



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 AUG 18 AM 8:33  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number:** 238363

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Catherine Hayden and David Thurston

**PETITIONER'S ADDRESS:** 30 Ash Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 29 Ash St., Cambridge, MA

**TYPE OF OCCUPANCY:** R-3 Single Family                      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Dormer/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Extension of living space into the basement, proposed egress window wells and dormer additions.

**SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)  
Catherine Hayden  
(Print Name)

Address: \_\_\_\_\_  
Tel. No.                      617-840-7566  
E-Mail Address:            thornhouse90@gmail.com

Date: 8/17/23

**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 Catherine Hayden + David Thurston  
(OWNER)

Address: 30 Ash St

State that I/We own the property located at 29 Ash St, which is the subject of this zoning application.

The record title of this property is in the name of Catherine Hayden David Thurston

\*Pursuant to a deed of duly recorded in the date 5/17/23 Middlesex South County Registry of Deeds at Book 81543, Page 73; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

C Hayden and D Thurston  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

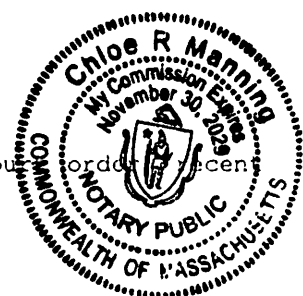
Commonwealth of Massachusetts, County of Norfolk

The above-name Catherine Hayden / David Thurston personally appeared before me, this 16<sup>th</sup> of August, 2023, and made oath that the above statement is true.

Chloe Manning Notary

My commission expires November 30 2029 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, decedent 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 29 Ash St., Cambridge, MA (location) would not be a detriment to the public interest because:**

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

The existing house is non-conforming on a non-conforming lot. The setbacks remain the same for the dormer additions. One proposed window well will have a minor side yard violation, however this will not impact the ordinance as it is at grade and not visible from the street. The extension of living space into the basement is within the existing building envelope.

**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:**

There is no change in use of the property or structure.

**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:**

There is no change in use of the property or structure.

**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:**

There is no change in use of the property or structure.

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

The dormer additions and chimney removals have been approved by the Cambridge Historical Commission.

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

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Catherine Hayden and David Thurston  
**Location:** 29 Ash St., Cambridge, MA  
**Phone:** 617-840-7566

**Present Use/Occupancy:** R-3 Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** R-3 Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,491 SF	3,518 SF	2,180 SF	(max.)
<u>LOT AREA:</u>		2,906 SF	2,906 SF	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.86	1.21	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,906 SF	2,906 SF	1,500 SF	
<u>SIZE OF LOT:</u>	WIDTH	45'	45'	50'	
	DEPTH	64.85'	64.85'	64.85'	
<u>SETBACKS IN FEET:</u>	FRONT	23.1'	40.2'	21.7'	
	REAR	1.3'	1.3'	17.4'	
	LEFT SIDE	19.7'	16.1'	17.4'	
	RIGHT SIDE	2.9'	2.9'	17.4'	
<u>SIZE OF BUILDING:</u>	HEIGHT	31.9'	31.9'	35.0'	
	WIDTH	55.3'	55.3'	55.3'	
	LENGTH	22.4'	22.4'	22.4'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30.3%	30.3%	30%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		2	2	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

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.:

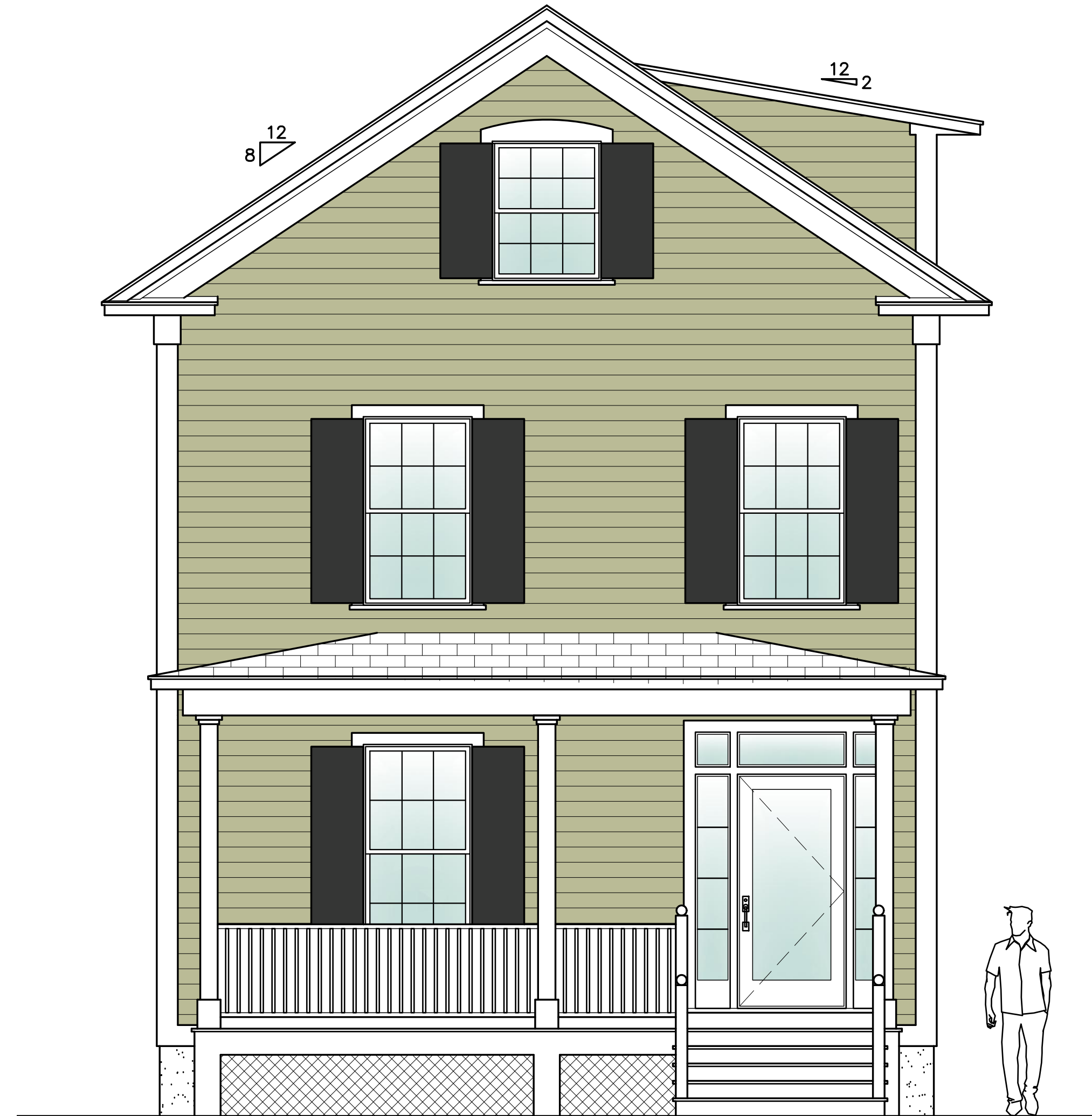
NA

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'.



# EXTENSION OF LIVING SPACE INTO BASEMENT AND DORMER ADDITION

29 ASH STREET, CAMBRIDGE, MASSACHUSETTS



## ZONING SUMMARY

ZONE: RES C-1

Use Regulations: Section Table	
Existing	Proposed
1F	1F

## Dimensional Regulations: Table

	Code Requirement		Existing Condition	Proposed Project (Dormers, Window Wells)	Notes
	Use 1	Any Other Use			
RES C-1					
Max FAR	0.75		0.86	1.21	EX 2,491 SF PRO 3,518 SF
Lot Area Minimum	5,000 SF				
Min Lot Area per Unit	1,500 SF				
Total Required Lot Size	5,000 SF		2,906 SF	2,906 SF	
Min Required Lot Width	50'		45'	45'	
Min Front Yard	21.7'		23.1'	23.1'	22.0' (10' x 14' x 21.7')
Min Side Yard	17.4'		19.7' / 2.9'	16.1' / 2.9'	22.0' (10' x 14' x 17.4')
Min Rear Yard	17.4'		1.3'	1.3'	22.0' (10' x 14' x 17.4')
Max Building Height	35'		32.0'	30.2'	
Ratio of Open Space to Lot Area	30.0%		30.3%	30.3%	EXIST NO CHANGE

Location  
**EXTENSION OF LIVING SPACE INTO BSMT AND DORMER ADD**  
**29 ASH STREET**  
**CAMBRIDGE, MA 02138**

**Choo & Company, Inc.**

One Billings Road Quincy, MA 02171  
 617-786-7727 fax 617-786-7715

No.	Revision Date

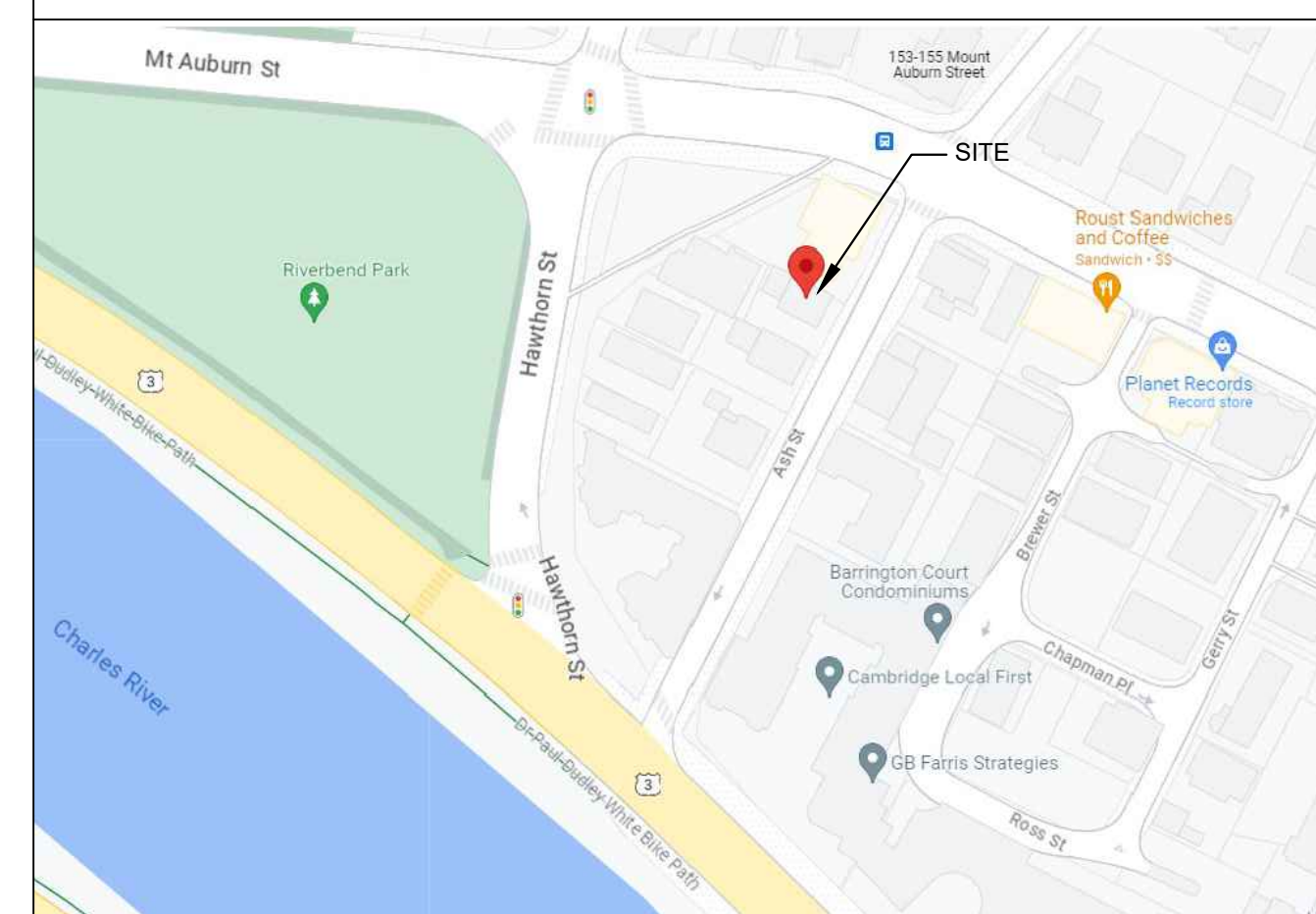
Project No: 2023156  
 Scale: AS NOTED  
 Date: 8-16-2023  
 Drawn By: AMF / DF

Drawing Name  
**COVER SHEET**

Sheet No.

**A-0**

## LOCUS MAP



## KEY

- ☉ SMOKE DETECTOR
- ☀ HEAT DETECTOR
- ☼ CARBON MONOXIDE DETECTOR
- ⬠ 1 HR FIRE-RATED WALL FROM EXTERIOR
- ⊠ FAN
- ⊙ 45 MIN. DOOR
- ⊕ 1-1/2 HOUR DOOR
- ⬠ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE
- NEW WALL
- EX'G WALL TO REMAIN
- - - WALL TO BE REMOVED

## CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION  
 EX'G R-3 USE GROUP (SINGLE-FAMILY)

## SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.



Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD  
 29 ASH STREET  
 CAMBRIDGE, MA 02138**

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 One Billings Road Quincy, MA 02171  
 617-786-7727 fax 617-786-7715

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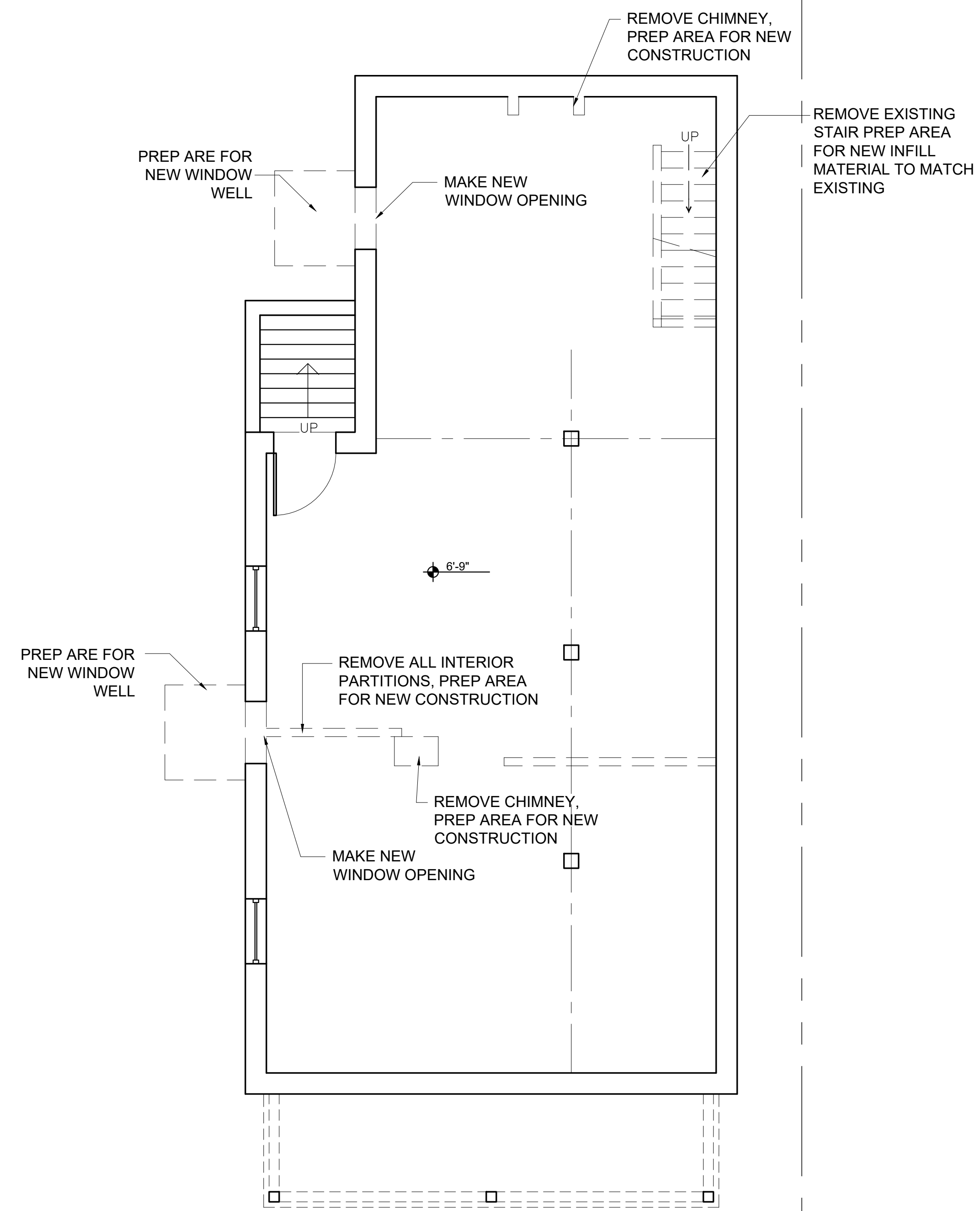
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 Scale: AS NOTED  
 Date: 8-16-2023  
 Drawn By: AMF / DF

Drawing Name  
**PROPOSED  
 LANDSCAPE  
 PLAN &  
 ELEVATIONS**

Sheet No.  
**A-1**

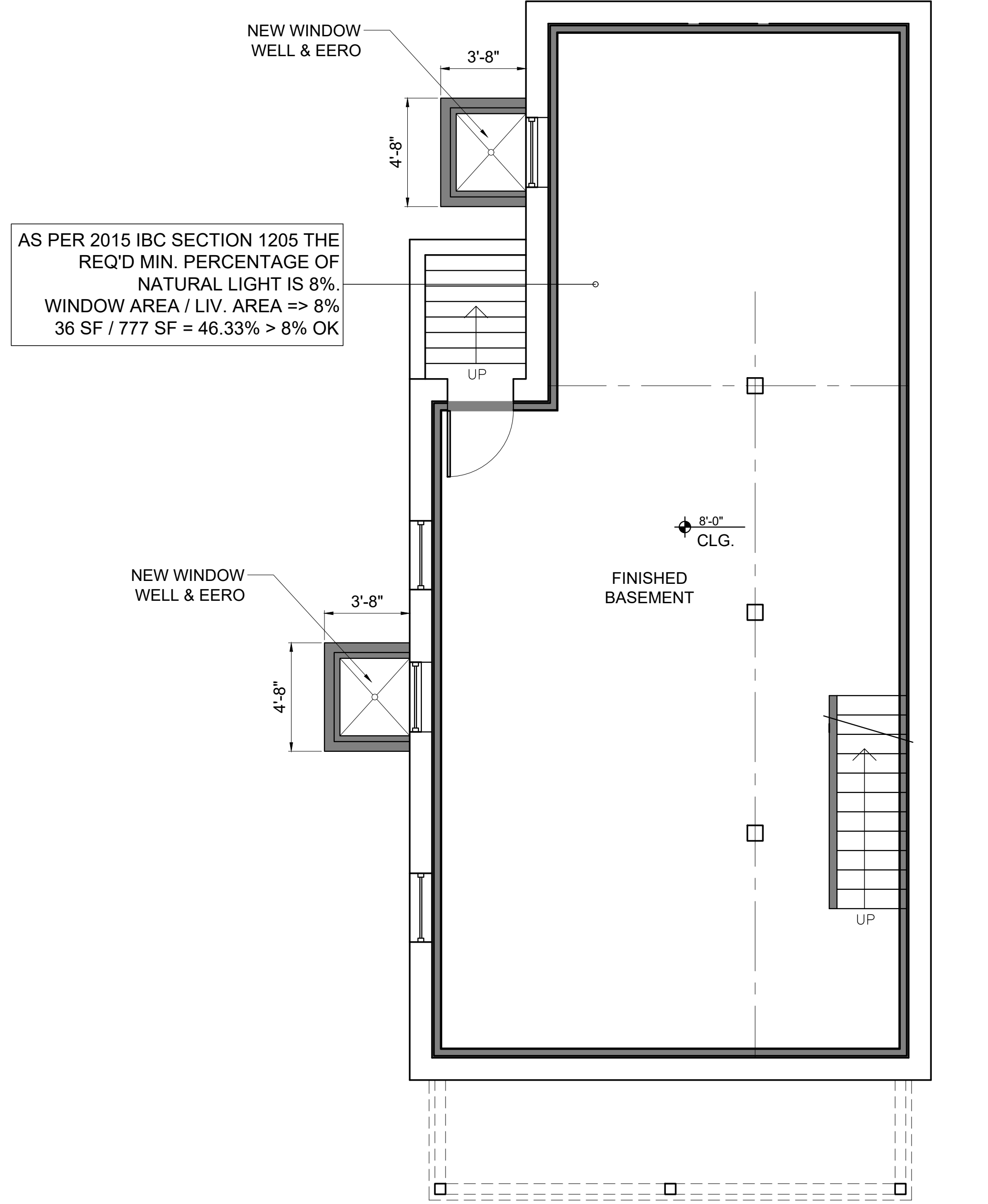
NOTE: THE PLOT UNDERLAY IS TAKEN FROM SURVEY PREPARED BY MALONEY GEOSPATIAL DATED JULY 22, 2023 & THE SURROUNDING CONTEXT IS TAKEN FROM THE CAMBRIDGE ZONING MAP

**1** PROPOSED LANDSCAPE PLAN  
 1/8" = 1'-0"



ASH STREET

1 EXISTING/DEMO BASEMENT PLAN - 0 SF  
1/4" = 1'-0"



ASH STREET

2 PROPOSED BASEMENT PLAN 959 SF  
1/4" = 1'-0"

Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD  
 29 ASH STREET  
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 Drawn By: AMF / DF

Drawing Name  
**EXISTING/DEMO  
 AND PROPOSED  
 BASEMENT  
 PLAN**

Sheet No.  
**A-1.0**



Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD**  
**29 ASH STREET**  
**CAMBRIDGE, MA 02138**

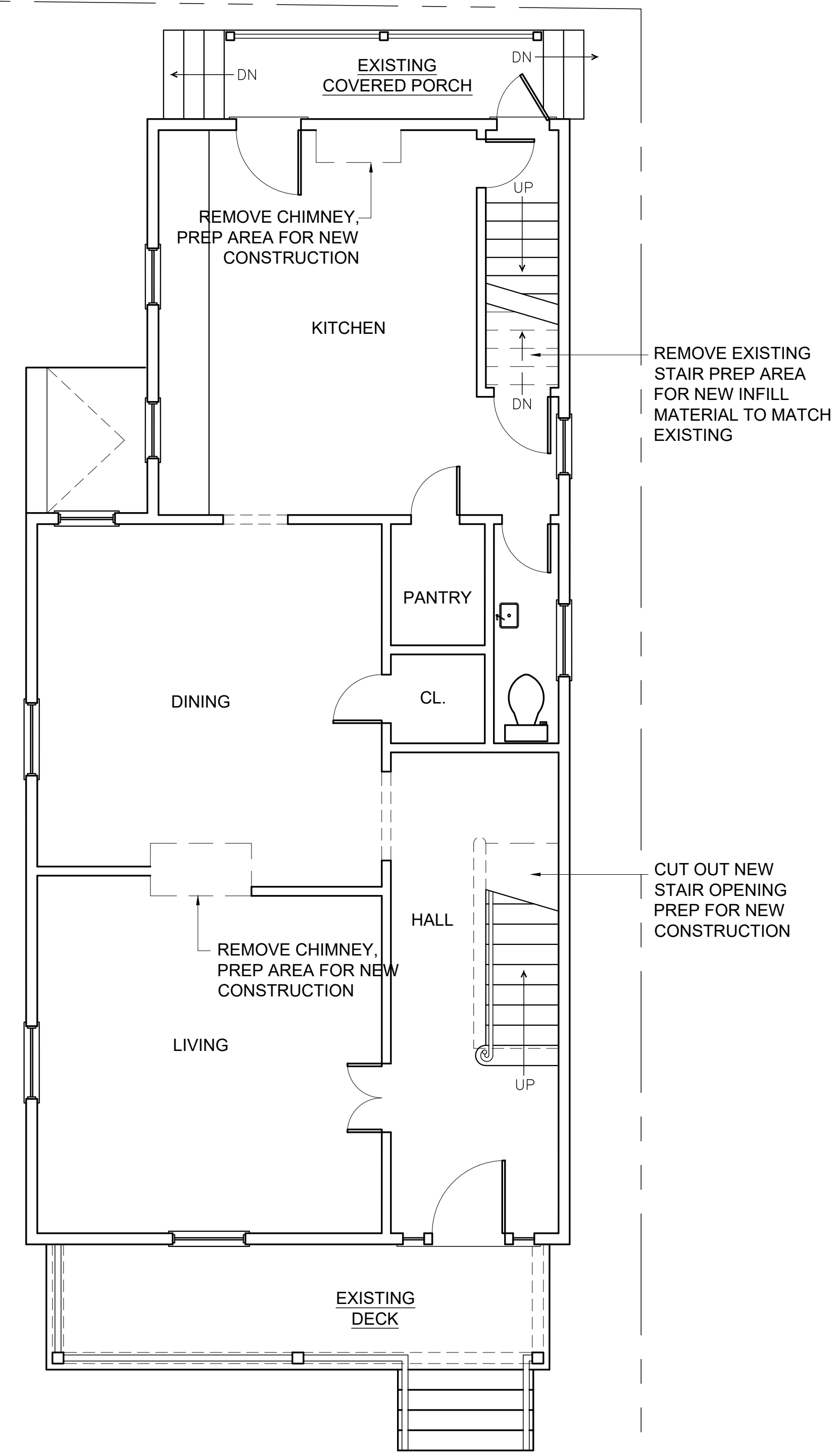
**Choo & Company, Inc.**  
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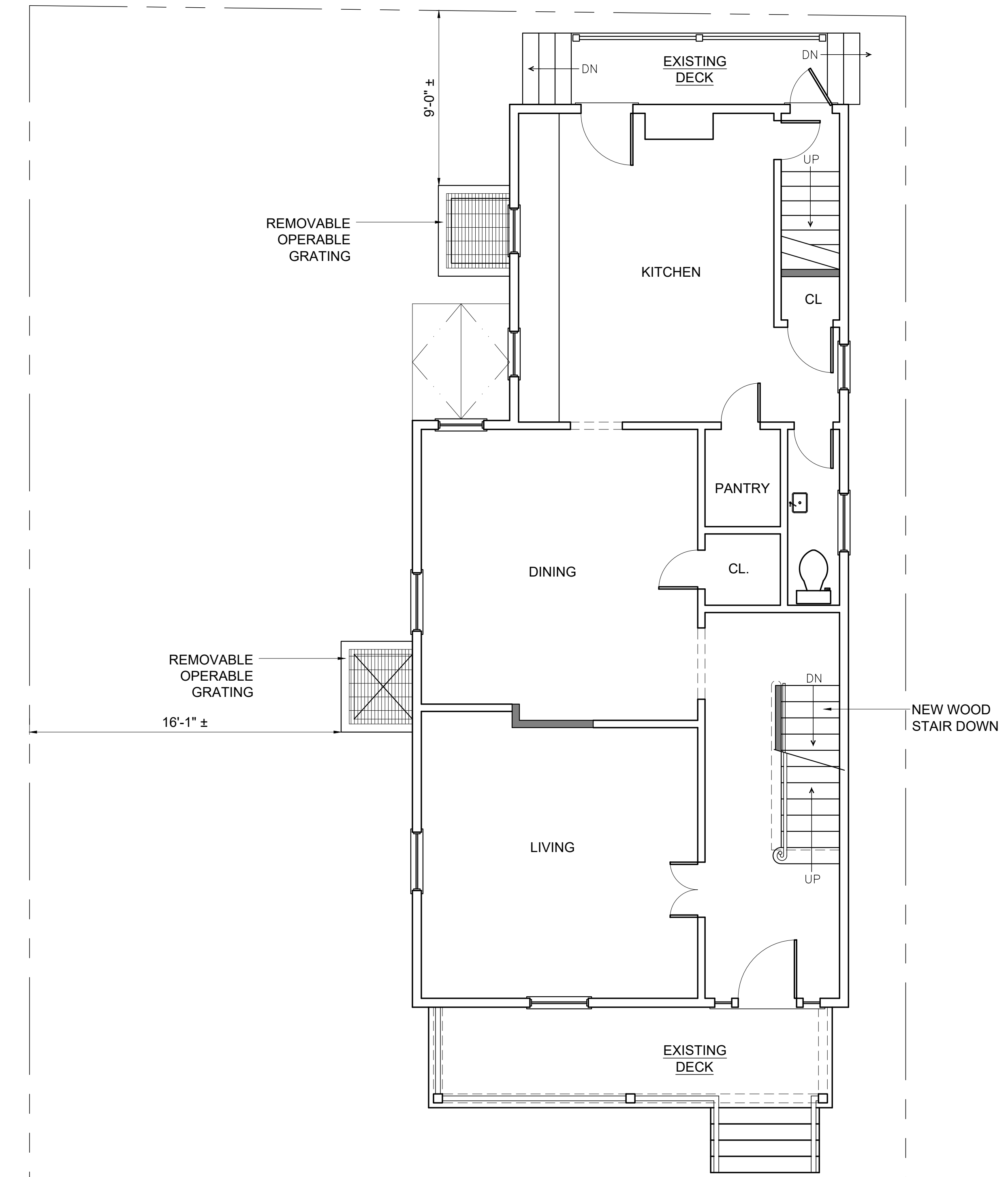
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**EXISTING/DEMO  
 AND PROPOSED  
 FIRST FLOOR  
 PLAN**

Sheet No.  
**A-1.1**



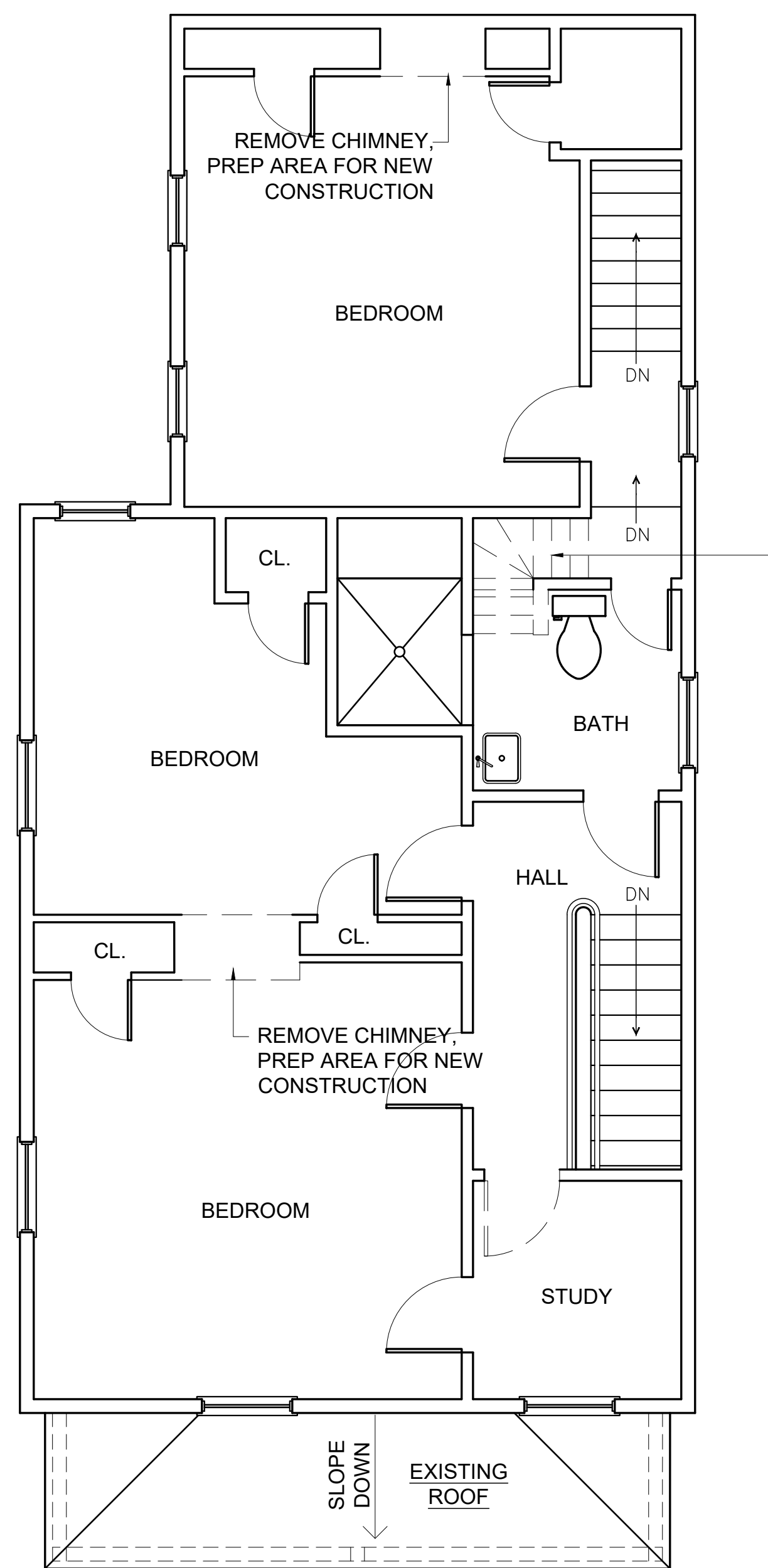
ASH STREET

**1** EXISTING/DEMO FIRST FLOOR PLAN 1,130 SF  
 1/4" = 1'-0"



ASH STREET

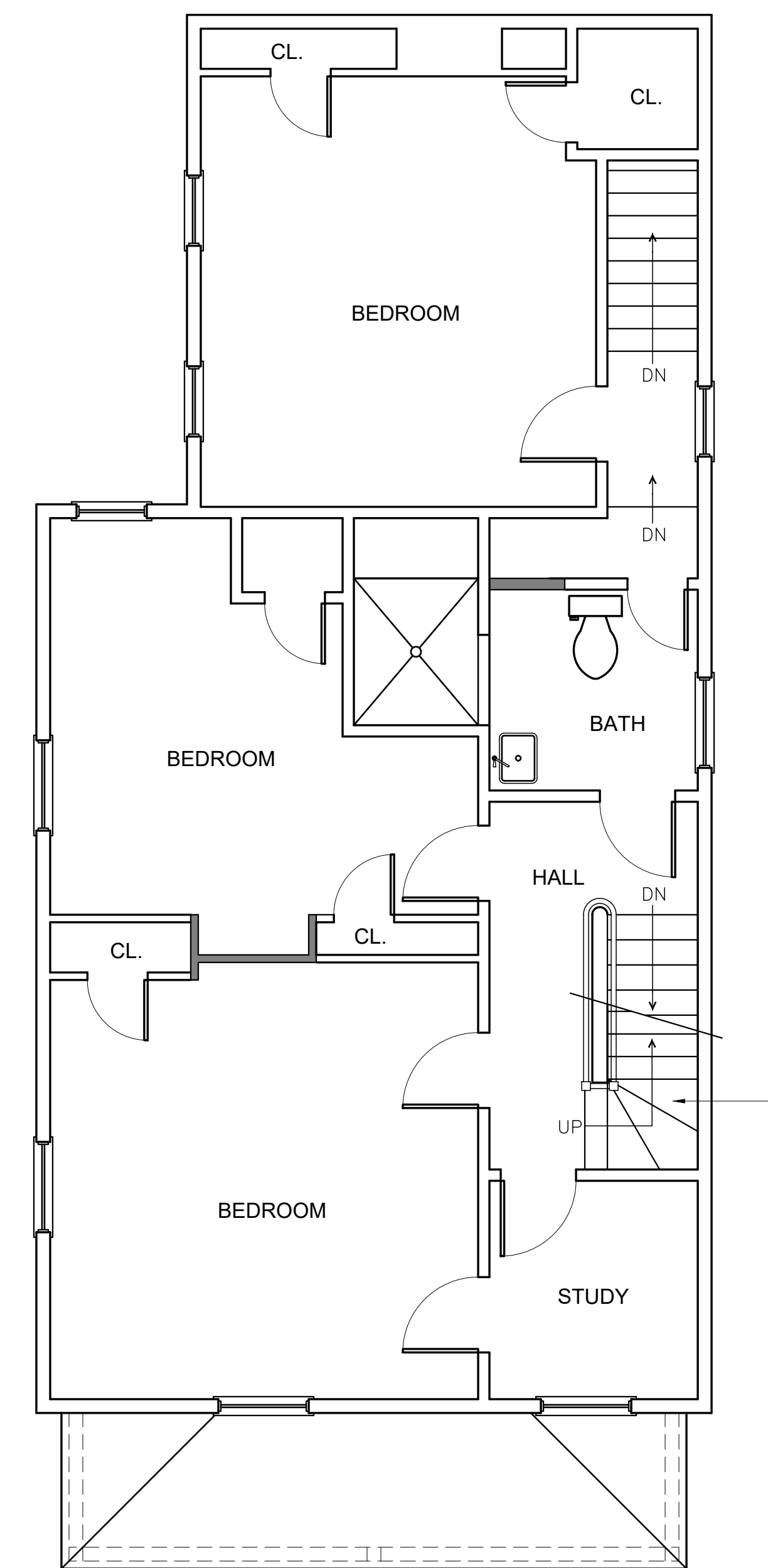
**2** PROPOSED FIRST FLOOR PLAN 1,130 SF  
 1/4" = 1'-0"



REMOVE EXISTING STAIR PREP AREA FOR NEW INFILL MATERIAL TO MATCH EXISTING

ASH STREET

1 EXISTING/DEMO SECOND FLOOR PLAN 959 SF  
1/4" = 1'-0"

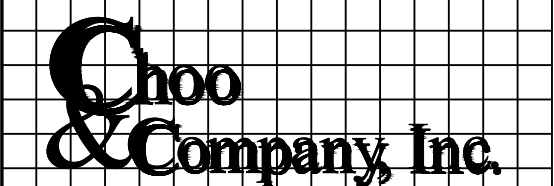


NEW WOOD STAIR UP

ASH STREET

2 PROPOSED SECOND FLOOR PLAN 959 SF  
1/4" = 1'-0"

Location  
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 INTO BSMT AND DORMER ADD  
 29 ASH STREET  
 CAMBRIDGE, MA 02138**



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 Date: 8-16-2023  
 Drawn By: AMF / DF

Drawing Name  
**EXISTING/DEMO  
 AND PROPOSED  
 SECOND FLOOR  
 PLAN**

Sheet No.  
**A-1.2**

Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD  
 29 ASH STREET  
 CAMBRIDGE, MA 02138**

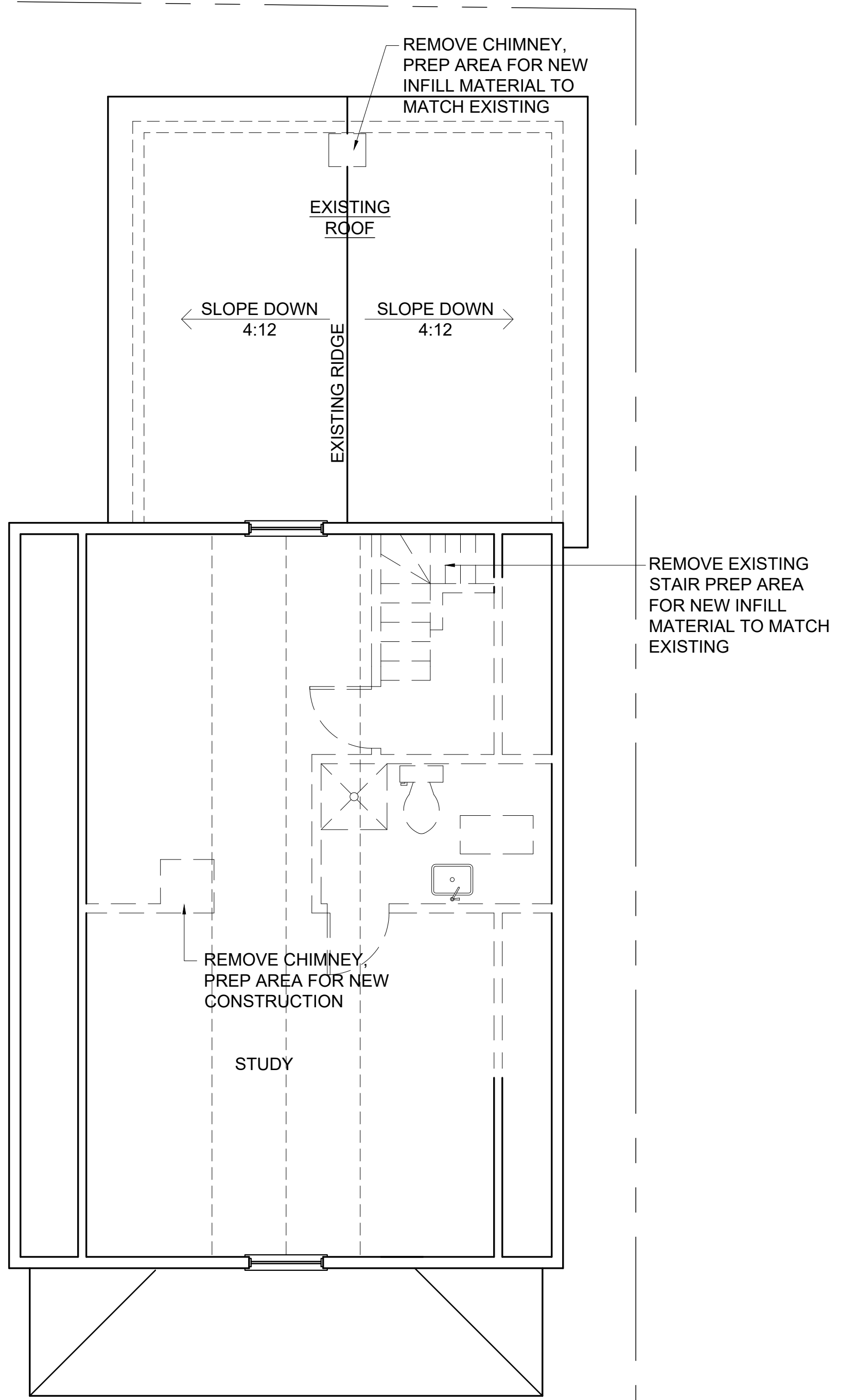
**Choo  
 & Company, Inc.**  
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No.	Revision Date

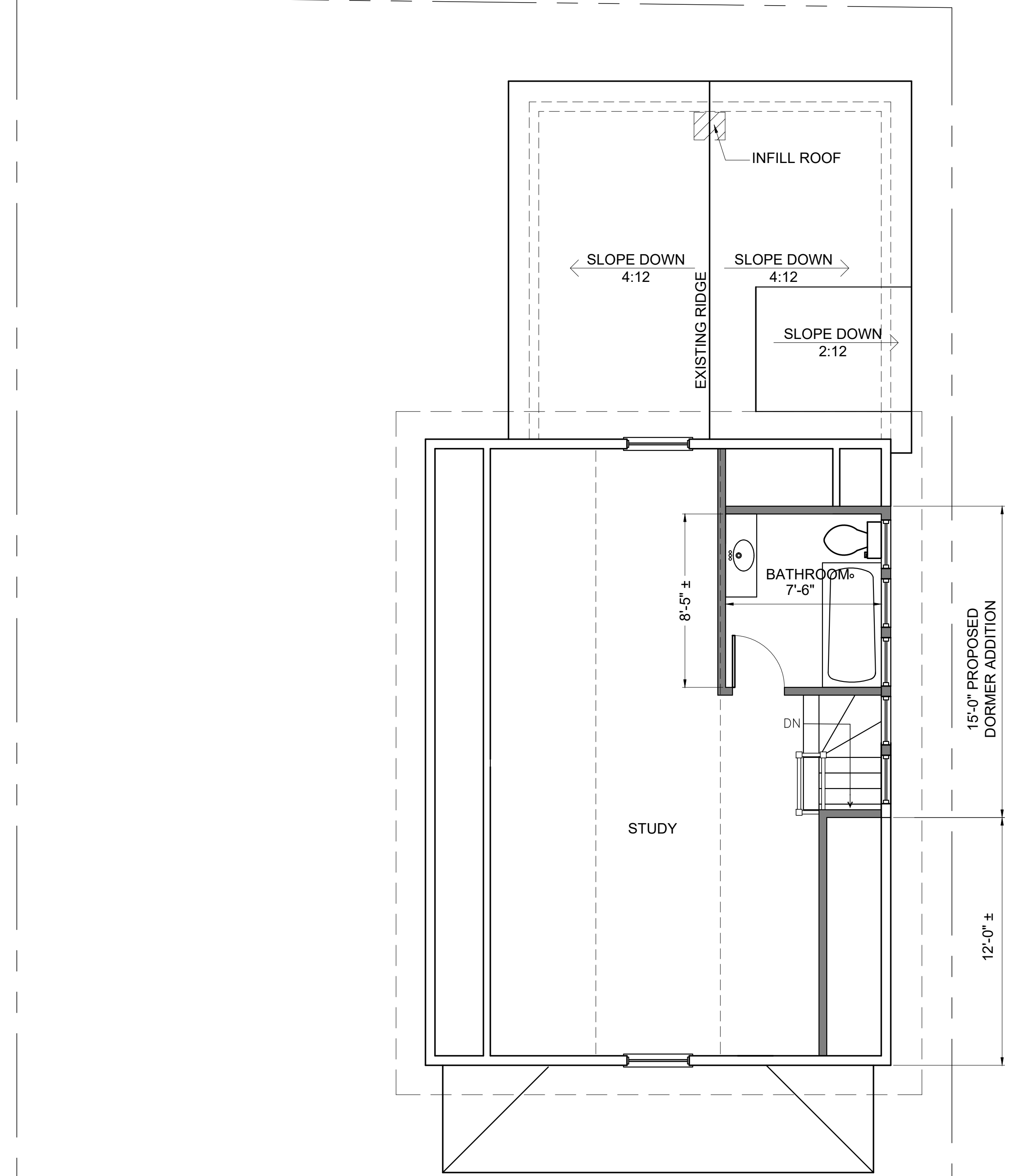
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 Scale: AS NOTED  
 Date: 8-16-2023  
 Drawn By: AMF / DF

Drawing Name  
**EXISTING/DEMO  
 AND PROPOSED  
 ATTIC FLOOR  
 PLAN**

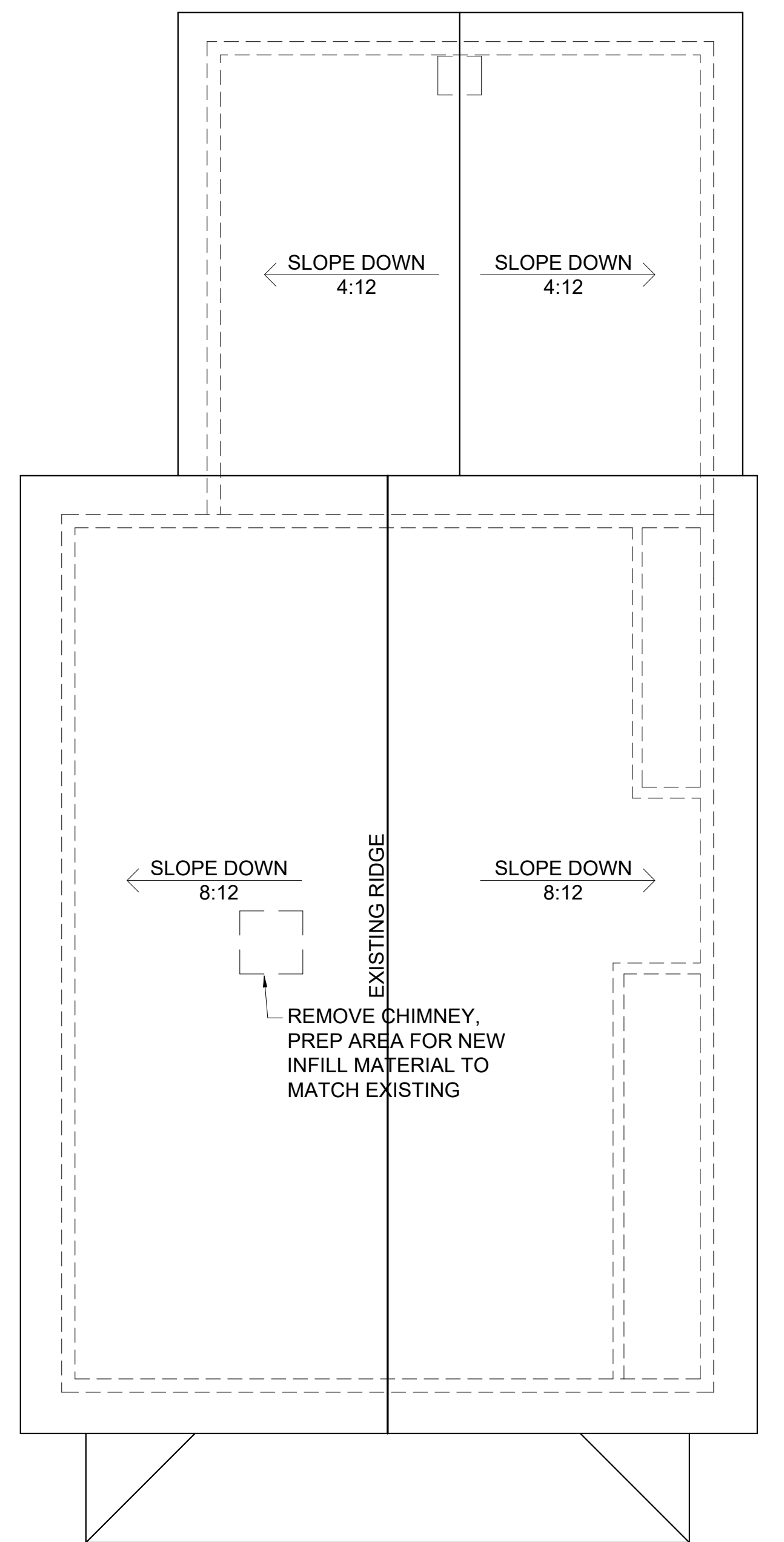
Sheet No.  
**A-1.3**



**1** EXISTING/DEMO ATTIC FLOOR PLAN - 402 SF  
 1/4" = 1'-0"

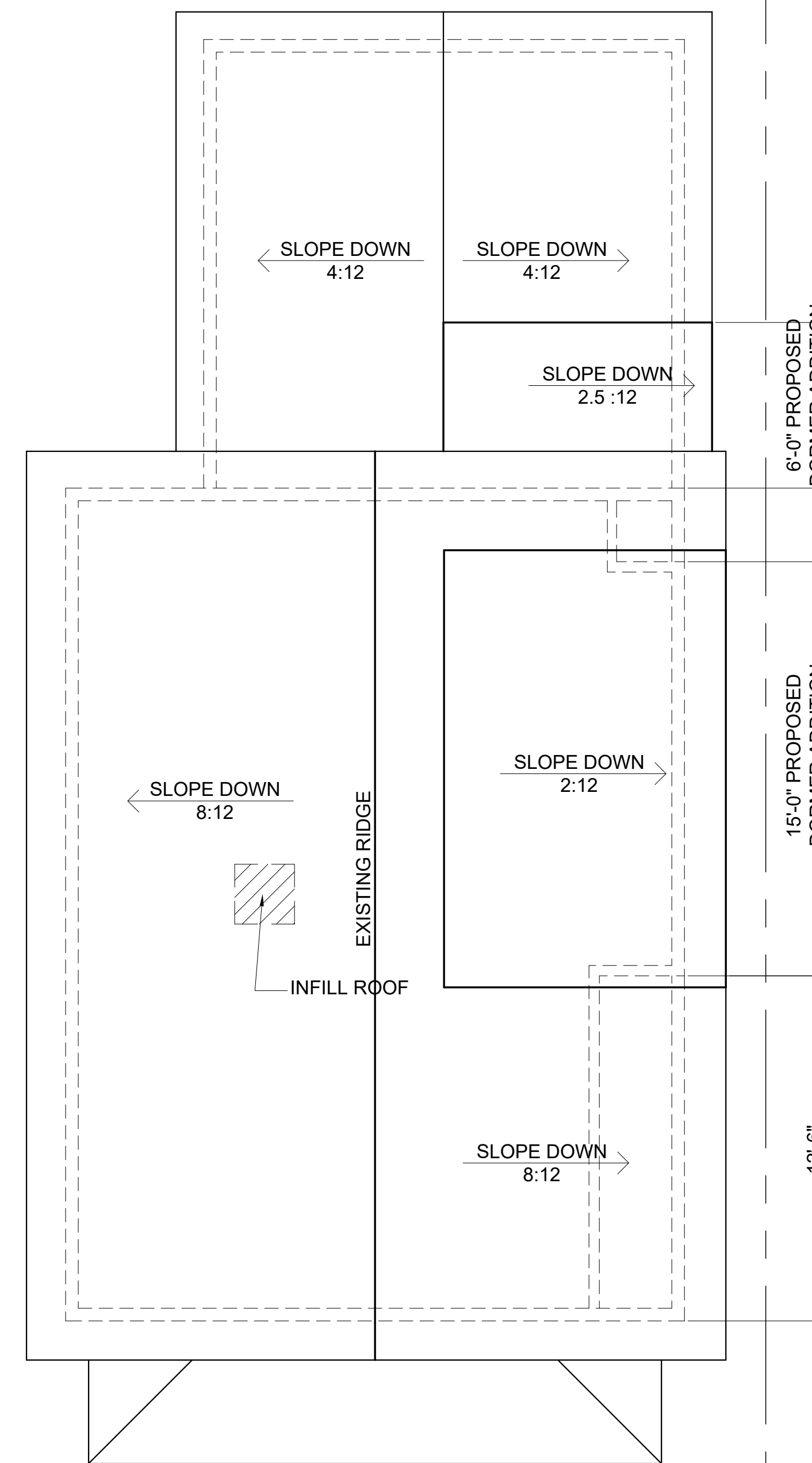


**2** PROPOSED ATTIC FLOOR PLAN 470 SF  
 1/4" = 1'-0"



ASH STREET

1 EXISTING/DEMO ROOF PLAN  
1/4" = 1'-0"



ASH STREET

2 PROPOSED ROOF PLAN  
1/4" = 1'-0"

Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD**  
 29 ASH STREET  
 CAMBRIDGE, MA 02138

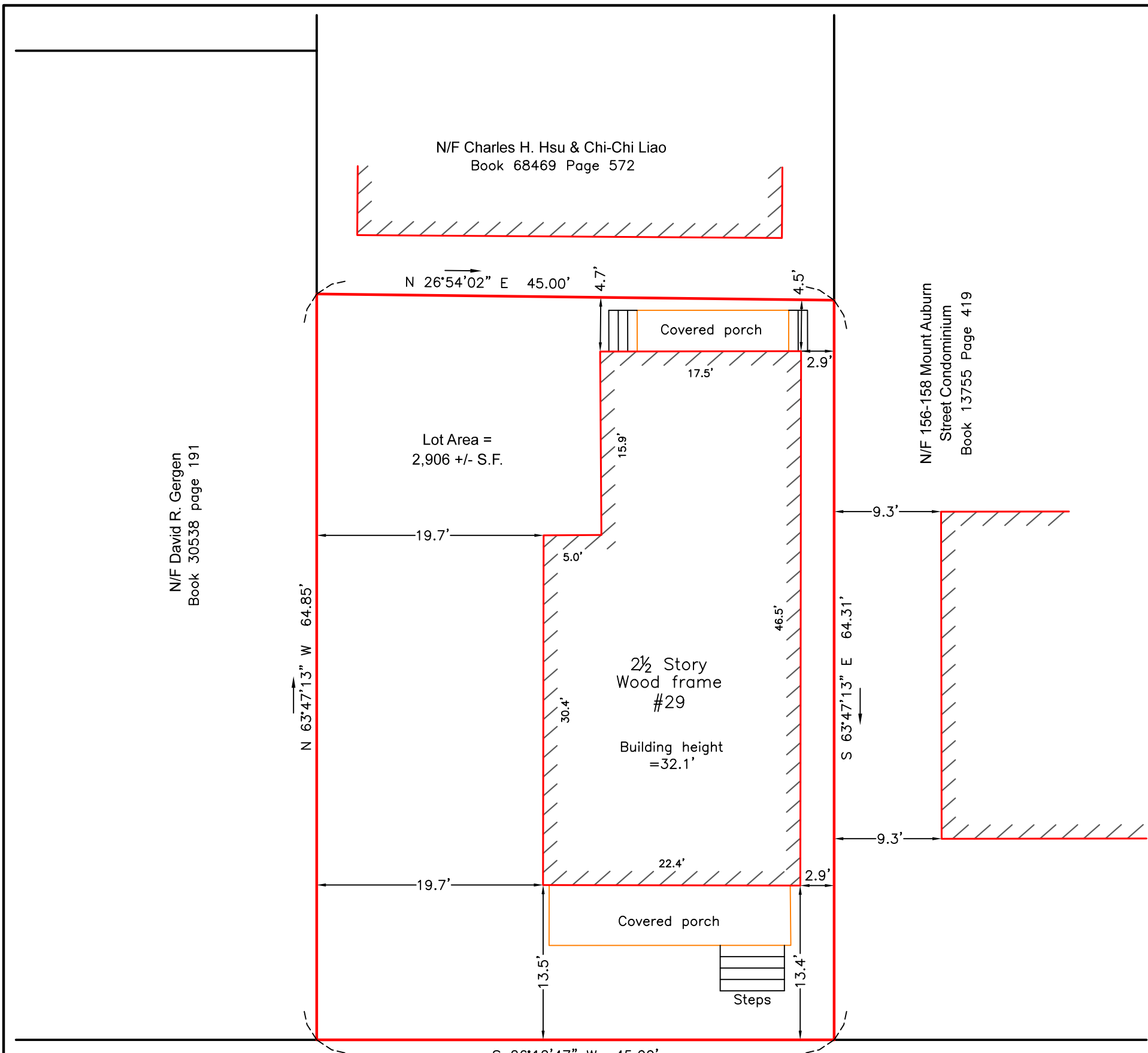
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No.	Revision Date

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Drawing Name  
**EXISTING/DEMO  
 AND PROPOSED  
 ROOF PLANS**

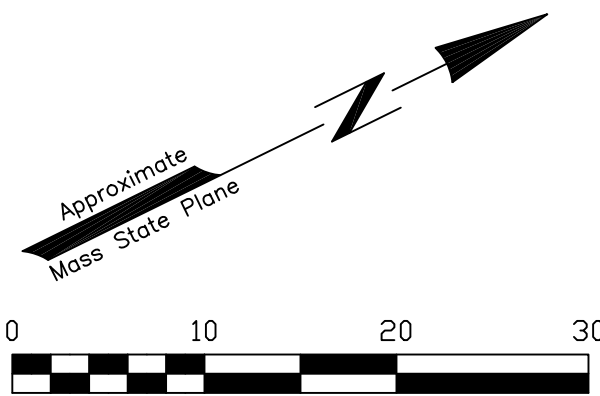
Sheet No.  
**A-1.4**



# Ash Street

Public use - 29.5' wide

Granite curb



In my professional opinion, I certify to Catherine Hayden and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0557E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR

DATE: 7/22/23

## Plan of Land

in  
**Cambridge, Massachusetts**

Prepared For: Catherine Hayden

Scale: 1" = 10'

Date: July 22, 2023

**MALONEY GEOSPATIAL**

7 Walnut Road  
Somerville, MA 02145

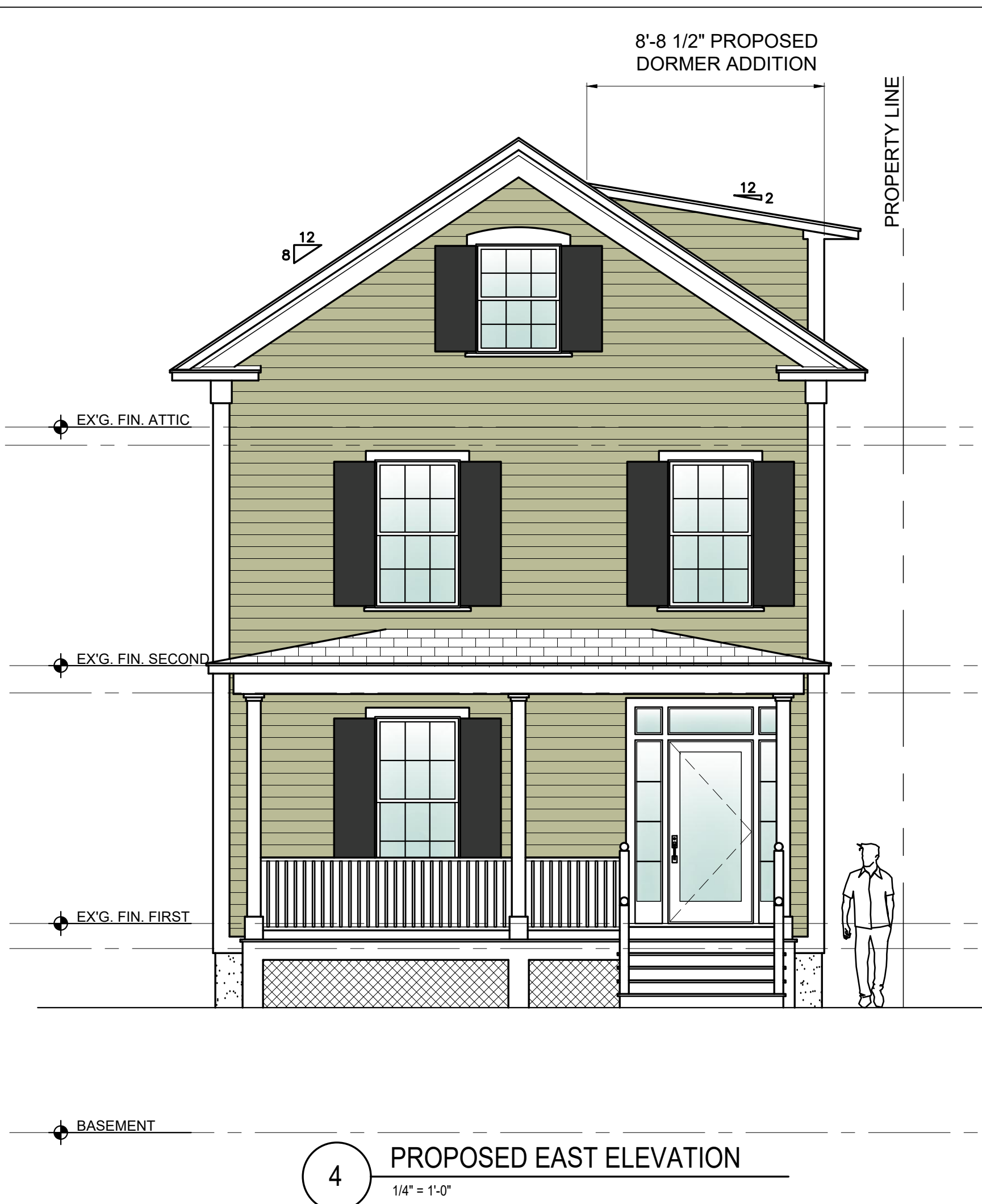
617-744-9002  
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 81543 Pg 74  
Assessors Map 166, Lot 49  
Zoning District: C-1  
Half Crown-Marsh Neighborhood Conservation District





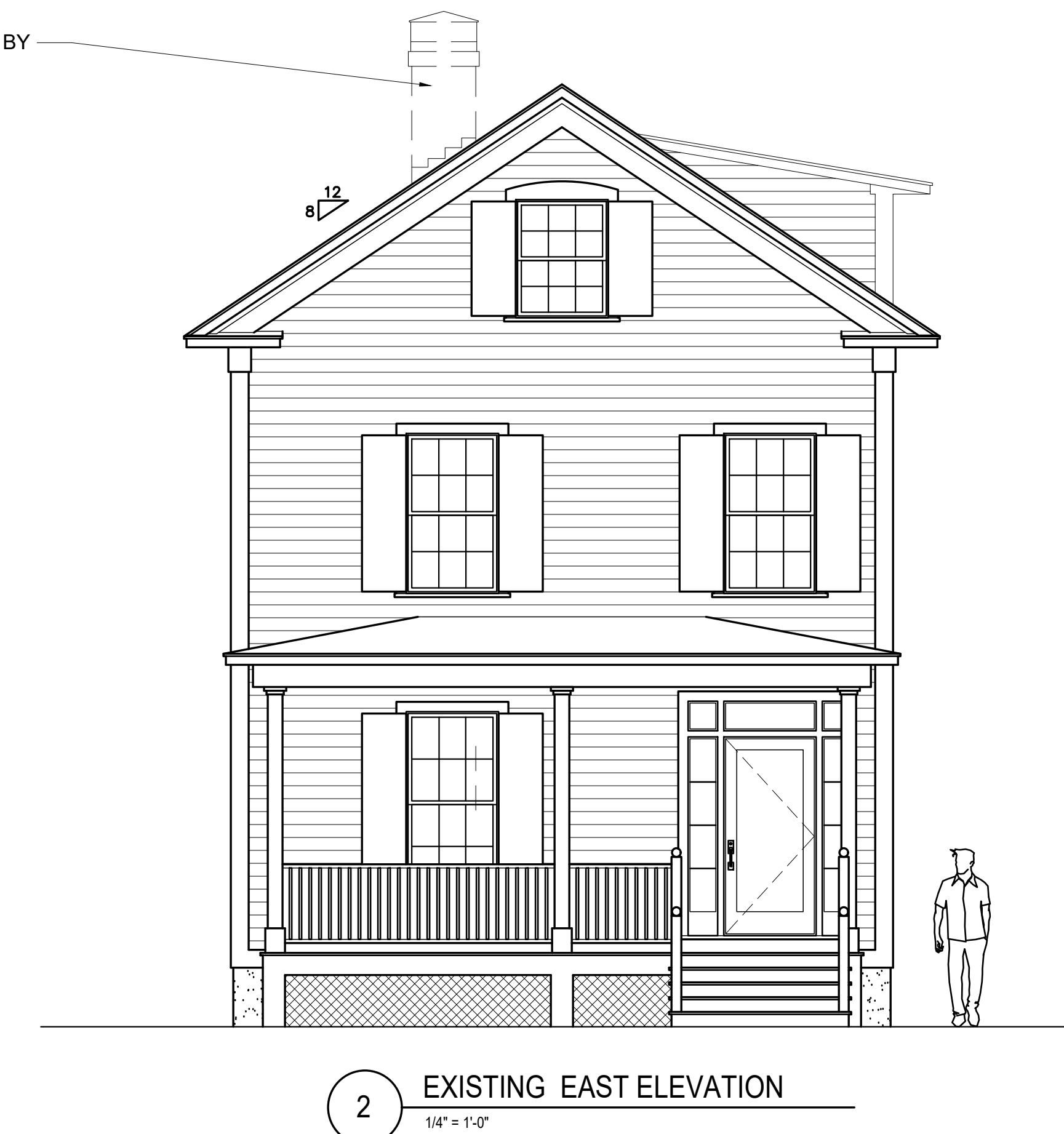
3 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



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



1 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
1/4" = 1'-0"

CHIMNEY REMOVAL APPROVED BY THE HISTORICAL COMMISSION

Location  
**EXTENSION OF LIVING SPACE  
INTO BSMT AND DORMER ADD  
29 ASH STREET  
CAMBRIDGE, MA 02138**

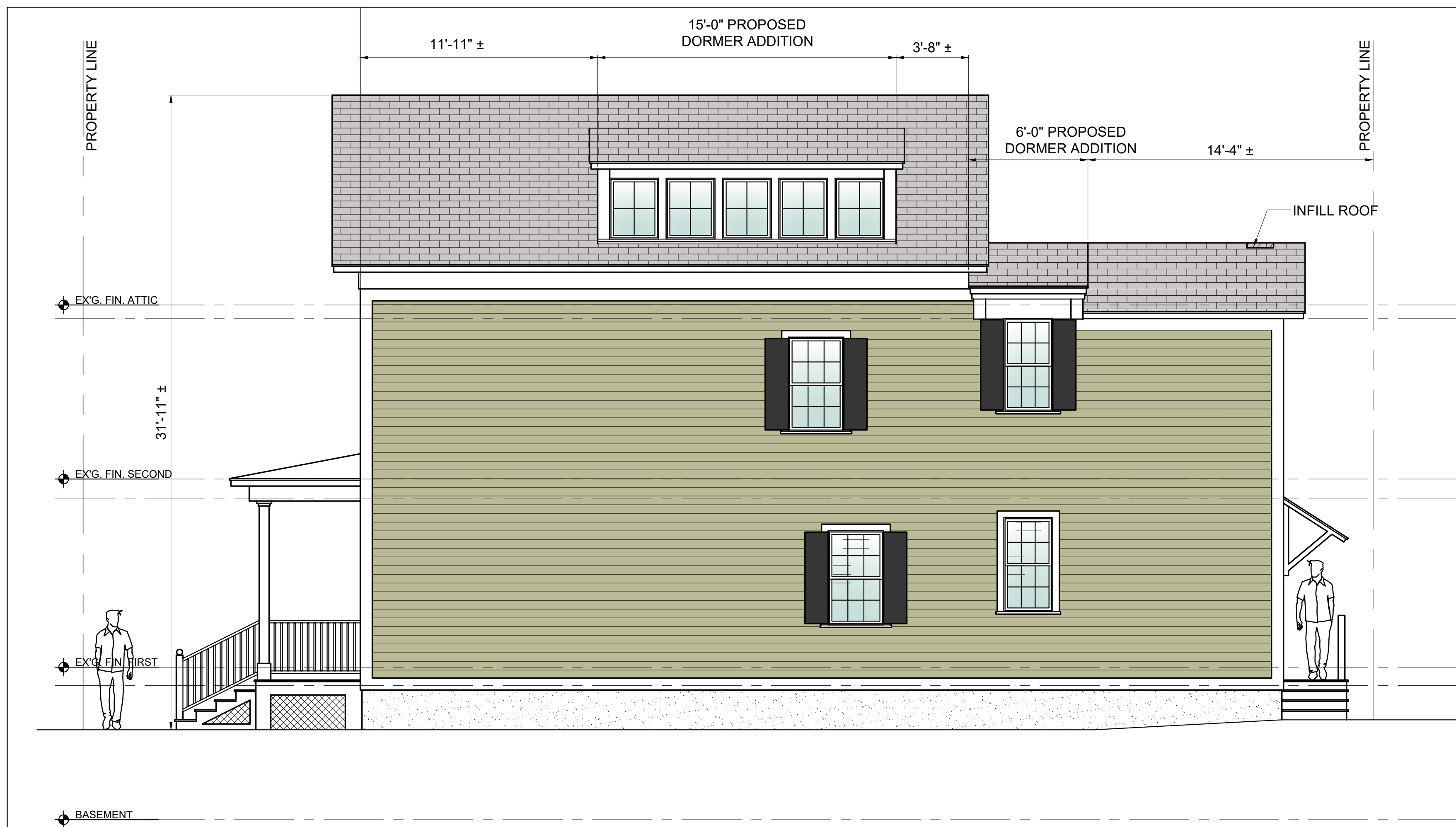
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No.	Revision Date

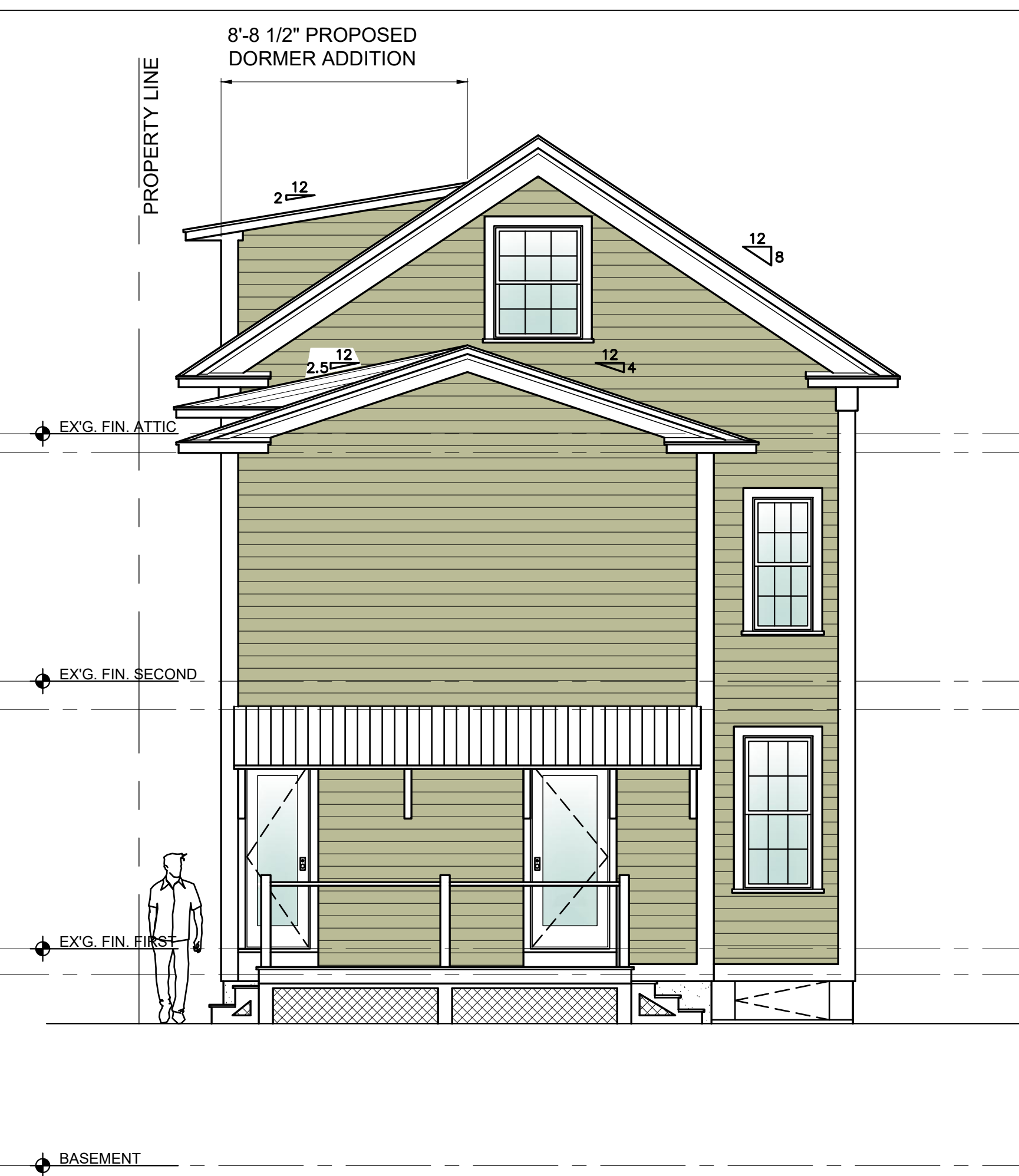
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Date: 8-16-2023  
Drawn By: AMF / DF

Drawing Name  
**EXISTING/  
PROPOSED  
ELEVATIONS**

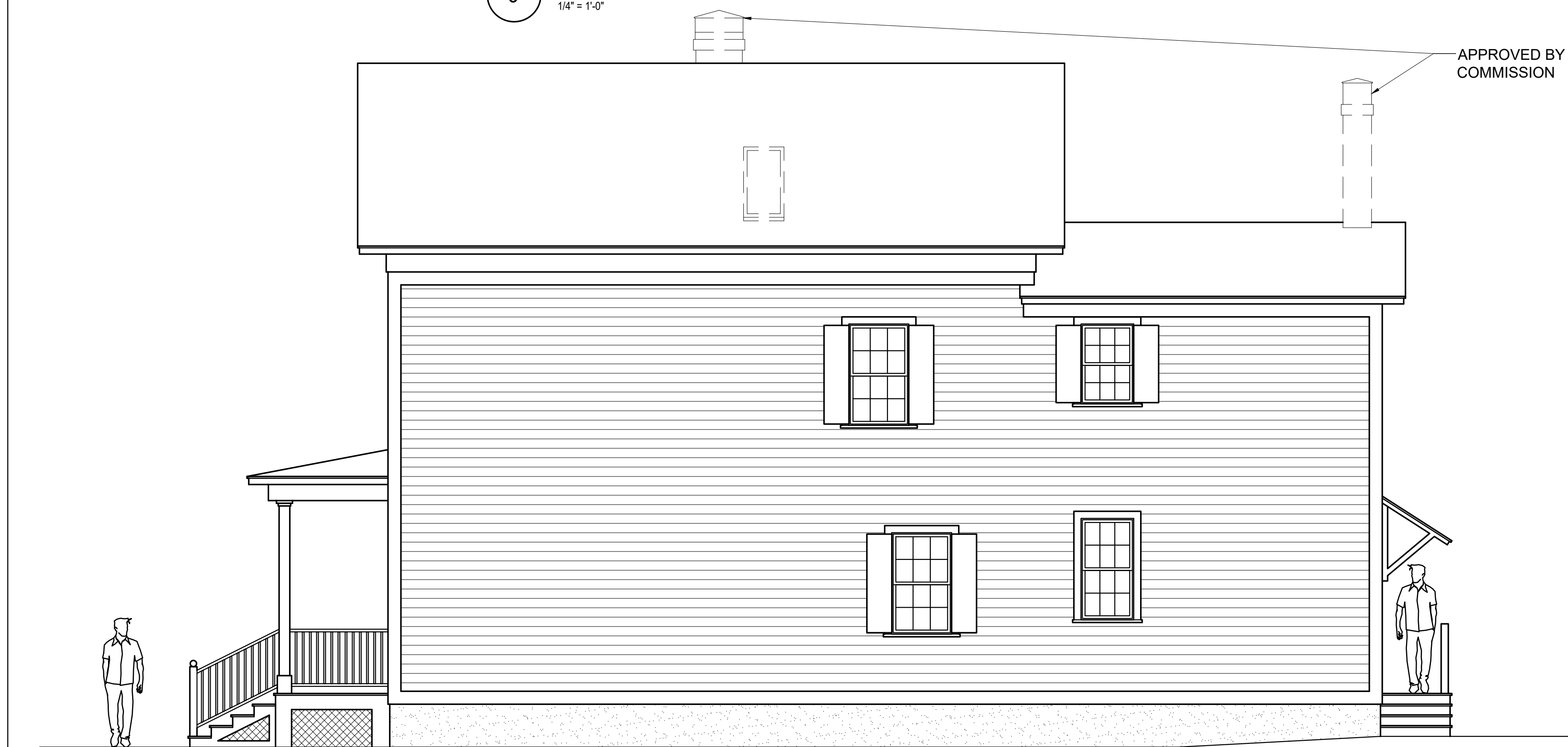
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**A-1.5**



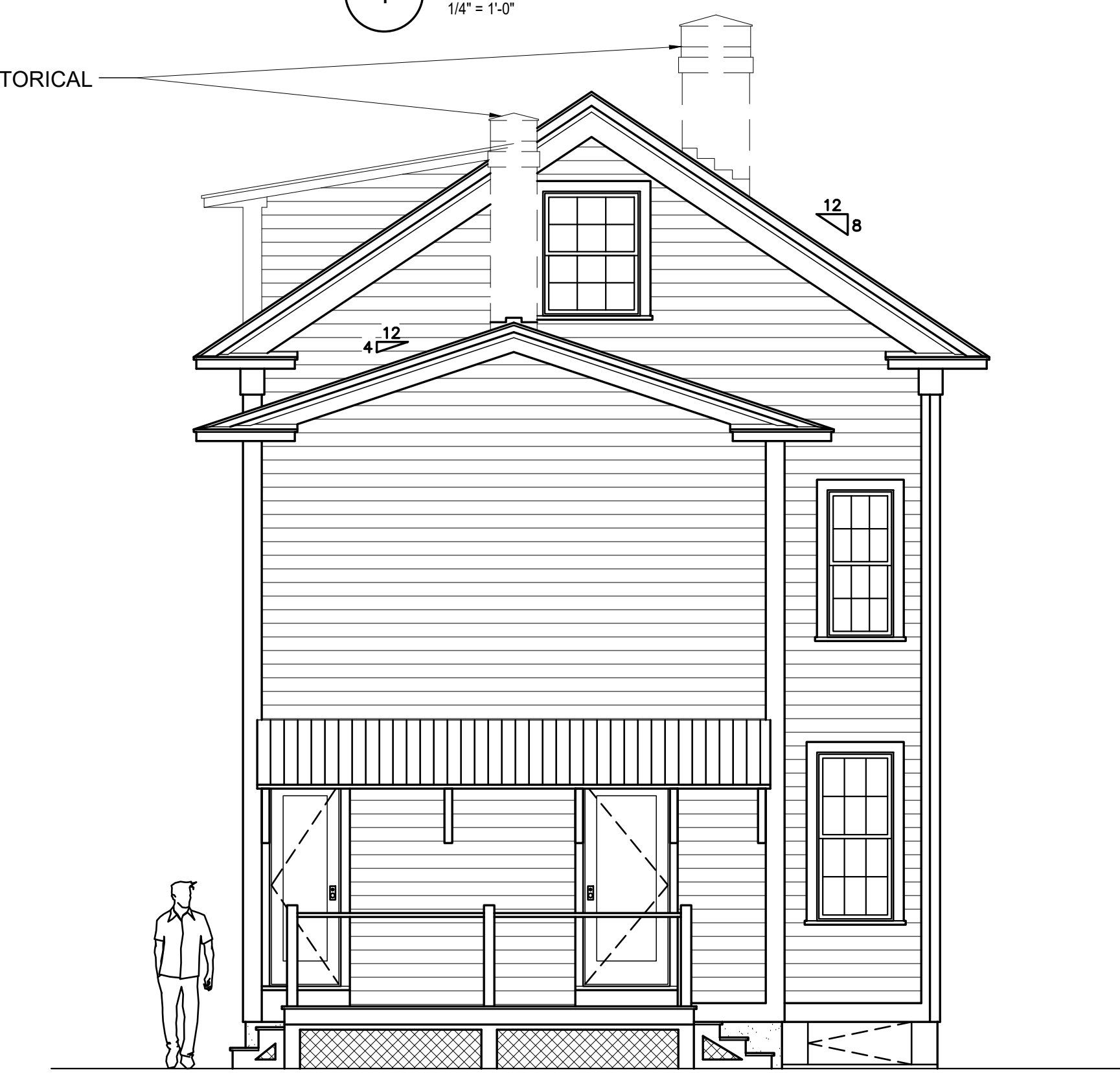
3 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



2 EXISTING WEST ELEVATION  
1/4" = 1'-0"

Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD  
 29 ASH STREET  
 CAMBRIDGE, MA 02138**

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 & Company, Inc.**  
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Drawing Name  
**EXISTING/  
 PROPOSED  
 ELEVATIONS**

Sheet No.  
**A-1.6**





29

TRASH







23 May 2023

Half Crown-Marsh Neighborhood Conservation Commission

831 Mass. Ave.

Cambridge MA 02139

Dear Members of the Commission,

I am writing in warm support of Catherine Hayden's and David Thurston's proposal at 29 Ash Street to add a dormer to the east roof, decrease the slope of the roof on the rear ell, and remove old chimneys.

Sincerely,



James Woodman

27 Ash Street

JAMES WOODMAN

27 ASH STREET, CAMBRIDGE MA 02138

[james\\_woodman@protonmail.com](mailto:james_woodman@protonmail.com) 617.661.7033



Half Crown-Marsh Neighborhood Conservation Commission  
831 Massachusetts 2<sup>nd</sup> floor  
Cambridge , MA 02139

Dear Members of the Commission,

We are writing in support of Catherine Hayden's proposal at 29 Ash St  
to add a dormer to the east roof , to decrease the slope of the roof on the rear ell  
and remove old chimneys.

Sincerely,

*Anne F. Gergen*

Anne Gergen  
David Gergen  
31 Ash St

*David Gergen*

5/18/23

Half Crown-Marsh Neighborhood Conservation Commission  
831 Massachusetts 2<sup>nd</sup> floor  
Cambridge , MA 02139

Dear Members of the Commission,

We are writing in support of Catherine Hayden's and David Thurston's proposal at 29 Ash St to add a dormer to the east roof , decrease the slope of the roof on the rear ell and remove old chimneys.

Sincerely,

Handwritten signature in black ink, appearing to be 'Eirene Kontopoulos' and 'Anthony Philippakis' joined together. To the right of the signature is the date '6/18/23'.

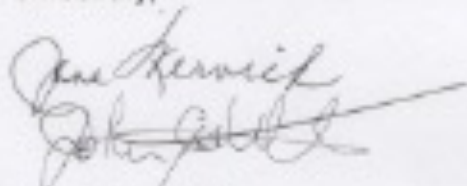
Eirene Kontopoulos  
Anthony Philippakis  
32 Ash st

Half Crown-Marsh Neighborhood Conservation Commission  
831 Massachusetts 2<sup>nd</sup> floor  
Cambridge , MA 02139

Dear Members of the Commission,

We are writing in support of Catherine Hayden's and David Thurston's proposal at 29 Ash St to add a dormer to the east roof , decrease the slope of the roof on the rear ell and remove old chimneys.

Sincerely,



Jane Kervick  
John Costello

36 Ash st #100

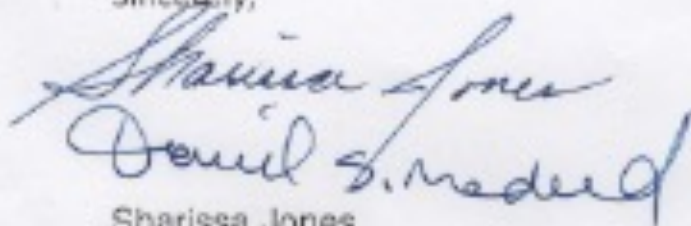
Half Crown-Marsh Neighborhood Conservation Commission  
831 Massachusetts 2<sup>nd</sup> floor  
Cambridge , MA 02139

5/18/25

Dear Members of the Commission,

We are writing in support of Catherine Hayden's and David Thurston's proposal at 29 Ash St to add a dormer to the east roof , decrease the slope of the roof on the rear ell and remove old chimneys.

Sincerely,

Handwritten signatures of Sharissa Jones and Daniel S. Medwed in blue ink.

Sharissa Jones  
Daniel Medwed  
154 Mt Auburn St

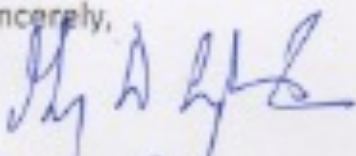
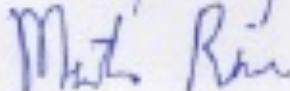
5/19/23

Half Crown-Marsh Neighborhood Conservation Commission  
831 Massachusetts 2<sup>nd</sup> floor  
Cambridge, MA 02139

Dear Members of the Commission,

We are writing in support of Catherine Hayden's proposal at 29 Ash St to add a dormer to the east roof, decrease the slope of the roof on the rear ell and remove old chimneys.

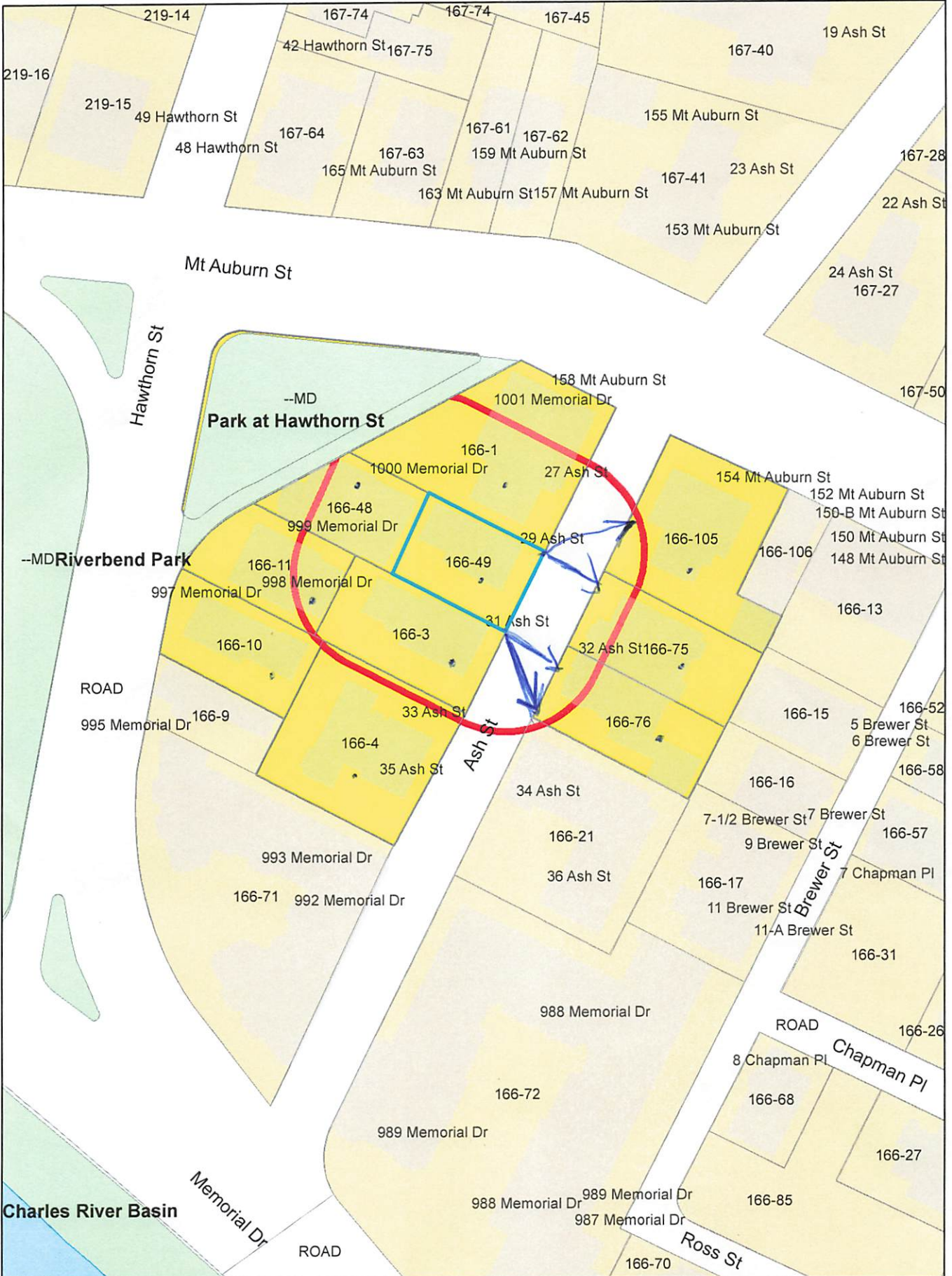
Sincerely,

Marta Rivas  
George Langdon  
999 Memorial Drive  
Cambridge Ma



29 Ash St.



29 Ash St.

Petitioner

166-4  
ROSEN, OLIVER & CECILY WARDELL  
35 ASH ST.  
CAMBRIDGE, MA 02138

166-105  
JONES, SHARISSA Y. & DANIEL S. MEDWED  
154 MT AUBURN ST  
CAMBRIDGE, MA 02139

166-75  
HAYDEN, CATHERINE D. DAVID B. THURSTON  
30 ASH ST.  
CAMBRIDGE, MA 02138

166-1  
OKUN, DOUGLAS,  
TRUSTEE THE DOUGLAS OKUN REV TRS  
334 WALDEN ST  
CAMBRIDGE, MA 02138

166-1  
AGRAWAL, KRISHNA  
53 ORCHARD STREET  
CAMBRIDGE, MA 02140

166-10  
CONNOLLY, SARAH T. TRUSTEE OF THE 997  
MEMORIAL DR NOMINEE REALTY TRST  
997 MEMORIAL DR  
CAMBRIDGE, MA 02138

166-48  
HSU, CHARLES H. & CHI-CHI LIAO  
TRUSTEE OF THE MRH REALTY TRUST  
1000 MEMORIAL DR  
CAMBRIDGE, MA 02138

166-1  
ROTHFARB, HERBERT I.  
1001 MEMORIAL DR  
CAMBRIDGE, MA 02138

166-3  
GERGEN, DAVID R.  
31 ASH STREET  
CAMBRIDGE, MA 02138

166-76  
KONTOPOULOS, EIRENE &  
ANTHONY PHILIPPAKIS  
32 ASH ST  
CAMBRIDGE, MA 02138

166-11  
LANGDON, GEORGE D., III & MARTA R. RIVAS  
999 MEMORIAL DRIVE  
CAMBRIDGE, MA 02138

166-1  
ELIZABETH L. PUGH STEVEN L. GORTMAKER  
44 PAYSON TERRANCE  
BELMONT, MA 02478

166-1  
WOODMAN, JAMES F. TRUSTEE OF THE 27 ASH  
STREET NOMINEE TRT  
27 ASH ST  
CAMBRIDGE, MA 02138

166-11  
BELL, JONATHAN & MARY ELLEN MALLOY  
998 MEMORIAL DR. UNIT 2  
CAMBRIDGE, MA 02139

166-4  
MOROUN, MADELEINE  
33 ASH ST  
CAMBRIDGE, MA 02138

166-49  
BURTO, WILLIAM SYLVAN BARNET  
29 ASH ST  
CAMBRIDGE, MA 02138

Park at Hawthorn St  
C/O City of Cambridge  
Megan Bayer  
City Solicitor

Park at Hawthorn St  
C/O City of Cambridge  
Yi-AN Huang  
City Manager

# DOUGLAS OKUN & ASSOCIATES INC

*September 25<sup>th</sup>, 2023*

*To: Board of Zoning Appeals  
831 Massachusetts Avenue, Cambridge, MA 02139*

*Re: 29 Ash Street: BZA-238363*

Members of the Board,

I would like to extend my full support to Catherine Hayden and David Thurston to complete the improvements to their house at 29 Ash Street, Cambridge, MA 02138.

Sincerely,  
Douglas R. Okun





# 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: Andrew Ulrich Date: 9/12/23  
(Print)

Address: 29 Ash St.

Case No. BZA-238363

Hearing Date: 9/28/23

Thank you,  
Bza Members