



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUL 17 AM 11:27

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 279906**

#### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Jane B. Rollins C/O Mahmood Firouzbakht

**PETITIONER'S ADDRESS:** 7 Crescent Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 38 Hubbard Ave., Cambridge, MA

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

**REASON FOR PETITION:**

/Additions/

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

The Special Permit relief requested relates to the extension of and addition to the rear of a pre-existing non-conforming single family home as well as windows located in the required side setbacks.

#### **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)

Mahmood Firouzbakht

(Print Name)

Address:  
Tel. No.  
E-Mail Address:

7 Crescent Street, Cambridge, MA 02138  
617-671-5534  
mahmood.brp@gmail.com

**Date:** 7/17/24

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

381 Massachusetts Avenue, Cambridge MA 02139

617-349-3100

### EX-100 Application Form

EXA Number: 23990

#### General Information

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

Special Permit: \_\_\_\_\_ Variances: \_\_\_\_\_ Appeals: \_\_\_\_\_

PETITIONER: Jane L. Collins (O. Marshwood Properties)

PETITIONER'S ADDRESS: 7 Crescent Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 38 Hubbard Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: Residential O-1 Zone

REASON FOR PETITION:

(Additional)

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

The Special Permit relief requested related to the extension of and addition to the rear of a pre-existing non-contiguous single family home as well as windows located in the required side setback.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article 8.000	Section 8.01 (Table of Dimensional Requirements)
Article 8.000	Section 8.22.2.d & 8.22.2.e (Non-Contiguous Structure)
Article 10.000	Section 10.10 (Special Permit)

Original  
Signature(s)

(Petitioner (s) / Owner)

(Print Name)

Address

Tel. No.

E-Mail Address

617-349-3534

marshwood.biz@gmail.com

Date: \_\_\_\_\_

**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 Jane B. Rollins  
(OWNER)

Address: 38 Hubbard Avenue, Cambridge, MA

State that I/We own the property located at 38 Hubbard Ave, which is the subject of this zoning application.

The record title of this property is in the name of Jane B. Rollins

\*Pursuant to a deed of duly recorded in the date 12/18/2006, Middlesex South County Registry of Deeds at Book 48742, Page 35; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

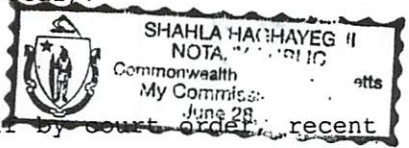
X Jane B. Rollins  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Jane B. Rollins personally appeared before me, this 30th of June, 2024, and made oath that the above statement is true.

Shahla Haghayeg Notary  
My commission expires 6/28/25 (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 38 Hubbard Ave., Cambridge, MA (location) would not be a detriment to the public interest because:**

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

The proposed addition to the existing single family home meets the requirements of the Ordinance in that it involves the extension of pre-existing non-conformities where no new non-conformities will be created. The existing lot is very narrow and long which makes any alteration or addition to the existing structure difficult without the need for relief. The proposed relief requested relates to side setback conditions which pose a challenge to building anything of a conforming nature. The proposed windows in the setbacks are limited in number and will provide needed light and air to the home. The house will conform as to FAR, height, front and rear yard setbacks, and all open space requirements. The house will remain a single family home with one off-street parking space.

**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 single family home will not create traffic issues given its continued use as a single family home. The patterns of access or egress will not cause congestion hazard or substantial change in the established neighborhood character. The proposed single family home will be consistent with other similarly situated and sized single family homes on Hubbard Avenue and within this neighborhood. The off street parking space provided should help relieve parking demand on the street as well.

**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 continued operation of or the development of adjacent uses will not be adversely affected by the nature of the proposed use as the proposed use is the continuation as a single family home. The existing home is in decay and in need of substantial overhaul. The proposed work will bring this property and home up to modern living standards and in line with the condition, size, and quality of adjacent properties.

**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:**

No nuisance or hazard will be created to the detriment of the health, safety, and/or welfare of the occupants of the proposed use or the citizens of the City as the proposed use is the continuation of a single family use of this property. The refurbishment of the existing structure and addition thereto will provide for an upgrade to this property and will be an overall improvement to the neighborhood.

**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:**

**ESA 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 38 Hubbard Ave., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The proposed addition to the existing single family home meets the requirements of the Ordinance in that it involves the extension of pre-existing non-conformities where no new non-conformities will be created. The existing lot is very narrow and long which makes any alteration or addition to the existing structure difficult without the need for relief. The proposed relief requested relates to side setback conditions which pose a challenge to building anything of a conforming nature. The proposed windows in the setbacks are limited in number and will provide needed light and air to the interior. The house will conform as to F.A.P. height, front and rear yard setbacks, and all open space requirements. The house will remain a single family home with one off-street parking space.

(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 single family home will not create traffic issues given its continued use as a single family home. The pattern of access or egress will not cause congestion, hazard or substantial change in the established neighborhood character. The proposed single family home will be consistent with other similarly situated and sized single family homes on Hubbard Avenue and within this neighborhood. The off-street parking spaces provided should help relieve parking demand on the street as well.

(C) The continued operation of the development 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 continued operation of the development or the development of adjacent uses will not be adversely affected by the nature of the proposed use as the continuation as a single family home. The existing home is in decay and in need of substantial overhaul. The proposed work will bring this property and home up to modern living standards and in line with the condition, size, and quality of adjacent properties.

(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:

No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City as the proposed use is the continuation of a single family use of this property. The relinquishment of the existing structure and addition thereto will provide for an upgrade to this property and will be an overall improvement to the neighborhood.

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

The proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of the ordinance in that it involves the continued use of this property as a single family home, substantial improvement to the existing condition of the structure thereon, and a house that is consistent with the size, quality, and character of the adjoining district and neighborhood.

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

The proposed use will not impair the integrity of the district or adjoining district or otherwise detract from the intent or purpose of the ordinance in that it involves the continued use of this property as a single family home, substantial improvement to the existing condition of the structure thereon, and a house that is consistent with the size, quality, and character of the adjoining district and neighborhood.

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



**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Jane B. Rollins  
**Location:** 38 Hubbard Ave., Cambridge, MA  
**Phone:** 617-671-5534

**Present Use/Occupancy:** Single family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single family

		<b>Existing Conditions</b>		<b>Requested Conditions</b>		<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		1008		3060		3096	(max.)
<b>LOT AREA:</b>		4128		4128		5000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		.24		.741		.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		4128		4128		1500	
<b>SIZE OF LOT:</b>	WIDTH	25		25		50	
	DEPTH	161.6		161.6		0	
<b>SETBACKS IN FEET:</b>	FRONT	14.7		14.7		10	
	REAR	115.8		91		30	
	LEFT SIDE	1		1		7.5	
	RIGHT SIDE	2.2		2.2		7.5	
<b>SIZE OF BUILDING:</b>	HEIGHT	25.7		34.4		35	
	WIDTH	25.7		56.4		0	
	LENGTH	20.7		20.7		0	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		83.9%		74.9%		30%	
<b>NO. OF DWELLING UNITS:</b>		1		1		2.8	
<b>NO. OF PARKING SPACES:</b>		0		1		0	
<b>NO. OF LOADING AREAS:</b>		0		0		0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		0		0		0	

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

not applicable

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'.

# REZONING APPLICATION

## EXISTING AND PROPOSED CONDITIONS

Applicant: James B. Collins  
 Location: 22 Hubbard Ave, Cambridge, MA  
 Phone: 617-671-2294  
 Requested Use: Community Single Family  
 Zoning District: R-1 Zone  
 Present Use: Community Single Family

Existing Conditions	Proposed Conditions	Dimensional Requirements
1008	3000	3000
4138	4138	3000
24	111	75
4138	4138	1500
25	25	20
181.8	181.8	0
14.7	14.7	10
115.8	91	20
1	1	20
2.2	2.2	10
20.7	20.7	32
22.7	20.4	0
20.7	20.7	0
88.8%	74.9%	50%
1	1	2.2
0	1	0
0	0	0
0	0	0

Existing 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.

not applicable

- 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 8.000, SECTION 8.30 (DISTRICT OF DIMENSIONAL REGULATIONS)
- 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5'0" DIVIDED BY LOT AREA)
- 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 10'

# 38 HUBBARD AVE

CAMBRIDGE MA, 02140

JULY 8, 2024

PREPARED FOR : CAMBRIDGE BOARD OF  
ZONING APPEAL

PREPARED BY : KELLY BOUCHER ARCHITECTURE  
54 HARVARD STREET, BROOKLINE MA 02445  
[www.boucherarchitecture.com](http://www.boucherarchitecture.com)

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COVER SHEET

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date 07.08.24

Drawing no. B000

**ZONING REQUEST SUMMARY**

**PROJECT DESCRIPTION:**

RENOVATE AND RECONFIGURE AN EXISTING NON-CONFORMING SINGLE FAMILY HOME. THE LOT IS LOCATED IN A RESIDENTIAL C-1 ZONE

**38 HUBBARD STREET EXISTING NONCONFORMITY:**

LOT SIZE / SIDE SETBACKS / LOT WIDTH

**ZONING REQUEST**

**SPECIAL PERMIT TO EXTEND NONCONFORMING SIDE YARD SETBACKS:**

THIS PROPERTY DOES NOT MEET THE MINIMUM LOT WIDTH REQ., AND IS SUBJECT TO THE NARROW LOT RULE SETTING SETBACK REQUIREMENTS AT 7'-6" PER CZO 5.21.1  
 ALTHOUGH THE RENOVATION PROPOSES TO EXTEND THESE EXISTING NON-CONFORMING WALLS, THE SETBACKS ARE NOT INCREASED, MULTIPLANE CALCS NOT REQUIRED.

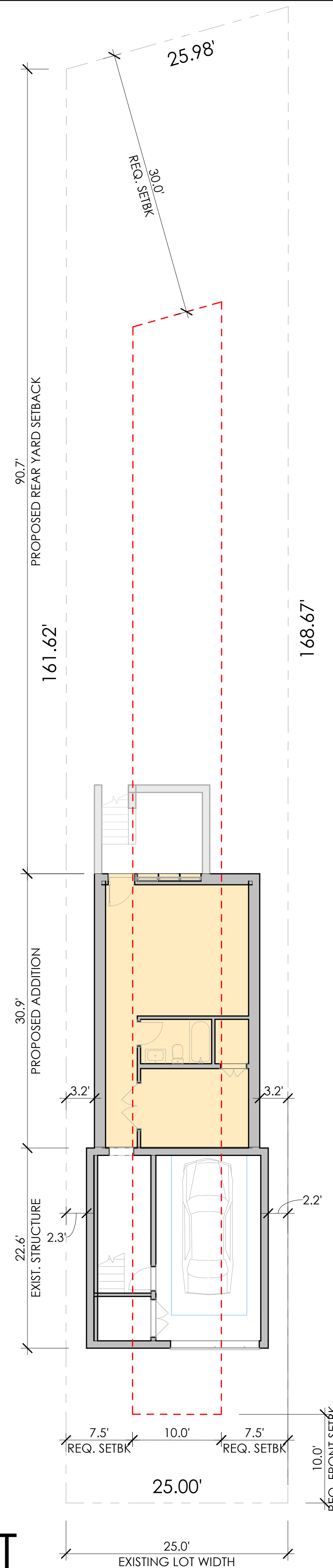
**SPECIAL PERMIT TO CHANGE FENESTRATION WITHIN A NONCONFORMING SETBACK**

SIDE YARD SETBACKS ARE ALREADY NON-CONFORMING TO THE CZO. OUR ADDITION DOES NOT INCREASE THESE EXISTING NON-CONFORMITIES

OUR BUILDING HEIGHT IS UNCHANGED

OUR PROPOSED PROJECT IS COMPLIANT FOR OPEN SPACE

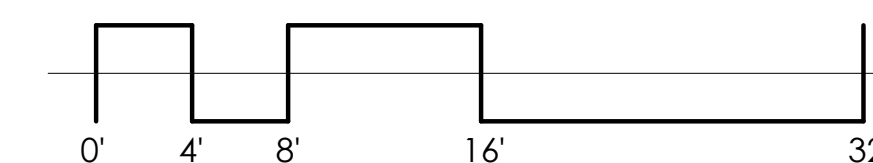
OUR PROPOSED PROJECT WILL BE COMPLIANT FOR GROSS FLOOR AREA



LOCATION	38 HUBBARD AVE		07.08.24
	EXISTING	PROPOSED	CZO REQ
ZONE	RES C-1		
LOT AREA	4128	4128	5000
FAR	0.24	0.741	0.75
GFA	1008	3060	3096
LOT AREA PER DU	4128	4128	1500
NO OF UNITS	1.0	1.0	2.8
SIZE OF LOT			
W	25	25	50
D	161.6	161.6	
SETBACKS			
FRONT	14.7	unchanged	10'
REAR	115.8	91	30
LEFT SIDE	1	unchanged	7.5
RIGHT SIDE	2.2	unchanged	7.5
SIZE OF BLDG			
HEIGHT	25.7 +/-	34.4'	35
LENGTH	25.7	56.4	
WIDTH	20.7	20.7	
RATIO OF USEABLE OPEN SPACE			
TOTAL OPEN SPACE	83.9%	74.9%	30%
TOTAL PRIVATE OPEN SPACE	72.6%	51.0%	15%
PARKING SPACES	0	1	0
LOADING AREA	0	0	0
DISTANCE TO NEAREST BLDG	n/a	n/a	10

**ZONING REVIEW SITE PLAN**

1/8" = 1'-0"



ZONING SUMMARY

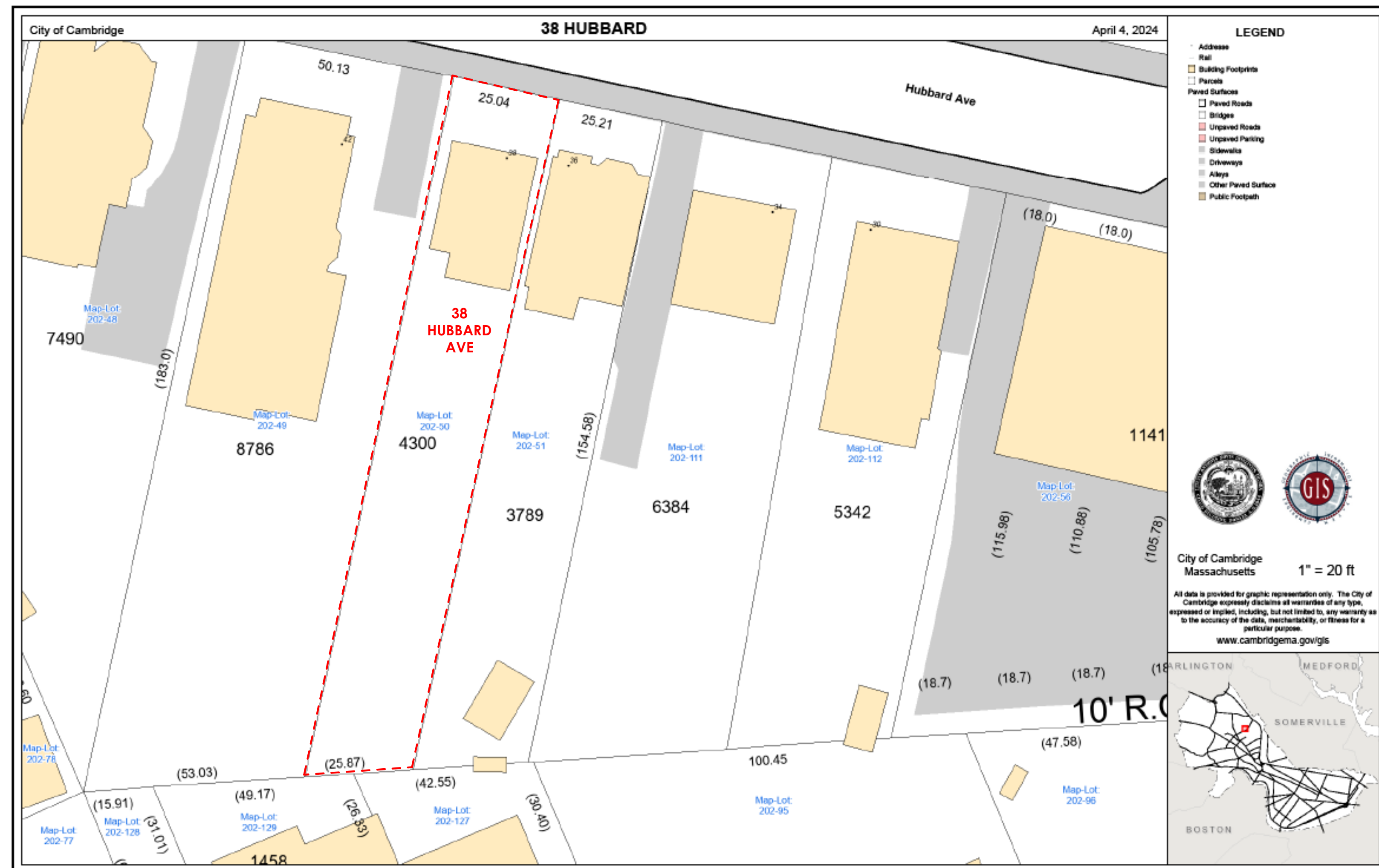
BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date 07.08.24

Drawing no. B001



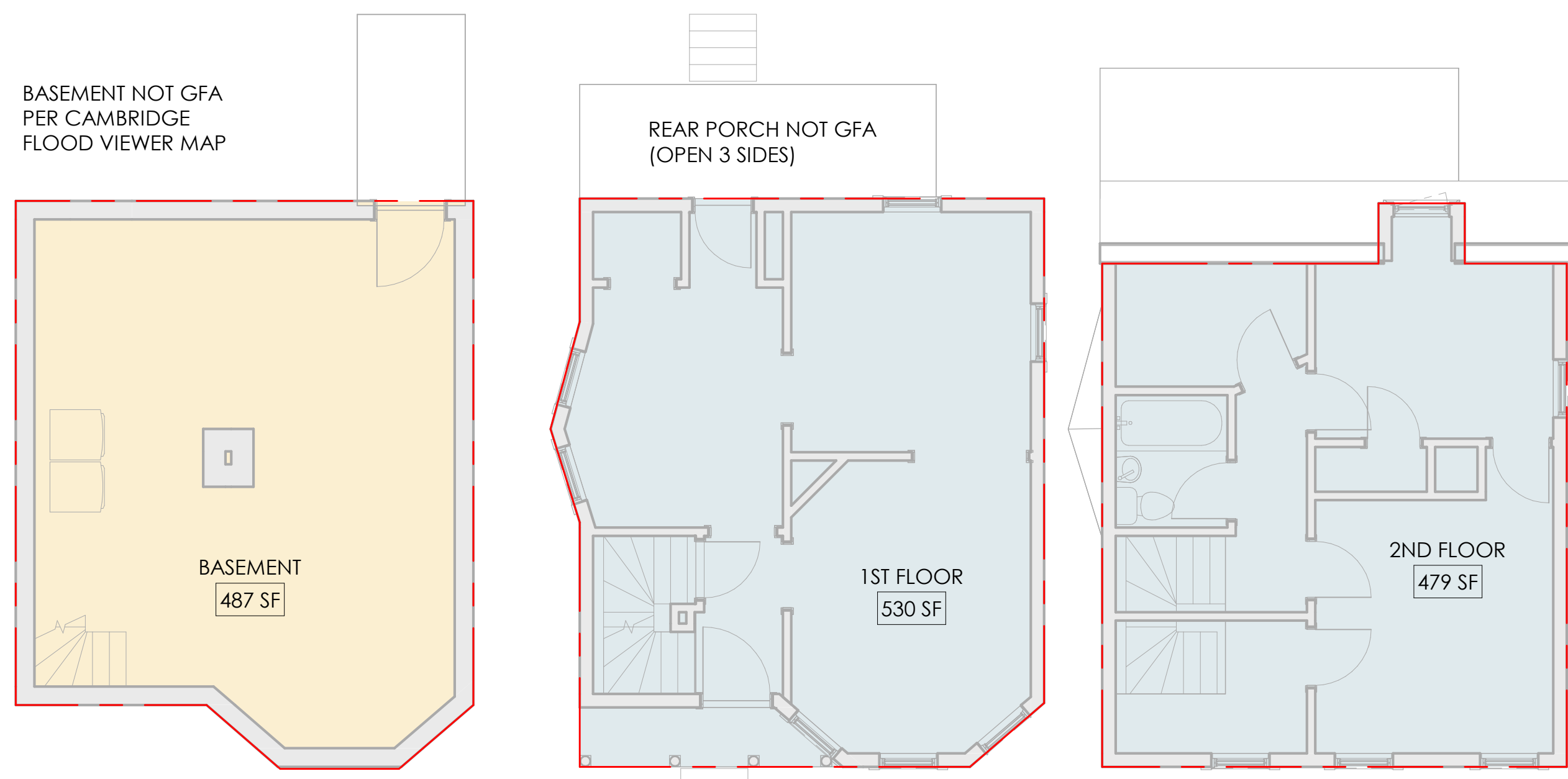
ASSESORS MAP & EXISTING PHOTOS  
BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date 07.08.24  
Drawing no. B002



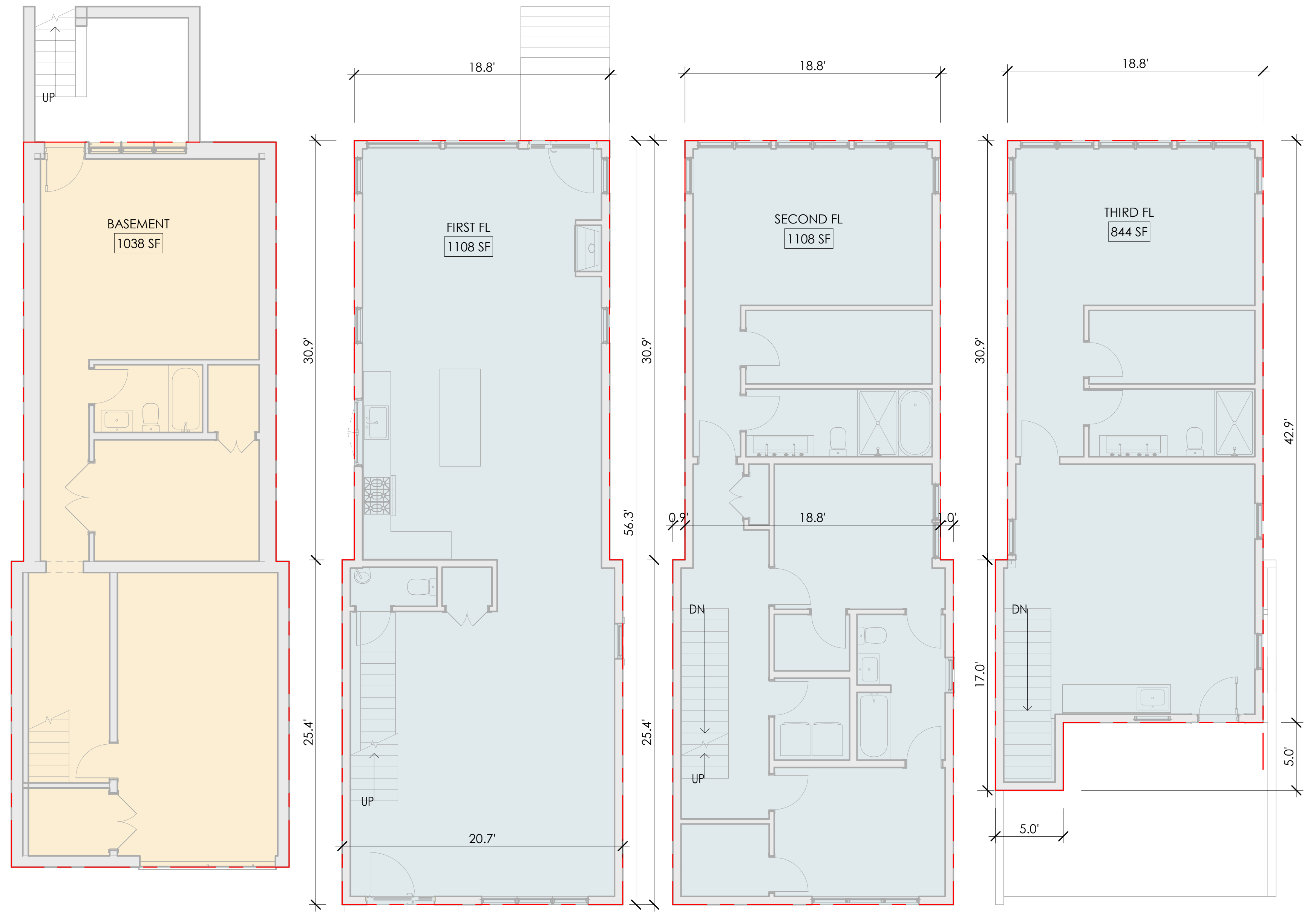


5 EXIST BMENT - BZA  
3/16" = 1'-0"

6 EXIST 1ST FL - BZA  
3/16" = 1'-0"

7 EXIST 2ND FL - BZA  
3/16" = 1'-0"

EXISTING AREA - BZA	
NAME	AREA
1ST FLOOR	530 SF
2ND FLOOR	479 SF
TOTAL SF	1008 SF



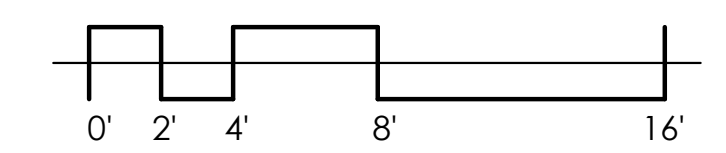
2 PROPOSED BASEMENT - BZA  
3/16" = 1'-0"

1 PROPOSED 1ST FL - BZA  
3/16" = 1'-0"

3 PROPOSED 2ND FL - BZA  
3/16" = 1'-0"

4 PROPOSED 3RD FL - BZA  
3/16" = 1'-0"

GFA PROPOSED	
NAME	AREA
FIRST FL	1108 SF
SECOND FL	1108 SF
THIRD FL	844 SF
TOTAL SF	3060 SF



# ZONING COMPLIANCE - GFA DIAGRAM

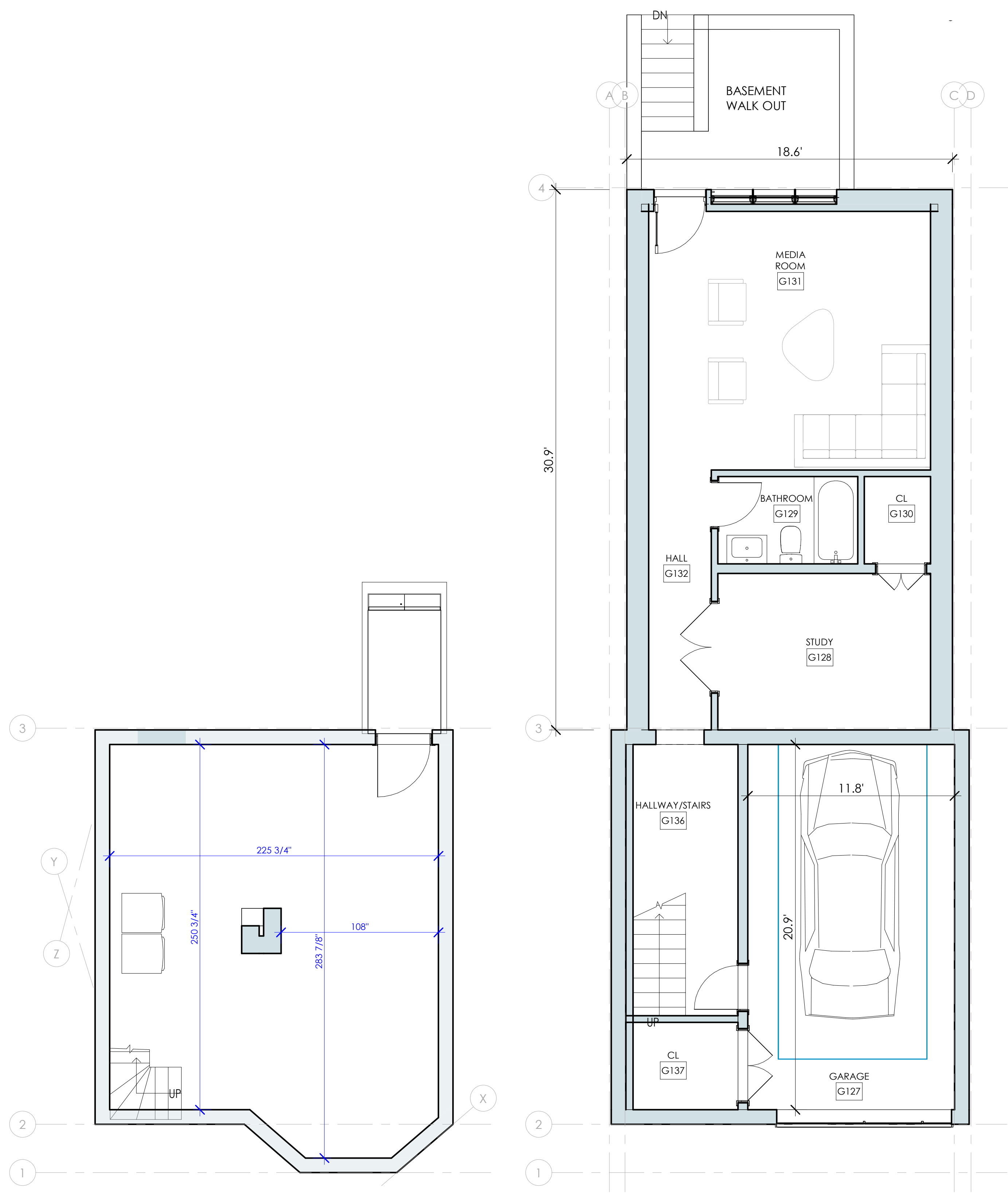
## BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date	07.08.24
Drawing no.	B011

7/8/2024 1:31:32 PM

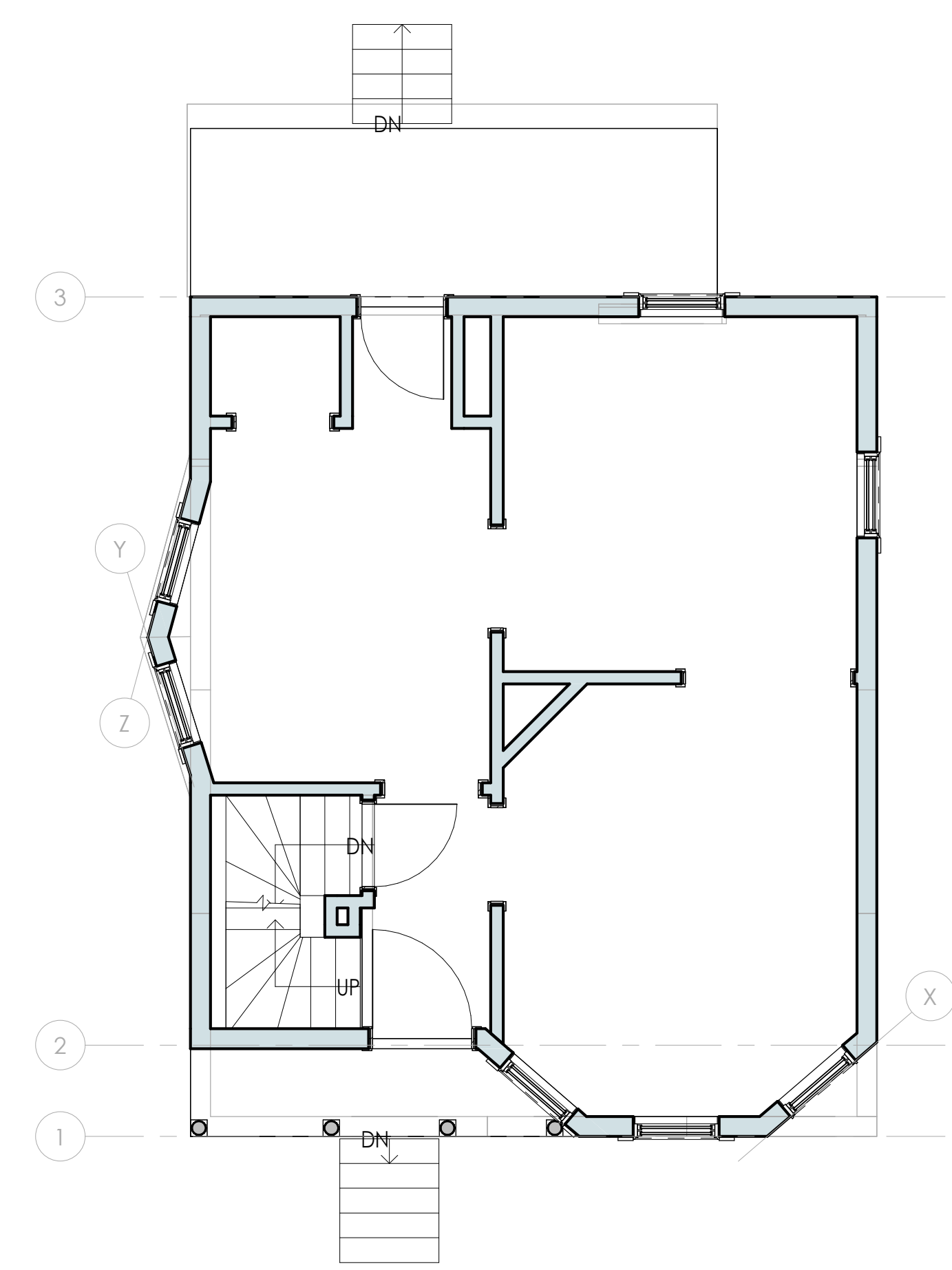


**EXISTING BASEMENT**

1/4" = 1'-0"

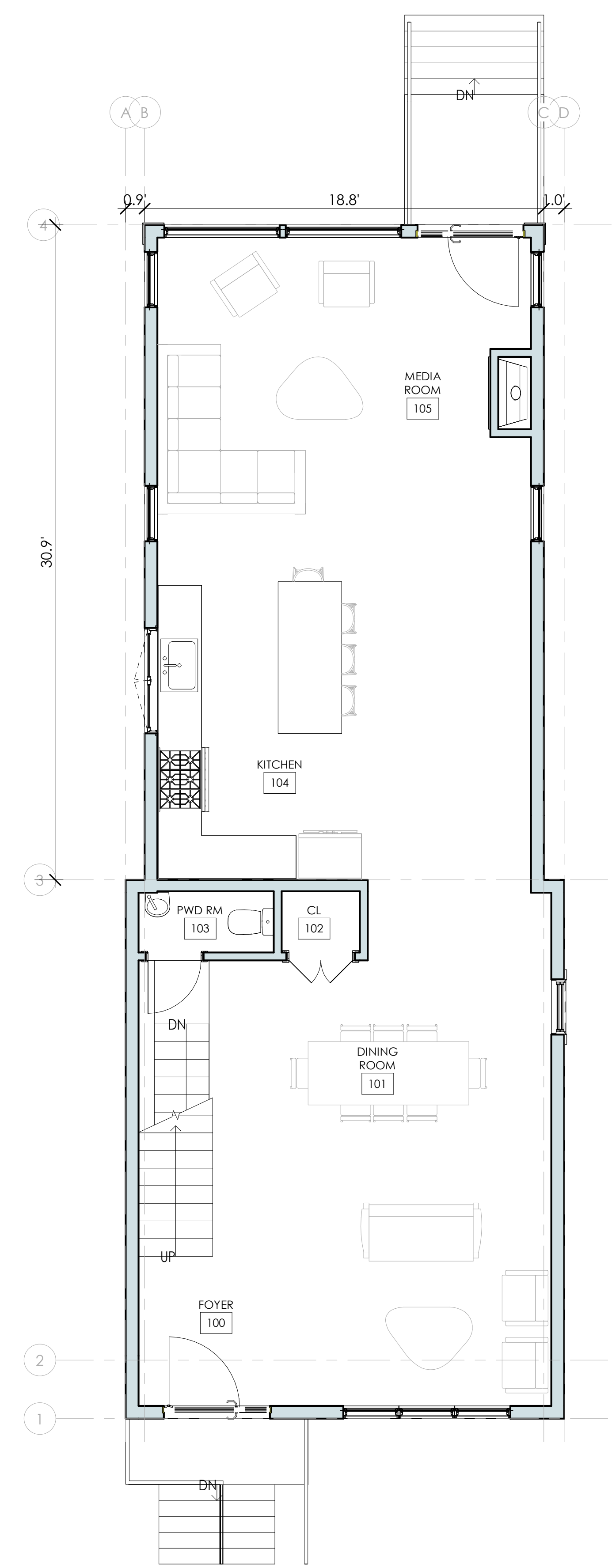
**PROPOSED BASEMENT**

1/4" = 1'-0"



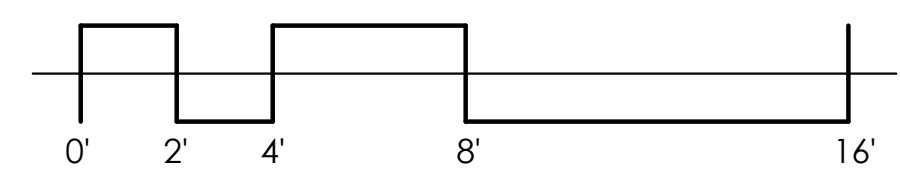
**EXISTING 1ST FL**

1/4" = 1'-0"



**PROPOSED 1ST FL**

1/4" = 1'-0"



**EXISTING & PROPOSED PLANS**

**BOARD OF ZONING APPEAL SUBMISSION SET**

**38 HUBBARD AVE CAMBRIDGE, MA**



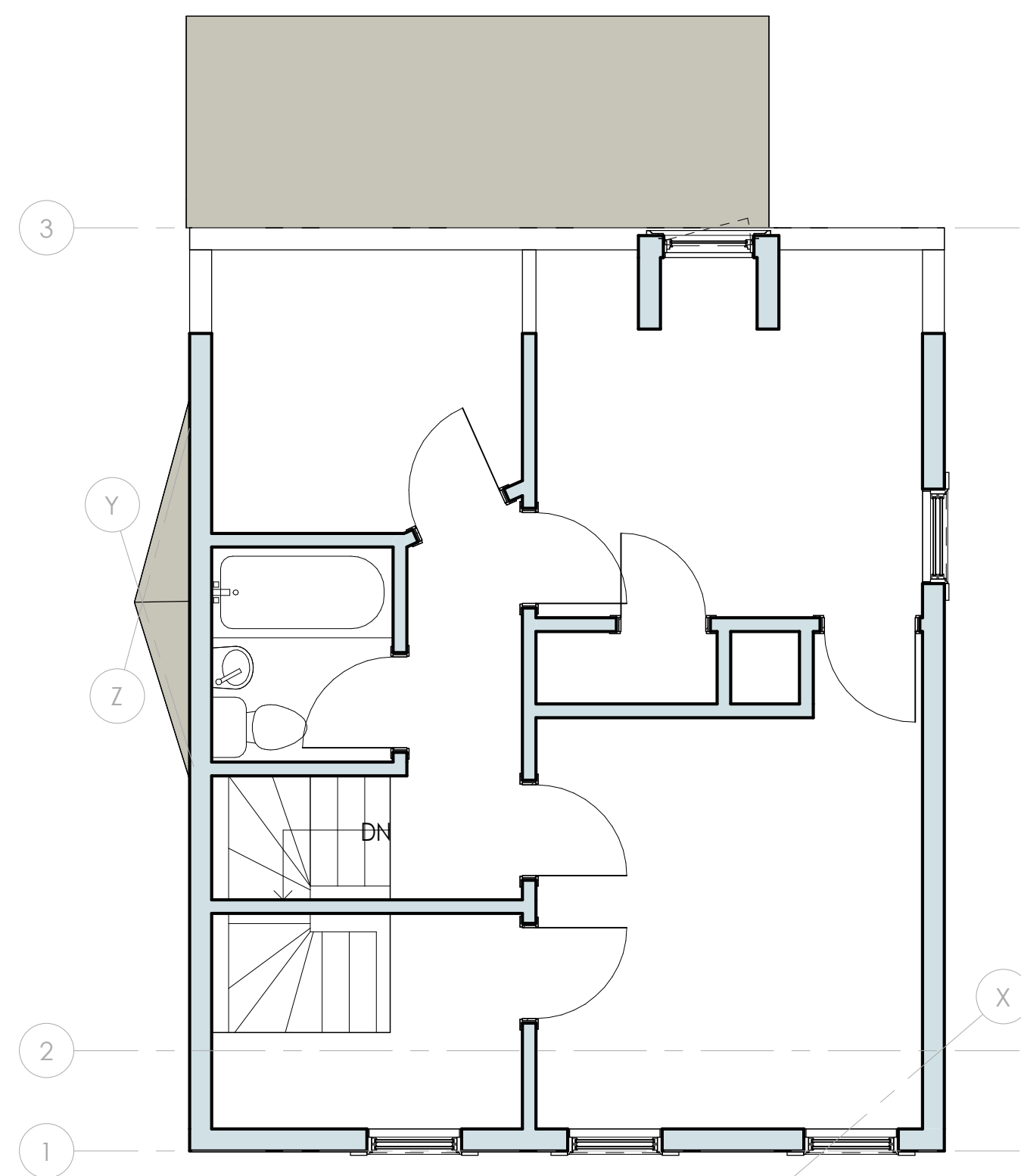
**KBA**  
 KELLY BOUCHER ARCHITECTURE  
 kelly@kbaarchitect.com  
 phone: (617) 827-3027

Date 07.08.24

Drawing no. B100

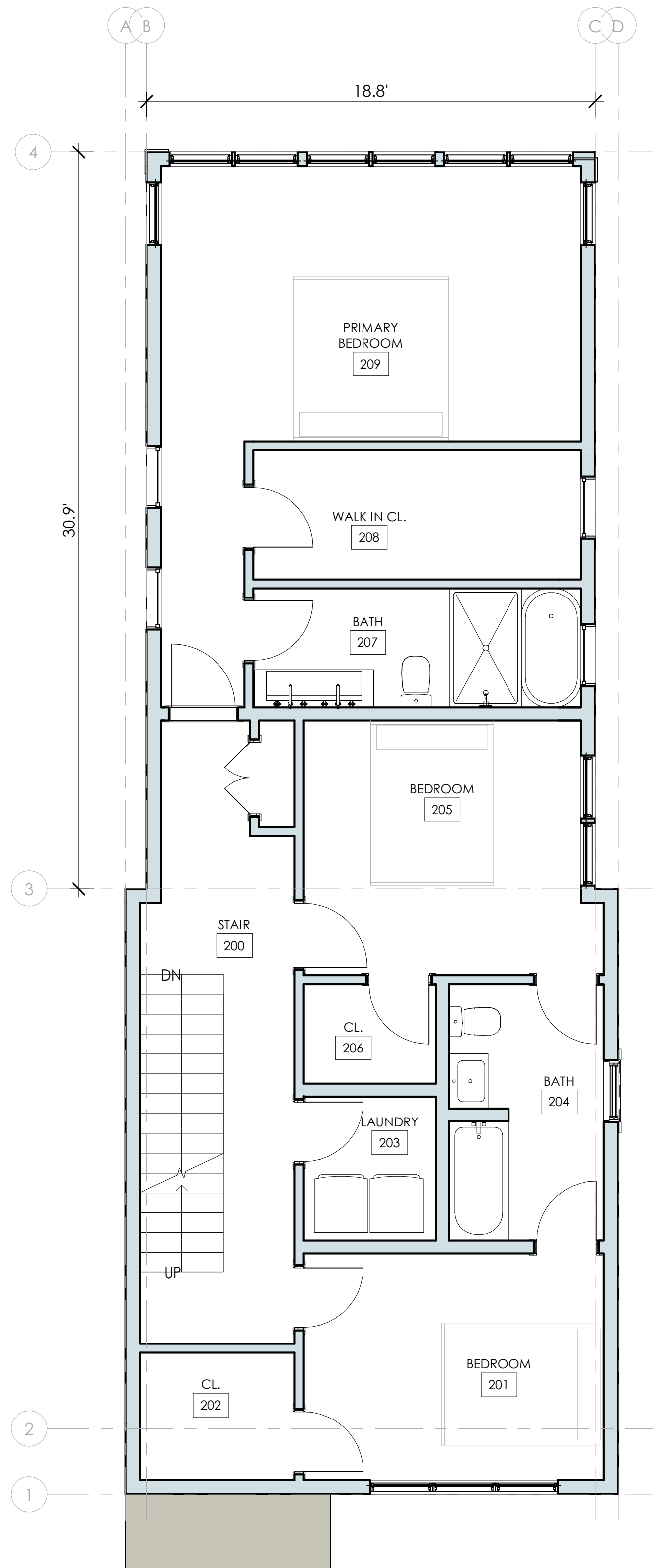
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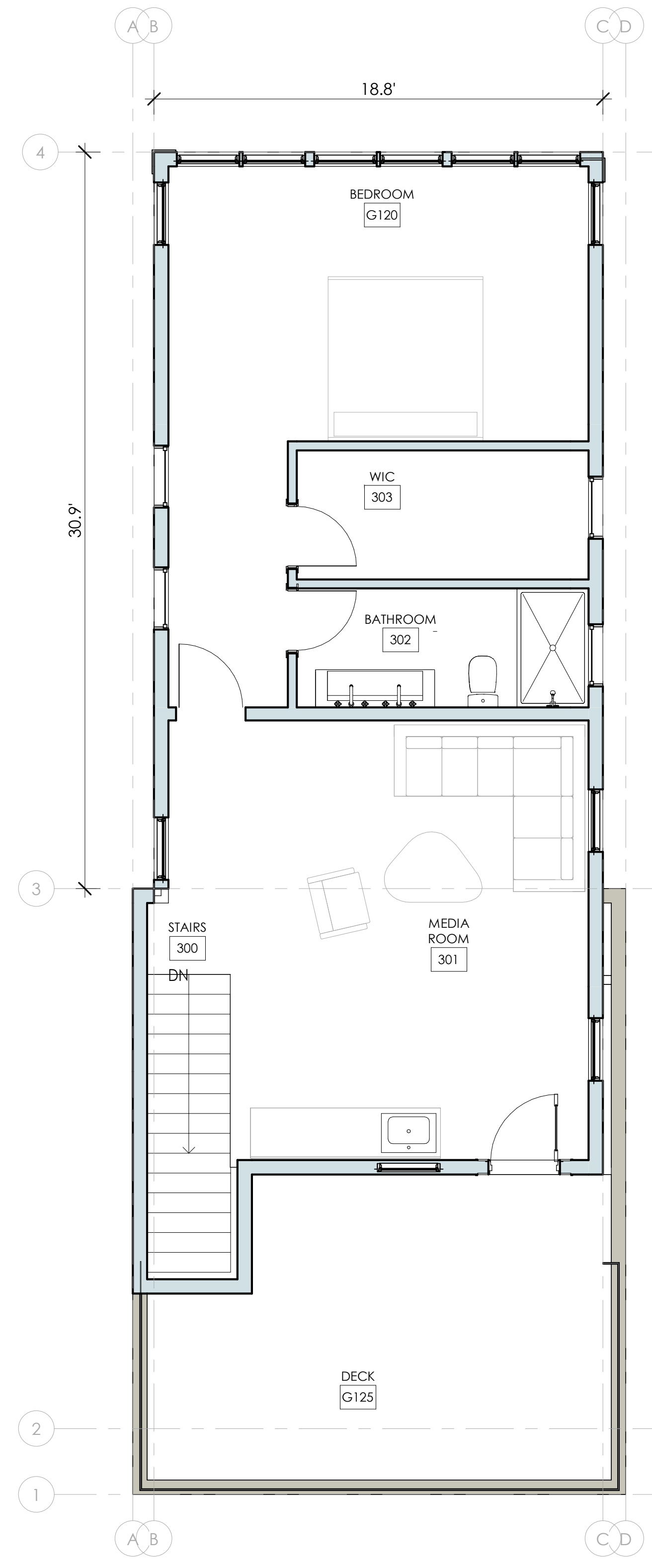
**SECOND FLOOR EXISTING**

1/4" = 1'-0"



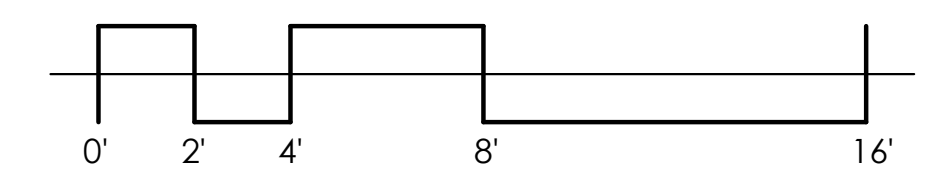
**2ND FLOOR PLAN**

1/4" = 1'-0"



**3RD FLOOR PLAN**

1/4" = 1'-0"



**EXISTING & PROPOSED PLANS**

**BOARD OF ZONING APPEAL SUBMISSION SET**

**38 HUBBARD AVE CAMBRIDGE, MA**



Date 07.08.24

Drawing no. B101

7/8/2024 1:31:34 PM



**EXIST. FRONT ELEV**

1/4" = 1'-0"



**EXISTING RIGHT SIDE ELEV**

1/4" = 1'-0"



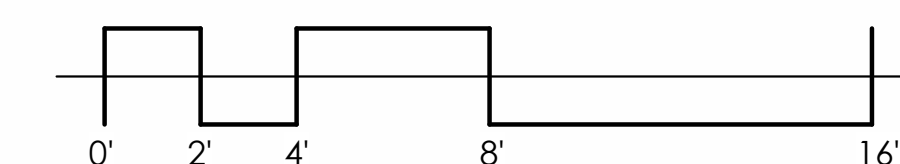
**PROP. FRONT ELEV**

1/4" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**

1/4" = 1'-0"



EXISTING & PROPOSED ELEVATION

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



**KBA**  
 KELLY BOUCHER ARCHITECTURE  
 kelly@kbaarchitect.com  
 phone: (617) 827-3027

Date 07.08.24

Drawing no. B200



**EXISTING LEFT SIDE ELEV**

1/4" = 1'-0"



**EXIST REAR ELEV**

1/4" = 1'-0"



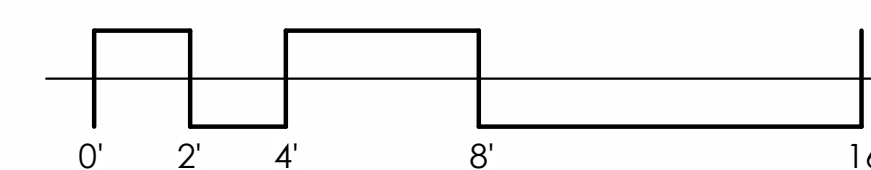
**PROPOSED LEFT SIDE ELEV**

1/4" = 1'-0"



**PROP REAR ELEV**

1/4" = 1'-0"



EXISTING & PROPOSED ELEVATION

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA

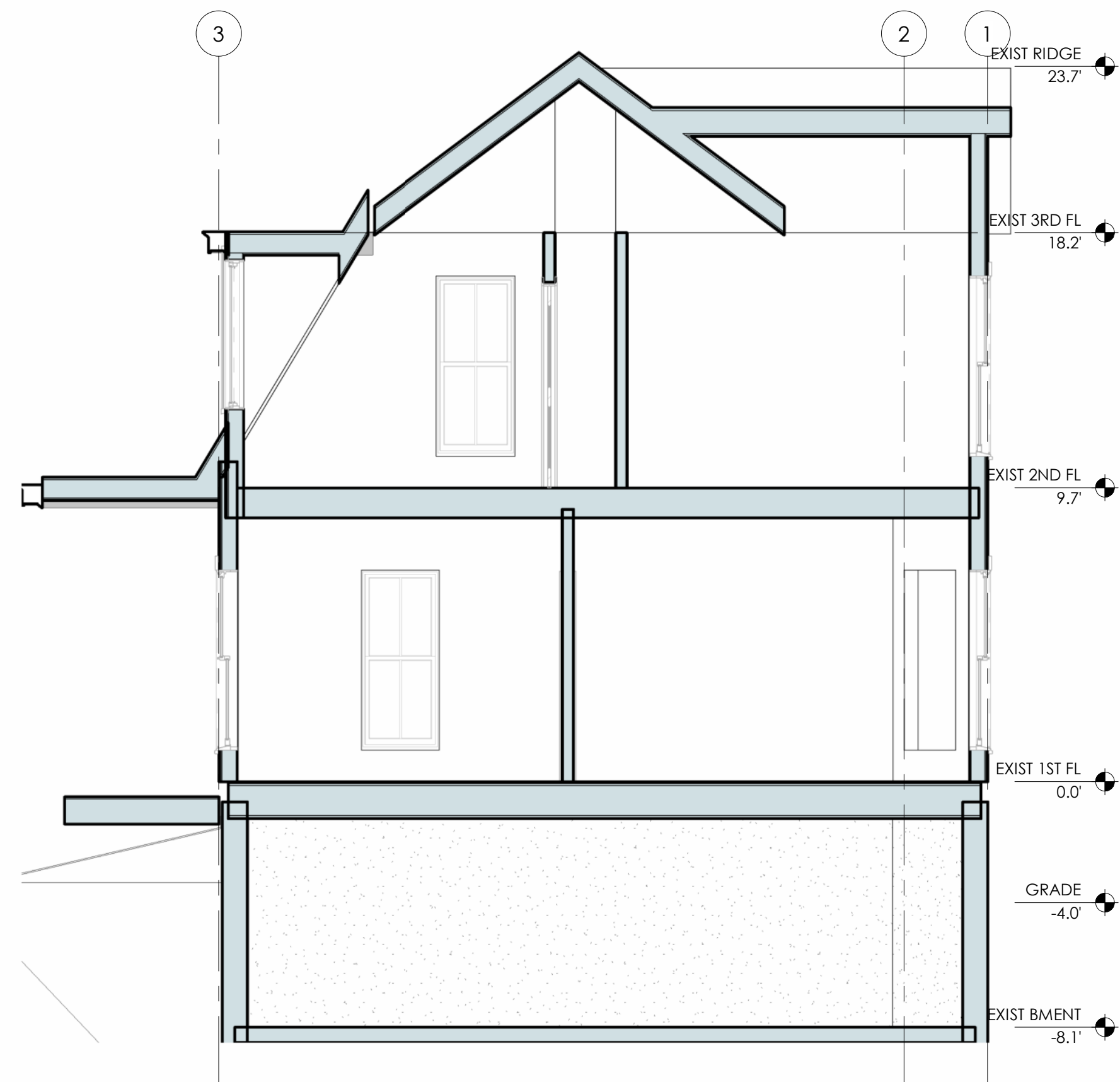
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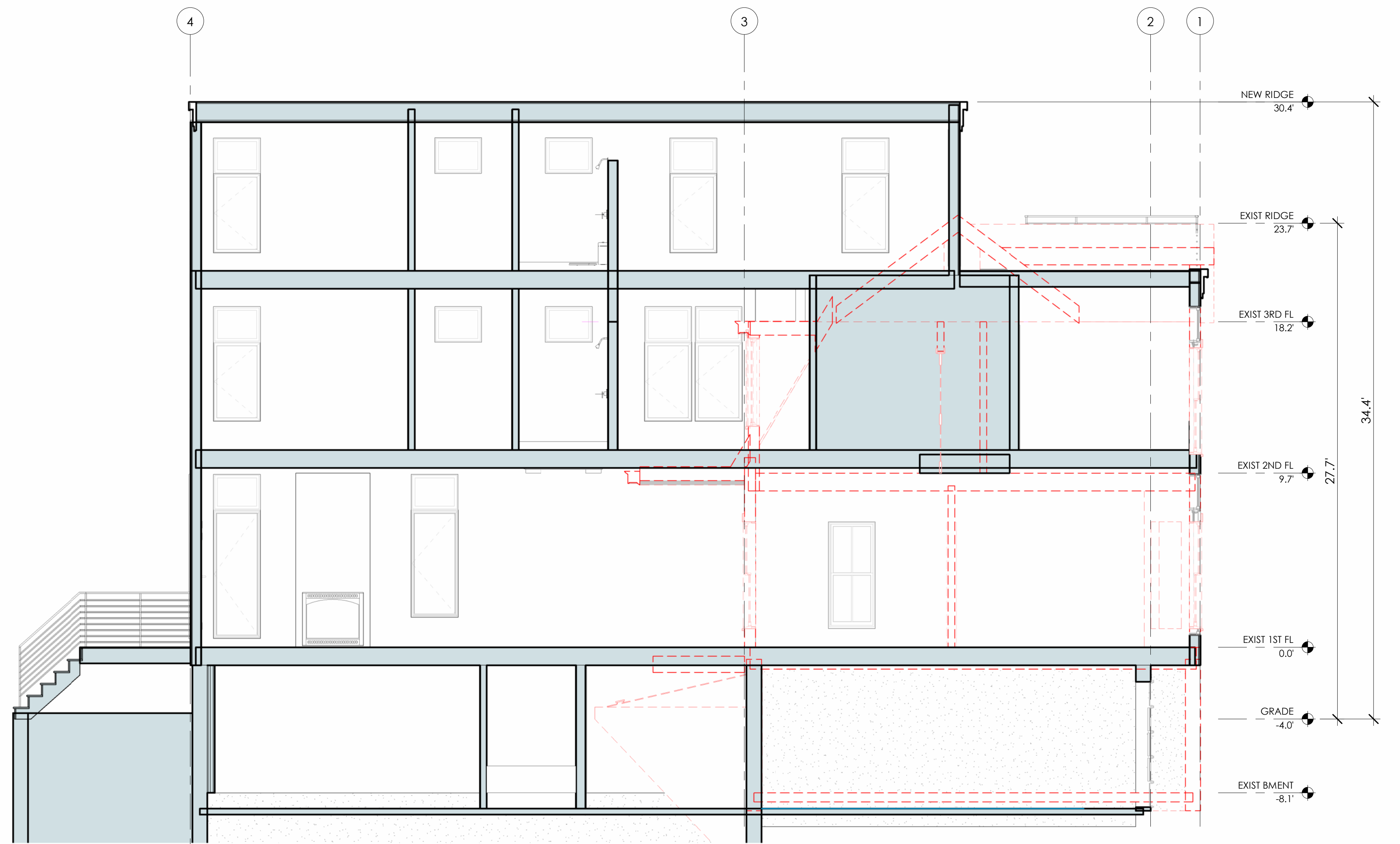
**KBA**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

Date 07.08.24

Drawing no. B201



1 LONGITUDINAL SECTION - EXISTING - BZA  
1/4" = 1'-0"



2 LONGITUDINAL SECTION - PROPOSED - BZA  
1/4" = 1'-0"

EXISTING & PROPOSED SECTIONS  
BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date	07.08.24
Drawing no.	B300



**PROPOSED FRONT VIEW**



**EXISTING FRONT VIEW**

3D VIEW

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA

7/8/2024 1:31:46 PM



Date	07.08.24
Drawing no.	B400



**PROPOSED REAR VIEW**



**EXISTING REAR VIEW**

3D VIEW

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA

7/8/2024 1:31:51 PM

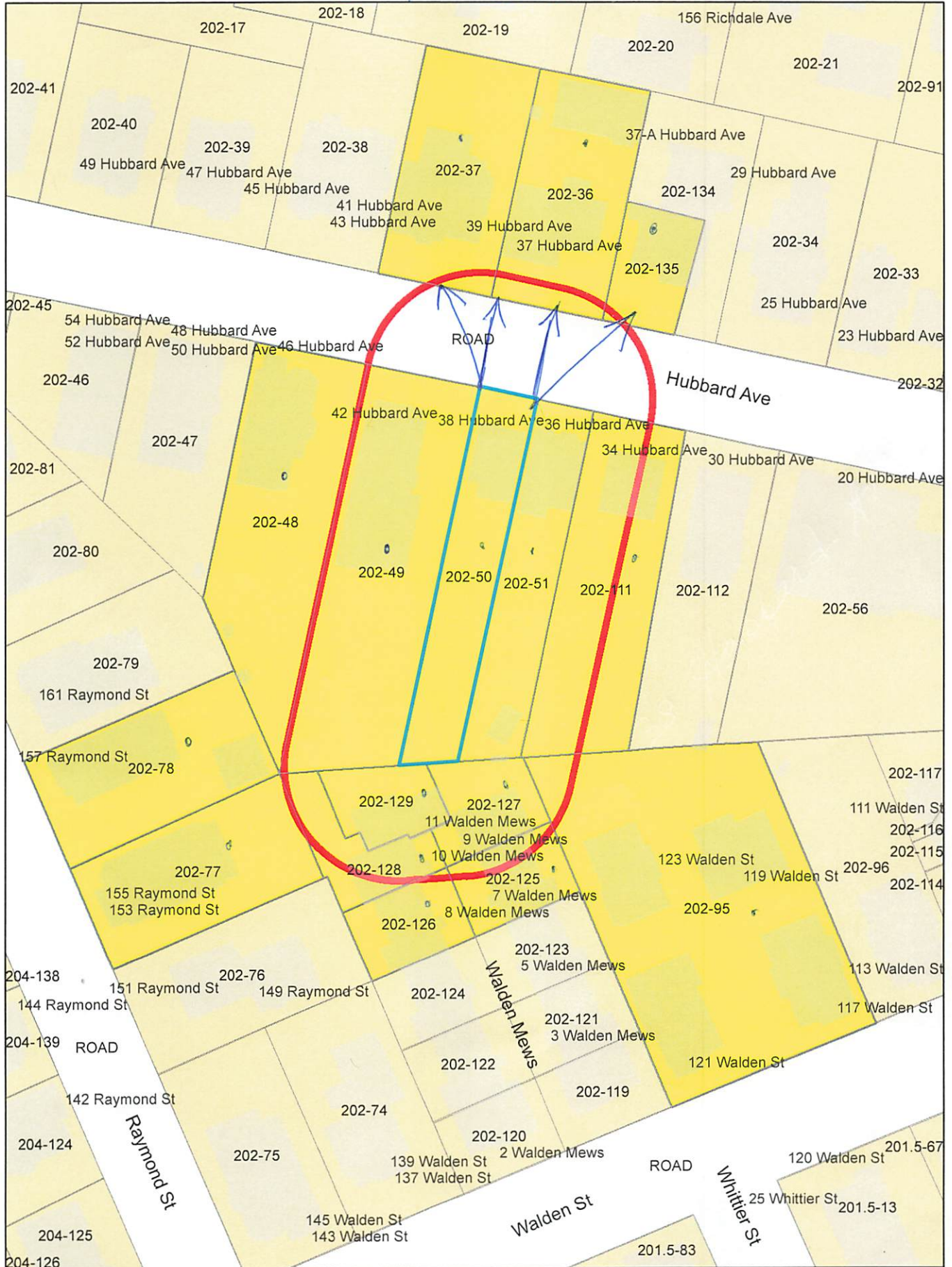


**K B A**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

Date 07.08.24

Drawing no. B401

38 Hubbard Ave



38 Hubbard Ave

Petitioner

202-49  
ROSAND, JONATHAN & JUDY POLACHECK  
42 HUBBARD AVE  
CAMBRIDGE, MA 02140-3313

202-51  
RICHMAN, ANDREW S. & THALIA WHEATLEY  
36 HUBBARD AVE  
CAMBRIDGE, MA 02140

MAHMOOD FIROUZBAKHT  
7 CRESCENT STREET  
CAMBRIDGE, MA 02138

202-37  
GIBSON, FRANK W. & TONI E. CLEAVER, M.D.  
39 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-48  
RIDDICK, JOSEPHINE J.  
2425 E. FRANKLIN AVE UNIT 212  
MINNEAPOLIS, MN 55406

202-50  
ROLLINS, JANE B.  
38 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-77  
WECHSLER, NANCY  
153-155 RAYMOND STREET  
CAMBRIDGE, MA 02140-3314

202-126  
CONROY, BRIAN & KRISTI L. JOBSON  
8 WALDEN MEWS  
CAMBRIDGE, MA 02140

202-125  
MARCHETTI, MARCELO J. & LUISA SAN JUAN  
7 WALDEN MEWS  
CAMBRIDGE, MA 02140

202-127  
HANNUM, ANN BARGAR & HURST HANNUM  
9 WALDEN MEWS  
CAMBRIDGE, MA 02140

202-128  
POTTER, CHRISTOPHER L. &  
CRYSTAL A. KOMM  
10 WALDEN MEWS  
CAMBRIDGE, MA 02140

202-135  
BASU, GAURAB & SUDHA NATARAJAN  
31 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-78  
DAOUST, NORMAN  
157 RAYMOND ST UNIT 1  
CAMBRIDGE, MA 02140

202-111  
ARTHUR, CHRISTINE E.,  
TRUSTEE REALTY TRUST REALTY GRP  
4992 WINDING RIDGE DR  
GREENSBORO, NC 27406

202-129  
OBRIEN MICHAEL P & JACQUELINE Y.  
TRS MICHAEL P OBRIEN REVOCABLE TR  
11 WALDEN MEWS  
CAMBRIDGE, MA 02140

202-95  
POLLEY, DANIEL & CARMEL SHACHAR  
121 WALDEN ST - UNIT 121  
CAMBRIDGE, MA 02141

202-95  
PETEET, THOMAS J. & SEJAL S. PATEL  
117 WALDEN ST - UNIT 2  
CAMBRIDGE, MA 02140

202-95  
WHATMOUGH, PAUL N & STEPHANIE ELAINE  
119 WALDEN ST - UNIT 119  
CAMBRIDGE, MA 02140

202-95  
RAYMOND PROPERTIES LLC  
109 LARCH RD  
CAMBRIDGE, MA 02138

202-36  
NAGARUR, AMULYA &  
MUTHAIH VADUGANATHAN  
37 HUBBARD AVE  
CAMBRIDGE, MA 02139

202-36  
OCAMPO OCAMPO,  
JAVIER A. PAMELA, M GAZEL SIMON  
37A HUBBARD AVE  
CAMBRIDGE, MA 02140

202-95  
WALDEN ARGENTUM REAL ESTATE LLC,  
11 HILLIARD ST  
CAMBRIDGE, MA 02138

202-78  
BARON-EVANS, AMY & JOHN AVAULT,  
TRUSTEES THE 157 RAYMOND NOM TRUST  
157 RAYMOND ST 2  
CAMBRIDGE, MA 02140



## **Pacheco, Maria**

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**From:** Andrew Richman <asrichman@gmail.com>  
**Sent:** Wednesday, August 21, 2024 10:27 PM  
**To:** Pacheco, Maria  
**Subject:** BZA-279906

Hello,

I live at 36 Hubbard Ave, next door to 38 Hubbard Avenue, the property in question. I have no issues with the requested special permit. Mahmood Firouzbkht, the developer, is working closely with the neighbors on this project to make sure that the impacts on us are minimized.

Please let me know if you have any questions.

Andrew Richman  
603-667-1618



# 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:

Hector Dos Santos  
(Print)

Date: 08/20/12 4

Address:

38 Hubbard Ave

Case No.

BZA-279906

Hearing Date:

9/5/24

Thank you,  
Bza Members