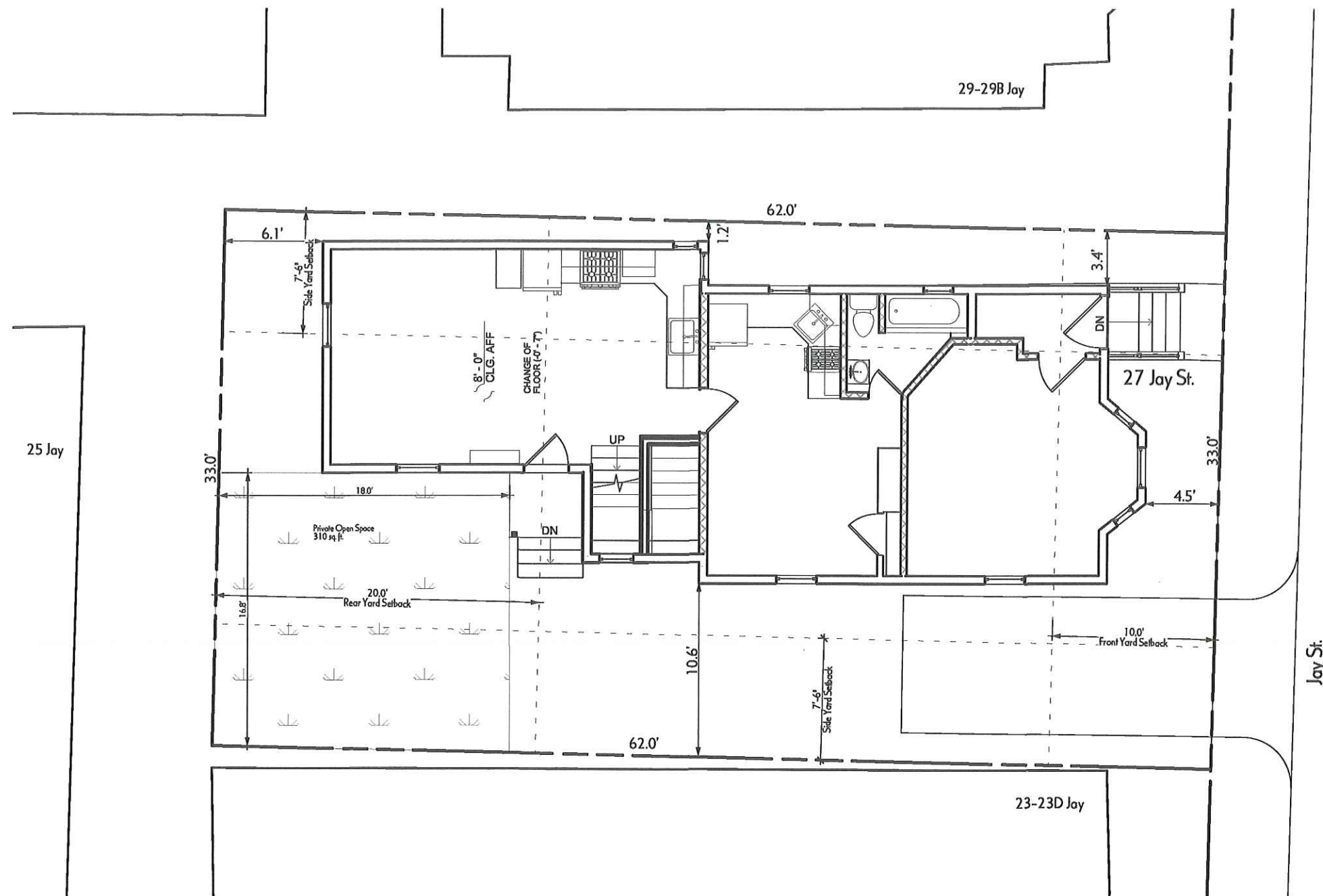
GFA /FAR CALCULATION - 27 Jay St.		
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	Existing	Proposed
Basement	814	814
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Owner: **Treetop Group**
 100 Tower Office Park, Suite 1. Woburn, MA
 Property Address: 27 Jay St.
 Cambridge, MA 02139

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 1310 Broadway, Suite 200
 Somerville, MA 02144


Date: 08/30/22
 Revision: 10/04/22
 04/20/23
 08/14/23
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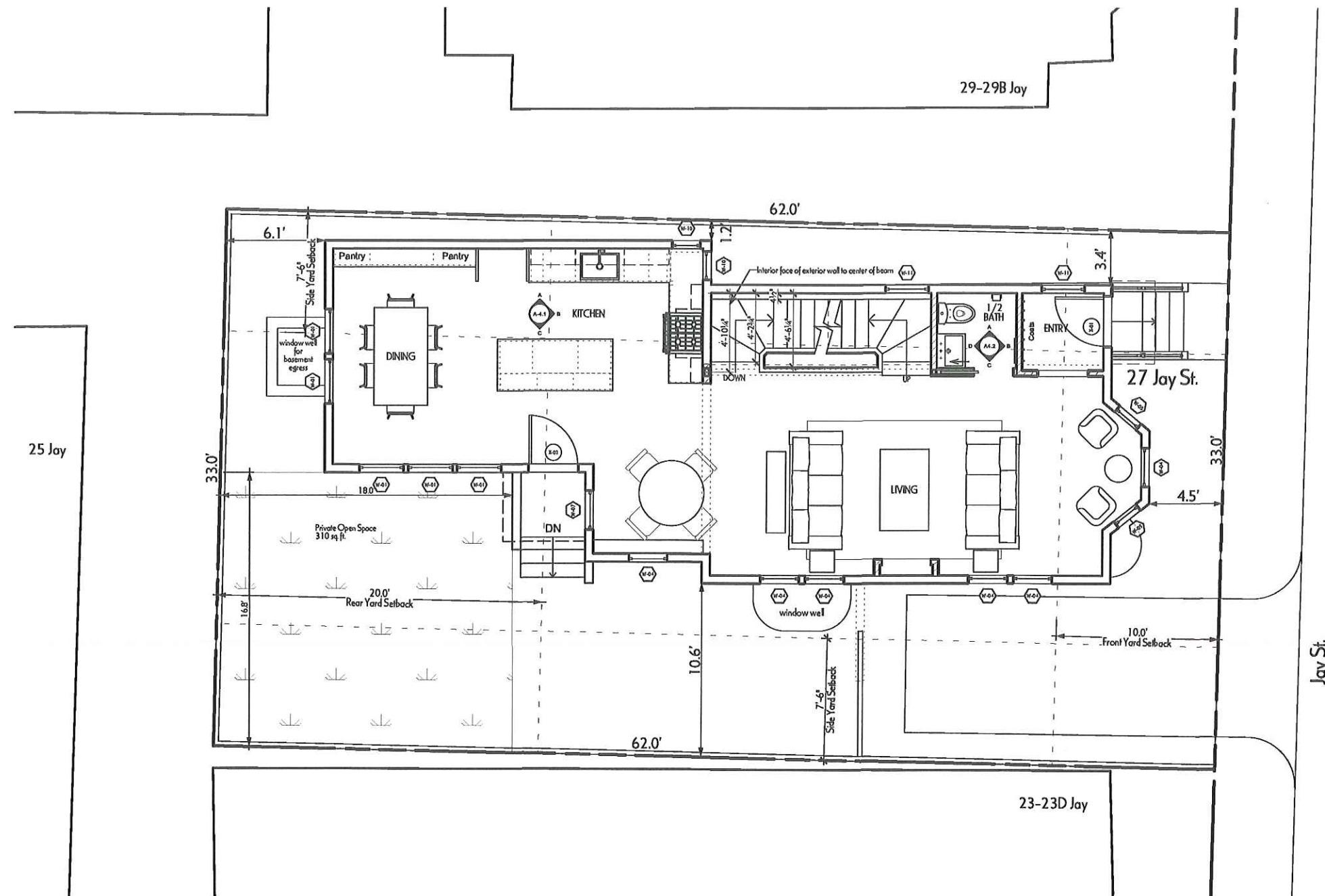
Z1.1



1 Existing Site Plan
Scale: 1/8" = 1'-0"


Site Plan property lines,
building footprint and offsets
taken from Plot Plan of Land
dated September 17, 2021
by David Terenzoni, P.L.S.
4 Allen Rd, Peabody, MA 01960

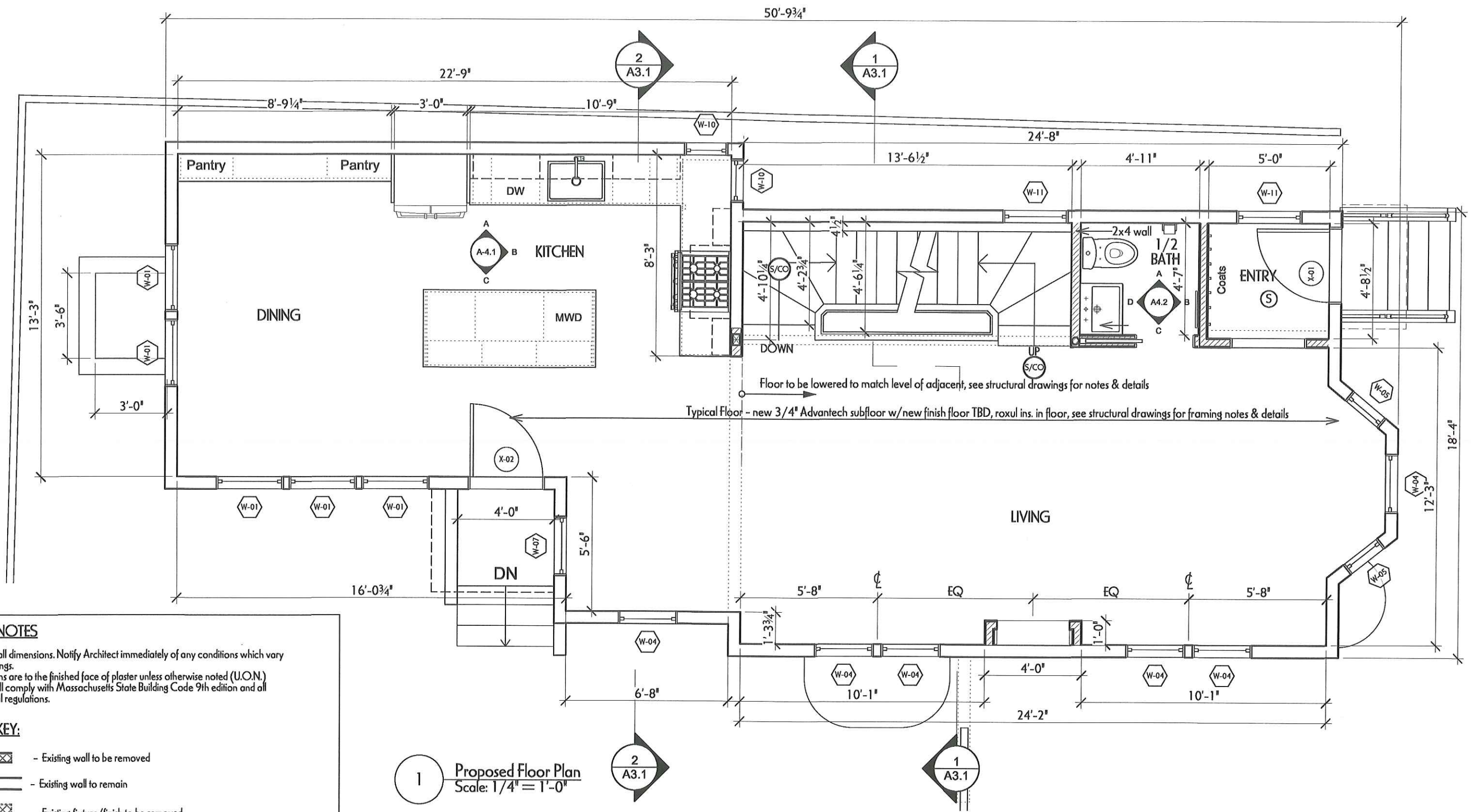
Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	SP-1
Property Address:	27 Jay St. Cambridge, MA 02139		Revision:	10/04/22	
			04/20/23		
			08/14/23		
			09/08/23		



1 Existing Site Plan
Scale: 1/8" = 1'-0"

Site Plan property lines,
building footprint and offsets
taken from Plot Plan of Land
dated September 17, 2021
by David Terenzoni, P.L.S.
4 Allen Rd, Peabody, MA 01960

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	SP-2
Property Address:	27 Jay St. Cambridge, MA 02139		Revision:	10/04/22	
			04/20/23		
			08/14/23		
			09/08/23		



GENERAL NOTES

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3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

GRAPHIC KEY:

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed
- Denotes demolition
- New wall, typical
- 110 Volt Photoelectric smoke detector with battery back up system
- 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

1 Proposed Floor Plan
Scale: 1/4" = 1'-0"

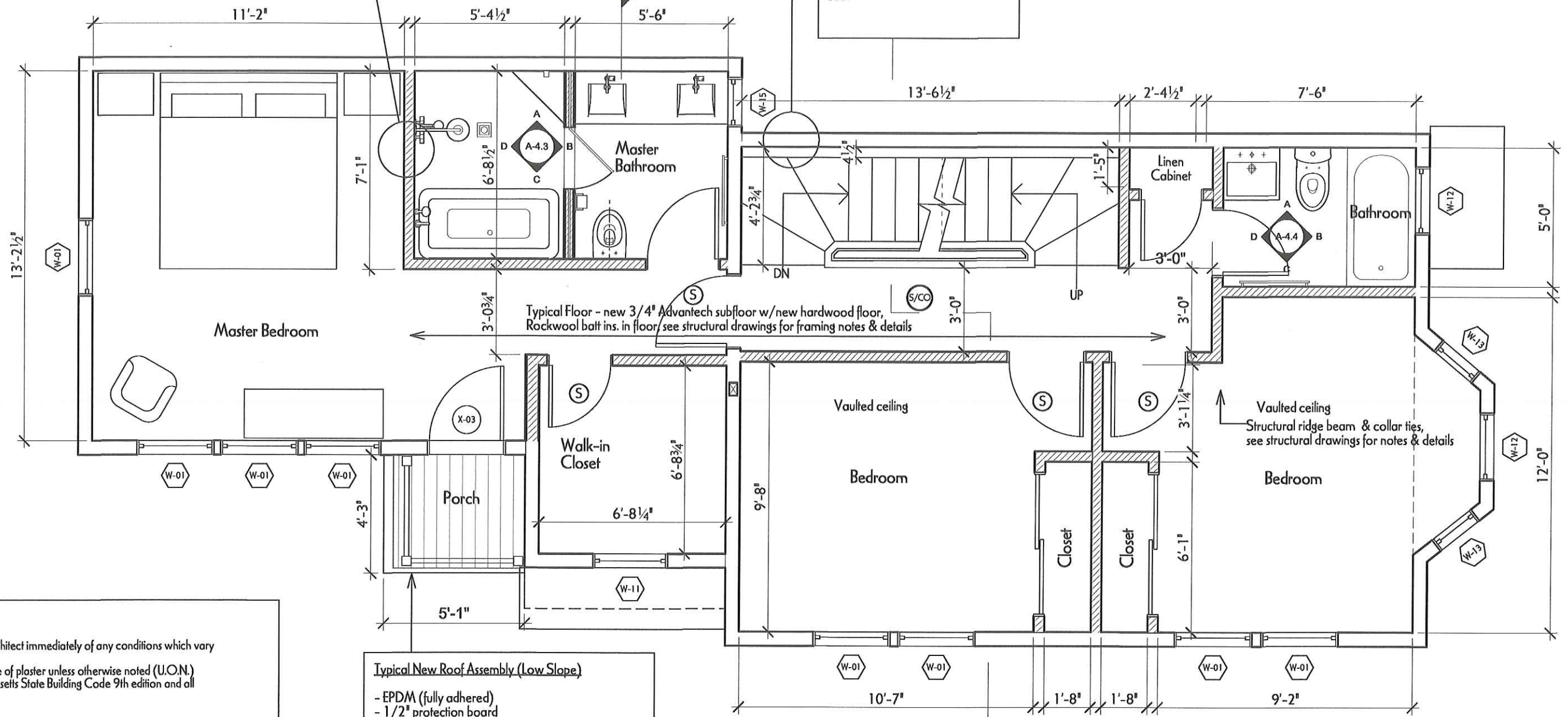
Owner: **Treetop Group**
100 Tower Office Park, Suite 1, Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:	08/30/22	A1.1
Revision:	10/04/22	
	04/20/23	
	08/14/23	
	09/08/23	

Typical Interior Wall Assembly
 - 1/2" Blueboard w/plaster skim coat
 - 2x4/2x6 studs @ 16" o.c.
 - Rockwool batt insulation in bathroom & bedroom walls
 - Plumbing walls to be 2x6 unless otherwise noted (UON)

Exterior Wall Assembly
 - Match ext'g exposure Hardieplank fiber cement siding, finish TBD
 - Dupont "Tyvek" vapor-permeable house wrap, tape all seams
 - Existing studs & existing sheathing replace any rotted sheathing
 - 4" closed cell spray foam insulation (R=26)
 - 1/2" Blueboard w/plaster skim coat



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- 110 Volt Photoelectric smoke detector with battery back up system
- 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

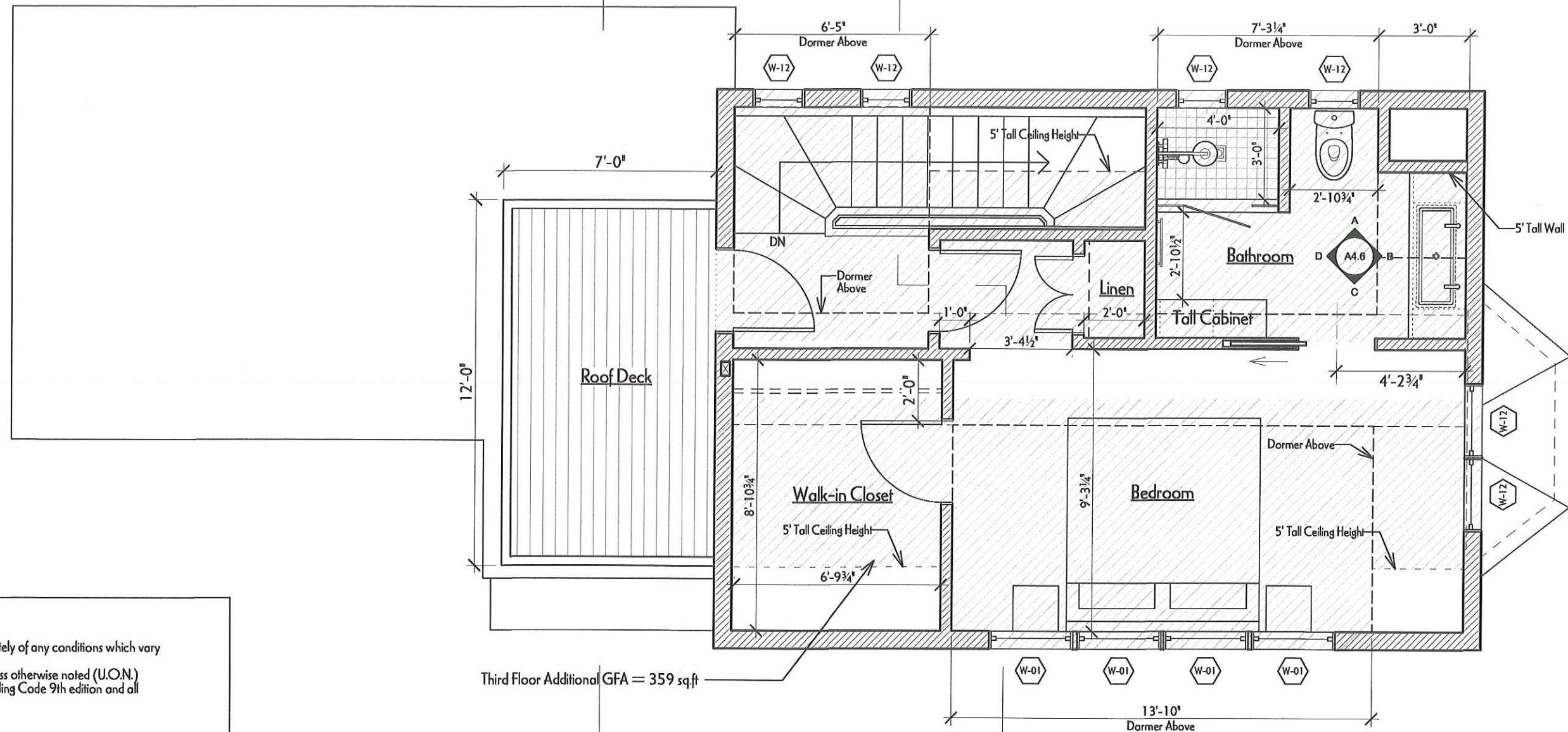
Typical New Roof Assembly (Low Slope)
 - EPDM (fully adhered)
 - 1/2" protection board
 - Metal drip edge @ eaves
 - Cover & seam tape per MFR
 - Step flashing at wall intersection
 - 5/8" APA rated AdvanTech tongue & groove roof sheathing
 - Replace existing rafters (see structural plan)
 - Closed cell spray foam R-49 MIN
 - 1x3 Wood strapping
 - 1/2" Blueboard w/plaster skimcoat

1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"
 A3.1

Owner: **Treetop Group**
 100 Tower Office Park, Suite 1. Woburn, MA
 Property Address: 27 Jay St.
 Cambridge, MA 02139

EvB Design	Date: 08/30/22	A1.2
	Revision: 10/04/22	
	04/20/23	
	08/14/23	
	09/08/23	

GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	2046 SF	
	Existing	Proposed
Basement	814	814
1st Floor	885	885
2nd Floor	838	838
3rd Floor	46	404
Total Area	2583 SF	2941 SF
FAR	1.26	1.44



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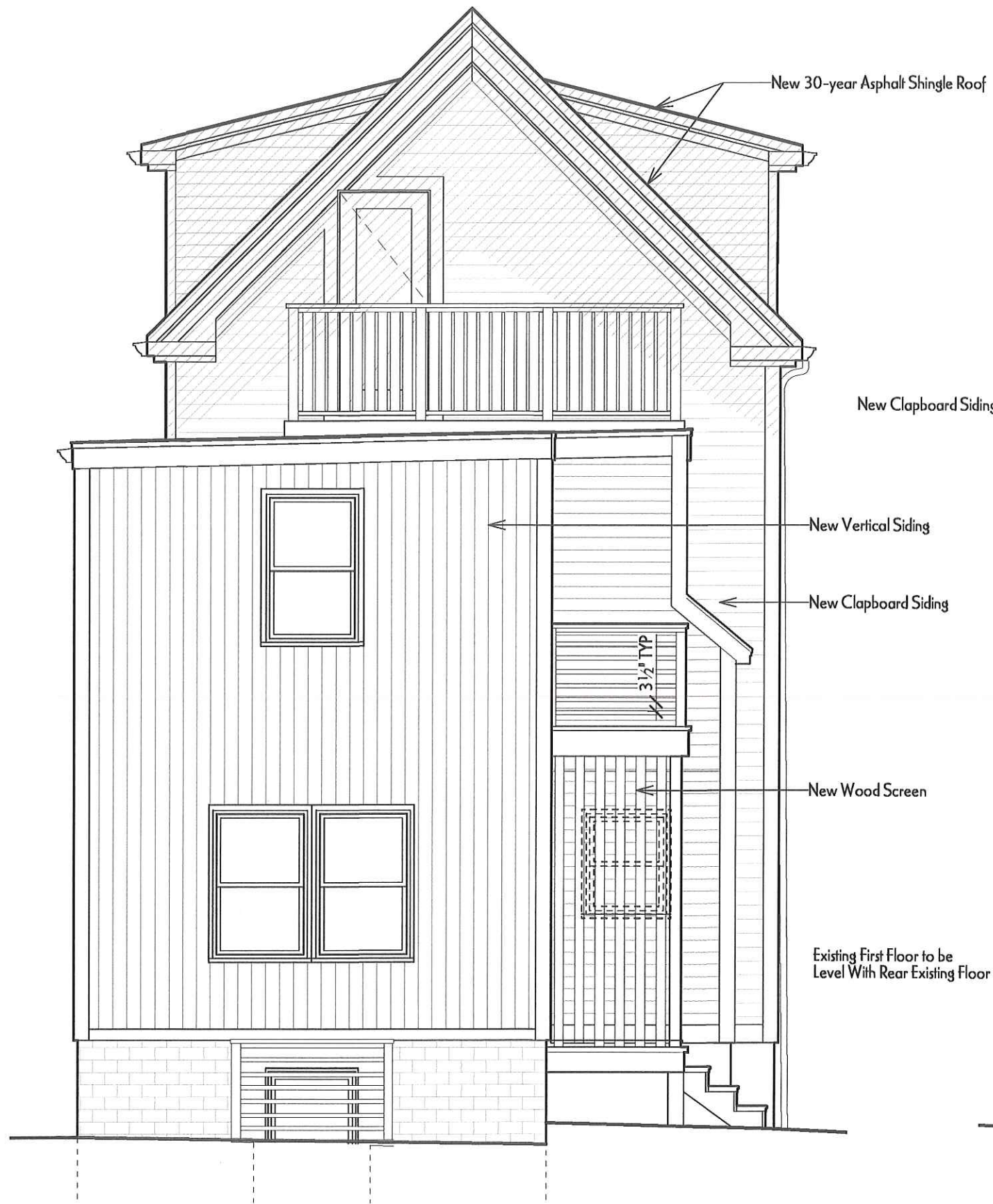
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- Existing wall to be removed
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- Existing fixture/finish to be removed
- Denotes demolition
- New wall, typical

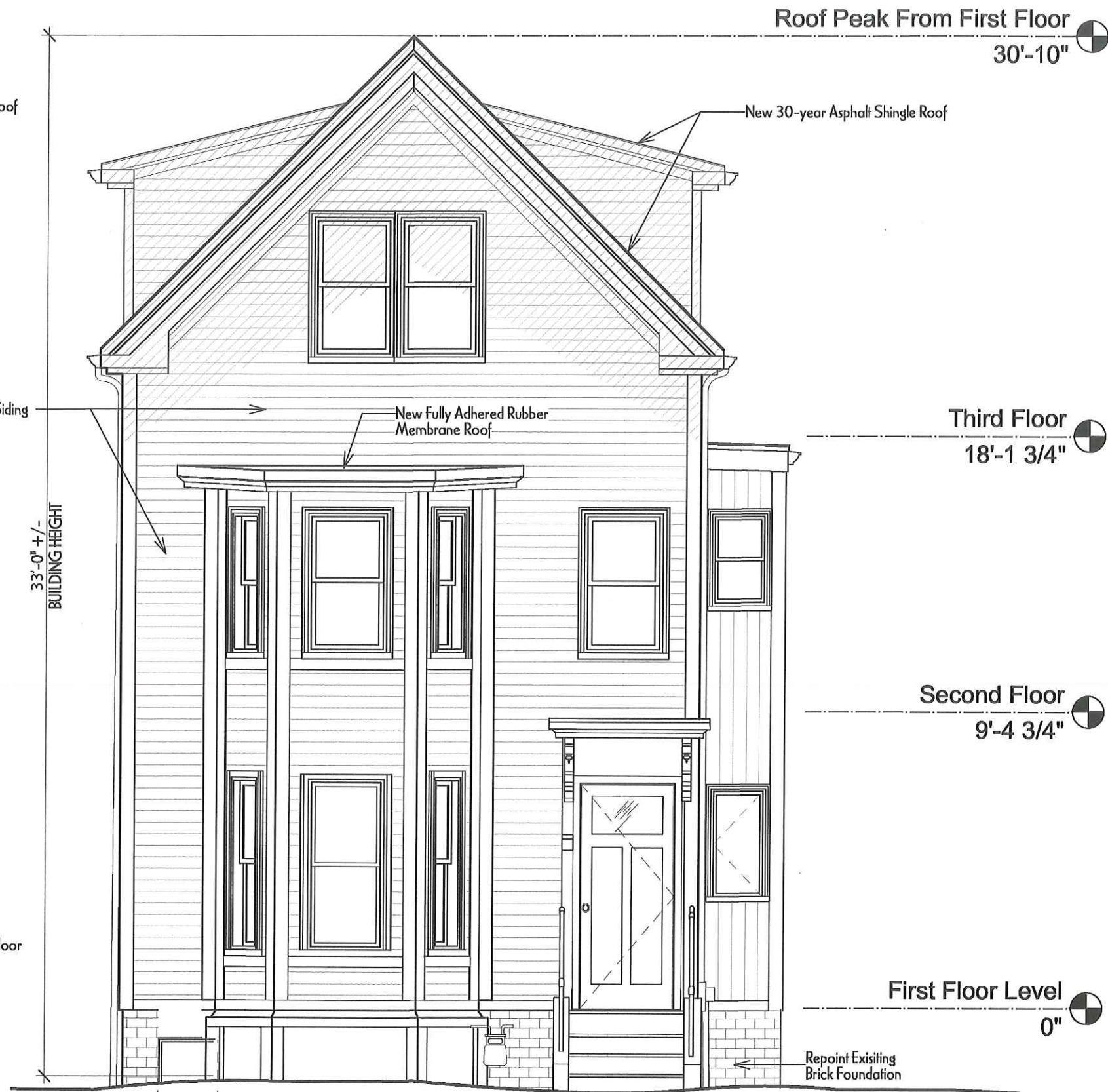
- 110 Volt Photoelectric smoke detector with battery back up system
- 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

1 Proposed Third Floor Plan
Scale: 1/4" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	A1.3
Property Address:	27 Jay St. Cambridge, MA 02139		Revision: 10/04/22	
		04/20/23		
		08/14/23		
		09/08/23		



1 Proposed Special Permit West (Rear) Elevation - OP 2
Scale: 1/4" = 1'-0"



2 Proposed Special Permit East (Front) Elevation
Scale: 1/4" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	<h1>A2.1</h1>
Property Address:	27 Jay St. Cambridge, MA 02139		Revision:	10/04/22	
			04/20/23		
			08/14/23		
			09/08/23		



1 Proposed Special Permit South (Side) Elevation OP 2
Scale: 1/4" = 1'-0"

Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

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Somerville, MA 02144

Date:	08/30/22
Revision:	10/04/22
	04/20/23
	08/14/23
	09/08/23

A2.2

Roof Peak From First Floor
30'-10"

New 30-year Asphalt Shingle Roof

Third Floor
18'-1 3/4"

New Clapboard Siding

Second Floor
9'-4 3/4"

First Floor Level
0"

Infill Existing Openings, Stagger Joints
To Match Surrounding Brick & Mortar

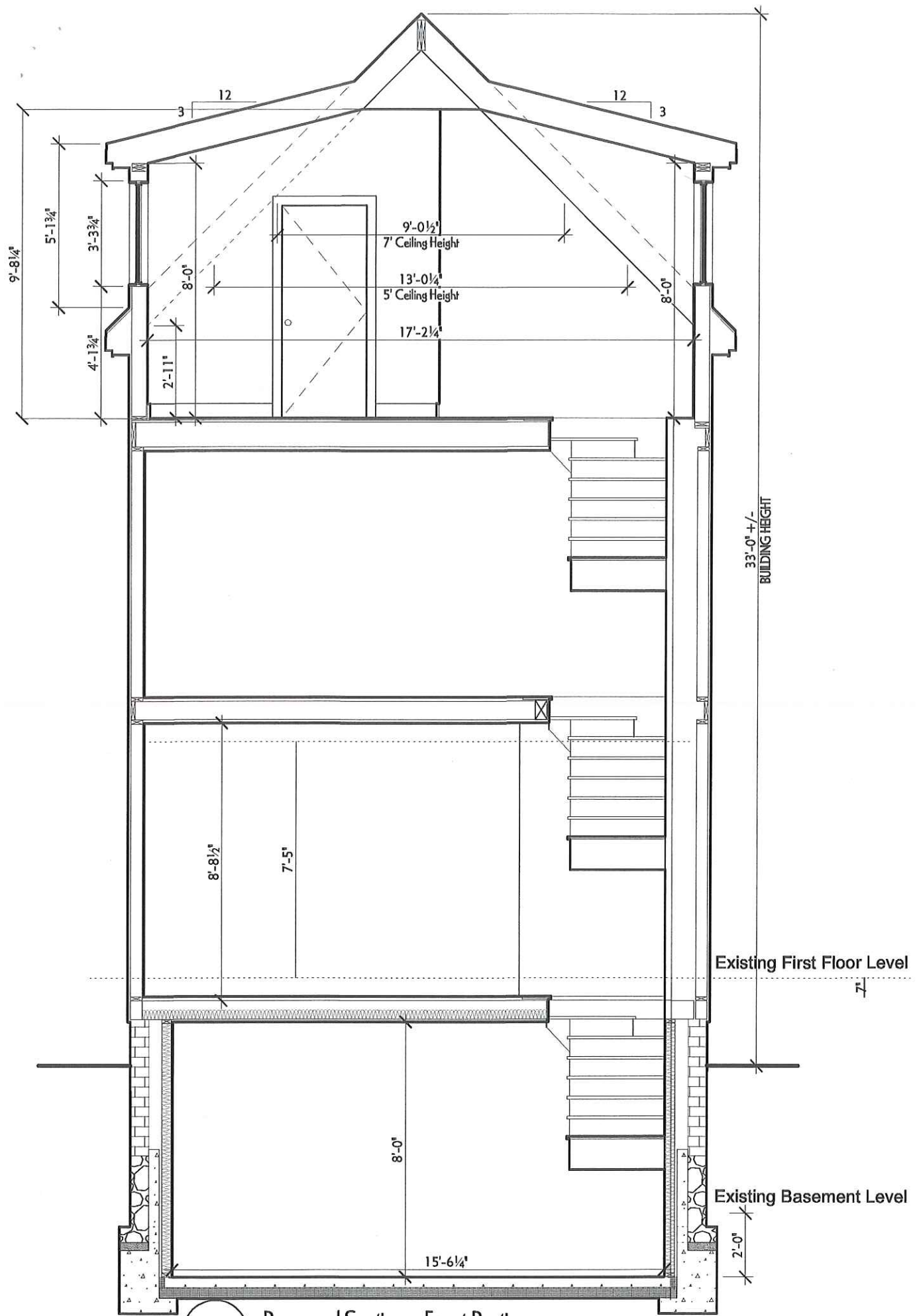
1 Proposed Special Permit North (Side) Elevation
Scale: 1/4" = 1'-0"

Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

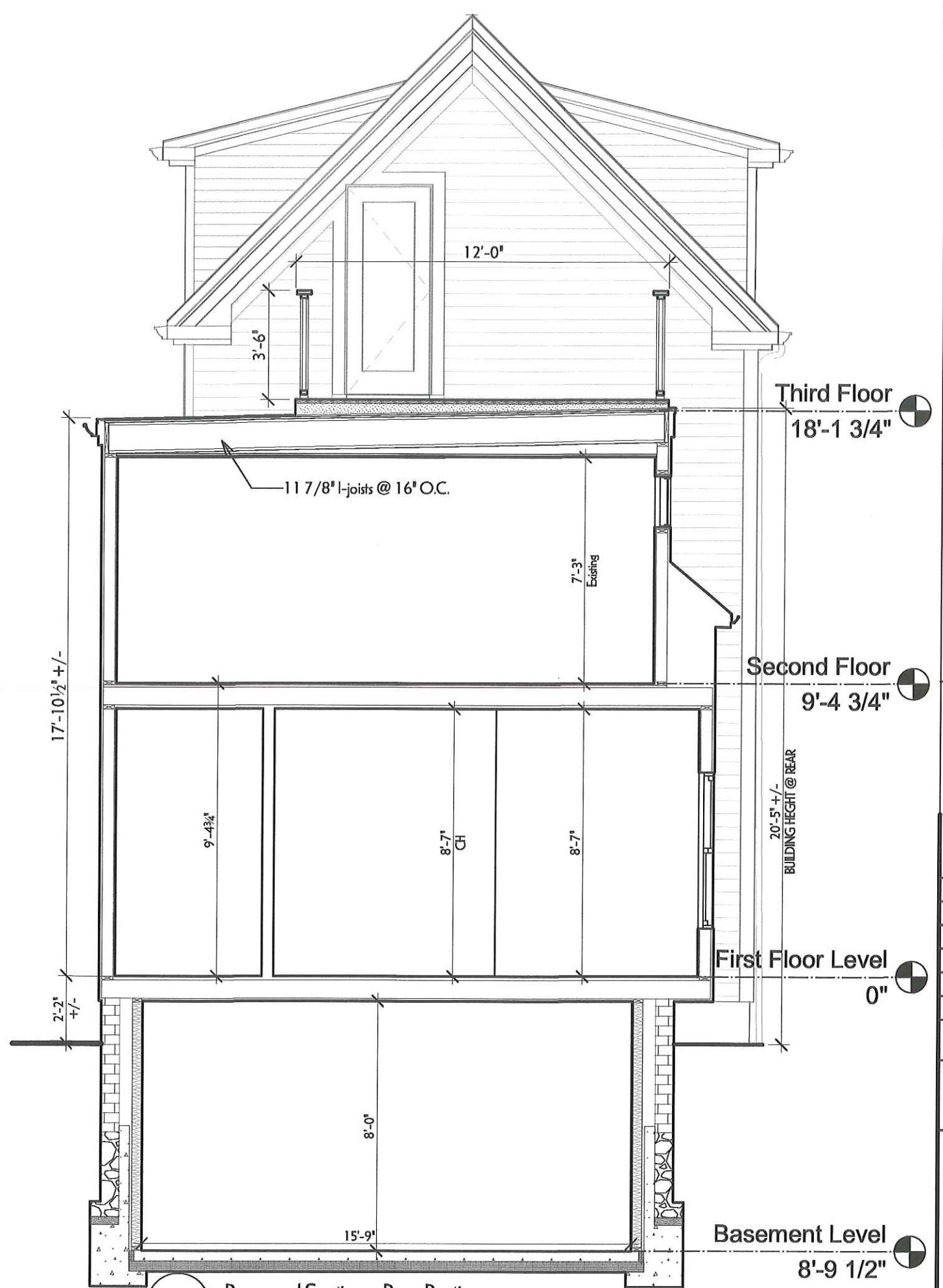
EvB Design
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Somerville, MA 02144

Date:	08/30/22
Revision:	10/04/22
	04/20/23
	08/14/23
	09/08/23

A2.3



1 Proposed Section - Front Portion
Scale: 1/4" = 1'-0"



2 Proposed Section - Rear Portion
Scale: 1/4" = 1'-0"

Owner:
Treetop Group
 100 Tower Office Park
 Suite 1
 Woburn, MA

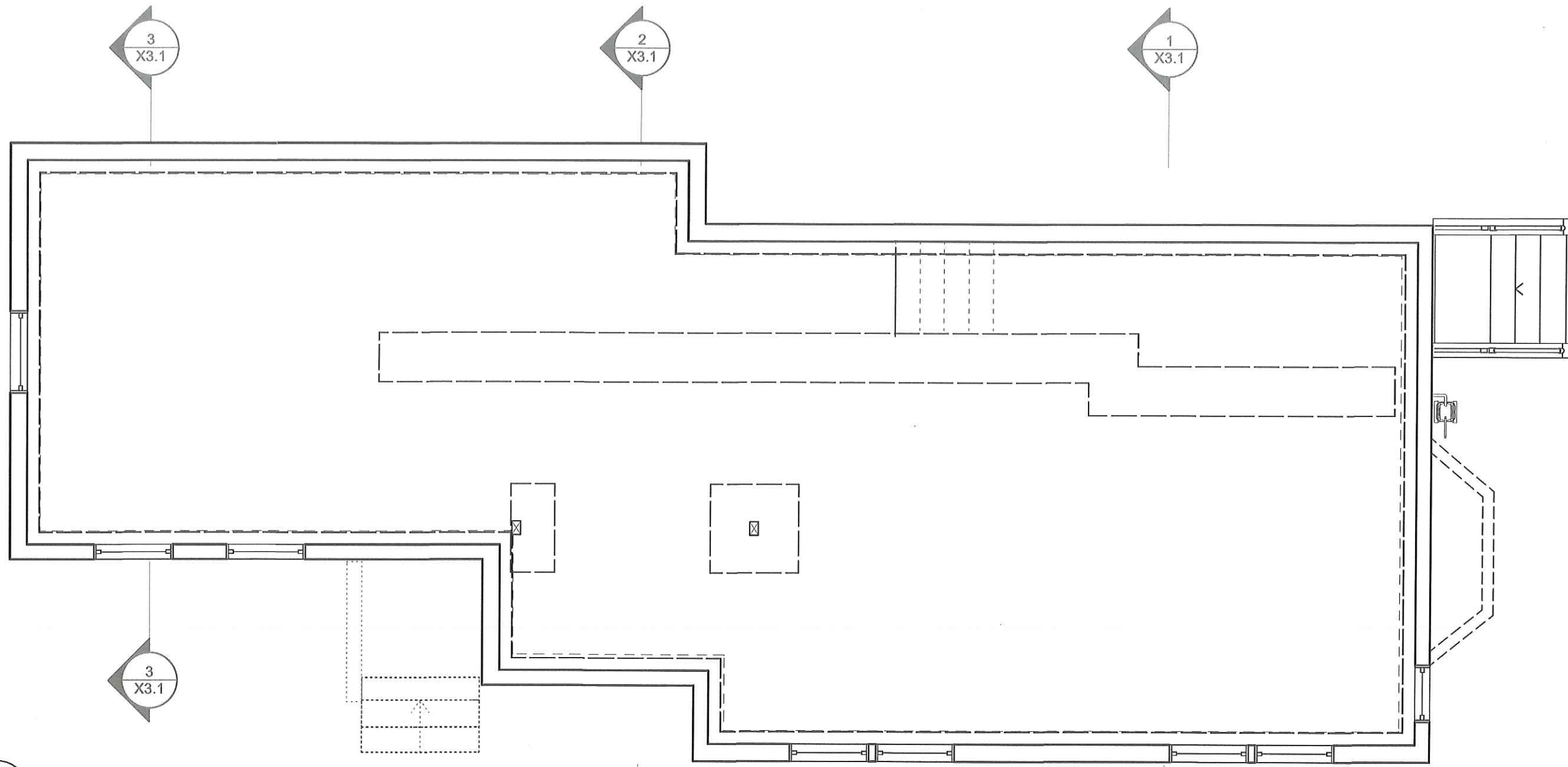
 Property Address:
 27 Jay St.
 Cambridge, MA 02139

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144
 phone: (617) 623 2222

Project no.:	27 Jay St.
Date:	08/30/22
Revision:	10/04/22
	04/20/23
	08/14/23
	09/08/23

For Zoning Review

A3.1



1 Existing Basement Floor Plan
Scale: 1/4" = 1'-0"

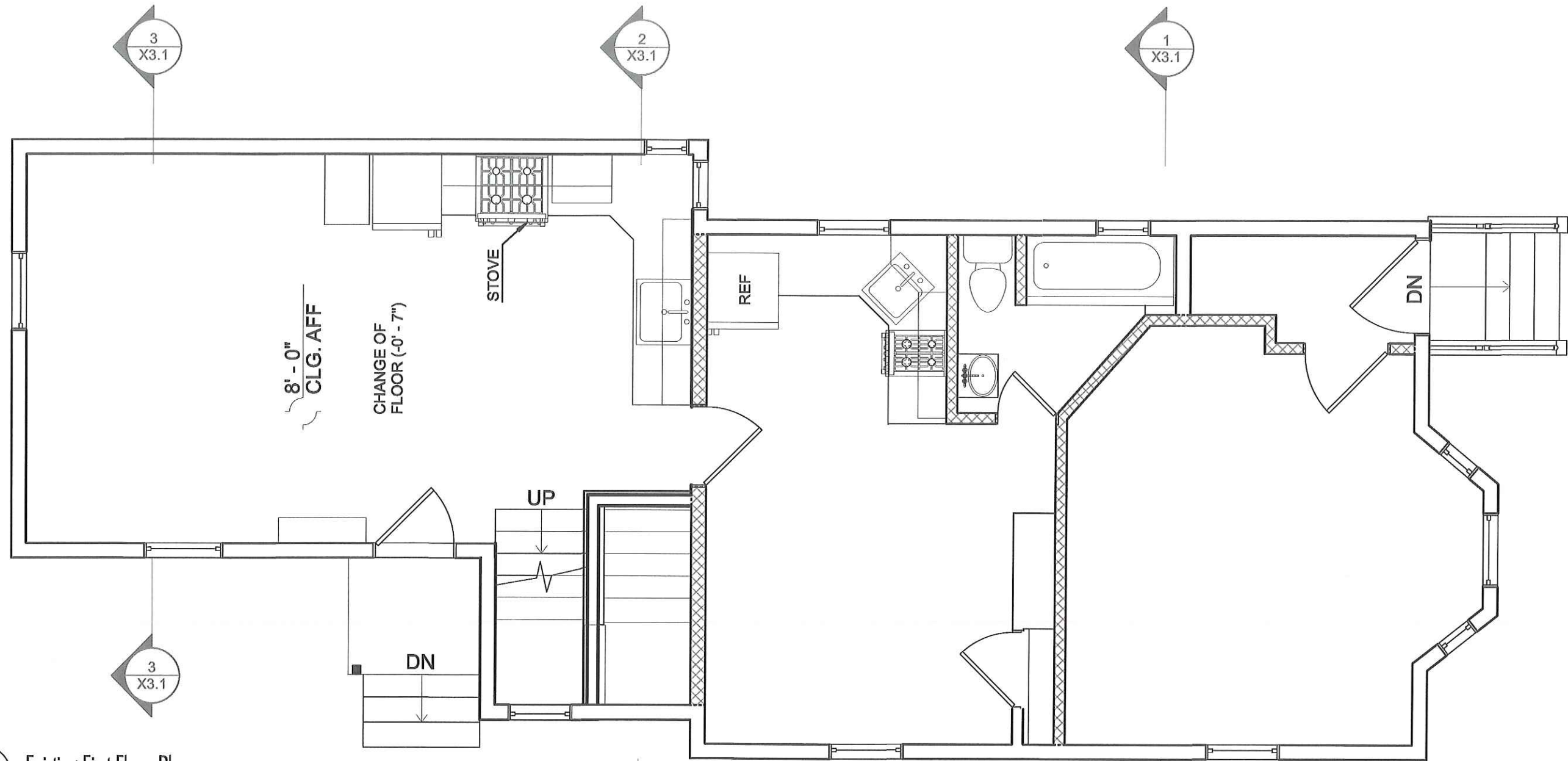
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- New wall, typical

Owner:	Treetop Group		Date:	08/30/22	X1.0
	100 Tower Office Park, Suite 1. Woburn, MA		Revision:	10/04/22	
Property Address:	27 Jay St.	1310 Broadway, Suite 200	04/20/23		
	Cambridge, MA 02139	Somerville, MA 02144	08/14/23		
			09/08/23		



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

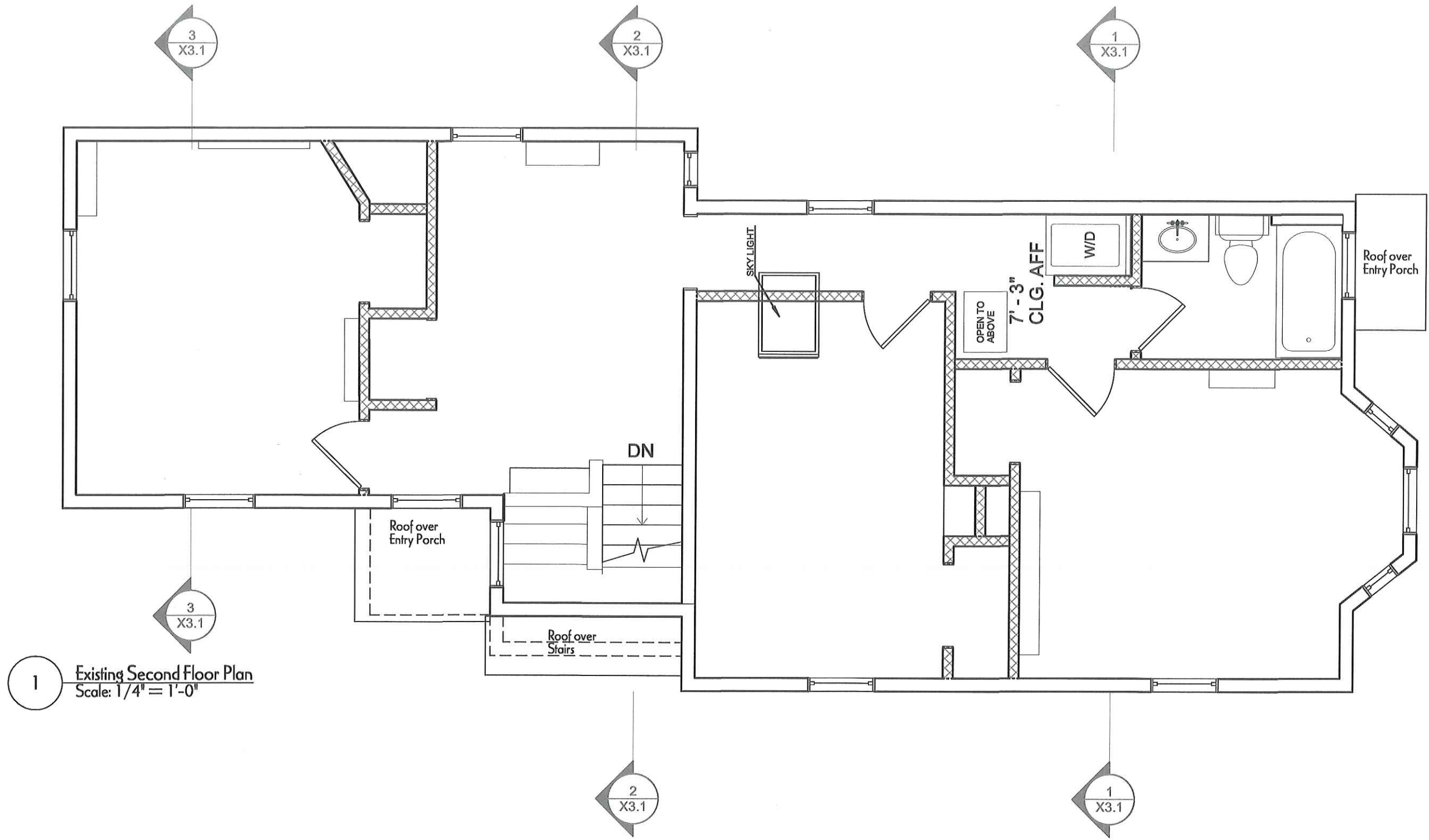
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- Existing wall to remain
- Existing fixture/finish to be removed
- Denotes demolition
- New wall, typical

Owner: Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA Property Address: 27 Jay St. Cambridge, MA 02139	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22 Revision: 10/04/22 04/20/23 08/14/23 09/08/23	X1.1
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1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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- New wall, typical

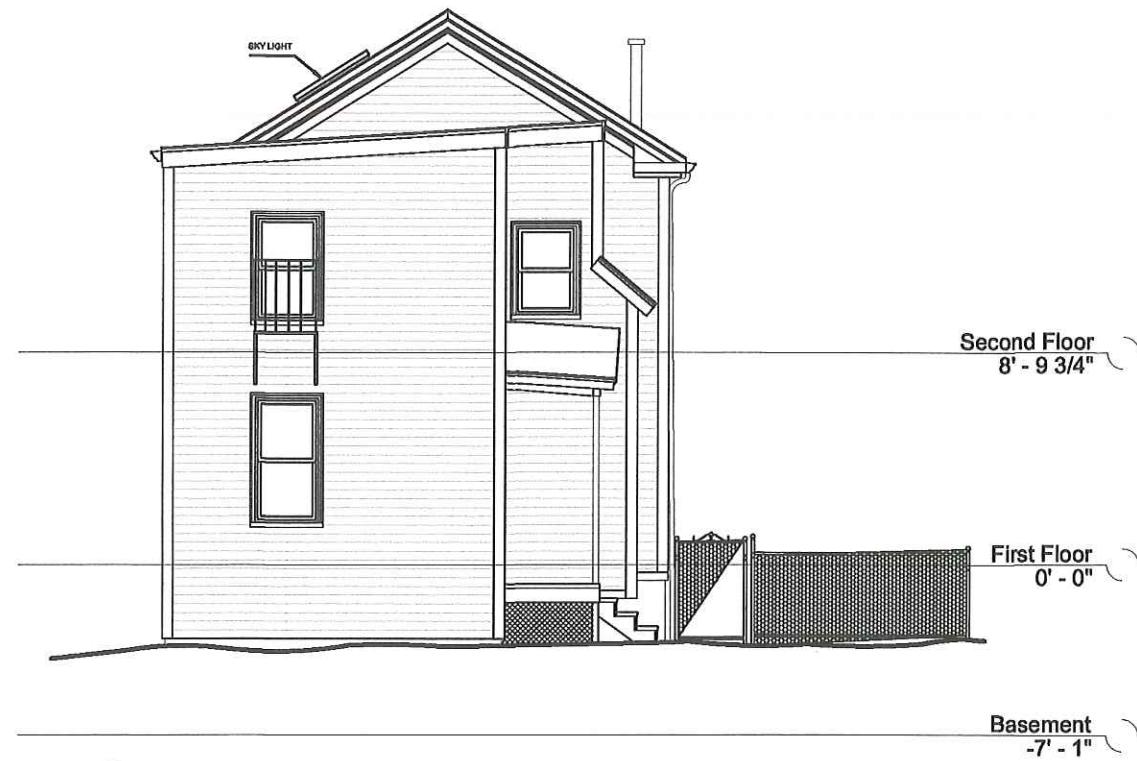
Owner: Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22 Revision: 10/04/22 04/20/23 08/14/23 09/08/23	X1.2
Property Address: 27 Jay St. Cambridge, MA 02139			



1 Existing East (Front) Elevation
Scale: 1/8" = 1'-0"



2 Existing South (Side) Elevation
Scale: 1/8" = 1'-0"

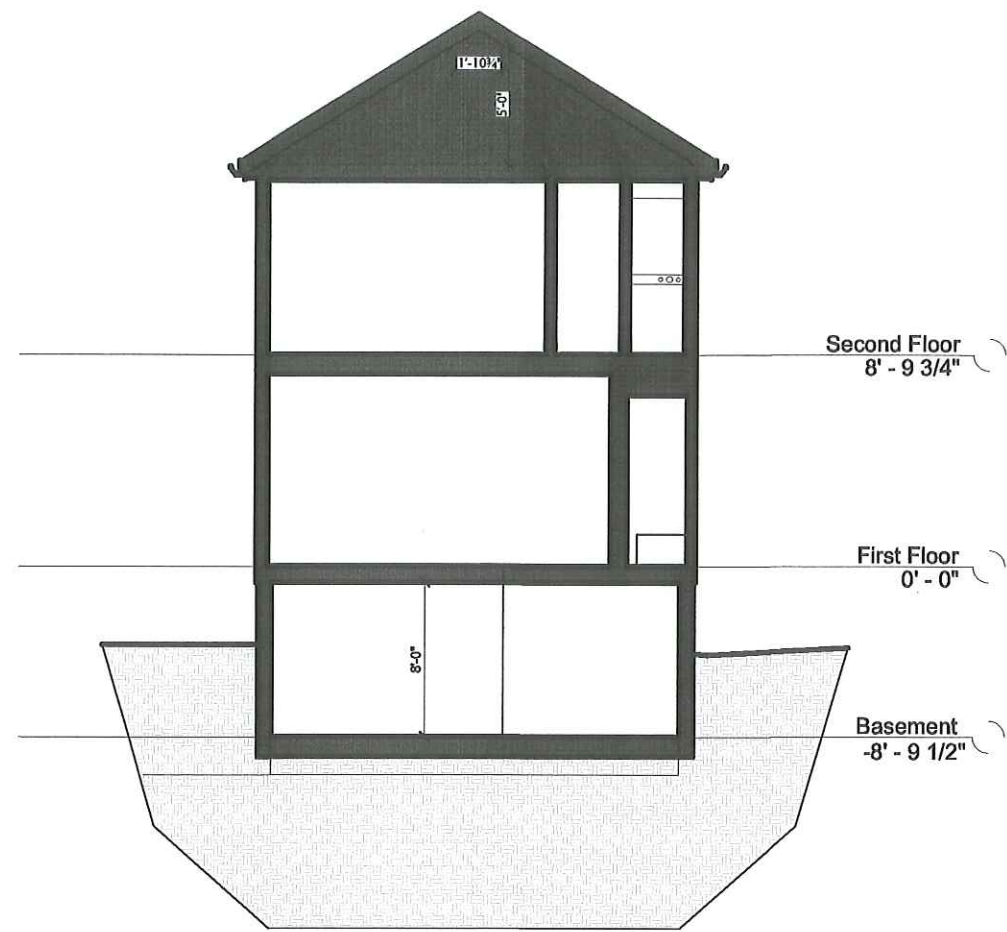


3 Existing West (Rear) Elevation
Scale: 1/8" = 1'-0"

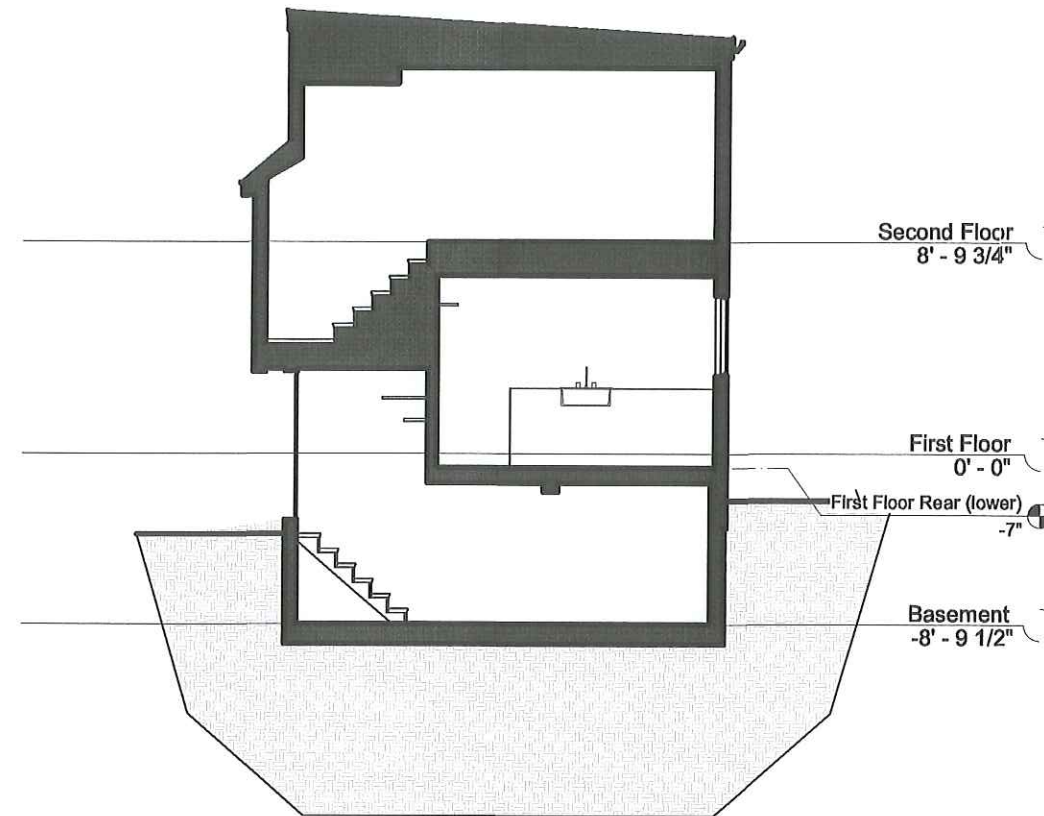


4 Existing North (Side) Elevation
Scale: 1/8" = 1'-0"

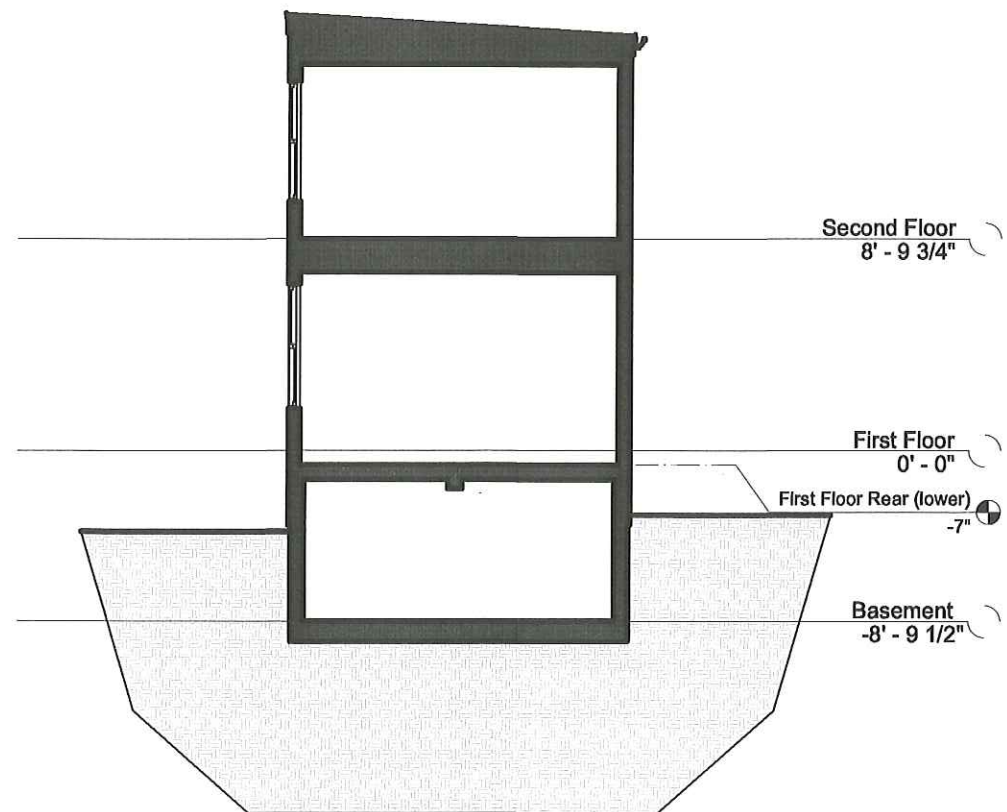
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Property Address:	27 Jay St. Cambridge, MA 02139		Revision: 10/04/22	
		04/20/23		
		08/14/23		
		09/08/23		




1 Existing Section 1
Not to scale



2 Existing Section 2
Not to scale



3 Existing Section 3
Not to scale

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	X3.1
Property Address:	27 Jay St. Cambridge, MA 02139		Revision:	10/04/22	
			04/20/23		
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			09/08/23		

JAY STREET VIEW

CURRENT



PROPOSED



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Property Address: 27 Jay St.
Cambridge, MA 02139

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1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023
08/23/2023

R1.0

JAY STREET VIEW

CURRENT



PROPOSED



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EvB Design 
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Somerville, MA 02144

Date:
04/19/2023
08/23/2023

R1.1

MARCH/ SEPTEMBER EQUINOX
9:00 AM

KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139



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Somerville, MA 02144

Date:
04/19/2023
08/23/2023

R2.0

MARCH/ SEPTEMBER EQUINOX
12:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



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Cambridge, MA 02139

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08/23/2023

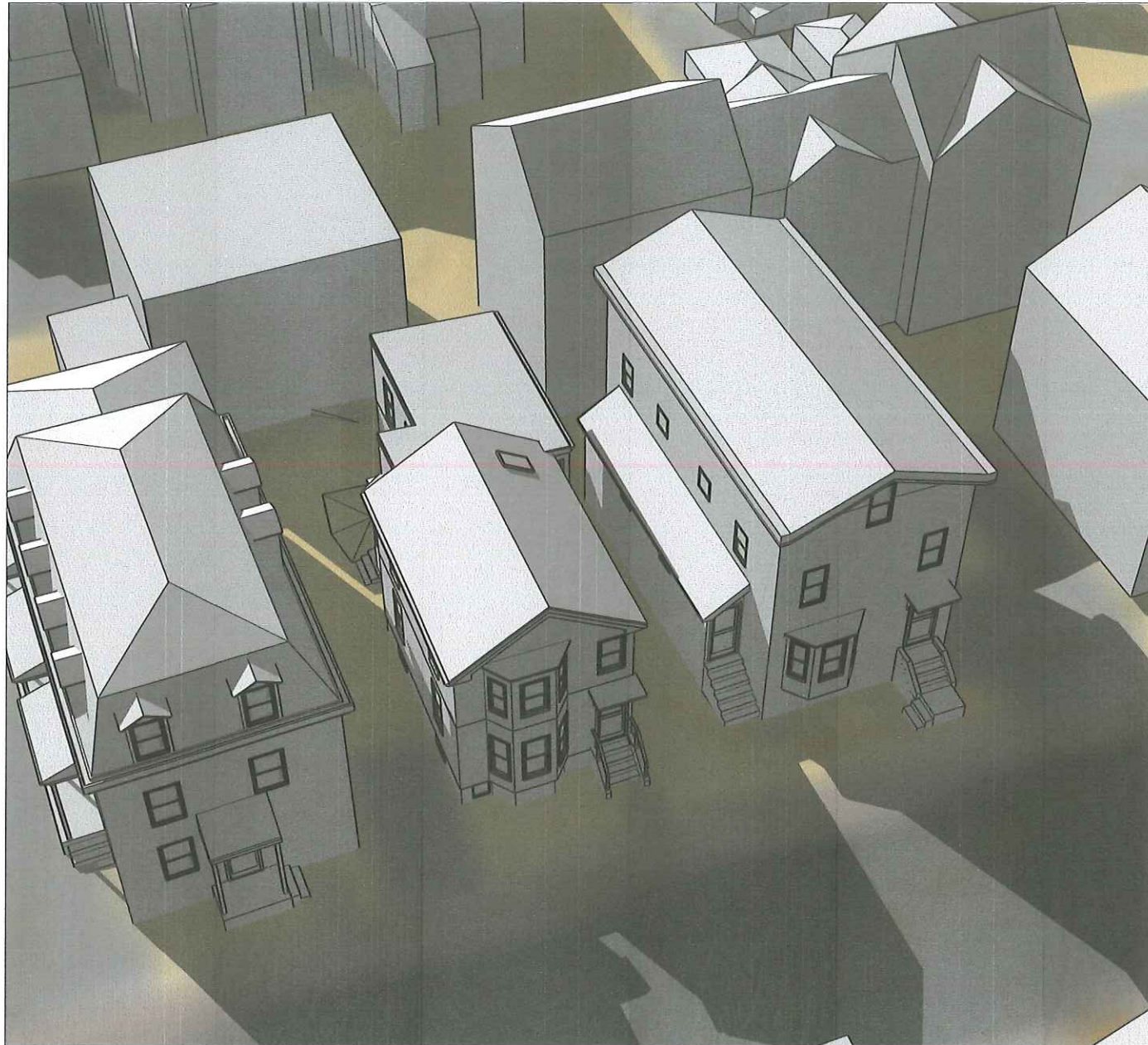
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MARCH/ SEPTEMBER EQUINOX
3:00 PM

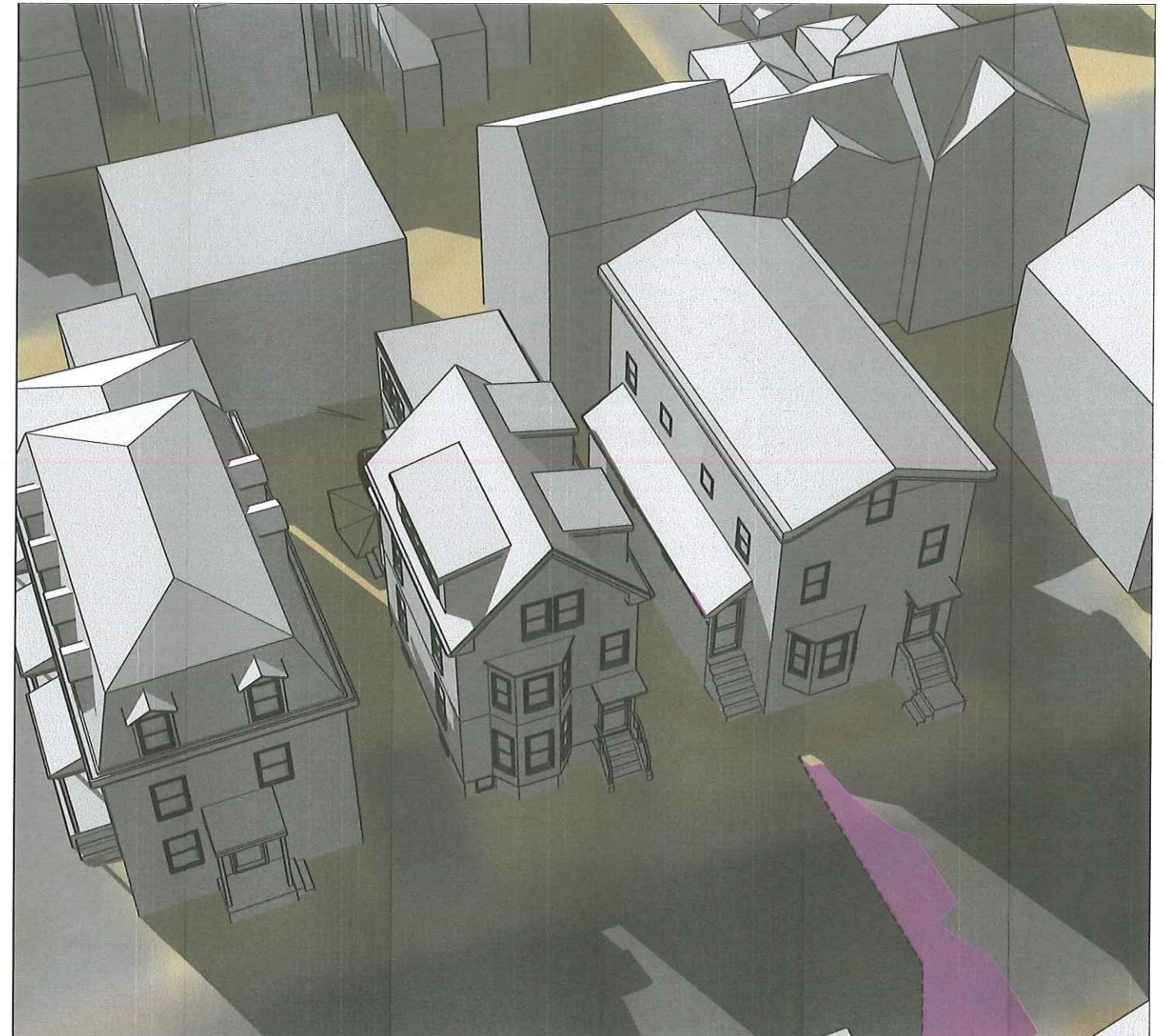
KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
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Somerville, MA 02144

Date:
04/19/2023
08/23/2023

R2.2

SUMMER SOLSTICE
9:00 AM

KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT

PROPOSED



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Property Address: 27 Jay St.
Cambridge, MA 02139

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Date:
04/19/2023
08/23/2023

R2.3

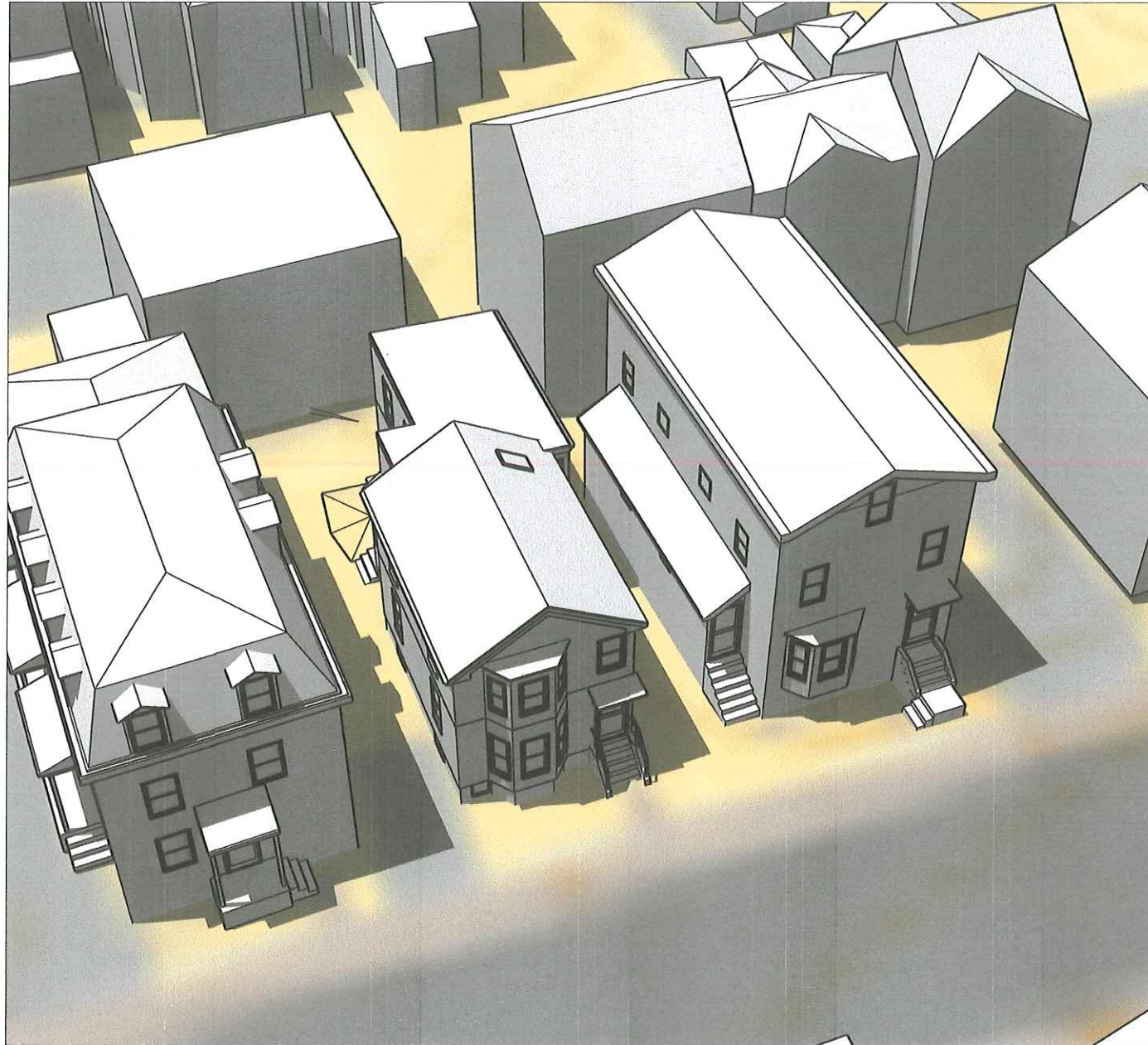
SUMMER SOLSTICE
12:00 PM

KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT

PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139



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Somerville, MA 02144

Date:
04/19/2023
08/23/2023

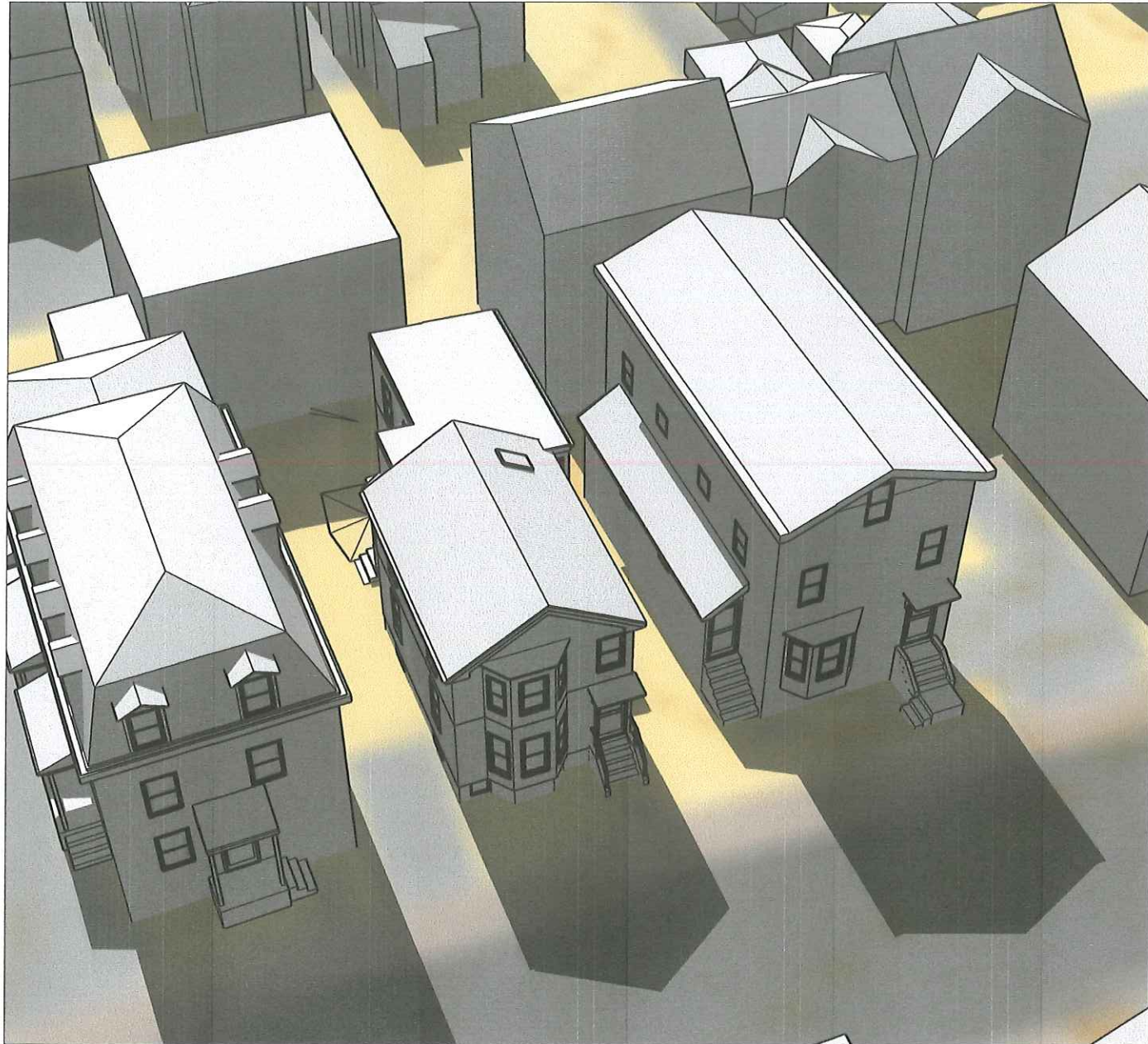
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SUMMER SOLSTICE
3:00 PM

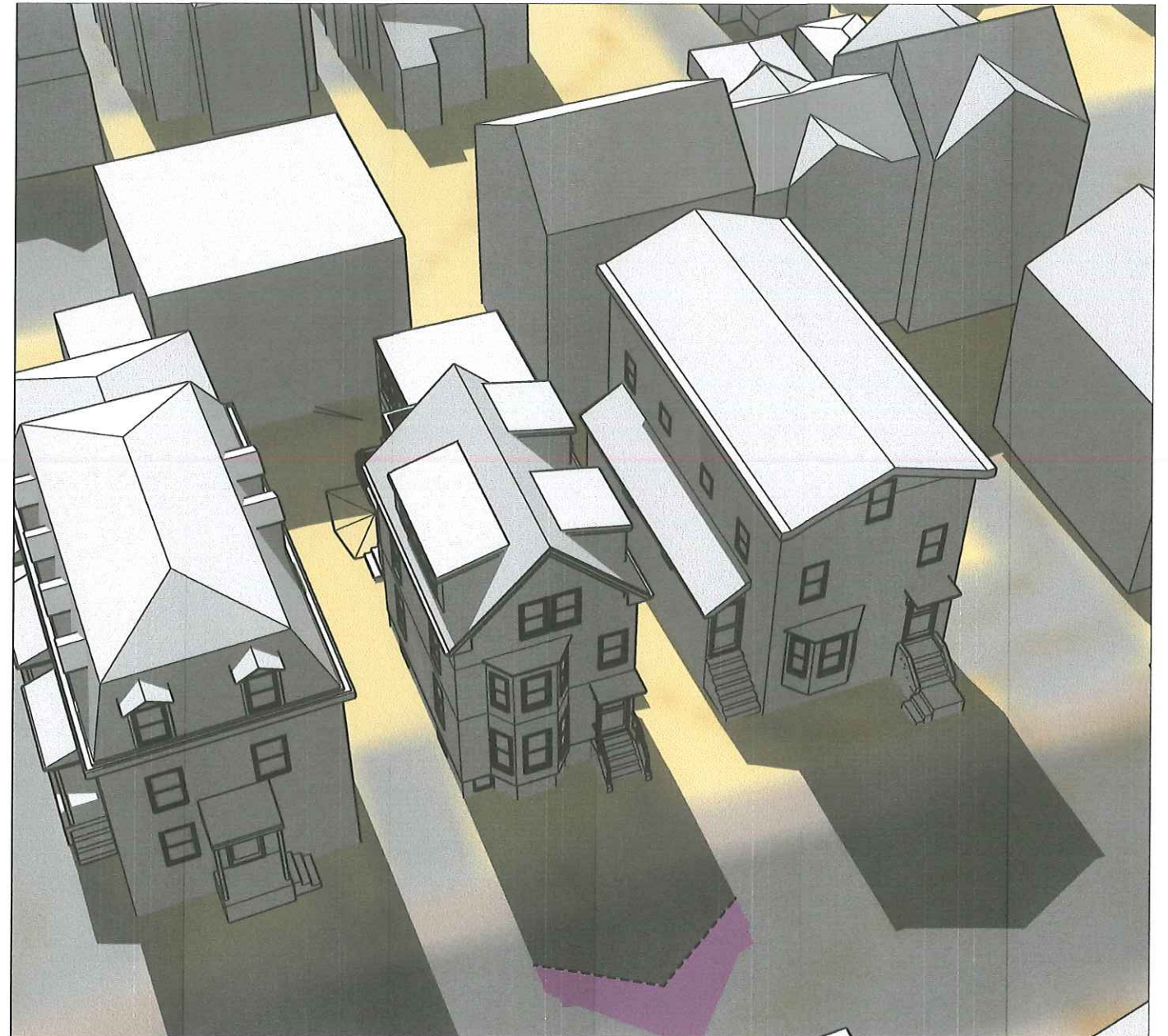
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1, Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023
08/23/2023

R2.5

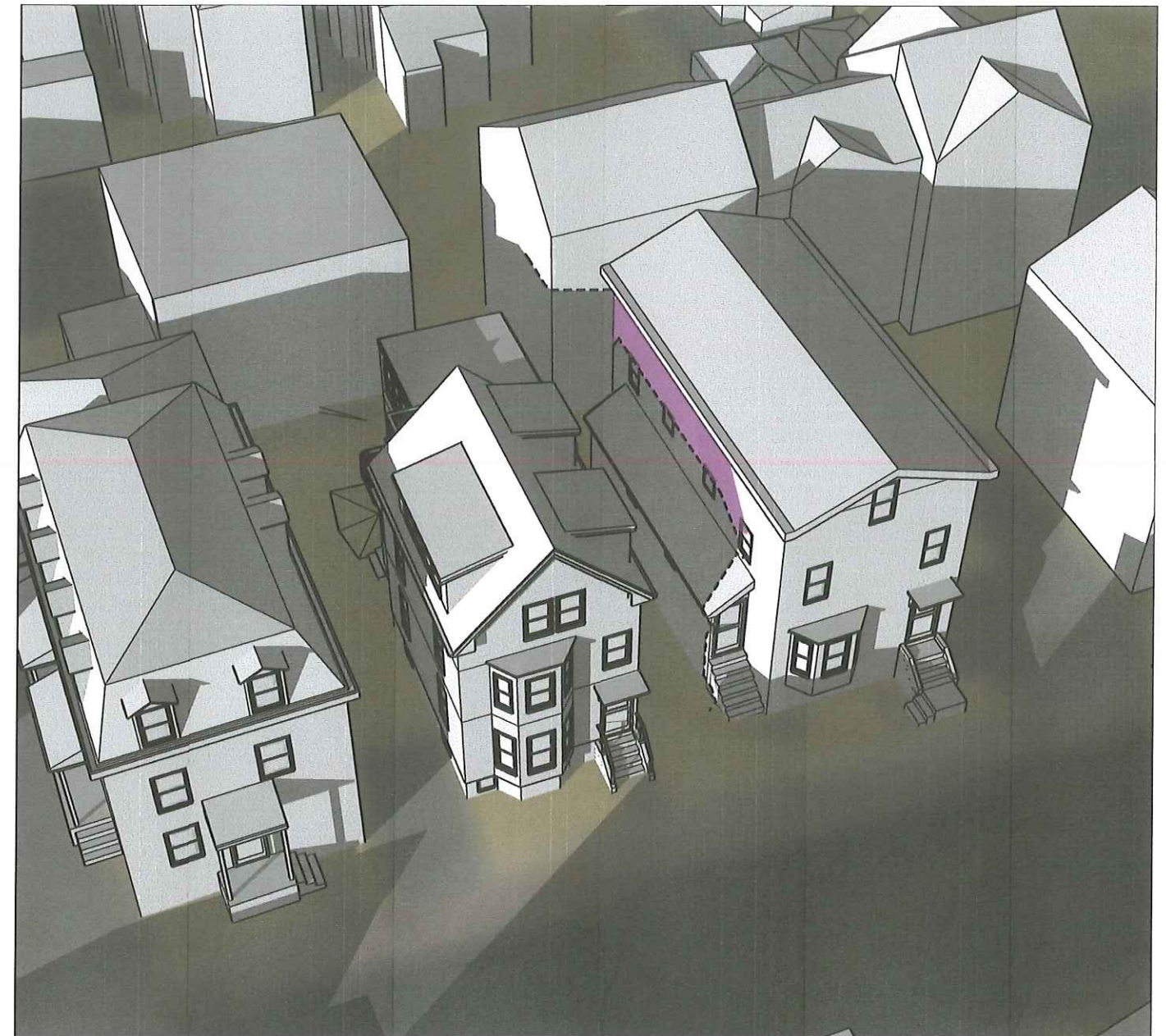
WINTER SOLSTICE
9:00 AM

KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT

PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139



EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023
08/23/2023

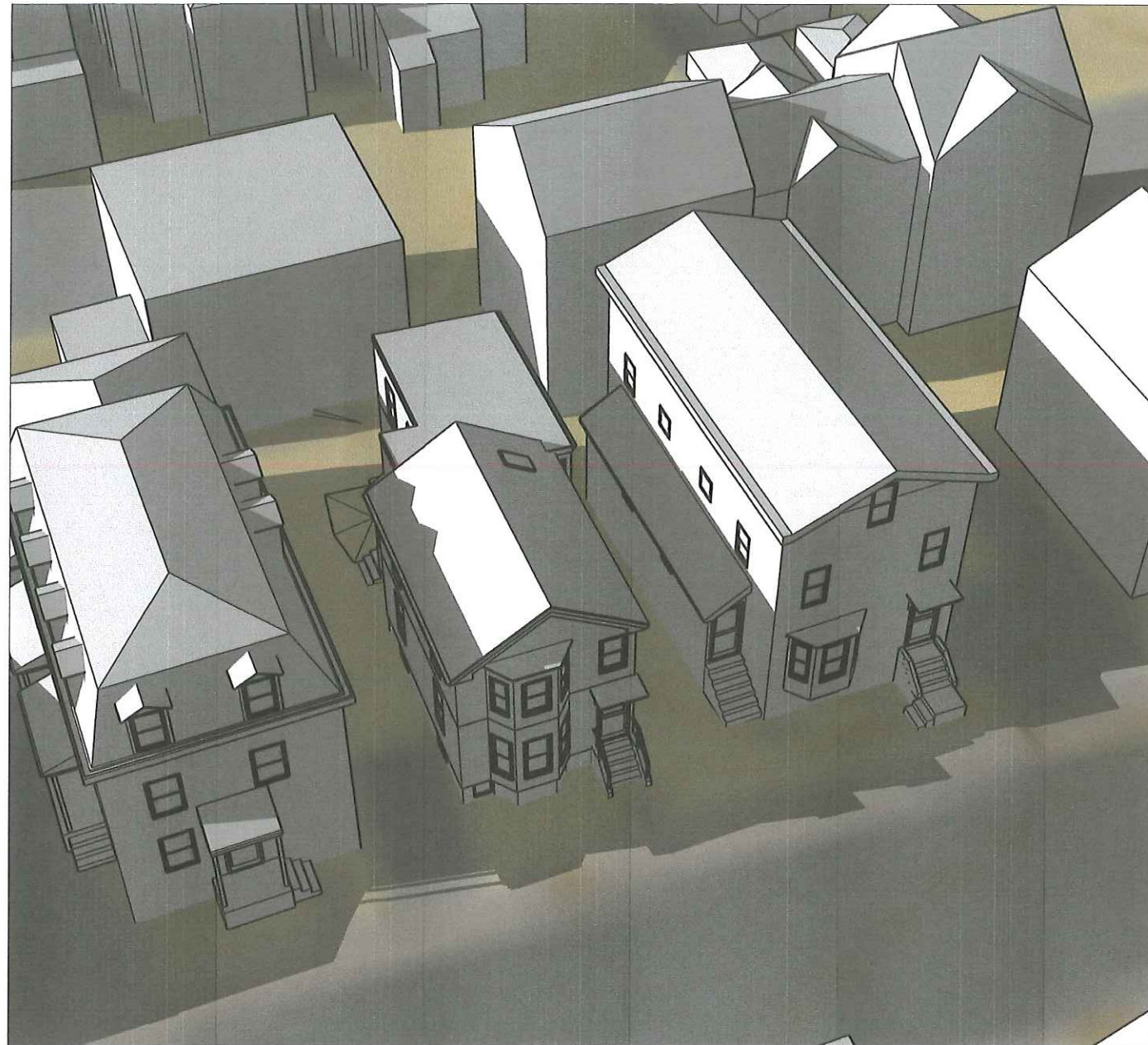
R2.6

WINTER SOLSTICE
12:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
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Property Address: 27 Jay St.
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EvB Design 
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04/19/2023
08/23/2023

R2.7

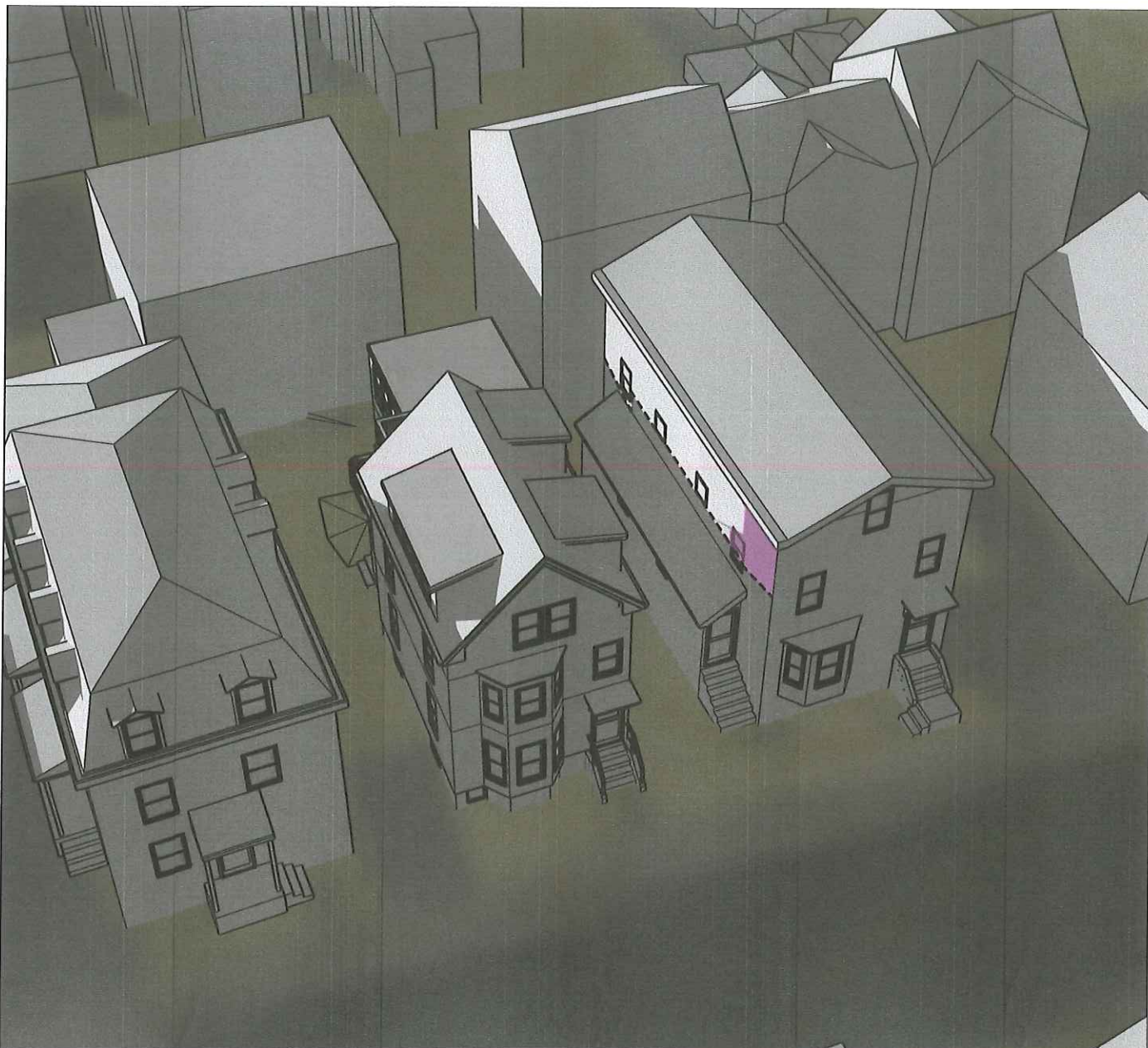
WINTER SOLSTICE
3:00 PM

KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT

PROPOSED



Owner: Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA Property Address: 27 Jay St. Cambridge, MA 02139	EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144	Date:	R2.8
		04/19/2023	
08/23/2023			

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(7:06 p.m.)

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

JIM MONTEVERDE: Next case is 219565 -- 27 Jay

Street. Is there anyone here who wishes to speak on that?

EDRICK VANBEUZEKOM: Yes. It's me again.

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

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

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

EDRICK VANBEUZEKOM: That's correct.

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

EDRICK VANBEUZEKOM: Yes.

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

1 EDRICK VANBEUZEKOM: That's correct.

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

4 EDRICK VANBEUZEKOM: Yes.

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

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

9 JIM MONTEVERDE: Yep.

10 EDRICK VANBEUZEKOM: -- bedroom and a study.

11 JIM MONTEVERDE: Yep. Okay.

12 EDRICK VANBEUZEKOM: Yeah.

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

16 EDRICK VANBEUZEKOM: Yeah.

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

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

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

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

3 STEPHEN NATOLA: Is this the updated one?

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

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

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

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

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

6 Let's go to the next sheet.

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

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

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

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

1 bathroom.

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

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

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

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

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

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

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

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

18 So if we go to the next page?

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

1 the limit in the district of 35'.

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

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

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

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

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

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

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

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

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

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

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

1 Let's go to the next page.

2 Here you can see it basically from straight on.

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

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

16 Let's go to the next page.

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

21 Next page?

22 And again, this is later in the afternoon where

1 there's really not much impact.

2 Next page?

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

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

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

13 Next page?

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

16 Next page?

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

1 If we go to the next page?

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

4 And then the next page?

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

8 Next page?

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

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

17 EDRICK VANBEUZEKOM: Yes. Yep.

18 JIM MONTEVERDE: Or a site plan?

19 EDRICK VANBEUZEKOM: Yep.

20 JIM MONTEVERDE: That shows the adjacent
21 properties?

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

1 Sorry, there's the survey.

2 JIM MONTEVERDE: I see.

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

8 JIM MONTEVERDE: Yep. Great.

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

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

13 EDRICK VANBEUZEKOM: Oh, okay.

14 STEPHEN NATOLA: That's all right.

15 JIM MONTEVERDE: All right, thank you.

16 EDRICK VANBEUZEKOM: Yep. Go ahead, Sid.

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

1 Nothing was there.

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

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

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

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

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

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

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

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

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

6 EDRICK VANBEUZEKOM: Yep.

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

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

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

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

16 JIM MONTEVERDE: Yes, 29-33?

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

19 JIM MONTEVERDE: No, these do not --

20 EDRICK VANBEUZEKOM: -- which direction --

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

1 EDRICK VANBEUZEKOM: Yeah.

2 JIM MONTEVERDE: Property numbers.

3 EDRICK VANBEUZEKOM: Right. Yeah, hang on.

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

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

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

10 EDRICK VANBEUZEKOM: Right.

11 JIM MONTEVERDE: Okay.

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

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

17 EDRICK VANBEUZEKOM: Yeah.

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

22 EDRICK VANBEUZEKOM: Right.

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

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

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

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

16 EDRICK VANBEUZEKOM: Mm-hm.

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

18 EDRICK VANBEUZEKOM: Okay.

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

21 [Pause]

22 Hearing none?

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

5 EDRICK VANBEUZEKOM: Yes.

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

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

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

13 EDRICK VANBEUZEKOM: Correct.

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

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

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

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

1 WENDY LEISERSON: So -- so --

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

5 WENDY LEISERSON: Are you saying that --

6 EDRICK VANBEUZEKOM: Not including --

7 WENDY LEISERSON: -- the basement --

8 EDRICK VANBEUZEKOM: Not including the basement.

9 WENDY LEISERSON: Yeah.

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

12 WENDY LEISERSON: Yeah.

13 EDRICK VANBEUZEKOM: Yeah.

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

16 EDRICK VANBEUZEKOM: Okay.

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

1 the original?

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

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

7 EDRICK VANBEUZEKOM: Yeah.

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

10 JIM MONTEVERDE: Yep.

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

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

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

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

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

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

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

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

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

18 EDRICK VANBEUZEKOM: Right.

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

22 EDRICK VANBEUZEKOM: That's correct. Yeah.

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

5 EDRICK VANBEUZEKOM: Right, right.

6 WENDY LEISERSON: -- a space.

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

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

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

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

17 JIM MONTEVERDE: Yeah, and I --

18 WENDY LEISERSON: -- I think --

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

21 WENDY LEISERSON: Mm-hm.

22 JIM MONTEVERDE: And at that time it was stated

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

4 EDRICK VANBEUZEKOM: That's correct.

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

7 WENDY LEISERSON: Right.

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

10 EDRICK VANBEUZEKOM: That's correct.

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

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

15 CAROL AGATE: No, I don't.

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

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

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

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

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

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

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

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

1 THOMAS MILLER: Yes, thank you.

2 JIM MONTEVERDE: Steven?

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

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

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

11 WENDY LEISERSON: Not at this time.

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

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

22 EDRICK VANBEUZEKOM: Yeah.

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

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

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

12 Is there anyone who wishes to speak?

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

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

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

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

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

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

9 JIM MONTEVERDE: There you go.

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

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

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

1 be 33' and you were at 26.

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

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

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

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

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

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

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

5 One more.

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

7 And one more.

8 And one more.

9 Okay. No, down.

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

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

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

17 KATHY RICHMAN: Um --

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

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

22 JIM MONTEVERDE: Thank you.

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

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

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

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

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

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

3 KATHY RICHMAN: Absolutely.

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

9 KATHY RICHMAN: Yeah.

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

16 KATHY RICHMAN: Mm-hm.

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

22 KATHY RICHMAN: You mean physically or on your

1 plan?

2 EDRICK VANBEUZEKOM: Yes, physically. They --

3 KATHY RICHMAN: [Laughter]

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

11 KATHY RICHMAN: Uh-huh.

12 EDRICK VANBEUZEKOM: -- pretty short. So.

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

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

18 KATIE FLYNN: Uh-huh.

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

1 KATHY RICHMAN: Mm-hm.

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

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

7 EDRICK VANBEUZEKOM: No.

8 JIM MONTEVERDE: -- various times?

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

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

17 EDRICK VANBEUZEKOM: That's correct.

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

20 EDRICK VANBEUZEKOM: That's correct.

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

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

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

14 KATHY RICHMAN: But the --

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

17 KATHY RICHMAN: It's a lot --

18 STEVEN NG: It seems to be --

19 JIM MONTEVERDE: Correct?

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

1 JIM MONTEVERDE: Who's speaking, please?

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

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

4 EDRICK VANBEUZEKOM: Yeah.

5 JIM MONTEVERDE: Correct.

6 STEVEN NG: So.

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

11 STEVEN NG: Right.

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

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

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

19 JIM MONTEVERDE: The existing condition?

20 KATHY RICHMAN: Yeah.

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

1 KATHY RICHMAN: 26.3'.

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

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

7 JIM MONTEVERDE: Yep.

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

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

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

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

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

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

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

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

4 EDRICK VANBEUZEKOM: Yeah, here we go --

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

9 KATHY RICHMAN: Okay. I understand --

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

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

21 KATHY RICHMAN: Well --

22 JIM MONTEVERDE: And now your question is about

1 the area?

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

6 JIM MONTEVERDE: No, I'm sorry.

7 KATHY RICHMAN: Okay. So who does?

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

11 EDRICK VANBEUZEKOM: Yep.

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

15 EDRICK VANBEUZEKOM: Yep.

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

20 EDRICK VANBEUZEKOM: Correct. You can --

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

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

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

6 KATHY RICHMAN: Yes, second question.

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

9 KATHY RICHMAN: The second --

10 JEFF ROBERTS: -- the second one.

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

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

15 KATHY RICHMAN: Right.

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

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

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

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

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

3 EDRICK VANBEUZEKOM: Yes. I'm sorry.

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

6 KATHY RICHMAN: Mm-hm.

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

9 KATHY RICHMAN: Mm-hm.

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

12 KATHY RICHMAN: Mm-hm.

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

16 KATHY RICHMAN: Mm-hm.

17 JIM MONTEVERDE: -- added square footage.

18 KATHY RICHMAN: Mm-hm. Because --

19 JIM MONTEVERDE: Does that answer your question?

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

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

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

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

5 MICHELE KLOPNER: Yes.

6 STEPHEN NATOLA: Dr. Klopner?

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

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

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

22 JIM MONTEVERDE: Thank you for your question. Any

1 other questions?

2 STEPHEN NATOLA: Arkady Blyakher?

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

4 JIM MONTEVERDE: Yes.

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

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

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

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

1 neighborhood.

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

4 STEPHEN NATOLA: Juliet Stone?

5 JULIET STONE: Can you hear me? Yeah.

6 JIM MONTEVERDE: Yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

21 JIM MONTEVERDE: Okay.

22 JULIET STONE: -- okay?

1 JIM MONTEVERDE: Could you conclude that please?

2 JULIET STONE: Yep. Thank you.

3 JIM MONTEVERDE: Thank you.

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

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

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

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

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

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

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

6 Anyone else? Carol?

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

10 JIM MONTEVERDE: So for the proponent --

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

20 JIM MONTEVERDE: Okay. Steven?

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

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

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

10 JIM MONTEVERDE: So --

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

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

19 EDRICK VANBEUZEKOM: Yeah. I --

20 JIM MONTEVERDE: -- or whether --

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

1 JIM MONTEVERDE: Okay.

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

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

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

15 JIM MONTEVERDE: Okay.

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

18 JIM MONTEVERDE: So --

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

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

1 EDRICK VANBEUZEKOM: That works for me.

2 JIM MONTEVERDE: We're booked before that.

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

4 JIM MONTEVERDE: July 27?

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

7 JIM MONTEVERDE: Okay. I guess --

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

10 JIM MONTEVERDE: No, the next opportunity --

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

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

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

17 JIM MONTEVERDE: Tom?

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

20 JIM MONTEVERDE: Thank you.

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

22 JIM MONTEVERDE: Yep. Sorry. Were you available

1 on July 27?

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

3 Yes, I'm available.

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

6 WENDY LEISERSON: September 14, yes.

7 JIM MONTEVERDE: Yes. Steven?

8 STEVEN NG: Yes.

9 JIM MONTEVERDE: And --

10 STEVEN NG: July 27 works for me too.

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

13 CAROL AGATE: Yes.

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

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

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

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

22 SID GEHLOT: Yep.

1 JIM MONTEVERDE: Okay.

2 EDRICK VANBEUZEKOM: Okay.

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

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

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

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

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

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

1 STEVEN NG: In favor.

2 JIM MONTEVERDE: Wendy?

3 WENDY LEISERSON: In favor.

4 JIM MONTEVERDE: Tom?

5 THOMAS MILLER: In favor.

6 JIM MONTEVERDE: Carol?

7 CAROL AGATE: In favor.

8 JIM MONTEVERDE: And Jim Monteverde in favor.

9 [All vote YES]

10 JIM MONTEVERDE: Thank you.

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

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

15 (BREAK)

16

17

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19

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21

22



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 JUN 20 PM 3:17
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-219565

Address: 27 Jay St

Owner, Petitioner, or Representative: Edrick Van Beurzekon, Ach
(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: 6/16/23

[Signature]
Signature

Pacheco, Maria

From: Juliet Stone <julietstone44@gmail.com>
Sent: Wednesday, June 14, 2023 11:01 AM
To: Pacheco, Maria
Subject: 27 Jay Street proposed Tree Top's application to the City of Cambridge Zoning of Boarding Appeal, case #BZA-219565.

Dear Ms. Pacheco,

We are abutters to the proposed Tree Top's application to the City of Cambridge Zoning Boarding of Appeals, case #BZA-219565. We are deeply concerned about the impact on our property and to the neighborhood by the developers' request to raise the roof and add dormers to 27 Jay Street. These changes will block sunlight and have a direct, significant, and adverse effect on the quality of living in our homes on Jay St, as well as on the health of the nearby trees affecting the tree canopy and subsequent air quality and summer temperatures.

Having studied the petition BZA-219565 for a special permit to 27 Jay Street Cambridge, MA, it is clear to us that raising the flat roof in the rear part of the building will directly block the light to 29 A & B Jay and 31A Jay. In addition, adding dormers to increase the space under what is now a pitched roof will directly block light the backyards of 31b & C and also 33 Jay Street.

The proposed changes will also cause damage to the trees in the courtyard at 29-33 Jay St. by blocking the light that the trees depend on for continued health and growth. Specifically, it will interfere with the decades-old birch and the unique copper beech tree, as well as the well-established holly and other shrubs we have invested in and carefully maintained over the years. They will likely fail to thrive with substantially less light if the proposal is approved. Damage to large trees goes against the City of Cambridge's efforts to build a greener, healthier city under its Healthy City Healthy Forest Initiative. Riverside is not particularly rich in well-established trees and should not experience any further loss of air quality or increased summer heat from loss of canopy.

Please note that we are very concerned that the value of our properties will go down due to the shadows the new addition will create. Several of us have lived here for many years, the owner at 31B for 25 years and her home is her only major asset, as is generally the case for many neighbors, one of whom has lived on Jay Street for 34 years. My home is not an investment project for immediate resale, unlike 27 Jay. Its owner is a development company seeking to rehab and resell the property. Neighbors do not object to this enterprise per se, rather to the change that Tree Top is requesting. The company is applying for this waiver to the zoning laws simply in order to increase the square footage of the house and maximize the return on their investment by making it even larger. They have no stake in the community. They will not be living with the impact of the proposed expansion. My neighbors and I will.

Tree Top seeks to increase the square footage and number of bedrooms in the house. At present, it has 1,552 sq feet of living space, including 4 bedrooms and 2 baths. There are an additional 783 sq feet in the basement that could be finished for even more usable space, for a total of 2,335 sq feet. That total of 2,335 sq Ft is before the proposed plan. In Cambridge, in Riverside, that is a good-sized single-family house. Even 1,552 sq ft (without the basement) is comparable in size to all of our homes at 29-33 Jay, which are de facto

single-family dwellings that range from 1,070 to 2,022sq ft. 5 out of 6 of us have homes with square footage in the 1,100's.

Tree Top's original proposal to modify 27 Jay was rejected. They recently proposed a second waiver to install more windows, which neighbors did not oppose. We do not know why Tree Top did not at the same time propose the current waiver to raise the dormers and create a full top floor. Perhaps they feared that the whole proposal would face opposition. In any case, saying in their current proposal that the building is "non-conforming" muddies the waters. Being non-conforming has nothing to do with adding height to this building. The footprint (on the ground) is not changing (unless there is overhang that goes beyond current footprint). What is changing is the building height and the configuration of its top floor? To reiterate, those will have a negative impact on adjacent and nearby properties.

We look forward to Tree Top finally completing work on the property after leaving it basically derelict for close to 2 years, only working on it in fits and starts. They have not acted responsibly as good neighbors since they bought the building. Residents nearby have had to call the Cambridge Inspectional Services Department several times due to their negligence. First, they neglected to cover the windows during interior demolition. Lead and plaster dust billowed out for days, and the yards at 29 a & b were blanketed with the debris. This created a health hazard and also contaminated the the organic garden at 29B carefully cultivated for over a decade. Tree Top must have known there was a lead law that required specific safeguards when rehabbing an older structure containing lead paint, one that in fact dates from 1873. The house has asphalt shingles, so we would like a commitment that Tree Top will handle those safely and legally when and if they do work on the roof.

Tree Top has violated other codes, again putting neighbors at risk. They failed to lock the open portable toilet on the property, right at the sidewalk. Recently, other neighbors found a person unconscious from a drug overdose on the property at 27 Jay Street after she had used the open portable toilet. Cambridge police and EMTs were thankfully able to revive her or there would have been a serious liability issue, as well as an even greater shock to the community with loss of a human life. Several strangers have been seen in the back yard in the last few weeks. One may have left a Blue Bike leaning against the house amid the debris, which finally has been mostly removed after many months!

It will be a good thing to have the property renovated and inhabited, but we are against giving Tree Top another special permit to raise the roof height and add dormers. I do hope you will take our concerns seriously, since we the undersigned are all homeowners and concerned citizens.

Thank you for your attention

Please let me know you have received our concerns and please do not hesitate to contact us if you have any questions about our concerns.

Juliet Stone-29B Jay [Street-julietstone44@gmail.com](mailto:julietstone44@gmail.com)
Michele Klopner 29A Jay Street -michele.klopner@outlook.com
Yael Avidan 31c Jay Street -yavidan@gmail.com
Kathy Richman 31B Jay Street- karichman@aol.com
Arkady Blyakher 33 Jay Street -blyakher.a@gmail.com
Gabby Pregernig 33 Jay Street - gpregernig@gmail.com