



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 OCT 21 PM 3:25

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 149665**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Matthew T. Russel and Lindsey Mead Russell C/O Christopher J. Alphen, Attorney For

**PETITIONER'S ADDRESS:** 9 Damonmill Square, Concord, MA 01742

**LOCATION OF PROPERTY:** 38 Mt Pleasant St , Cambridge, MA

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

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

*Windows are being replaced in their existing locations on the 1<sup>st</sup>, 2<sup>nd</sup>, and basement levels at the back of the dwelling, the kitchen windows are being relocated to fit the architecture and 2<sup>nd</sup> floor addition. The second story addition occurs within the footprint of the existing first floor kitchen - maintaining the existing non-compliant setbacks. Increase of pre-existing nonconforming FAR.*

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 8.000            Section: 8.22.2.D (Non-Conforming Structure).
- Article: 8.000            Section: 8.22.2.C (Alteration Non-Conforming Structure).
- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements)
- Article: 10.000          Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address:

Christopher J. Alphen, Esq.  
Attorney for Matthew and Lindsey Russel

10/18/21, 12:14 PM

Tel. No. (978) 371-2226  
E-Mail Address: chris@bbhlaw.net

**Date:** October 18, 2021

**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.

Christopher J. Alphen, Esq Attorney for  
I/We Matthew T. Russell and Lindsey Mead Russell  
(OWNER)

Address: 38 Mount Pleasant Street, Cambridge, Massachusetts

State that I/We own the property located at 38 Mount Pleasant Street  
Cambridge, Massachusetts,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Matthew T. Russell and Lindsey Mead Russell

\*Pursuant to a deed of duly recorded in the date 07/18/2001, Middlesex South  
County Registry of Deeds at Book 33274, Page 104; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

*[Handwritten Signature]*

SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*  
Christopher J. Alphen, Esq.

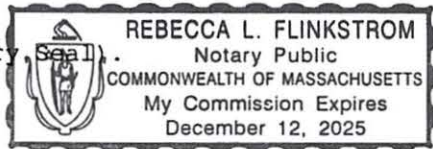
\*Written evidence of Agent's standing to represent petitioner may be requested.

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Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me,  
this 13th of October, 2021, and made oath that the above statement is true.

*[Handwritten Signature]* Notary

My commission expires December 12, 2025 (Notary)



- 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 Mt Pleasant 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 Property is located in the "Residence C-1" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is .75. The existing FAR of the dwelling is .98. With the Proposed Renovations, the FAR for the dwelling will increase to 1.12. Accordingly, the Applicants require a Special Permit. The proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any new nonconformities.

**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 alterations will not cause any additional traffic.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

**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 alterations will not cause a nuisance or hazards.

**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 renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Matthew T. Russel and Lindsey Mead Russell

**Present Use/Occupancy:** Single-Family Residential

**Location:** 9 Damonmill Square

**Zone:** Residential C-1 Zone

**Phone:** (978) 371-2226

**Requested Use/Occupancy:** Single-Family Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1,951	2,216	3,750	(max.)
<u>LOT AREA:</u>	1,982	1,982	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>	.98	1.12	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,982	1,982	1,500	
<u>SIZE OF LOT:</u>				
WIDTH	25'-8"	25'-8"	50'-0"	
DEPTH	76'-8"	76'-8"	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	12'-6"	12'-6"	13'-8"	
REAR	16'-10"	16'-10"	20'	
LEFT SIDE	0	0	N/A	
RIGHT SIDE	5'-8"	5'-8"	15'-4"	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35'	35'	35'	
WIDTH	48'	48'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	43	43	30	
<u>NO. OF DWELLING UNITS:</u>	1	1	1	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	0	0	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.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATION
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'.

**Pacheco, Maria**

BZA-149665

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**From:** Sharon Bober <sharonbober@gmail.com>  
**Sent:** Sunday, October 31, 2021 1:07 PM  
**To:** Pacheco, Maria  
**Cc:** sdickman@gmail.com Dickman  
**Subject:** Russell Project/38 Mt Pleasant Street

Dear Members of the City Board of Zoning Appeals,

Our family lives at 48 Mt. Pleasant Street and we are neighbors of Matthew and Lindsay Russell who are applying for a Special Permit for their home at 38 Mt Pleasant Street. I believe the Board will be discussing this project on Nov 18.

We have spoken with the Russells about their plans to build an additional bedroom that will fit within the existing footprint of their home, and we are writing to share our support of their project.

Sincerely,

Sharon Bober and Steve Dickman

48 Mt Pleasant Street

617-576-2306

Board of Zoning Appeal  
City of Cambridge  
831 Mass Avenue  
Cambridge, MA 02139  
November 4, 2021

Re: Case No: BZA-149665  
Location: 38 Mount Pleasant Street, Cambridge, MA  
Petitioner: Matthew T. Russell & Lindsey M. Russell

Dear Members of the Board of Zoning Appeal,

We are neighbors diagonally across the street from the Russell's at 38 Mount Pleasant. We heartedly approve of their Petition to build a second-floor addition over existing first floor kitchen and to replace/relocate windows.

The Russell's along with their two children have been members of our neighborhood for some time; we look forward to having them remain in the neighborhood for many years to come.

Sincerely,

A handwritten signature in blue ink that reads "Lance Drane, Elizabeth Wylde". The signature is written in a cursive style.

Lance Drane and Elizabeth Wylde  
31 Mount Pleasant Street  
Cambridge MA 02140

Faint, illegible text in the upper right corner, possibly a header or address.

Faint, illegible text in the upper middle section of the page.

Faint, illegible text in the middle section of the page, possibly a paragraph or list.

Faint, illegible text in the lower middle section of the page.

*Handwritten signature*

Faint, illegible text below the signature, possibly a date or reference number.

Faint, illegible text in the lower right corner, possibly a footer or closing.





Date: OCTOBER 16, 2021

To Whom it May Concern:

My name is REED HOYT and I live at  
37 MOUNT PLEASANT ST., CAMBRIDGE, MA

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for  
a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Reed Hoyt

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Sharon Bober and Steve Dickman  
48 Mt Pleasant Street  
Cambridge MA 02140  
617-576-2306  
Email: [Sdickman@gmail.com](mailto:Sdickman@gmail.com) / [Sharonbober@gmail.com](mailto:Sharonbober@gmail.com)

Nov 1, 2021

Dear Members of the City Board of Zoning Appeals,

Our family lives at 48 Mt. Pleasant Street and we are neighbors of Matthew and Lindsay Russell who are applying for a Special Permit for their home at 38 Mt Pleasant Street. We have spoken with the Russells about their plans to build an additional bedroom that will fit within the existing footprint of their home, and we are writing to share our support of their project.

Sincerely,

Sharon Bober and Steve Dickman



William R. Hammer AIA LEED AP  
Janet M. Slemenda AIA LEED AP  
Amy J. Dunlap LEED-AP BD+C

October 18, 2021

Re: Mead/Russell House Renovation, 38 Mt Pleasant Street, Cambridge

My name is Bill Hammer and my wife and I have lived at 33 Lexington Ave since 1995. Susan and Kirt Mead lived in this same building for 30 years and have been Cambridge residents since 1967. Over this time, we became close friends of the Meads, watched Lindsey grow up, marry Matt and raise their children. We know firsthand their love of Cambridge and commitment to the community. Susan recently sold her home at 33 Lexington but remains a Cambridge resident.

We know an important part of Matt and Lindsey's project is to renovate the house to allow them to host family in the same way that Kirt and Susan did over many years. We have reviewed their plans and we are in support of their application for a special permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. Besides knowing Lindsey and Matt, their architect, Sam Kachmar used to work for our firm and I am familiar with his work. I think that he has produced a wonderful design that will justice to the building and to the neighborhood.

Very truly yours,  
**HKT Architects Inc.**

A handwritten signature in red ink, appearing to read "William R. Hammer", is written over the typed name.

William R. Hammer AIA, LEED AP

Kate and Chuck Brizius  
55 Fayerweather Street  
Cambridge, MA 02138  
617.901.5045  
Email: k.brizius@gmail.com

September 29, 2021

To Whom It May Concern:

Chuck and I are writing to offer our full support to Lindsey and Matt Russell's request for a special permit from the Cambridge Board of Zoning Appeal. We have known the Russell's for almost fifteen years and have enjoyed living near them and spending time in Cambridge with them. They are long-time committed residents of the Cambridge community. In fact, Lindsey grew up in Cambridge, and the Russell Family have proudly called Cambridge their home since 1999.

We are delighted they have decided to stay in the neighborhood. We fully support their request for a special permit to add slightly to their square footage at 38 Mount Pleasant Street.

Should you have any questions, please feel free to reach out to us.

Sincerely,

Kate and Chuck Brizius

Board of Zoning Appeal  
City of Cambridge  
831 Mass Avenue  
Cambridge, MA 02139  
November 4, 2021

Re: Case No: BZA-149665  
Location: 38 Mount Pleasant Street, Cambridge, MA  
Petitioner: Matthew T. Russell & Lindsey M. Russell

Dear Members of the Board of Zoning Appeal,

We are neighbors diagonally across the street from the Russell's at 38 Mount Pleasant. We heartedly approve of their Petition to build a second-floor addition over existing first floor kitchen and to replace/relocate windows.

The Russell's along with their two children have been members of our neighborhood for some time; we look forward to having them remain in the neighborhood for many years to come.

Sincerely,

A handwritten signature in blue ink that reads "Lance Drane Elizabeth Wyldde". The signature is written in a cursive style.

Lance Drane and Elizabeth Wyldde  
31 Mount Pleasant Street  
Cambridge MA 02140



Date: OCTOBER 16, 2021

To Whom it May Concern:

My name is REED HOYT and I live at  
37 MOUNT PLEASANT ST., CAMBRIDGE, MA

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for  
a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Reed W. Hoyt

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Sharon Bober and Steve Dickman  
48 Mt Pleasant Street  
Cambridge MA 02140  
617-576-2306  
Email: [Sdickman@gmail.com](mailto:Sdickman@gmail.com) / [Sharonbober@gmail.com](mailto:Sharonbober@gmail.com)

Nov 1, 2021

Dear Members of the City Board of Zoning Appeals,

Our family lives at 48 Mt. Pleasant Street and we are neighbors of Matthew and Lindsay Russell who are applying for a Special Permit for their home at 38 Mt Pleasant Street. We have spoken with the Russells about their plans to build an additional bedroom that will fit within the existing footprint of their home, and we are writing to share our support of their project.

Sincerely,

Sharon Bober and Steve Dickman

**From:** [Matt Russell](#)  
**To:** [Chris Alphen](#)  
**Subject:** Fwd:  
**Date:** Tuesday, September 28, 2021 11:13:21 AM

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mtrussell92@gmail.com  
617 803 3189

Begin forwarded message:

**From:** Philip Laird <PLaird@arcusa.com>  
**Date:** September 28, 2021 at 11:05:26 EDT  
**To:** mtrussell92@gmail.com

To Whom it May Concern,

My name is Philip Laird and my wife and I have lived at 22 Mt Pleasant Street since 1982. I am writing to state my support for my neighbors, Lindsey and Matthew Russell. I have seen their renovation plans and I am in support of their application for a Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. They have always kept their house in beautiful condition and I think this renovation will substantially improve both the outside and inside of the house.

Best Regards,

Philip Laird

Philip L. Laird FAIA, LEED AP  
President  
ARC/ Architectural Resources Cambridge  
501 Boylston Street  
Boston, MA 02116

T: 617-575-4226  
C:617-460-0289



To Whom it May Concern,

Our names are Henry Leitner and Catalina Laserna. We are a married couple who have lived at 32 Mt Pleasant Street since 1984.

We are writing to state our strong support for our neighbors, Lindsey and Matthew Russell. We have seen their renovation plans and we are in support of their application for a Variance/Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140.

Thank you. Feel free to contact us.

Henry Leitner ([hleitner@me.com](mailto:hleitner@me.com), 617-953-8026)

Catalina Laserna ([cyberlina@me.com](mailto:cyberlina@me.com), 617-230-8541)

September 27, 2021

To Whom it May Concern,

Steve & I moved into our home at 40 Mt Pleasant Street, unit 4 in November 2020. We love the neighborhood and are so happy to be here.

We are writing to share our support for our neighbors, Lindsey and Matthew Russell of 38 Mt Pleasant Street for their planned renovations to their home. We have reviewed the renovation plans with them and do not have any concerns about the proposed plans and therefore support their application for a Variance/Special permit for their home at [38 Mt Pleasant Street, Cambridge MA 02140](#).

We appreciate the need for additional space and the desire to stay in this fabulous neighborhood. We believe that the planned renovations will improve their property value which will subsequently improve the neighborhood and the value of all of our homes.

Sincerely,

Stephen & Christine Spring

40 Mt Pleasant St

Unit 4

Cambridge, MA 02140



William R. Hammer AIA LEED AP  
Janet M. Slemenda AIA LEED AP  
Amy J. Dunlap LEED-AP BD+C

October 18, 2021

Re: Mead/Russell House Renovation, 38 Mt Pleasant Street, Cambridge

My name is Bill Hammer and my wife and I have lived at 33 Lexington Ave since 1995. Susan and Kirt Mead lived in this same building for 30 years and have been Cambridge residents since 1967. Over this time, we became close friends of the Meads, watched Lindsey grow up, marry Matt and raise their children. We know firsthand their love of Cambridge and commitment to the community. Susan recently sold her home at 33 Lexington but remains a Cambridge resident.

We know an important part of Matt and Lindsey's project is to renovate the house to allow them to host family in the same way that Kirt and Susan did over many years. We have reviewed their plans and we are in support of their application for a special permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. Besides knowing Lindsey and Matt, their architect, Sam Kachmar used to work for our firm and I am familiar with his work. I think that he has produced a wonderful design that will justice to the building and to the neighborhood.

Very truly yours,  
**HKT Architects Inc.**

A handwritten signature in red ink, appearing to read "William R. Hammer", is written over the typed name below.

William R. Hammer AIA, LEED AP

October 1, 2021

To Whom it May Concern,

I am writing in support of Matt and Lindsey Russell, homeowners of 38 Mt. Pleasant St., who are seeking a variance/special permit for an addition on the rear of their home. I am a non-abutting neighbor who has viewed the proposal for this renovation/addition, and I see no major detrimental impacts to the street or abutting neighbors. The Russells have lived in their home for 20 years and are responsible residents and neighbors. My understanding is that this addition will allow the Russell family to provide additional support for their aging parents.

Please don't hesitate to contact me for any reason.

Sincerely,

Max

Max McMahon  
25 Mt. Pleasant St.  
Cambridge, MA 02140  
(617) 750-3529  
sendtomax@gmail.com



Date: 9-29-2021

To Whom it May Concern:

My name is Richard Pratt  
Marjorie Hilton and I live at

141 Upland Rd (corner of Mt. Pleasant St)

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Richard Pratt  
Marjorie Hilton

Andrew & Karen Sinclair  
39 Mount Pleasant St.  
Cambridge, MA 02140

Re: Special Permit Application of Lindsey and Matt Russell  
38 Mount Pleasant St. Cambridge, MA 02140

October 1, 2021

Dear Board of Zoning Appeals,

We live directly across Mount Pleasant Street from Lindsey and Matt Russell and have been neighbors for seven years. Based on the plans the Russells showed us, the proposed second floor rear addition would have no impact on our view or the character of the street. If this addition would permit the Russells to stay in their home and the neighborhood, we are supportive of their application for a special permit for a second floor rear addition.

Sincerely,

Handwritten signature of Andrew & Karen Sinclair in blue ink. The signature is written in a cursive style and appears to be 'Andrew & Karen Sinclair'.

Andrew & Karen Sinclair

Oct. 7, 2021

To Whom it May Concern:

My name is Andrew Anisimov. My family has lived at 44 Mt. Pleasant St. since 1959. My 94 year old mother still lives there and I am a daily visitor although I now live between Harvard and Central Sq. Our house is the opposite end of the same building that Lindsey and Matt are planning to make some renovations to. They have shared the details with us and I would like to state our support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Thank you,

Andrew Anisimov  
[moo.moo@comcast.net](mailto:moo.moo@comcast.net)  
617 699 1678



Matt Russell <mtrussell92@gmail.com>

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## Support for renovations at 38 Mount Pleasant St.

1 message

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**Leah Williams** <L.R.Williams@comcast.net>  
To: Matt Russell <mtrussell92@gmail.com>

Wed, Nov 10, 2021 at 8:10 AM

Dear Board of Zoning Appeals,  
We are neighbors at 30 Mount Pleasant St. and fully support the proposed renovations at 38 Mount Pleasant St. Matt and Lindsey are great neighbors and take excellent care of their building. If additional space makes it possible for them to stay in the neighborhood, then we heartily approve.

Sincerely yours,  
Leah and Brian Williams  
30 Mount Pleasant St.





# 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: Chris Stephen S. Alphy, Esq Date: 11/2/21  
(Print)

Address: 38 Mt. Pleasant St.

Case No. BZA-149665

Hearing Date: 11-18-21

Thank you,  
Bza Members

**BLATMAN, BOBROWSKI & HAVERTY, LLC**

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4  
CONCORD, MA 01742  
PHONE 978.371.2226  
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.  
Chris@bbhlaw.net

November 12, 2021

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

RE: Special Permit No. 149665 - Matthew T. and Lindsey Mead Russell  
38 Mt Pleasant Street, Cambridge, Massachusetts 02140

Dear Board:

Please be informed that this office represents Matthew and Lindsey Russel of 38 Mount Pleasant Street, Cambridge, Massachusetts (the "Applicants"). The Applicants are the owners of the property known as 38 Mt Pleasant Street, Cambridge, Massachusetts 02140 (the "Property").

The Applicants hereby request a special permit for the renovation of their existing residential dwelling unit as shown on the set of plans entitled "38 Mount Pleasant, Lindsey Mead & Matt Russel" by Sam Kachmar Architects (the "Plans"). The Applicants seek to renovate their 1880 townhouse by expanding the second floor by 265 square feet, relocating some windows, adding an egress window and stairs in the rear of the dwelling (the "Proposed Renovations").

The Applicants desire to expand their living space to add an additional bedroom to allow Matthew's mother to stay for extended periods time. The Applicants' children are getting older, and they need more area to provide for their growing and aging family. In addition, the Applicants need additional space to permit an office in the new work-for-home environment. The Applicants require additional space so they can remain in Cambridge.

The Property is located in the "Residence C-1" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is .75. The existing FAR of the dwelling is .98. The existing dwelling is a legal pre-existing nonconforming structure. With the

Proposed Renovations, the FAR for the dwelling will increase to 1.12. Accordingly, the Applicants require a Special Permit pursuant to Section 8.22.2(d).

Section 8.22.2(d) of the Zoning Ordinance states:

In all districts the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a preexisting dimensionally nonconforming detached single-family dwelling or two-family dwelling, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a preexisting nonconforming use, provided that there is no change in use and that any enlargement or alteration of such preexisting nonconforming detached single-family dwelling or two-family dwelling may only increase a preexisting dimensional nonconformity but does not create a new dimensional nonconformity. In order to grant the special permit the Board of Zoning Appeal is required to find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria in Section 10.43.

The Applicants' proposal meets the criteria of Section 8.22.2(d). The Applicants' home is a single-family dwelling. The Applicants do not propose a change in use. The proposal only increases the preexisting nonconforming FAR and does not create any new dimensional nonconformities.

In addition, the Proposed Renovations include the addition and moving of several windows. Accordingly, the Applicants require a Special Permit pursuant to Section 8.22.2.C. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Applicants have provided several letters of support from neighbors. The Proposed Renovations will improve the residential characteristics of the neighborhood.

The Proposed Renovations meet the purpose and intent of the Cambridge Zoning Ordinance. We look forward to working with the Board.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. Alphen", with a long horizontal flourish extending to the right.

Christopher J. Alphen, Esq.

# 38 Mount Pleasant

Lindsey Mead & Matt Russell

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2021 NOV 15 A 11:29

BZA SET  
11/18/2021

38 Mount Pleasant Street  
Cambridge, MA 02140

**PROJECT NARRATIVE:**

INTERIOR RENOVATION TO 3-STORY ATTACHED DWELLING WHICH ALSO INCLUDES A SECOND STORY ADDITION OVER THE EXISTING KITCHEN AND LOWERING THE BASEMENT FLOOR TO AN ELEVATION SIMILAR TO ADJACENT DWELLING.



BZA - 149665

ARCHITECT:



© 2020 SAM KACHMAR ARCHITECTS

**SAM KACHMAR**

ARCHITECTS

(p)978-270-8441

kachmardesign.com

357 HURON AVE.

CAMBRIDGE MA, 02138

CLIENTS:

**LINDSEY MEAD &  
MATT RUSSELL**

INTERIOR DESIGNER:

**HADLEY SCULLY INTERIORS**

STRUCTURAL ENGINEER:

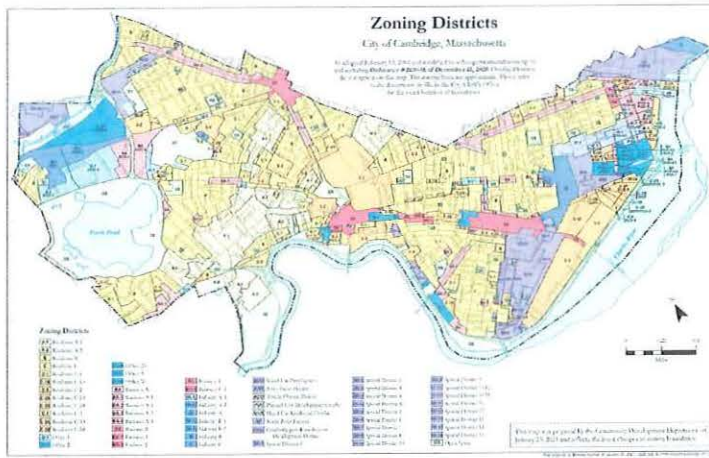
TBD

GENERAL CONTRACTOR:

TBD

PERMIT SET SHEET LIST

Sheet Number	Sheet Name	Current Revision
BZA-000	COVER	
BZA-001	ZONING AND AREA PLAN	
BZA-002	PROPOSED STREETSCAPE	
BZA-003	EXISTING AXON	
BZA-004	PROPOSED AXON	
BZA-005	EXISTING SITE PLAN	
BZA-006	PROPOSED SITE PLAN	
BZA-007	SOLAR STUDY	
BZA-100	PROPOSED - LEVEL 0	
BZA-101	PROPOSED - LEVEL 1	
BZA-102	PROPOSED - LEVEL 2	
BZA-103	PROPOSED - LEVEL 3	
BZA-104	PROPOSED - ROOF PLAN	
BZA-200	ELEVATION WEST (FRONT)	
BZA-201	SOUTH EAST	
BZA-202	ELEVATION EAST (BACK)	
BZA-300	QR CODE	
BZA-301	ADDITIONAL PHOTOS	
BZA-302	SURVEY PLAN	
BZA-303	LETTERS OF SUPPORT	



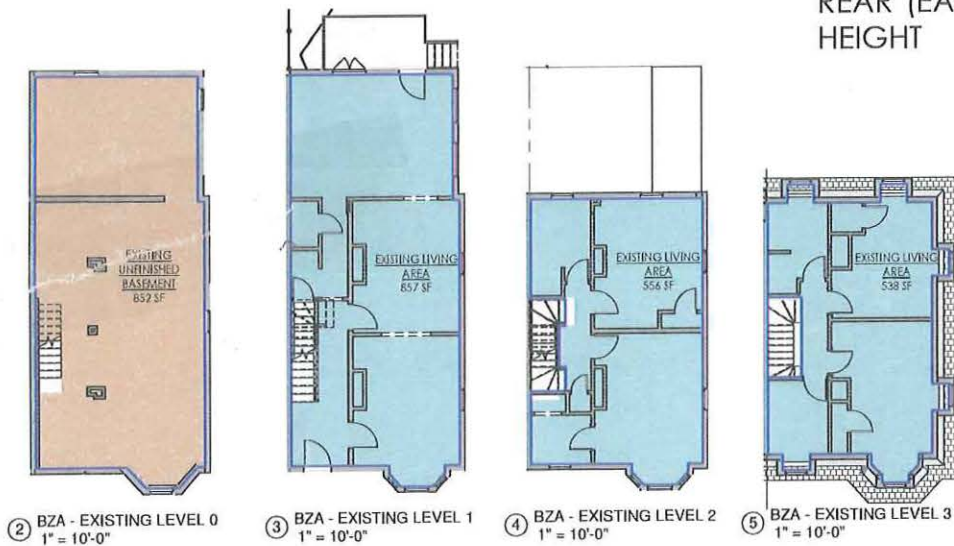
**ZONE: RESIDENCE C-1**

LAND AREA: 1,982 SF  
 EXISTING LIVING AREA: 1,951 SF  
 PROPOSED LIVING AREA: 2,216 SF  
 MAXIMUM FAR: 0.75  
 EXISTING FAR: 0.98  
 PROPOSED FAR: 1.12  
 OPEN SPACE REQUIREMENT: 30%  
 EXISTING OSR: 43%  
 PROPOSED OSR: 43%

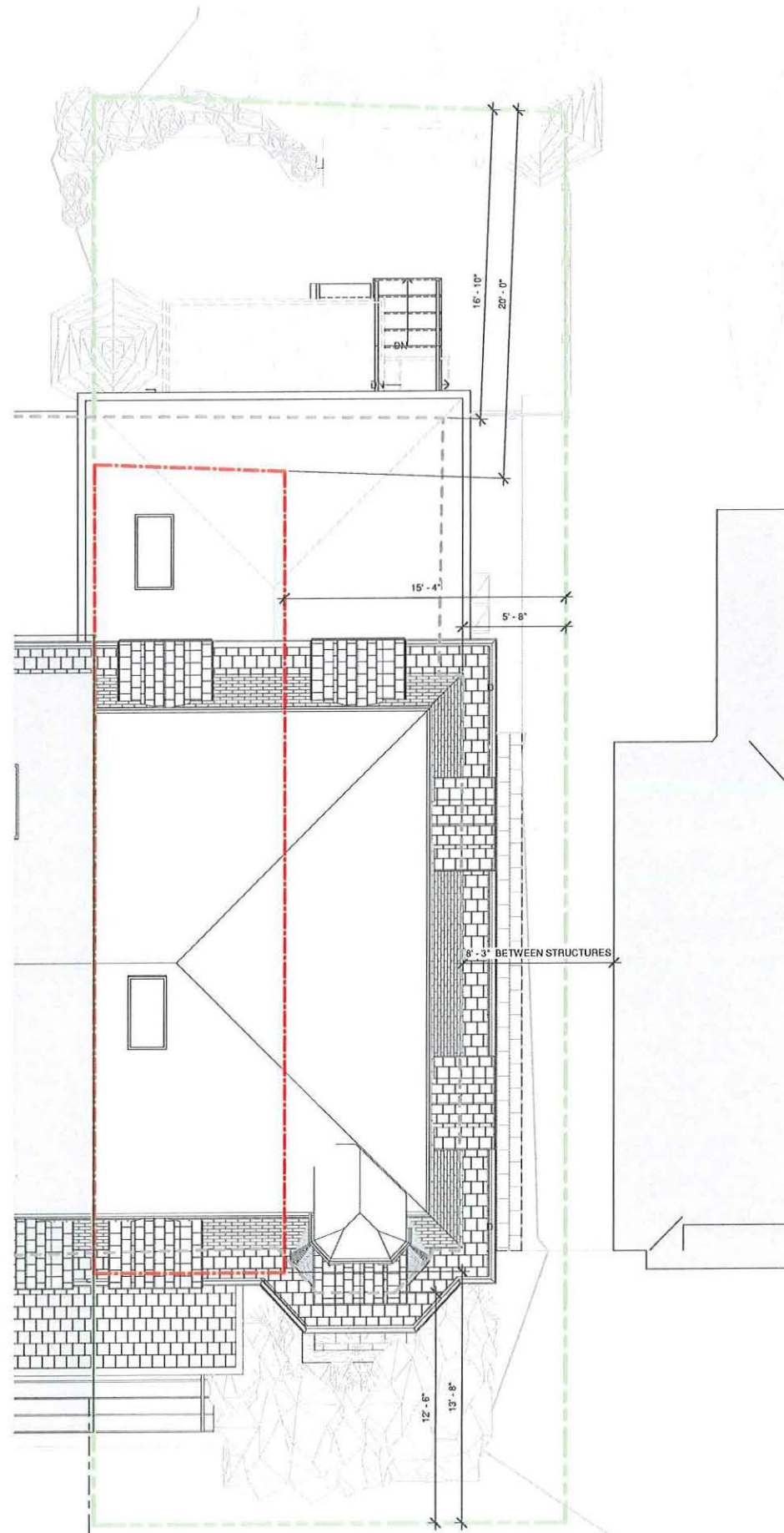
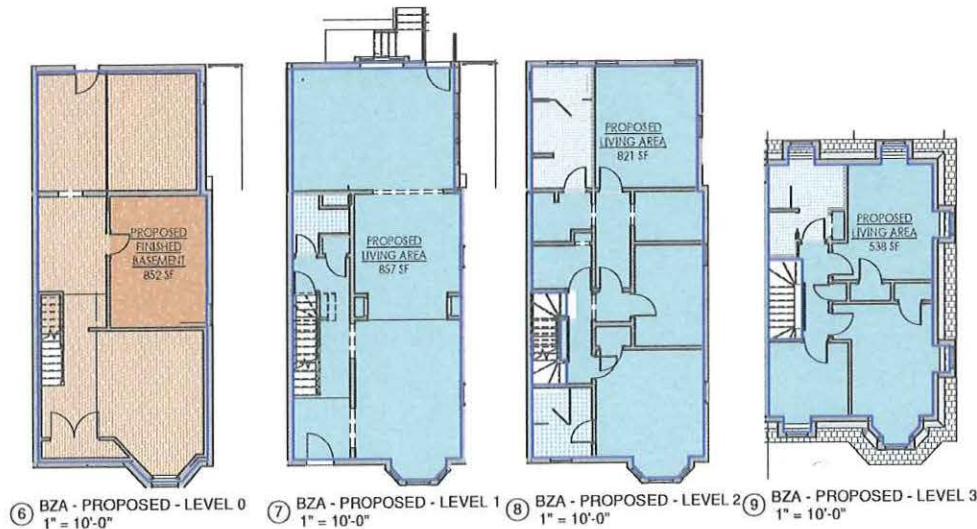


GROSS BUILDING AREA		
Level	Name	Area
LEVEL 1	EXISTING LIVING AREA	857 SF
LEVEL 2	EXISTING LIVING AREA	556 SF
LEVEL 3	EXISTING LIVING AREA	538 SF
		1951 SF

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	13'-8"	12'-6"	12'-6"
SIDE (SOUTH)	15'-4"	5'-8"	5'-8"
SIDE (NORTH)	Party	Party	Party
REAR (EAST)	20'-0" (8'-8")	16'-10"	16'-10"
HEIGHT	35'-0"	35'-0"	35'-0"



PROPOSED (Gross Building)		
Level	Name	Area
LEVEL 1	PROPOSED LIVING AREA	857 SF
LEVEL 2	PROPOSED LIVING AREA	821 SF
LEVEL 3	PROPOSED LIVING AREA	538 SF
		2216 SF



1 BZA - PROPOSED - SITE PLAN  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ZONING AND AREA PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

**BZA-001**

Scale As indicated

# EXISTING STREETScape PHOTO



48

46

44 42

40 38

36 34

32

# EXISTING / PROPOSED STREETScape ELEVATION



48

46

44 42

40 38

36 34

32

① BZA - EXISTING - SOUTH ELEVATION  
1/8" = 1'-0"



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STRUCTURAL ENGINEER:

PROPOSED STREETScape

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
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**BZA-002**  
Scale As indicated

11/17/2021 12:35:25 PM

# EXISTING SITE AXON



# SKA

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STRUCTURAL ENGINEER:  
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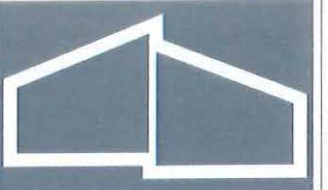
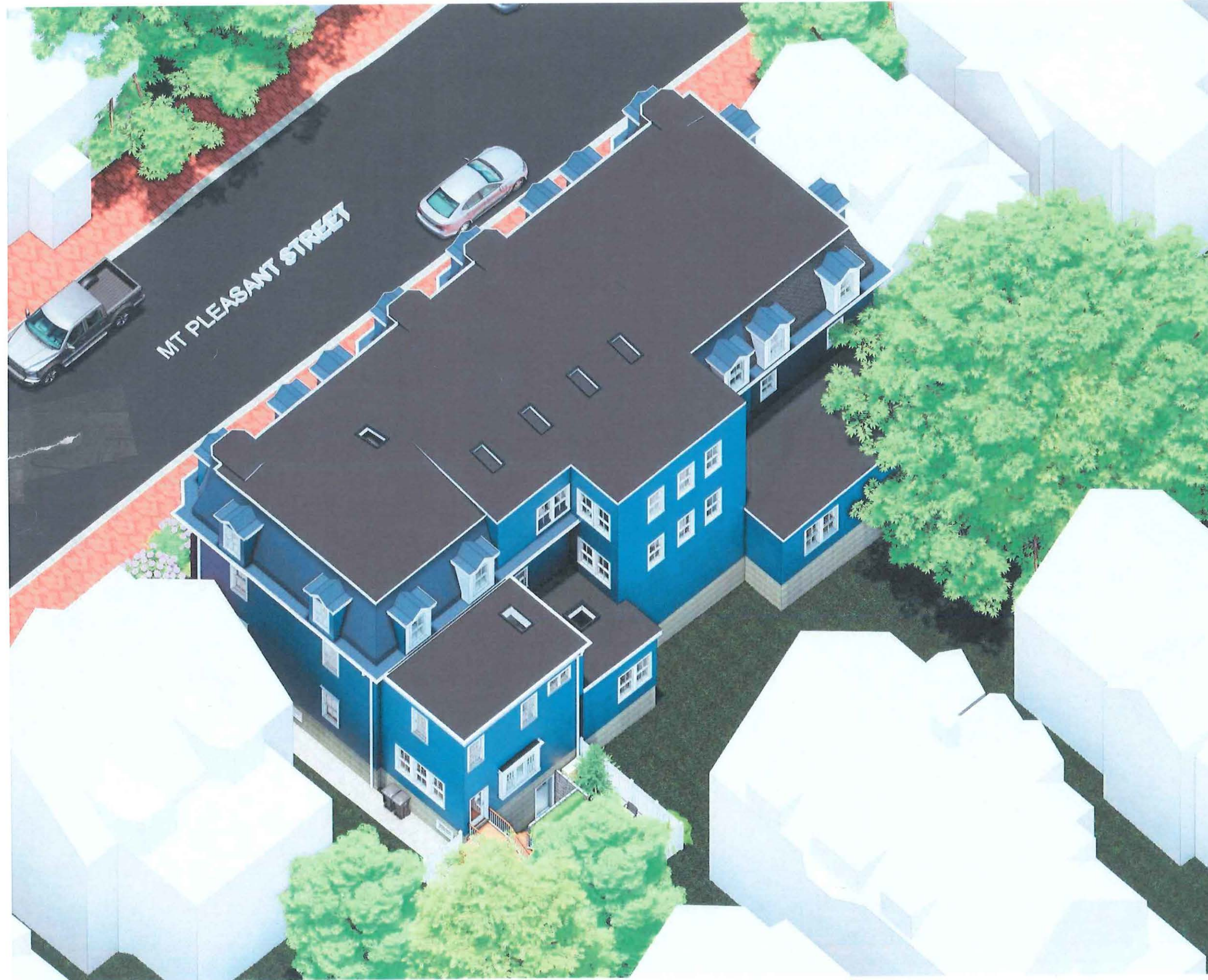
## EXISTING AXON

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
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**BZA-003**  
 Scale

# PROPOSED SITE AXON



# SKA

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PROPOSED AXON

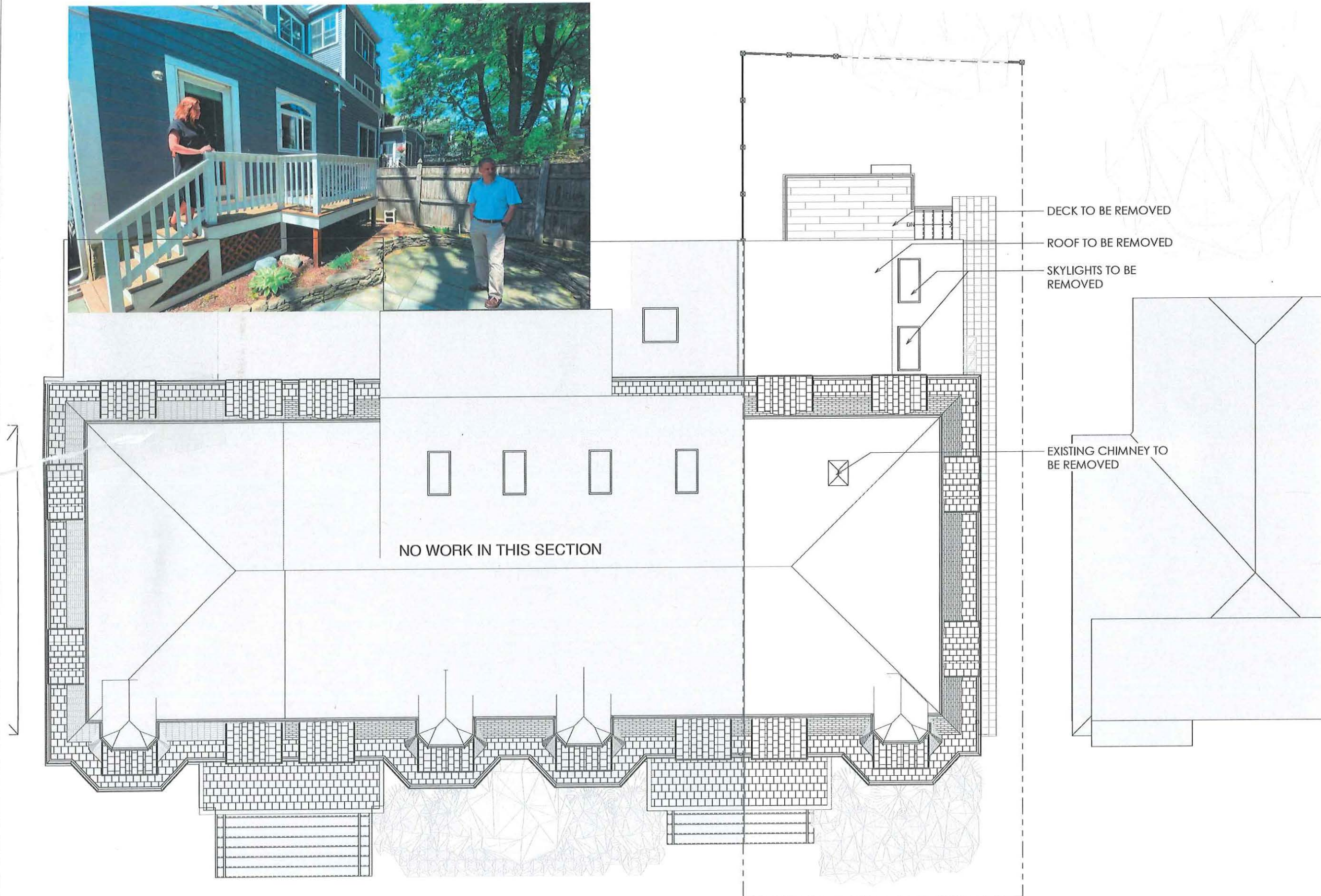
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Project number	Project Number
Date	11/18/2021
Drawn by	Author
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**BZA-004**  
Scale



# EXISTING SITE PLAN



① BZA - EXISTING - SITE PLAN  
1/4" = 1'-0"

MT. PLEASANT STREET



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STRUCTURAL ENGINEER:

EXISTING SITE PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

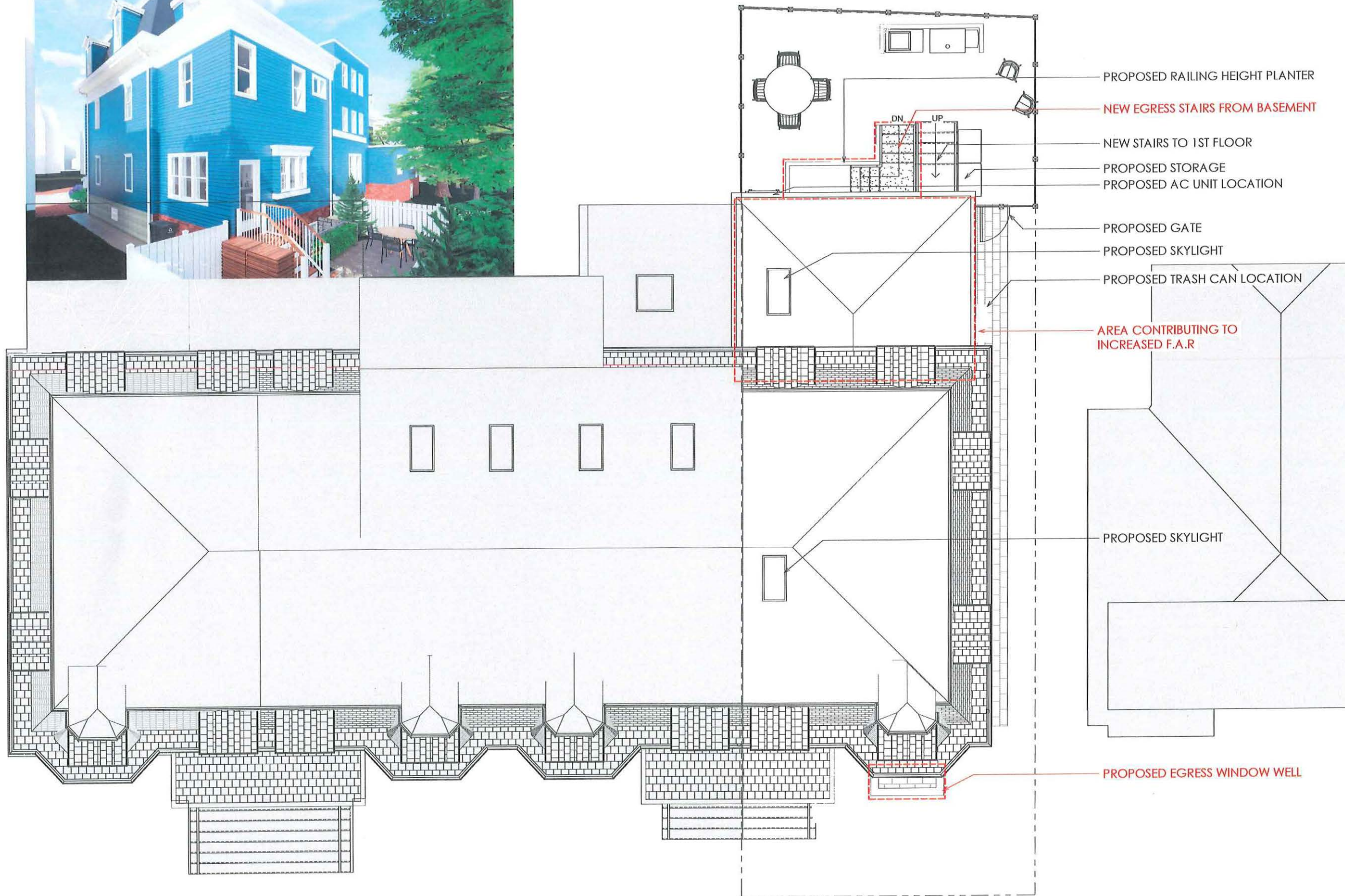
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Project number	Project Number
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Checked by	Checker

**BZA-005**  
Scale 1/4" = 1'-0"

11/12/2021 1:23:29 PM

# PROPOSED SITE PLAN



- PROPOSED RAILING HEIGHT PLANTER
- NEW EGRESS STAIRS FROM BASEMENT
- NEW STAIRS TO 1ST FLOOR
- PROPOSED STORAGE
- PROPOSED AC UNIT LOCATION
- PROPOSED GATE
- PROPOSED SKYLIGHT
- PROPOSED TRASH CAN LOCATION
- AREA CONTRIBUTING TO INCREASED F.A.R.
- PROPOSED SKYLIGHT
- PROPOSED EGRESS WINDOW WELL



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PROPOSED SITE PLAN

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Project number	Project Number
Date	11/18/2021
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Checked by	Checker

**BZA-006**

Scale 1/4" = 1'-0"

① BZA - PROPOSED SITE PLAN - DESIGN OPTION 4  
 1/4" = 1'-0"

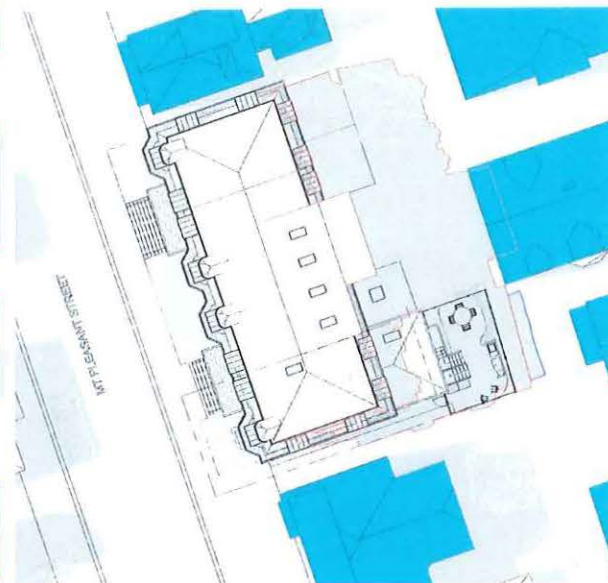
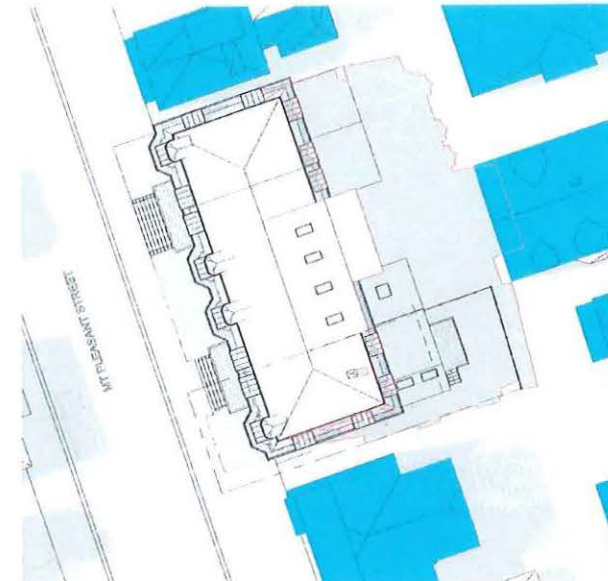
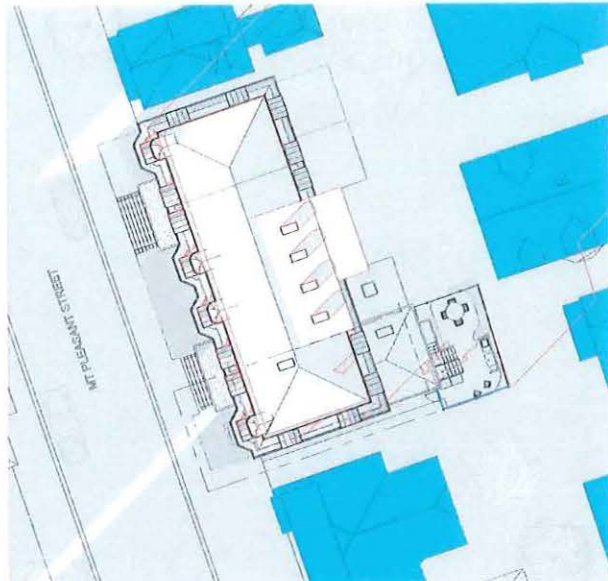
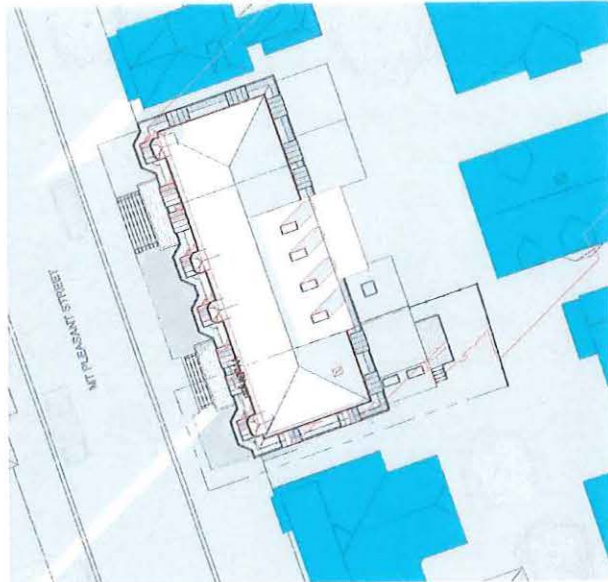
**WINTER SOLSTICE - EXISTING**

**WINTER SOLSTICE - PROPOSED**

**SUMMER SOLSTICE - EXISTING**

**SUMMER SOLSTICE - PROPOSED**

**AFTERNOON - 3PM**



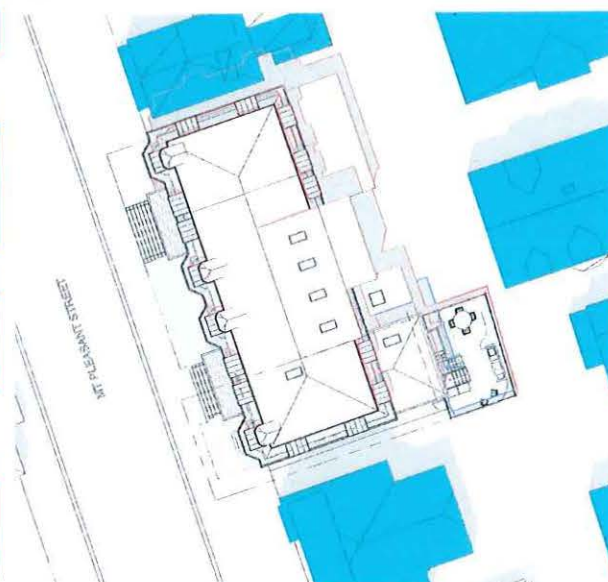
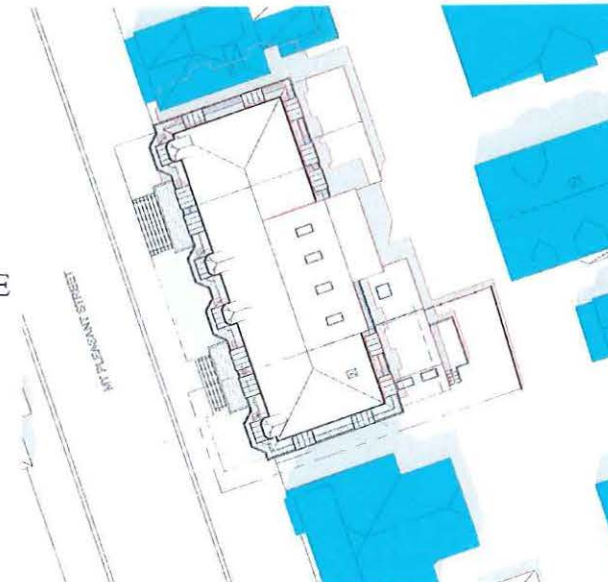
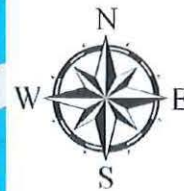
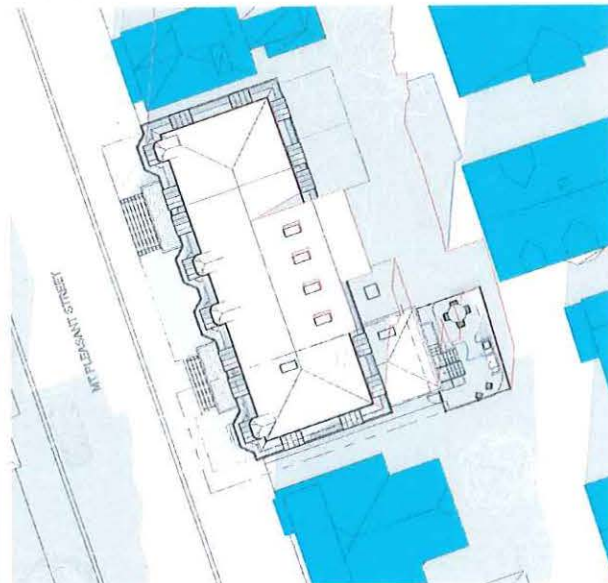
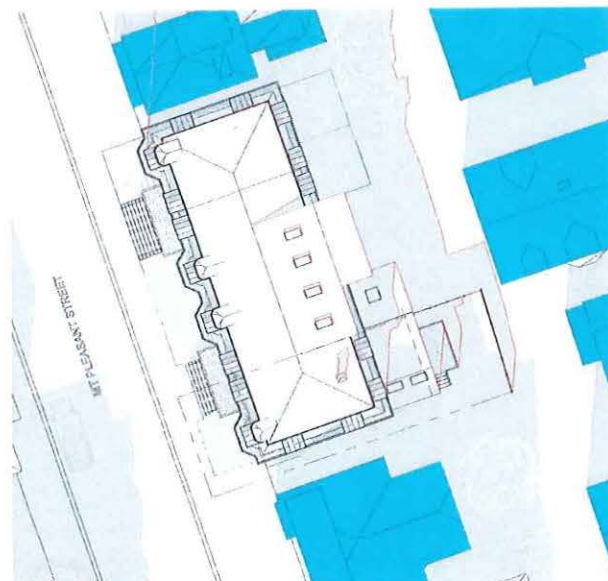
① BZA-EXISTING SITE PLAN - WINTER 3PM  
3/64" = 1'-0"

④ BZA-PROPOSED SITE PLAN - WINTER 3PM  
3/64" = 1'-0"

⑩ BZA-EXISTING SITE PLAN - SUMMER 3PM  
3/64" = 1'-0"

⑦ BZA-PROPOSED SITE PLAN - SUMMER 3PM  
3/64" = 1'-0"

**NOON - 12PM**



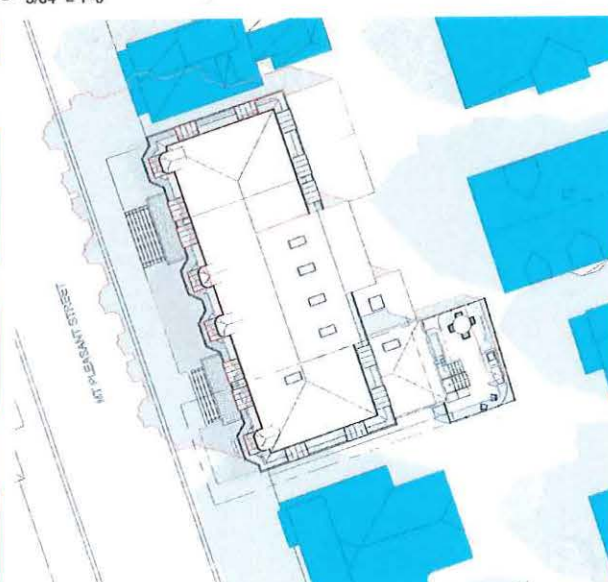
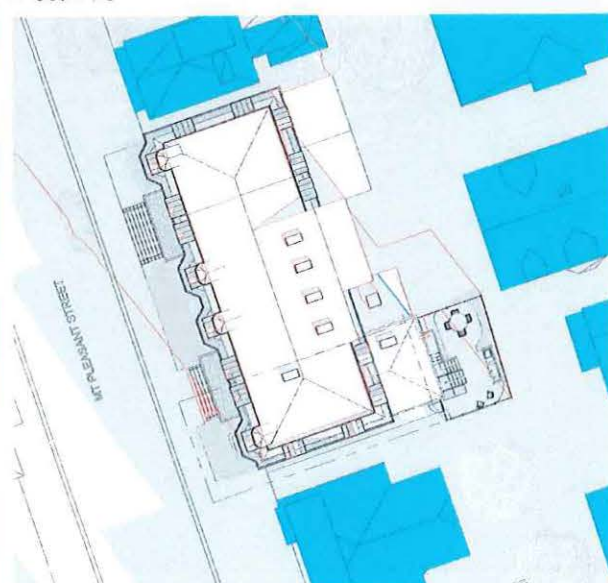
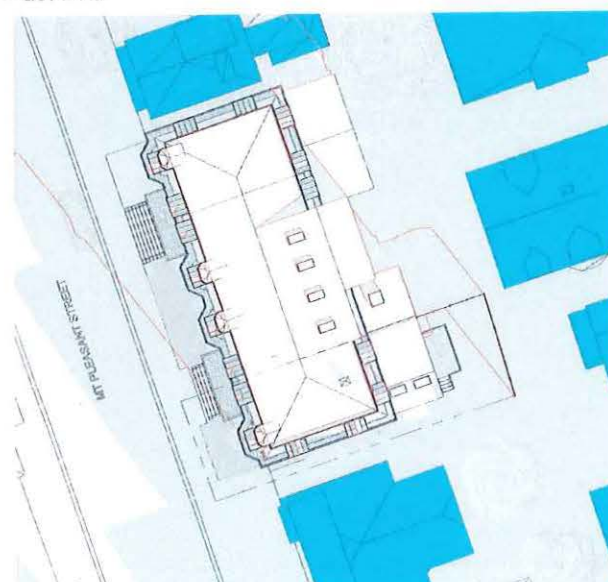
⑧ BZA-EXISTING SITE PLAN - WINTER 12PM  
3/64" = 1'-0"

② BZA-PROPOSED SITE PLAN - WINTER 12PM  
3/64" = 1'-0"

⑫ BZA-EXISTING SITE PLAN - SUMMER 12PM  
3/64" = 1'-0"

⑤ BZA-PROPOSED SITE PLAN - SUMMER 12PM  
3/64" = 1'-0"

**MORNING - 9AM**



⑨ BZA-EXISTING SITE PLAN - WINTER 9AM  
3/64" = 1'-0"

③ BZA-PROPOSED SITE PLAN - WINTER 9AM  
3/64" = 1'-0"

⑪ BZA-EXISTING SITE PLAN - SUMMER 9AM  
3/64" = 1'-0"

⑥ BZA-PROPOSED SITE PLAN - SUMMER 9AM  
3/64" = 1'-0"



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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

SOLAR STUDY

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
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**BZA-007**  
Scale 3/64" = 1'-0"

# LEVEL 0 - PROPOSED WORK



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REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

PROPOSED - LEVEL 0

Lindsey Mead & Matt Russell

38 Mount Pleasant

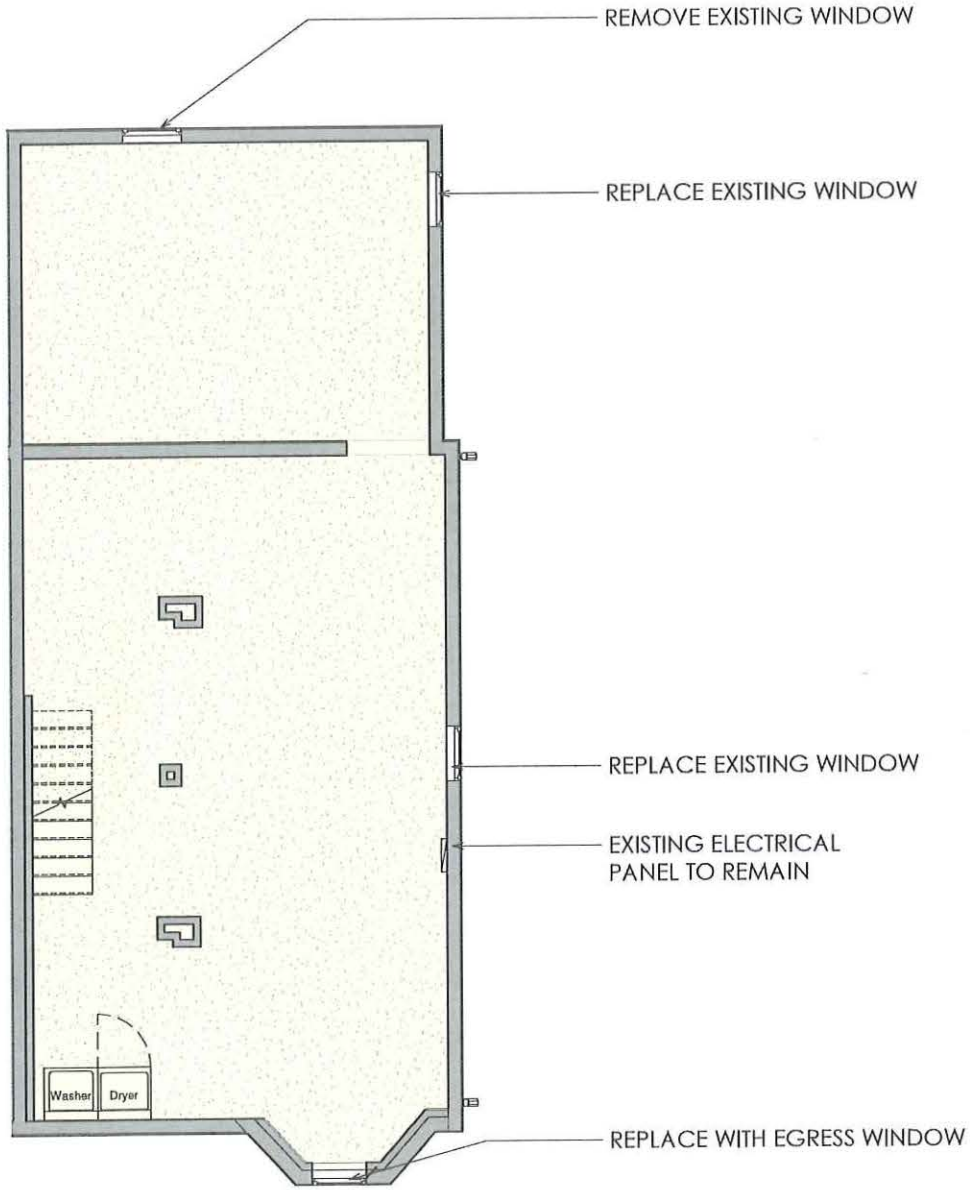
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Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
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Checked by	Checker

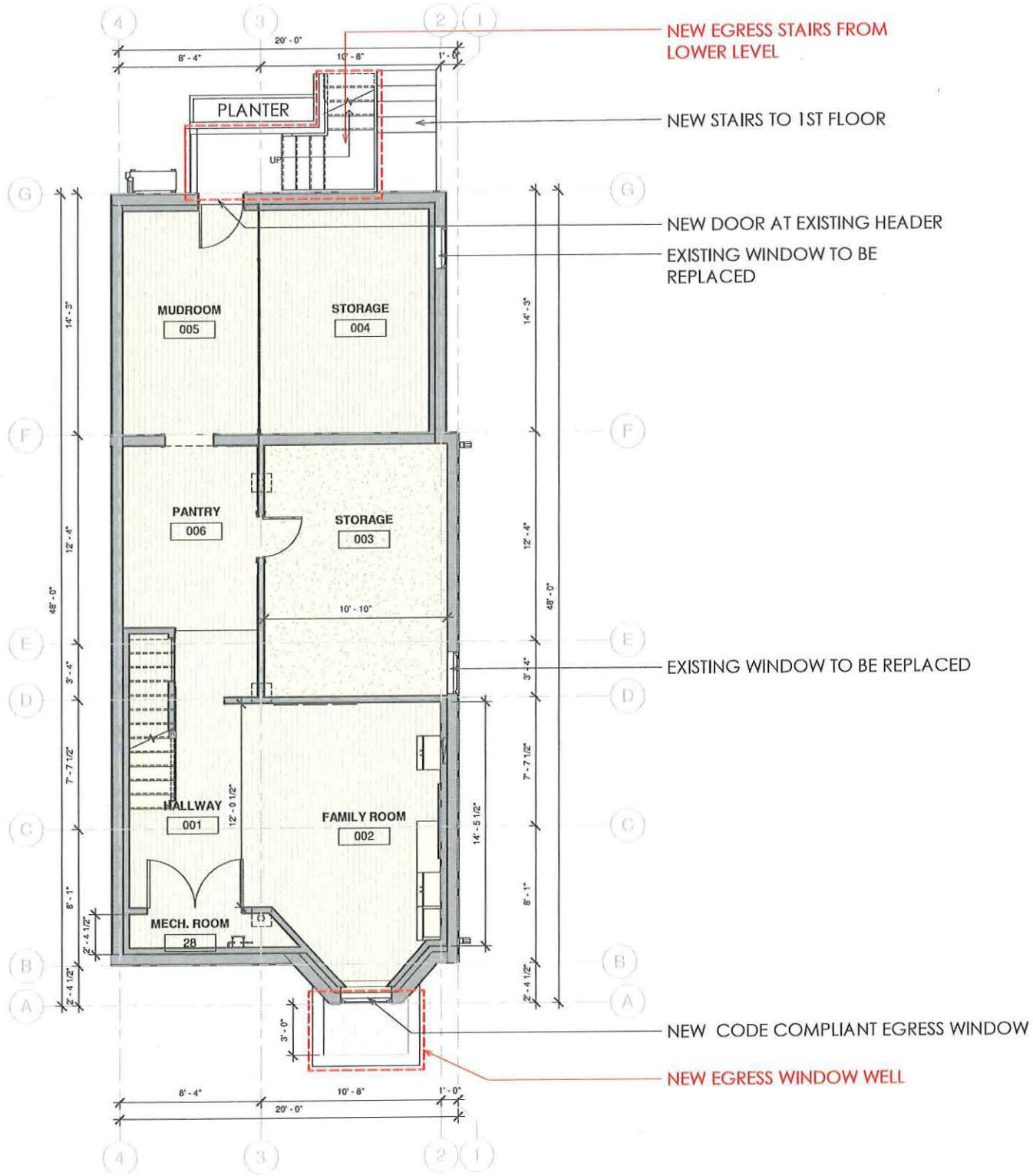
**BZA-100**

Scale 1/4" = 1'-0"

11/17/2021 12:26:44 PM



① BZA - EXISTING - LEVEL 0 PLAN  
 1/4" = 1'-0"



③ BZA - PROPOSED LEVEL 0  
 1/4" = 1'-0"

# LEVEL 1 - PROPOSED WORK



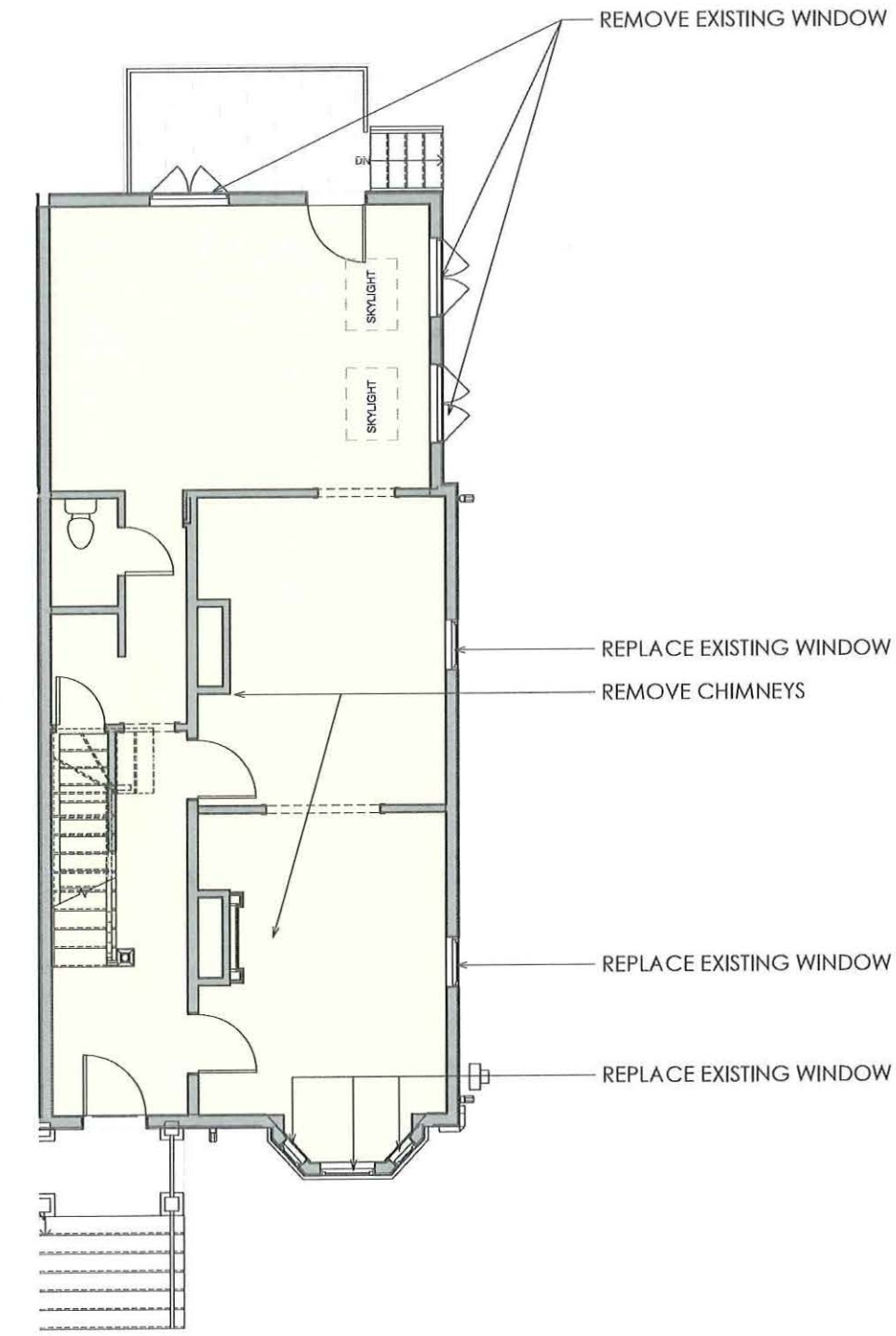
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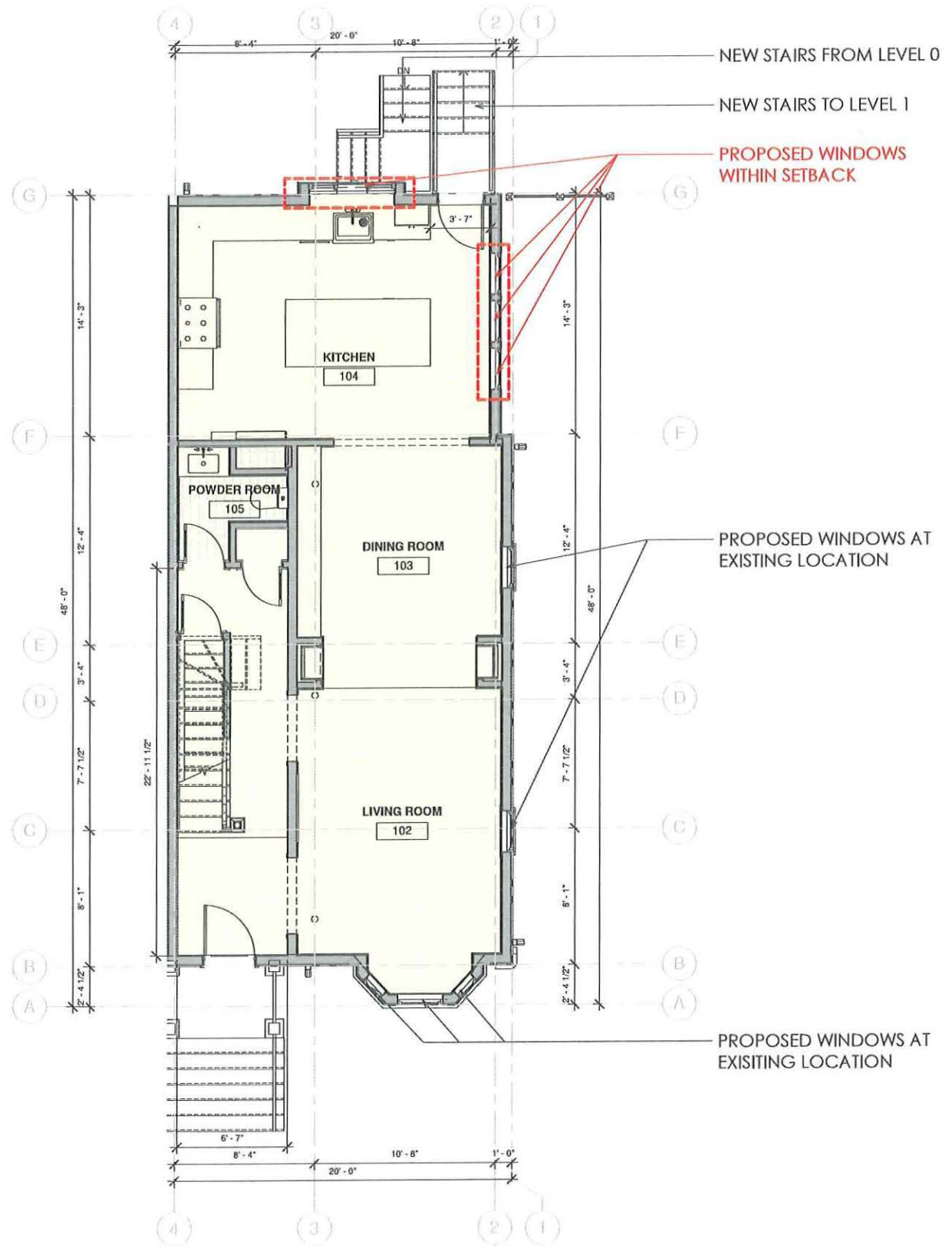
PROPOSED - LEVEL 1

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 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
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<b>BZA-101</b>	
Scale	1/4" = 1'-0"



1 BZA - EXISTING - LEVEL 1  
 1/4" = 1'-0"



2 BZA - PROPOSED - LEVEL 1 PLAN  
 1/4" = 1'-0"

# LEVEL 2 - PROPOSED WORK



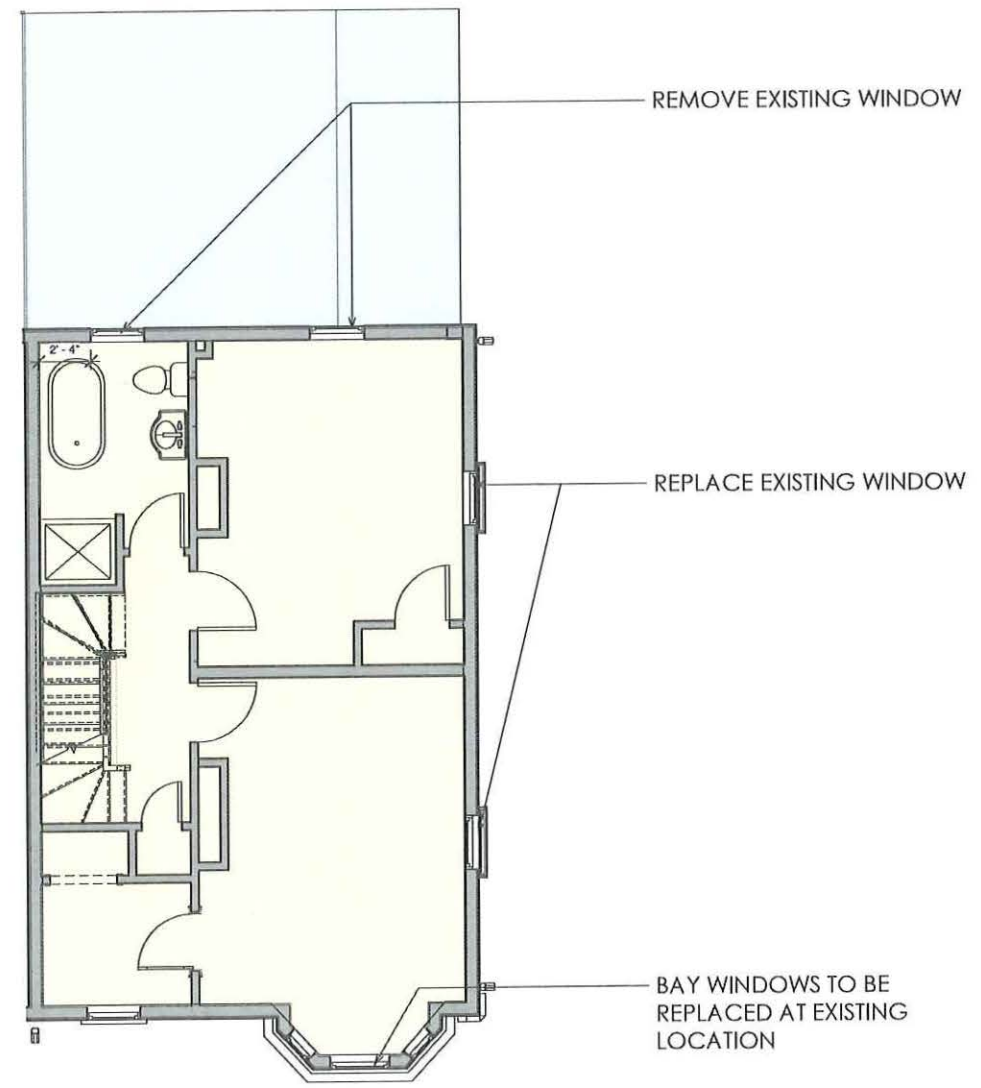
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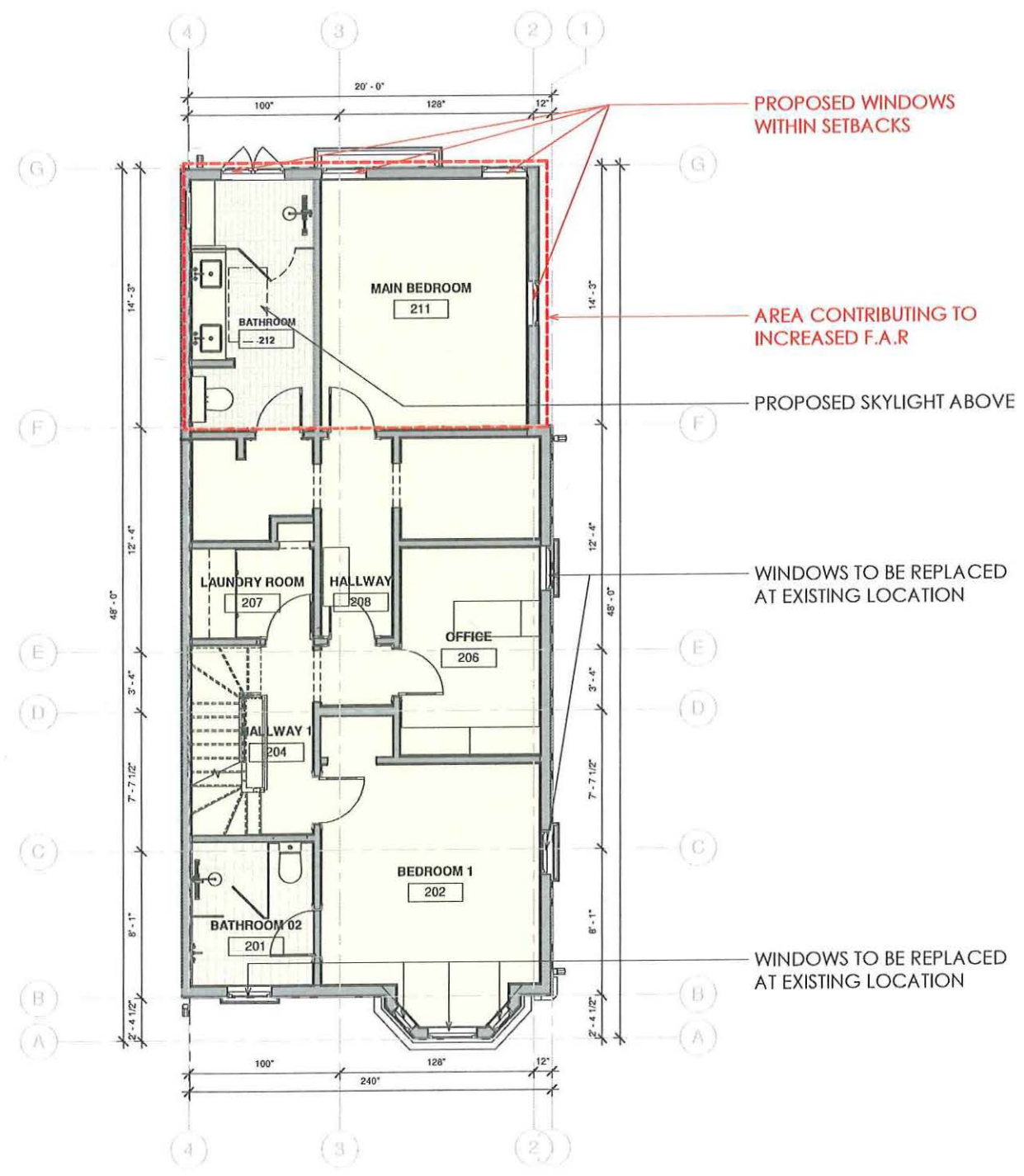
PROPOSED - LEVEL 2

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker
<b>BZA-102</b>	
Scale	1/4" = 1'-0"



① BZA - EXISTING - LEVEL 2  
 1/4" = 1'-0"



③ BZA - LEVEL 2 - PROPOSED  
 1/4" = 1'-0"

11/12/2021 12:36:51 PM

# LEVEL 3 - PROPOSED WORK



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED - LEVEL 3

Lindsey Mead & Matt Russell

38 Mount Pleasant

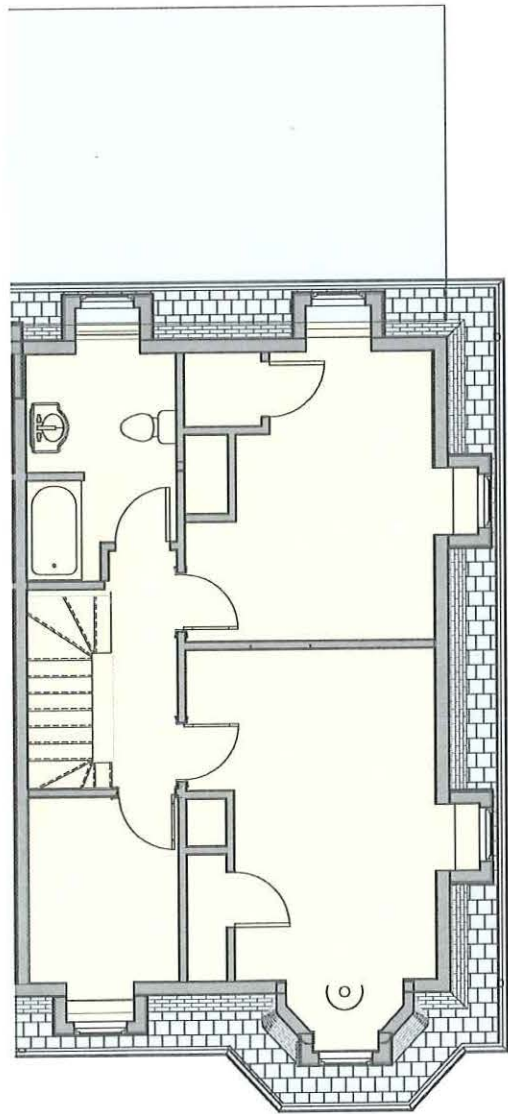
38 Mount Pleasant Street  
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Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
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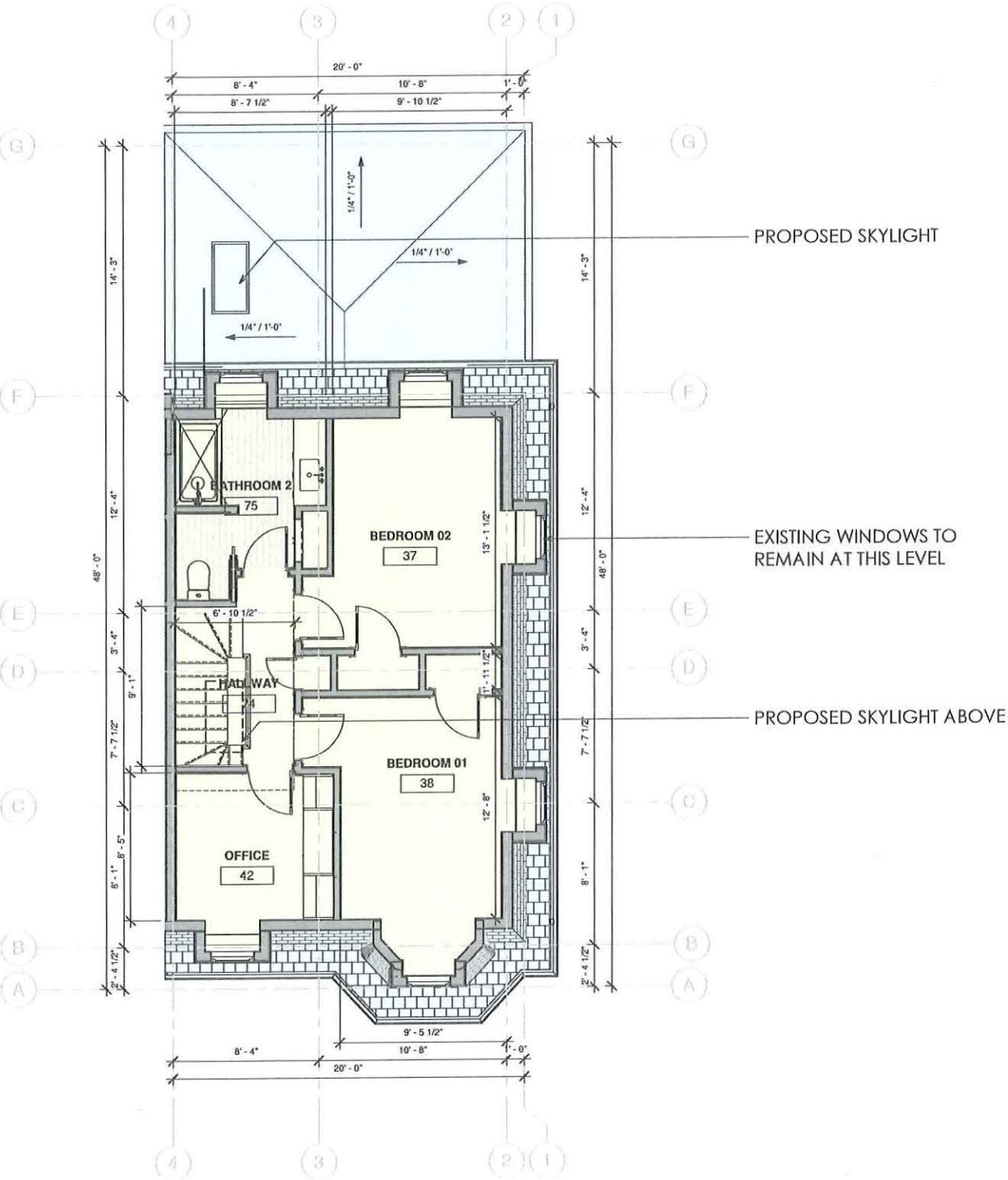
**BZA-103**

Scale 1/4" = 1'-0"

11/12/2021 12:36:54 PM



1 BZA - EXISTING LEVEL 3  
 1/4" = 1'-0"



3 BZA - LEVEL 3 - PROPOSED  
 1/4" = 1'-0"

# ROOF LEVEL - PROPOSED WORK



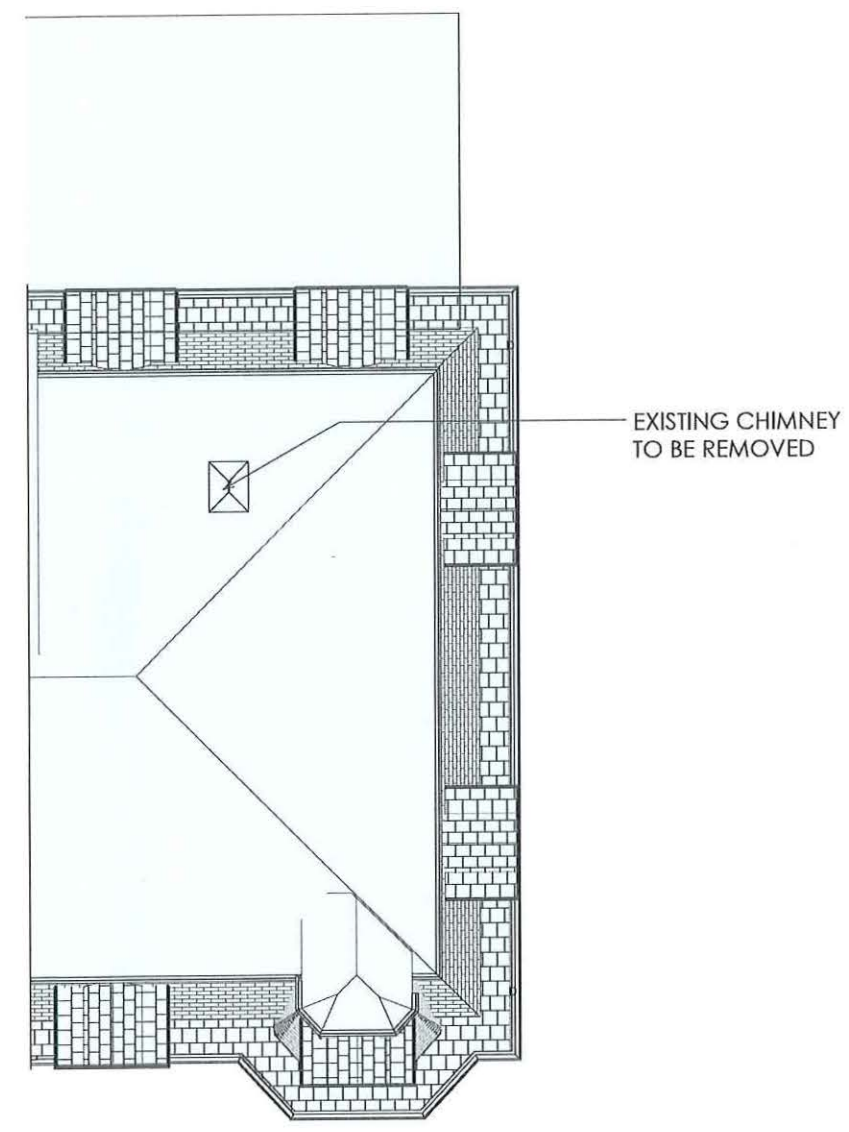
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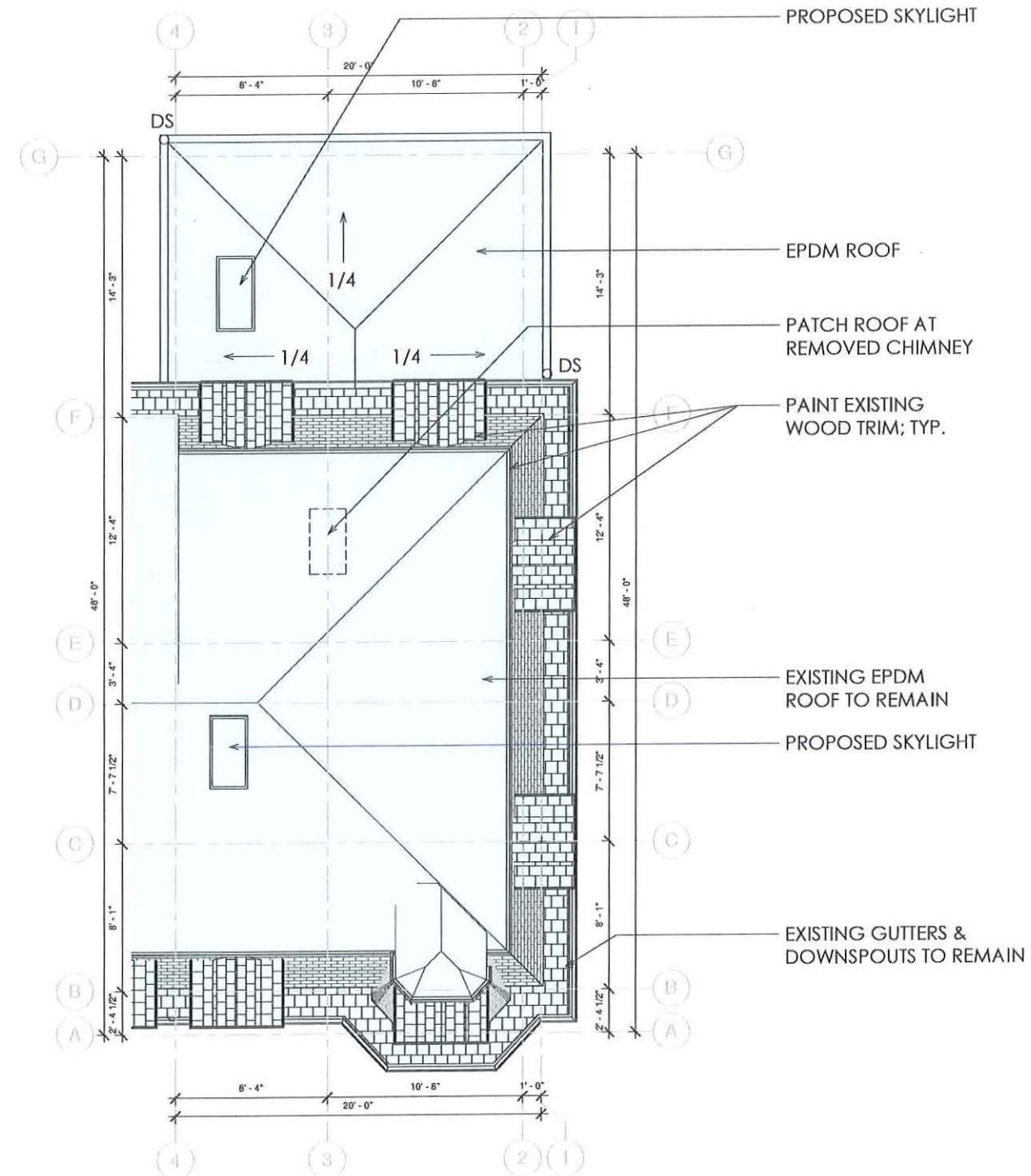
PROPOSED - ROOF PLAN

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker
<b>BZA-104</b>	
Scale	1/4" = 1'-0"



① BZA - EXISTING - RIDGE PLAN  
 1/4" = 1'-0"



② BZA - PROPOSED - RIDGE PLAN  
 1/4" = 1'-0"

11/12/2021 12:36:55 PM



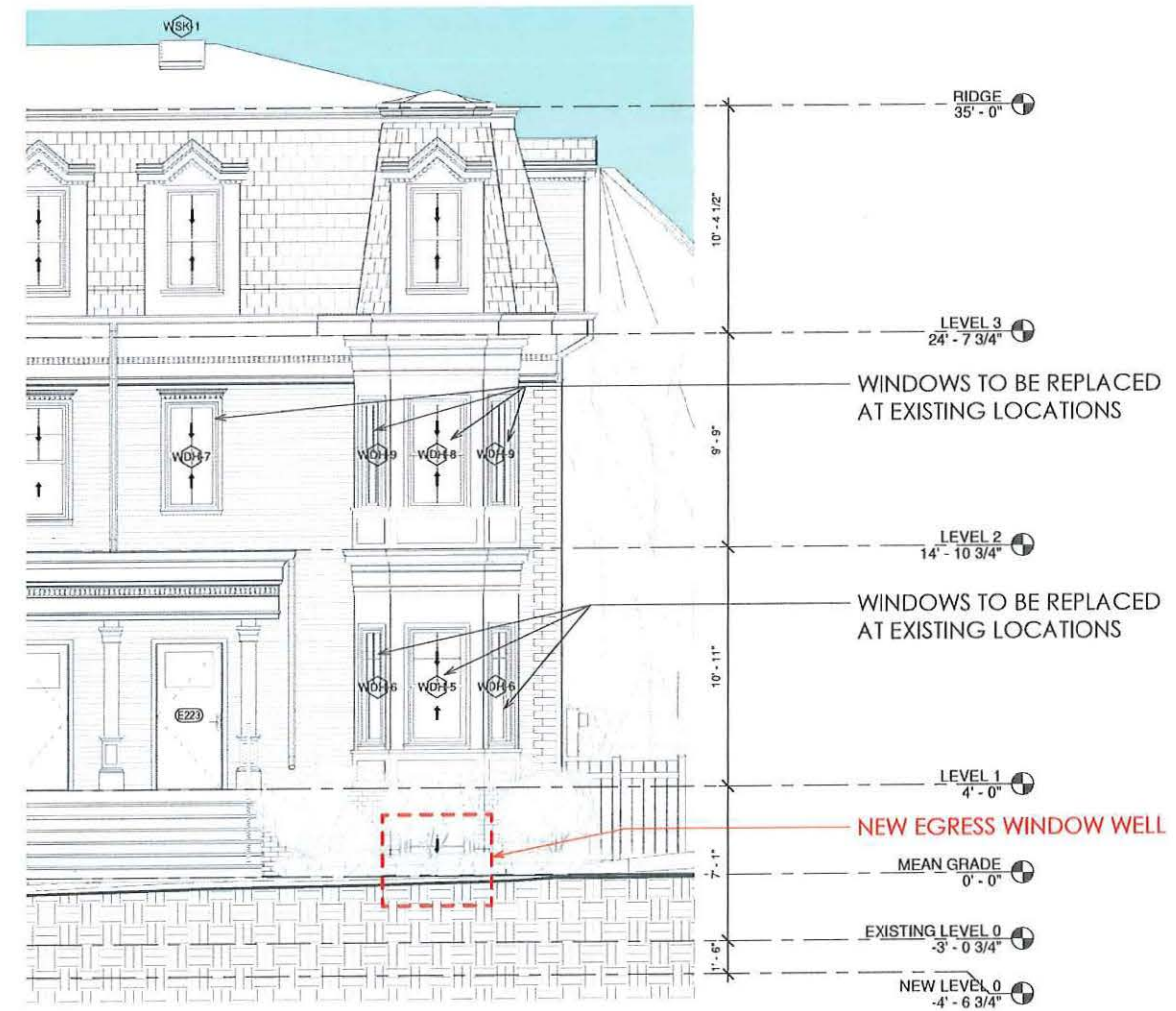
# WEST ELEVATION



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



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



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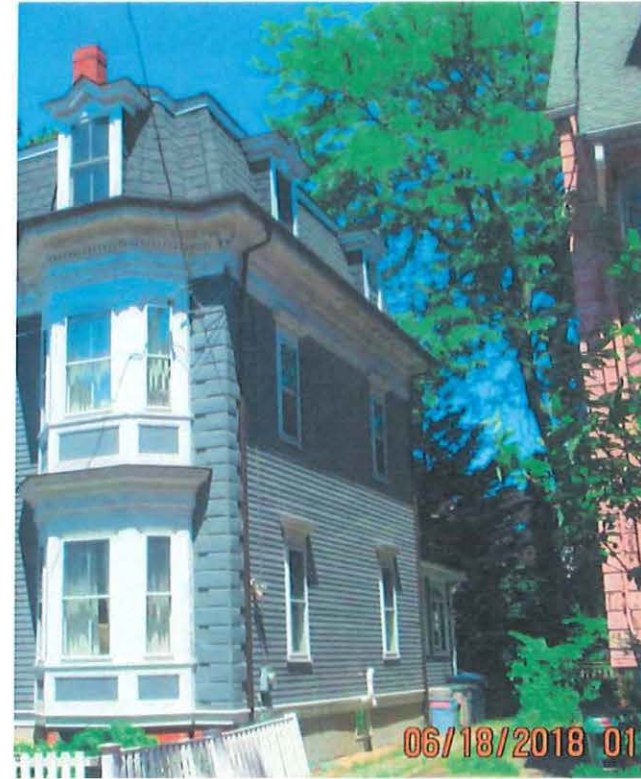
ELEVATION WEST (FRONT)

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

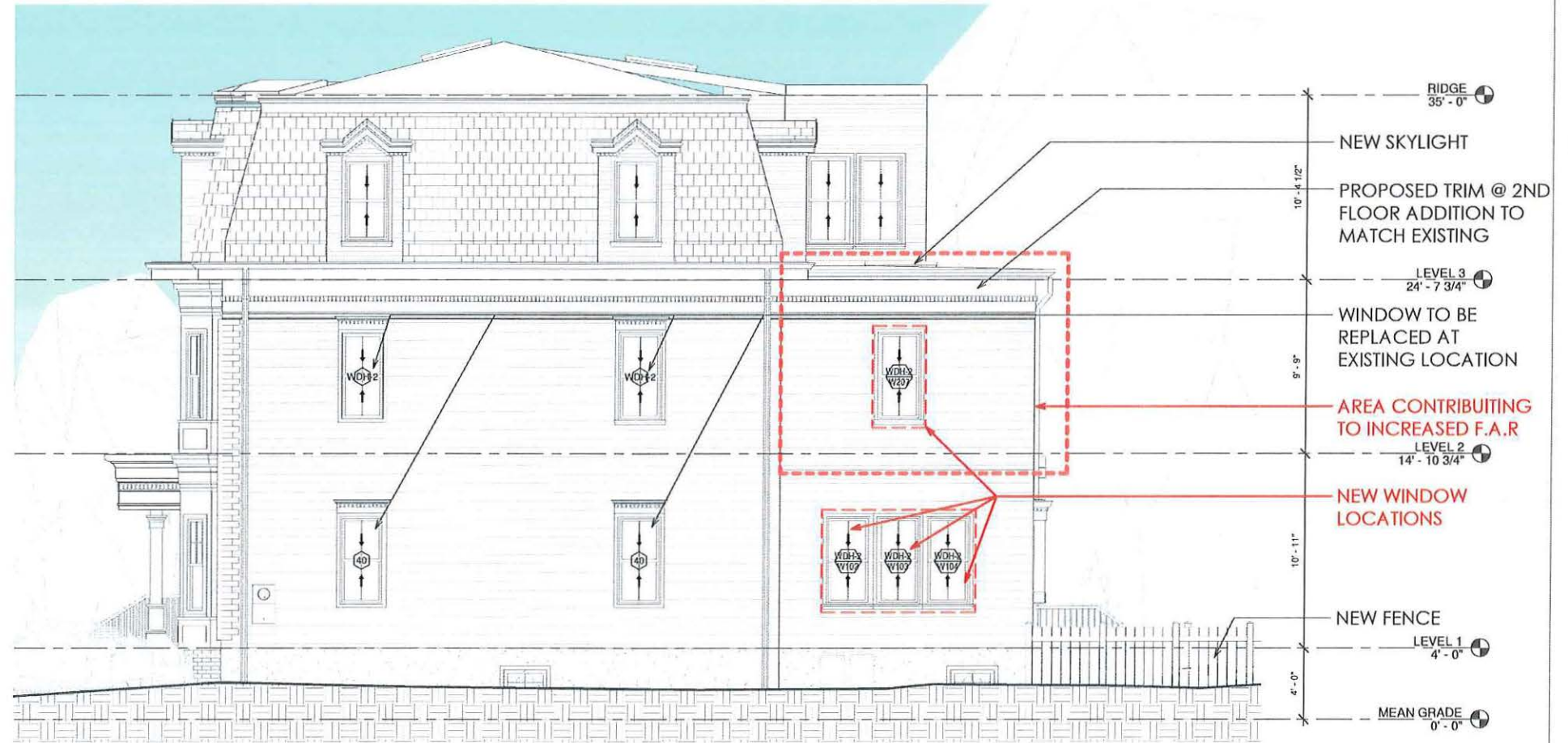
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

**BZA-200**  
Scale 1/4" = 1'-0"

# SOUTH ELEVATION



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



② BZA - PROPOSED - SOUTH ELEVATION  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOUTH EAST

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

**BZA-201**

Scale 1/4" = 1'-0"

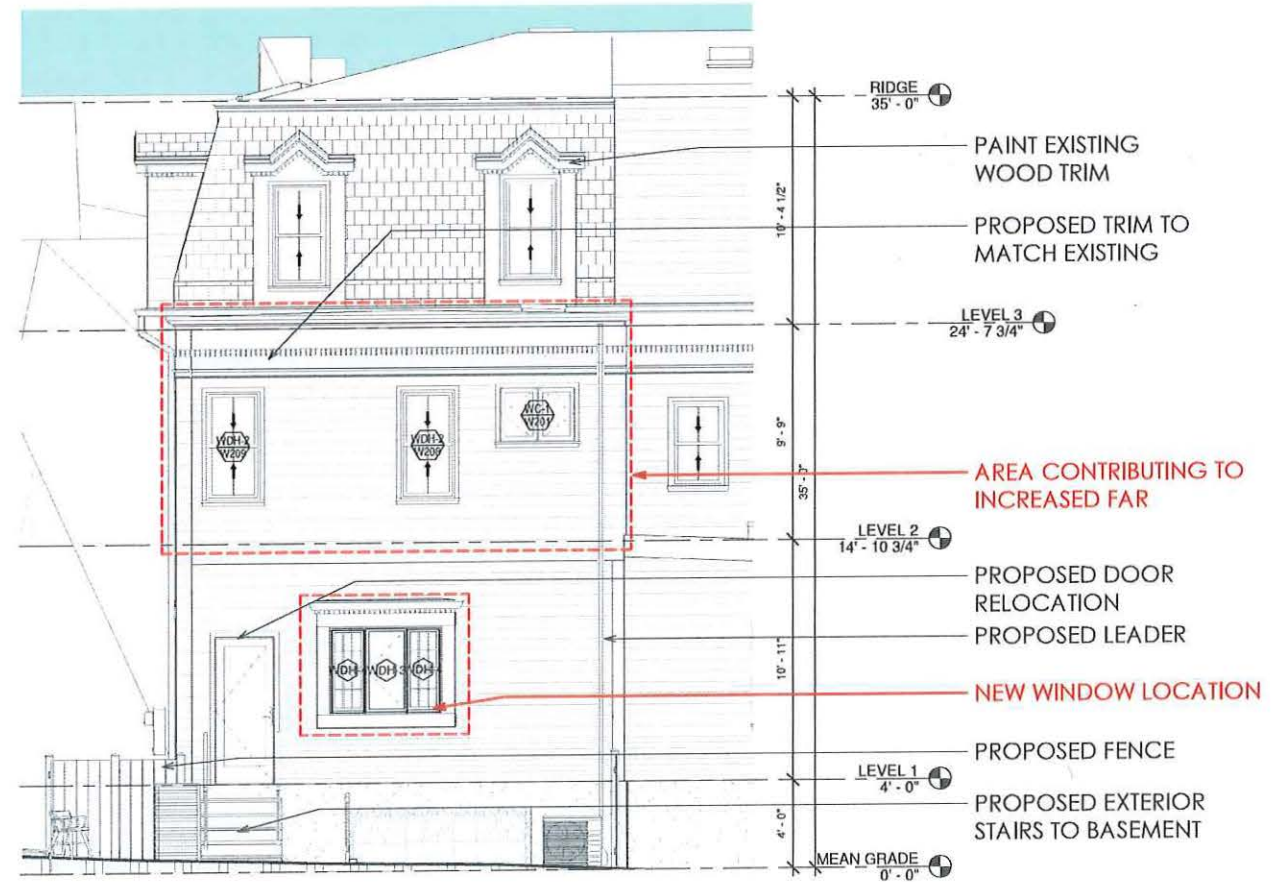
# EAST ELEVATION



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



② BZA - PROPOSED - EAST ELEVATION  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION EAST (BACK)

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

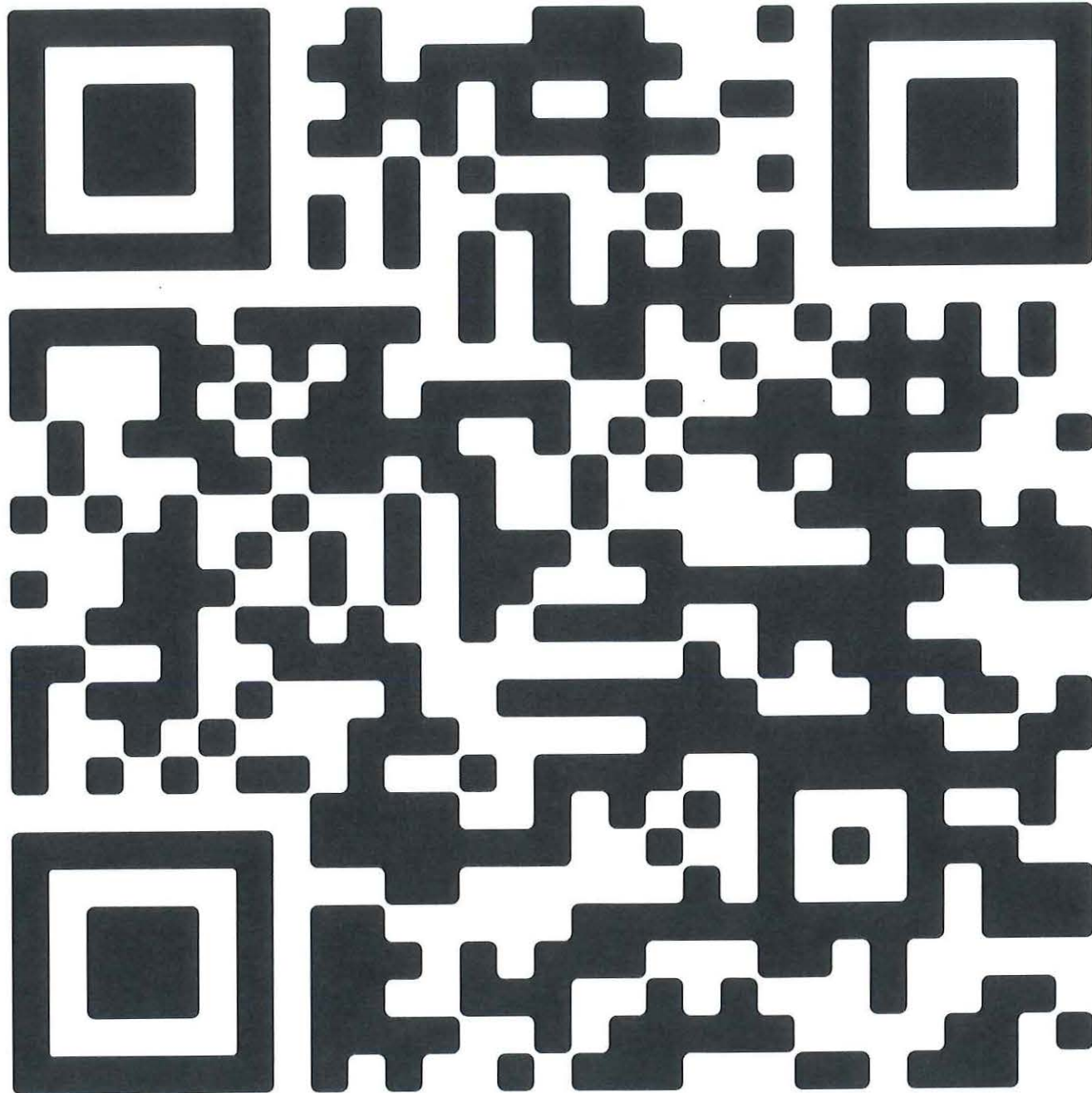
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

**BZA-202**

Scale 1/4" = 1'-0"

END OF PRESENTATION

38 MOUNT PLEASANT EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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STRUCTURAL ENGINEER:

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Lindsey Mead & Matt Russell

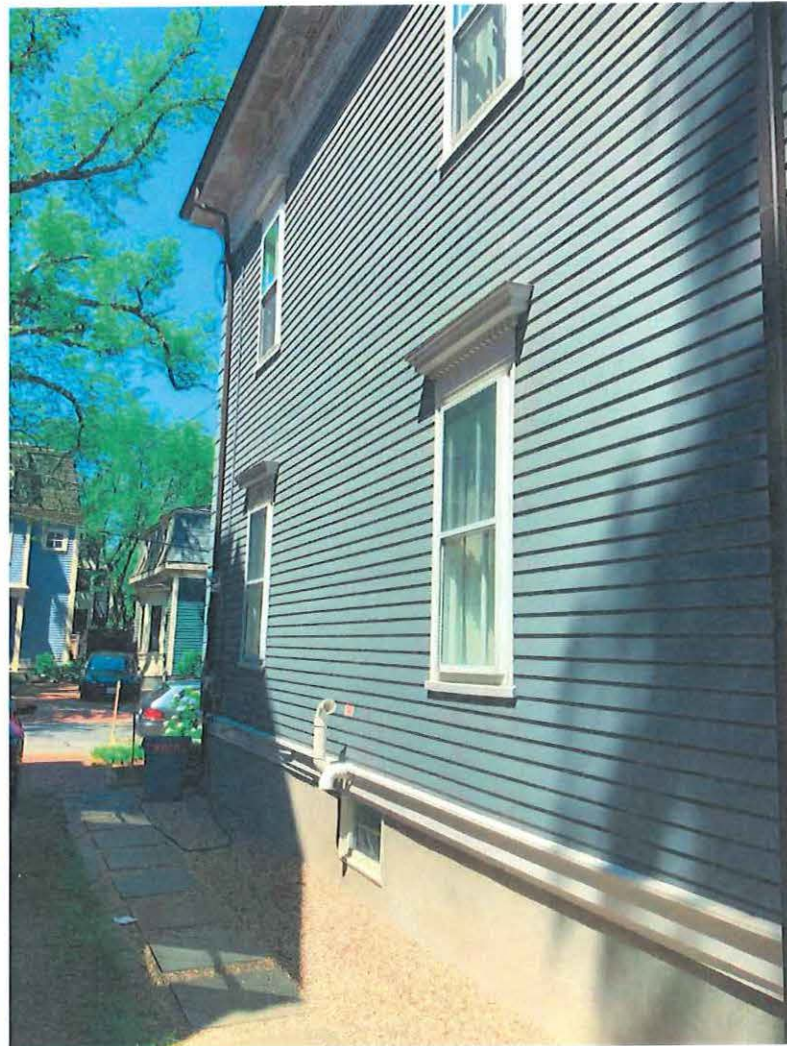
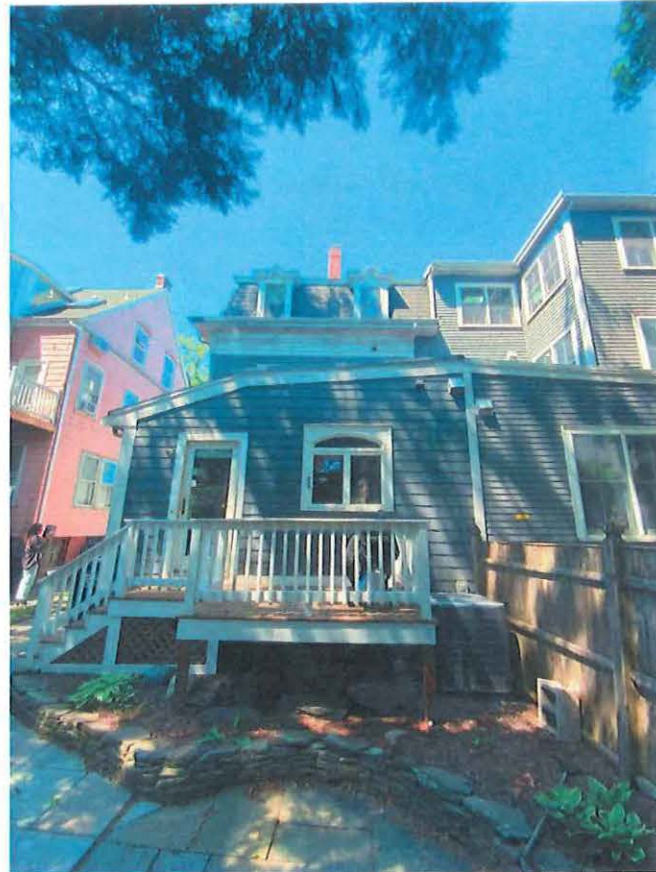
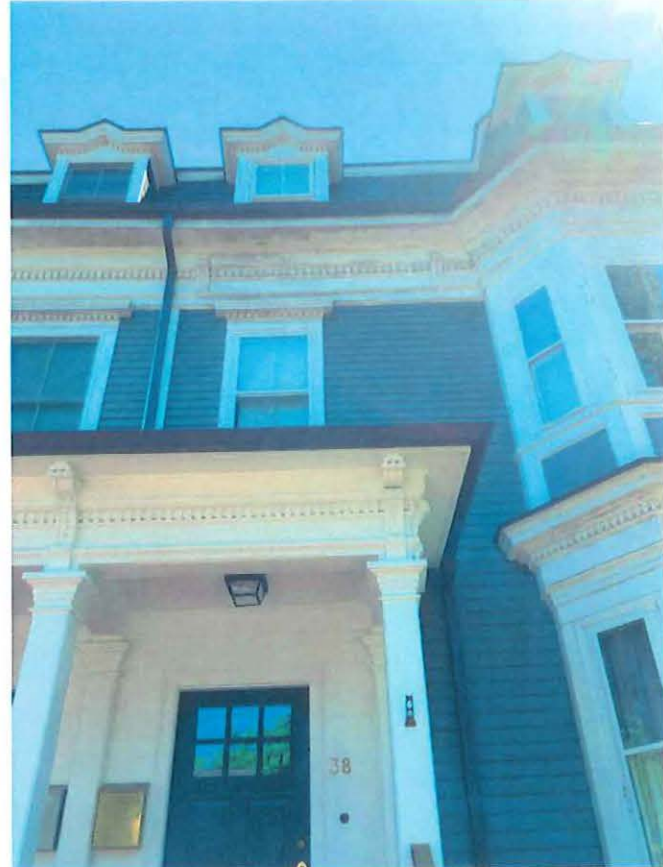
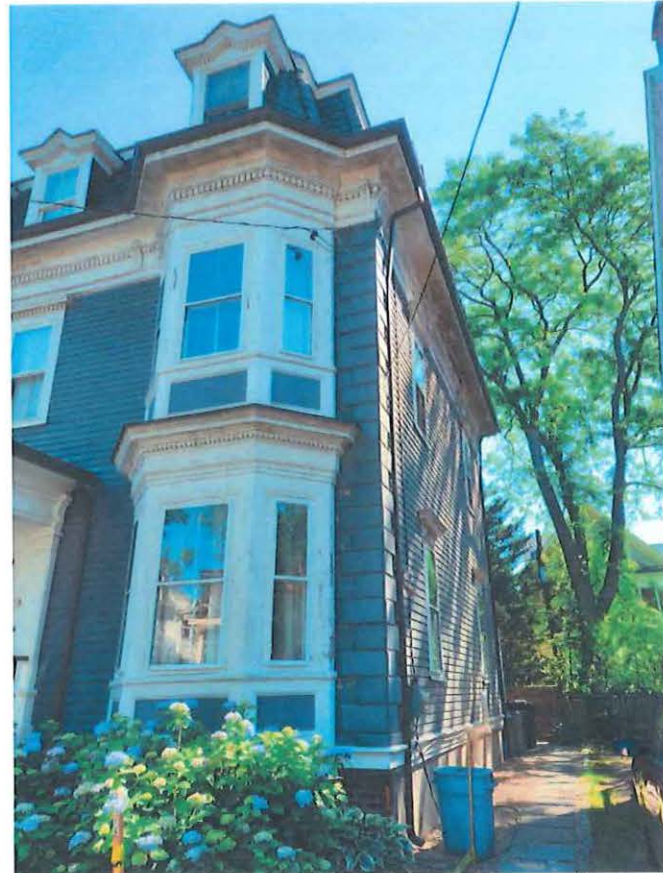
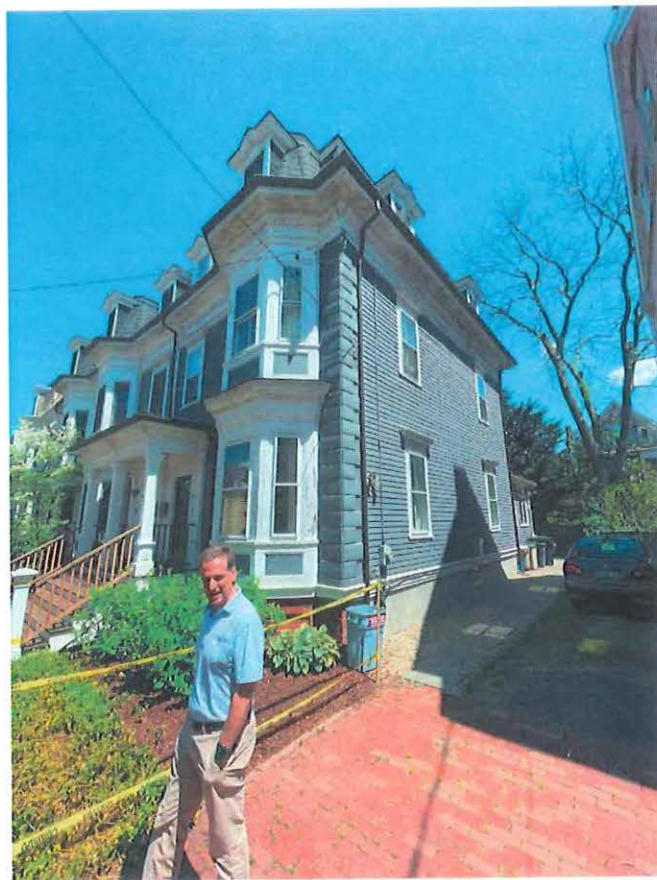
38 Mount Pleasant

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Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

**BZA-300**

Scale



**SKA**

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357 Huron Ave.  
CAMBRIDGE MA, 02138

REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

ADDITIONAL PHOTOS

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

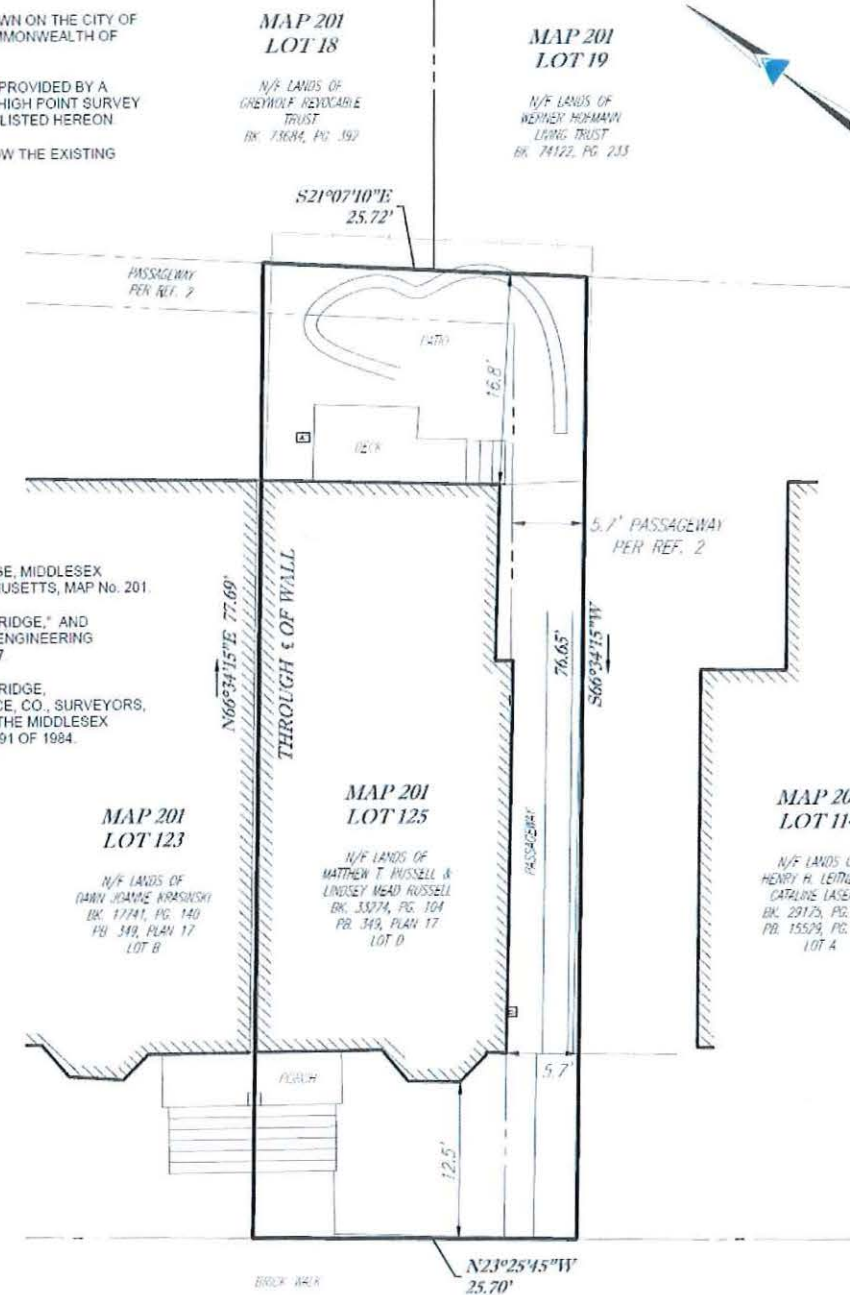
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker
<b>BZA-301</b>	
Scale	

NOTES:

- PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS. TAX MAP No. 201.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

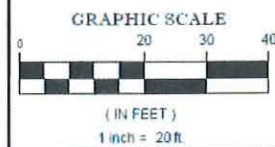
REFERENCES:

- THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
- PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT AS PLAN BOOK 349, PLAN 17.
- PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," BY FREDRICK R. JOYCE, CO., SURVEYORS, DATED APRIL 6, 1984 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 391 OF 1984.



# MT. PLEASANT STREET

(PUBLIC - 40' WIDE)



I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021.



*Scott E. Litalien* 8/2/2021  
DATE

FILED DATE	08/10/2021	<b>MATT RUSSELL</b>	
FILED BOOK NO.	MA-02	CERTIFIED PLOT PLAN	
FILED BOOK PG.	11	38 MT. PLEASANT STREET	
FILED AREA	JMR	CITY OF CAMBRIDGE, MIDDLESEX COUNTY	
DRAWN	JMR	COMMONWEALTH OF MASSACHUSETTS	
REVIEWED	JMR	100 CUMMINGS CENTER	
APPROVED	SML	SUITE 353-E	
DATE	09/01/2021	Beverly, Massachusetts 01915	
SCALE	1"=20'	FILE NO.	21-013
CAD NO.	1	OF	1



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SURVEY PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

**BZA-302**

Scale

From: Matt Russell  
To: Chris Albers  
Subject: Fwd:  
Date: Tuesday, September 28, 2021 11:13:21 AM

mt russell92@gmail.com  
617 803 3189

Begin forwarded message:

From: Philip Laird <PLaird@arcusa.com>  
Date: September 28, 2021 at 11:05:26 EDT  
To: mt russell92@gmail.com

To Whom it May Concern,

My name is Philip Laird and my wife and I have lived at 22 Mt Pleasant Street since 1982. I am writing to state my support for my neighbors, Lindsey and Matthew Russell. I have seen their renovation plans and I am in support of their application for a Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. They have always kept their house in beautiful condition and I think this renovation will substantially improve both the outside and inside of the house.

Best Regards,

Philip Laird

Philip L. Laird FAIA, LEED AP  
President  
ARC/ Architectural Resources Cambridge  
501 Boylston Street  
Boston, MA 02116

T: 617-575-4226  
C: 617-460-0289

#### Support for renovations at 38 Mount Pleasant St.

1 message

Leah Williams <L.Williams@comcast.net>  
To: Matt Russell <mt russell92@gmail.com>

Wed, Nov 10, 2021 at 8:10 AM

Dear Board of Zoning Appeals,  
We are neighbors at 30 Mount Pleasant St. and fully support the proposed renovations at 38 Mount Pleasant St. Matt and Lindsey are great neighbors and take excellent care of their building. If additional space makes it possible for them to stay in the neighborhood, then we heartily approve.

Sincerely yours,  
Leah and Brian Williams  
30 Mount Pleasant St.

October 1, 2021

To Whom it May Concern,

I am writing in support of Matt and Lindsey Russell, homeowners of 38 Mt. Pleasant St., who are seeking a variance/special permit for an addition on the rear of their home. I am a non-abutting neighbor who has viewed the proposal for this renovation/addition, and I see no major detrimental impacts to the street or abutting neighbors. The Russells have lived in their home for 20 years and are responsible residents and neighbors. My understanding is that this addition will allow the Russell family to provide additional support for their aging parents.

Please don't hesitate to contact me for any reason.

Sincerely,

Max

Max McMahon  
25 Mt. Pleasant St.  
Cambridge, MA 02140  
(617) 750-3529  
sendtomax@gmail.com



Date: 9-29-2021

To Whom it May Concern:

My name is Richard Pratt  
Marjorie Hilton and I live at

141 Upland Rd (corner of Mt Pleasant St)

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Richard Pratt  
Marjorie Hilton

Board of Zoning Appeal  
City of Cambridge  
831 Mass Avenue  
Cambridge, MA 02139  
November 4, 2021

Re: Case No: BZA-149665  
Location: 38 Mount Pleasant Street, Cambridge, MA  
Petitioner: Matthew T. Russell & Lindsey M. Russell

Dear Members of the Board of Zoning Appeal,

We are neighbors diagonally across the street from the Russell's at 38 Mount Pleasant. We heartedly approve of their Petition to build a second-floor addition over existing first floor kitchen and to replace/relocate windows.

The Russell's along with their two children have been members of our neighborhood for some time; we look forward to having them remain in the neighborhood for many years to come.

Sincerely,

Lance Drane Elizabeth Wylde

Lance Drane and Elizabeth Wylde  
31 Mount Pleasant Street  
Cambridge MA 02140

Oct. 7, 2021

To Whom it May Concern:

My name is Andrew Anisimov. My family has lived at 44 Mt. Pleasant St. since 1959. My 94 year old mother still lives there and I am a daily visitor although I now live between Harvard and Central Sq. Our house is the opposite end of the same building that Lindsey and Matt are planning to make some renovations to. They have shared the details with us and I would like to state our support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Thank you,

Andrew Anisimov  
moo.moo@comcast.net  
617 699 1678

#### Support for special permit

1 message

Anne Tallon <anne.tallon194@gmail.com>  
To: mt russell92@gmail.com

Wed, Oct 6, 2021 at 2:56 PM

Hi Matt,

It was nice to run into you at the park the other day. Please feel free to forward the message below to the Cambridge Board of Zoning Appeals. Also, please let me know if we can supply anything else in support of your petition.

We are happy to offer our support to our neighbors, Lindsay and Matt Russell, in their application for a special permit for their home at 38 Mount Pleasant Street, Cambridge, MA 02140.

Sincerely,  
Anne Tallon  
Paul Loneragan  
212 Upland Road  
Cambridge, MA 02140

Andrew & Karen Sinclair  
39 Mount Pleasant St.  
Cambridge, MA 02140

Re: Special Permit Application of Lindsey and Matt Russell  
38 Mount Pleasant St. Cambridge, MA 02140

October 1, 2021

Dear Board of Zoning Appeals,

We live directly across Mount Pleasant Street from Lindsey and Matt Russell and have been neighbors for seven years. Based on the plans the Russells showed us, the proposed second floor rear addition would have no impact on our view or the character of the street. If this addition would permit the Russells to stay in their home and the neighborhood, we are supportive of their application for a special permit for a second floor rear addition.

Sincerely,

Andrew & Karen Sinclair

September 27, 2021

To Whom it May Concern,

Steve & I moved into our home at 40 Mt Pleasant Street, unit 4 in November 2020. We love the neighborhood and are so happy to be here.

We are writing to share our support for our neighbors, Lindsey and Matthew Russell of 38 Mt Pleasant Street for their planned renovations to their home. We have reviewed the renovation plans with them and do not have any concerns about the proposed plans and therefore support their application for a Variance/Special permit for their home at 38 Mt Pleasant Street, Cambridge MA 02140.

We appreciate the need for additional space and the desire to stay in this fabulous neighborhood. We believe that the planned renovations will improve their property value which will subsequently improve the neighborhood and the value of all of our homes.

Sincerely,

Stephen & Christine Spring  
40 Mt Pleasant St  
Unit 4  
Cambridge, MA 02140

To Whom it May Concern,

Our names are Henry Leitner and Catalina Laserna. We are a married couple who have lived at 32 Mt Pleasant Street since 1984.

We are writing to state our strong support for our neighbors, Lindsey and Matthew Russell. We have seen their renovation plans and we are in support of their application for a Variance/Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140.

Thank you. Feel free to contact us.

Henry Leitner (hleitner@me.com, 617-953-8026)

Catalina Laserna (cyberlita@me.com, 617-230-8541)



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REGISTRATIONS:

STRUCTURAL ENGINEER:

LETTERS OF SUPPORT

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Aulhar
Checked by	Checker

BZA-303

Scale

# 38 Mount Pleasant

Lindsey Mead & Matt Russell

BZA SET  
10/01/21

38 Mount Pleasant Street  
Cambridge, MA 02140



**PROJECT NARRATIVE:**

INTERIOR RENOVATION TO 3-STORY ATTACHED DWELLING WHICH INCLUDES A SECOND STORY ADDITION OVER THE EXISTING KITCHEN AND LOWERING THE BASEMENT FLOOR TO AN ELEVATION SIMILAR TO ADJACENT DWELLING.

ARCHITECT:

CLIENTS:

INTERIOR DESIGNER:

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:



**LINDSEY MEAD &  
MATT RUSSELL**

**HADLEY SCULLY INTERIORS**

TBD

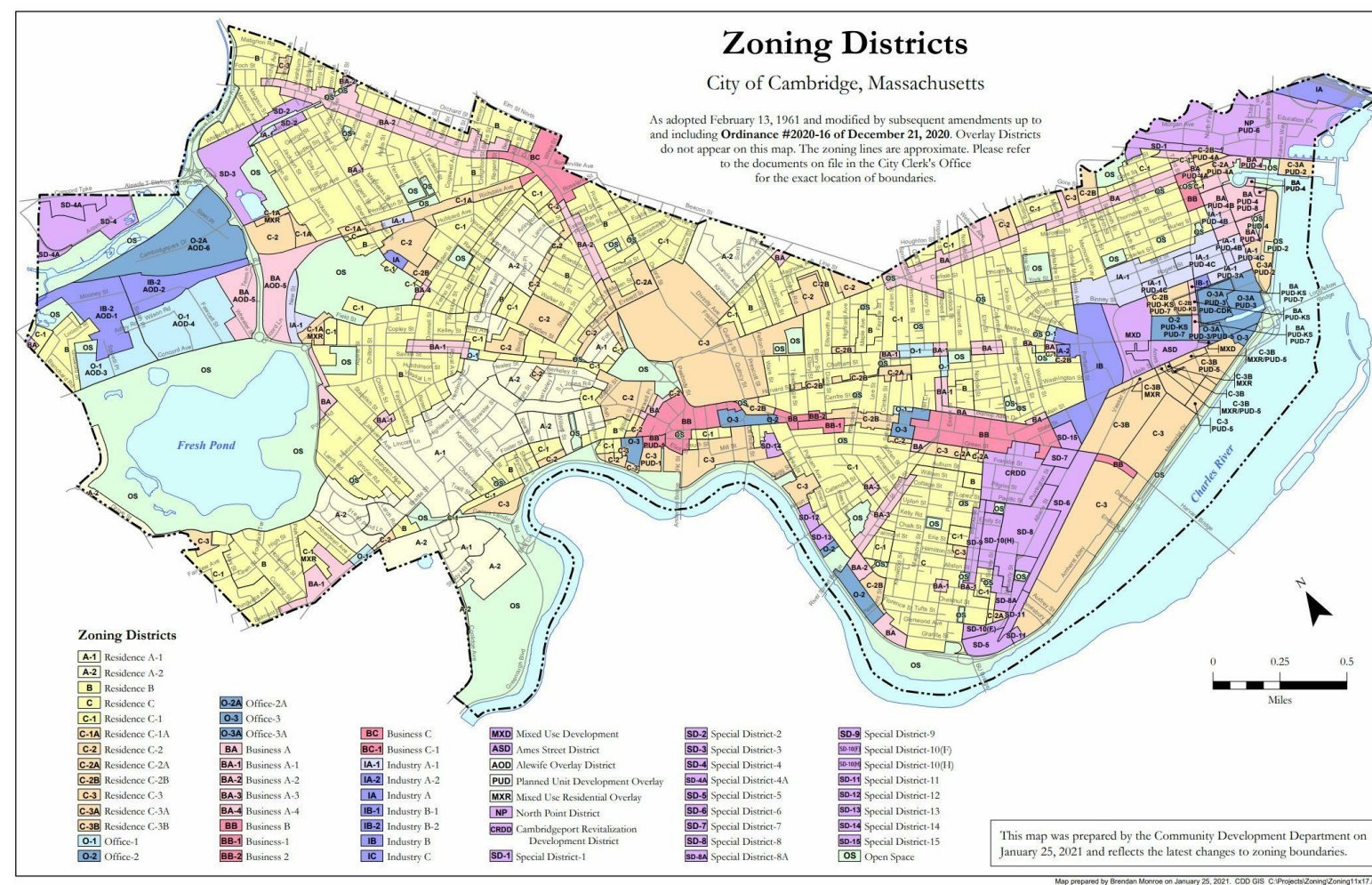
TBD

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PERMIT SET SHEET LIST			
Sheet Number	Sheet Name	Designed By	Current Revision
BZA-000	COVER	Designer	
BZA-001	ZONING AND AREA PLAN	Designer	
BZA-002	EXISTING AXON	Designer	
BZA-003	PROPOSED AXON	Designer	
BZA-004	EXISTING SITE PLAN	Designer	
BZA-005	PROPOSED SITE PLAN	Designer	
BZA-006	PROPOSED STREETScape	Designer	
BZA-007	SOLAR STUDY	Designer	
BZA-100	PROPOSED - LEVEL 0	Designer	
BZA-101	PROPOSED - LEVEL 1	Designer	
BZA-102	PROPOSED - LEVEL 2	Designer	
BZA-103	PROPOSED - LEVEL 3	Designer	
BZA-104	PROPOSED - ROOF PLAN	Designer	
BZA-200	ELEVATION WEST (FRONT)	Designer	
BZA-201	SOUTH EAST	Designer	
BZA-202	ELEVATION EAST (BACK)	Designer	
BZA-300	QR CODE	Designer	
BZA-301	ADDITIONAL PHOTOS	Designer	
BZA-302	SURVEY PLAN	Designer	



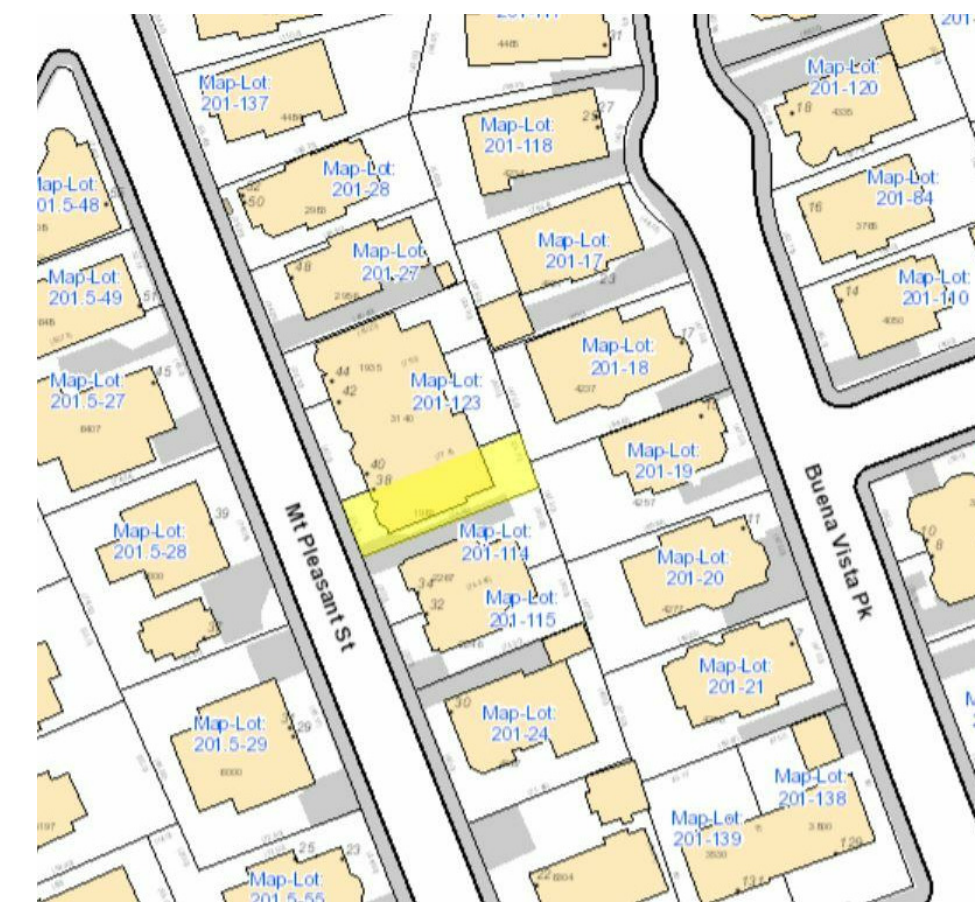


**ZONE: RESIDENCE C-1**

LAND AREA: 1,982 SF  
 EXISTING LIVING AREA: 1,951 SF  
 PROPOSED LIVING AREA: 2,216 SF

MAXIMUM FAR: 0.75  
 EXISTING FAR: 0.98  
 PROPOSED FAR: 1.12

OPEN SPACE REQUIREMENT: 30%  
 EXISTING OSR: 43%  
 PROPOSED OSR: 43%

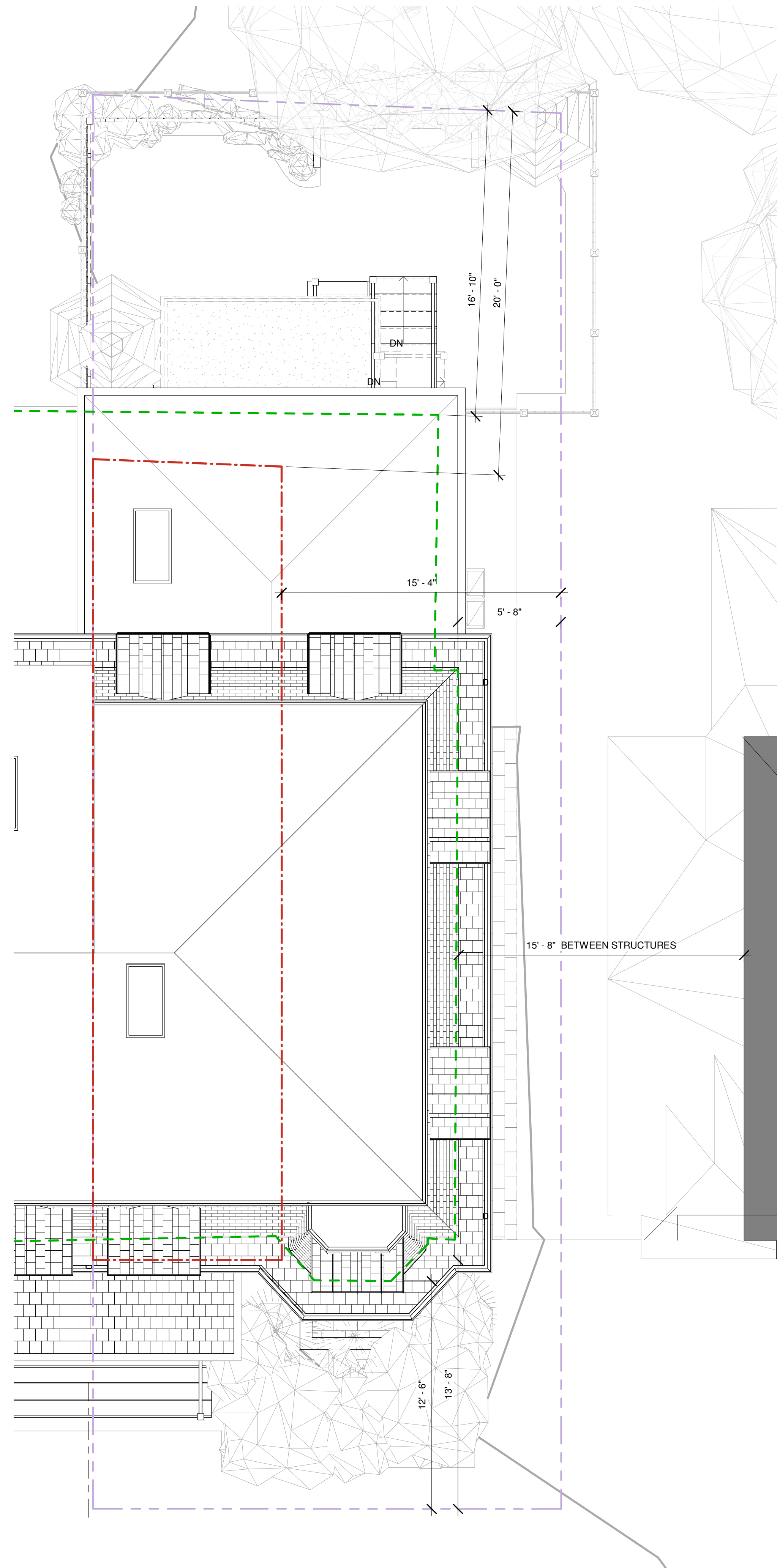
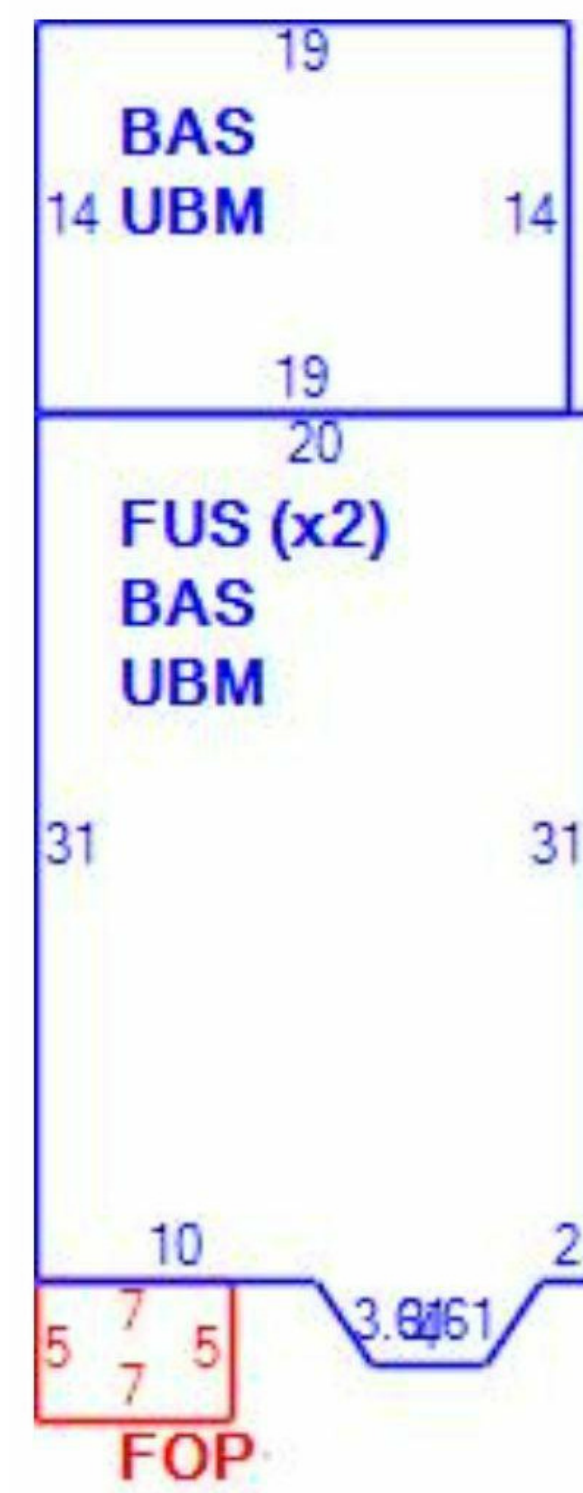
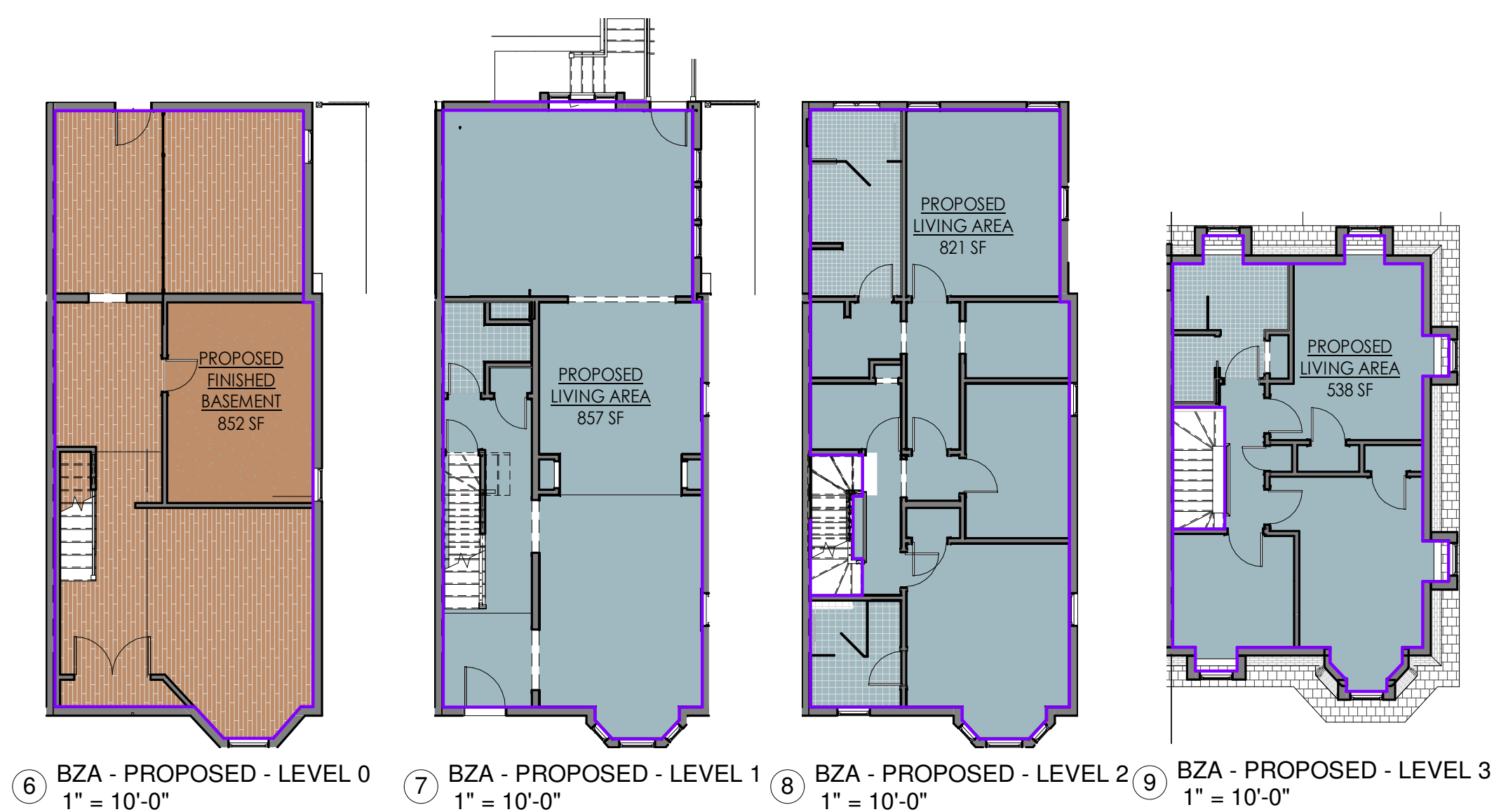


SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	13'-8"	12'-6"	12'-6"
SIDE (SOUTH)	15'-4"	5'-8"	5'-8"
SIDE (NORTH)	Party	Party	Party
REAR (EAST)	20'-0" (8'-8")	16'-10"	16'-10"
HEIGHT	35'-0"	35'-0"	35'-0"

GROSS BUILDING AREA		
Level	Name	Area
EXISTING LEVEL 1	EXISTING LIVING AREA	857 SF
EXISTING LEVEL 2	EXISTING LIVING AREA	556 SF
EXISTING LEVEL 3	EXISTING LIVING AREA	538 SF
		1951 SF



PROPOSED (Gross Building)		
Level	Name	Area
EXISTING LEVEL 1	PROPOSED LIVING AREA	857 SF
EXISTING LEVEL 2	PROPOSED LIVING AREA	821 SF
EXISTING LEVEL 3	PROPOSED LIVING AREA	538 SF
		2216 SF



1 BZA - PROPOSED - SITE PLAN  
1/4" = 1'-0"



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REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

ZONING AND AREA PLAN

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status: BZA SET  
 Project number: Project Number  
 Date: 10/01/21  
 Drawn by: Author  
 Checked by: Checker

**BZA-001**  
 Scale: As indicated

EXISTING SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING AXON

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-002**

Scale

# PROPOSED SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

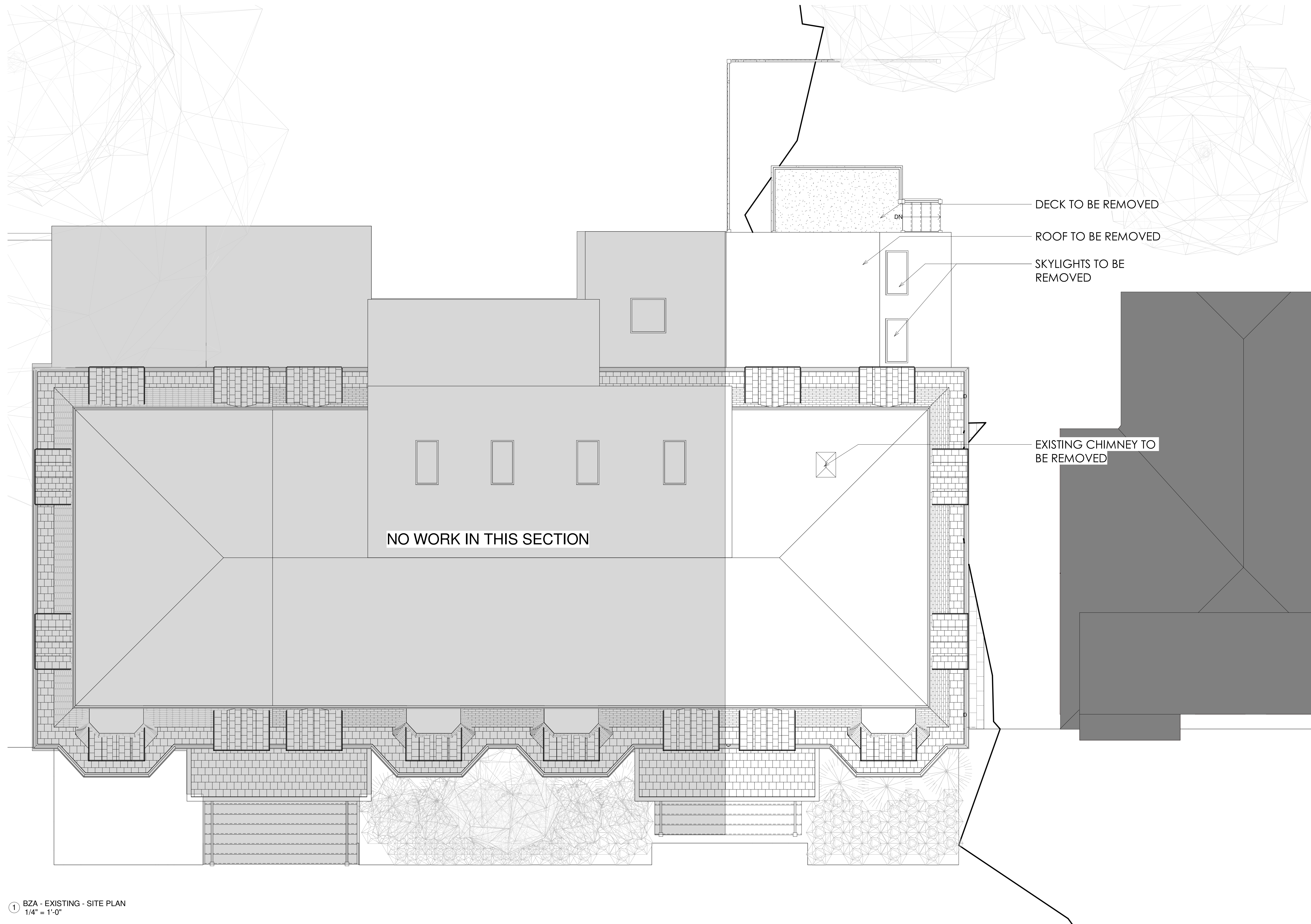
## PROPOSED AXON

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-003**  
Scale

# EXISTING SITE PLAN



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REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

EXISTING SITE PLAN

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

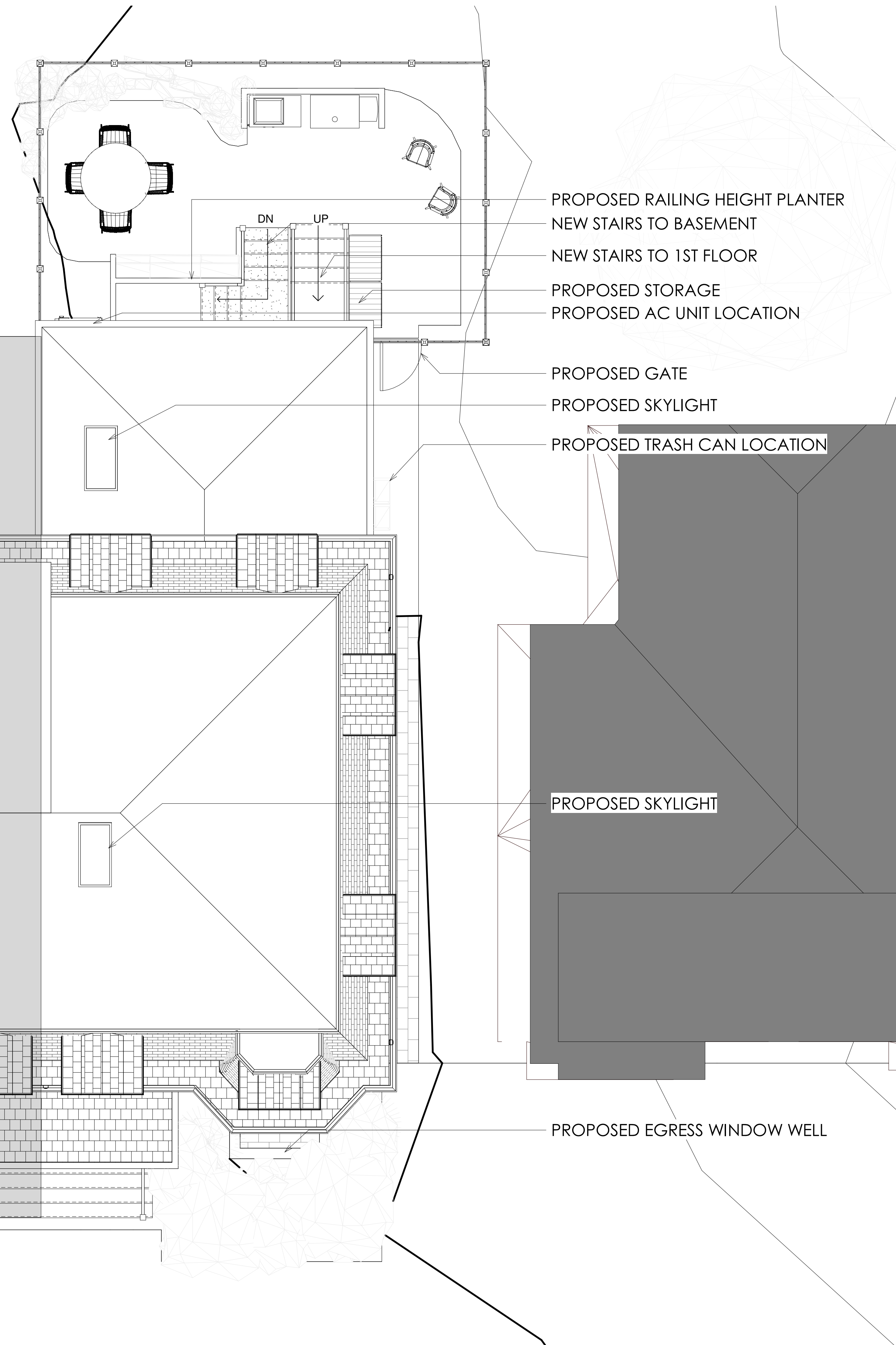
Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-004**  
 Scale 1/4" = 1'-0"

1 BZA - EXISTING - SITE PLAN  
 1/4" = 1'-0"

10/4/2021 1:35:09 PM

# PROPOSED SITE PLAN



- PROPOSED RAILING HEIGHT PLANTER
- NEW STAIRS TO BASEMENT
- NEW STAIRS TO 1ST FLOOR
- PROPOSED STORAGE
- PROPOSED AC UNIT LOCATION
- PROPOSED GATE
- PROPOSED SKYLIGHT
- PROPOSED TRASH CAN LOCATION
- PROPOSED SKYLIGHT
- PROPOSED EGRESS WINDOW WELL



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REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

PROPOSED SITE PLAN

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-005**  
 Scale 1/4" = 1'-0"

# EXISTING STREETScape PHOTO



# EXISTING / PROPOSED STREETScape ELEVATION



① BZA - EXISTING - SOUTH ELEVATION  
1/8" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED STREETScape

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-006**  
Scale 1/8" = 1'-0"

10/4/2021 1:35:22 PM

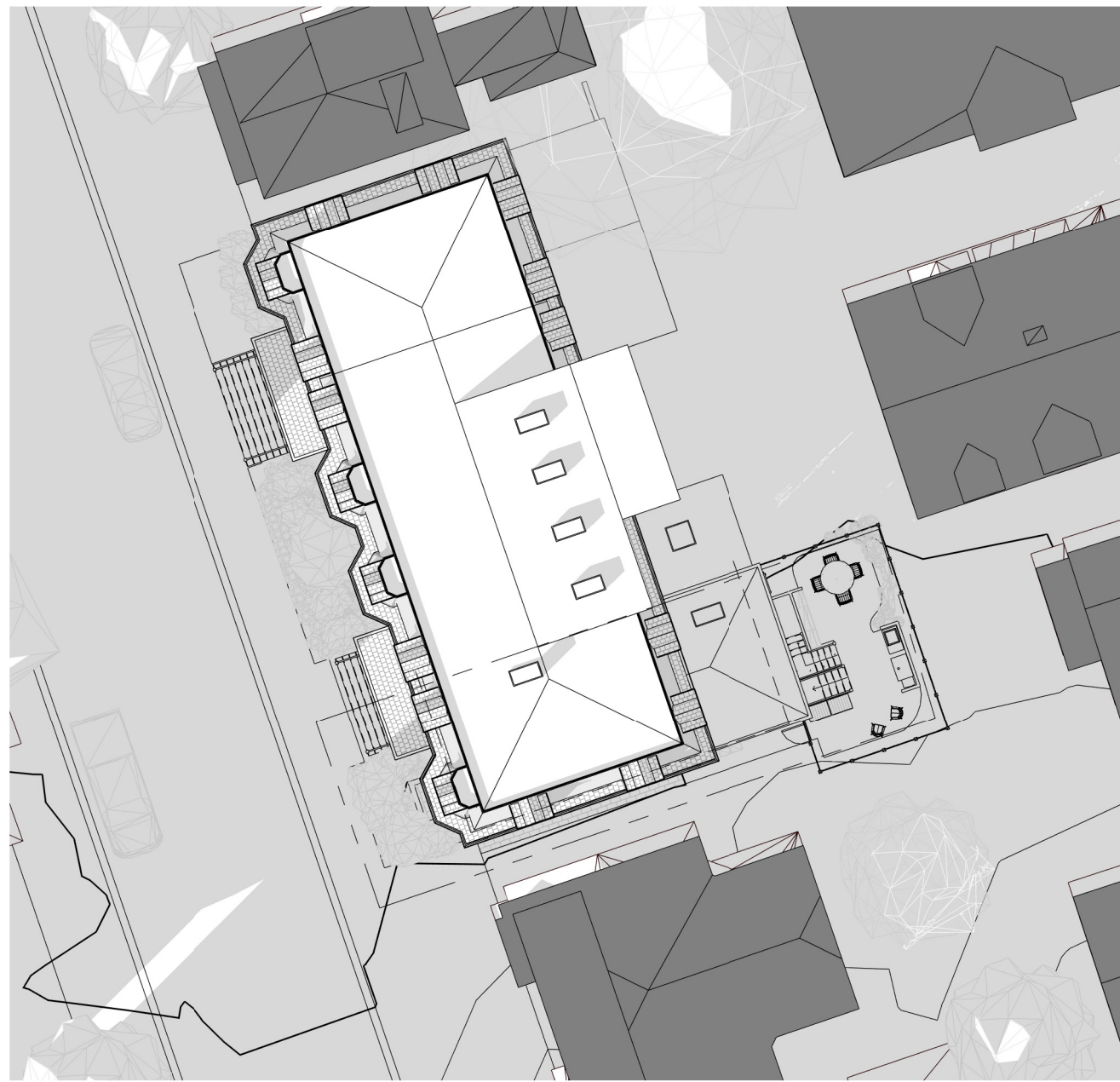
**WINTER SOLSTICE - EXISTING**

**WINTER SOLSTICE - PROPOSED**

**SUMMER SOLSTICE - EXISTING**

**SUMMER SOLSTICE - PROPOSED**

**AFTERNOON - 3PM**



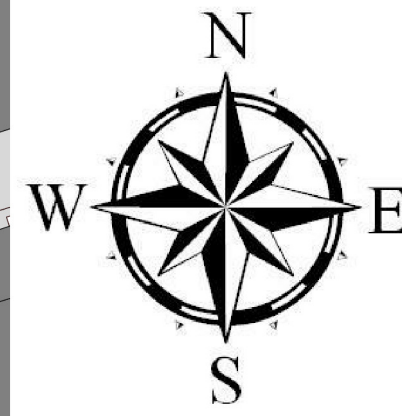
1 BZA-EXISTING SITE PLAN - WINTER 3PM  
3/64" = 1'-0"

4 BZA-PROPOSED SITE PLAN - WINTER 3PM  
3/64" = 1'-0"

10 BZA-EXISTING SITE PLAN - SUMMER 3PM  
3/64" = 1'-0"

7 BZA-PROPOSED SITE PLAN - SUMMER 3PM  
3/64" = 1'-0"

**NOON - 12PM**



8 BZA-EXISTING SITE PLAN - WINTER 12PM  
3/64" = 1'-0"

2 BZA-PROPOSED SITE PLAN - WINTER 12PM  
3/64" = 1'-0"

12 BZA-EXISTING SITE PLAN - SUMMER 12PM  
3/64" = 1'-0"

5 BZA-PROPOSED SITE PLAN - SUMMER 12PM  
3/64" = 1'-0"

**MORNING - 9AM**



9 BZA-EXISTING SITE PLAN - WINTER 9AM  
3/64" = 1'-0"

3 BZA-PROPOSED SITE PLAN - WINTER 9AM  
3/64" = 1'-0"

11 BZA-EXISTING SITE PLAN - SUMMER 9AM  
3/64" = 1'-0"

6 BZA-PROPOSED SITE PLAN - SUMMER 9AM  
3/64" = 1'-0"



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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

SOLAR STUDY

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
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Drawn by	Author
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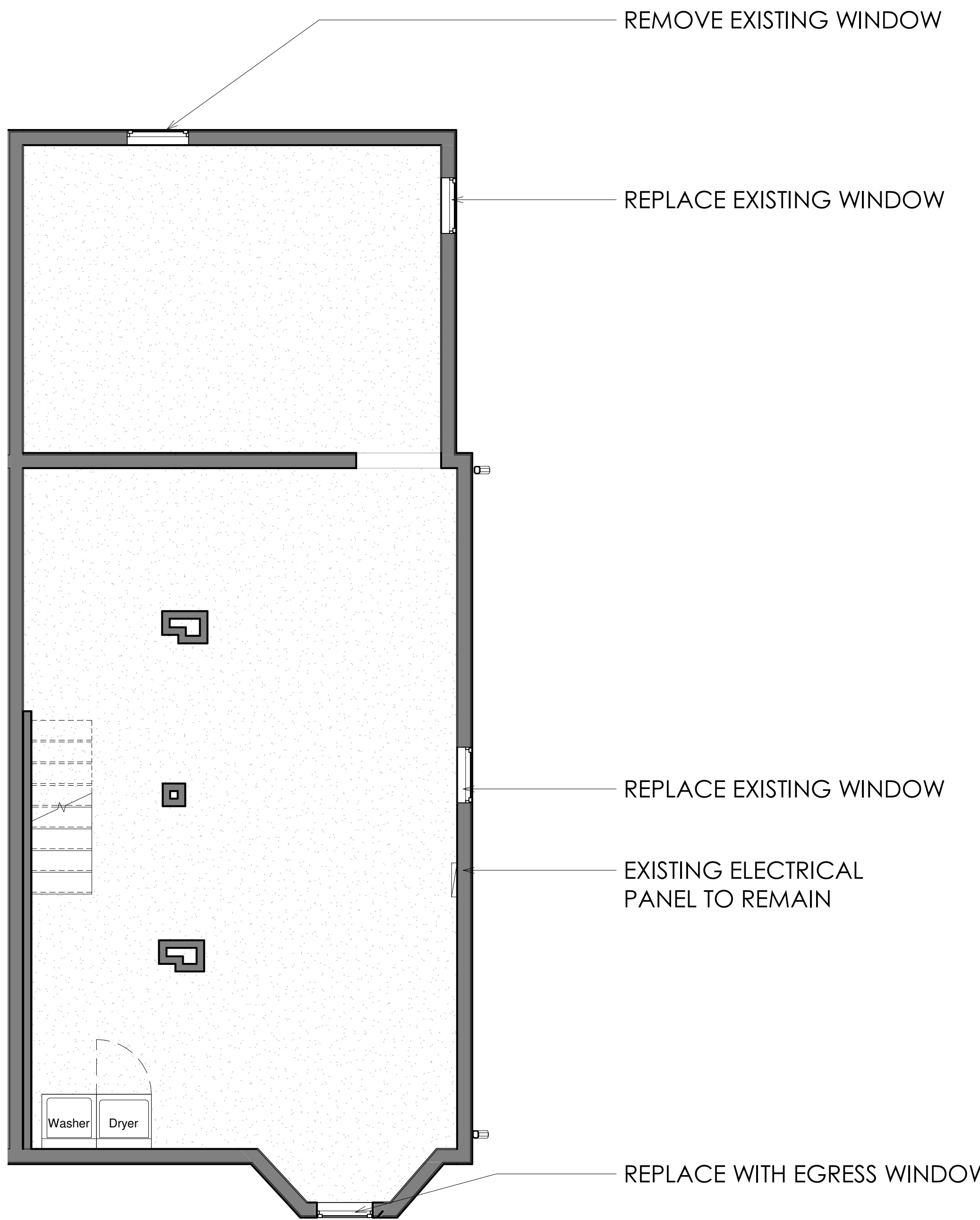
**BZA-007**  
Scale 3/64" = 1'-0"

# LEVEL 0 - PROPOSED WORK

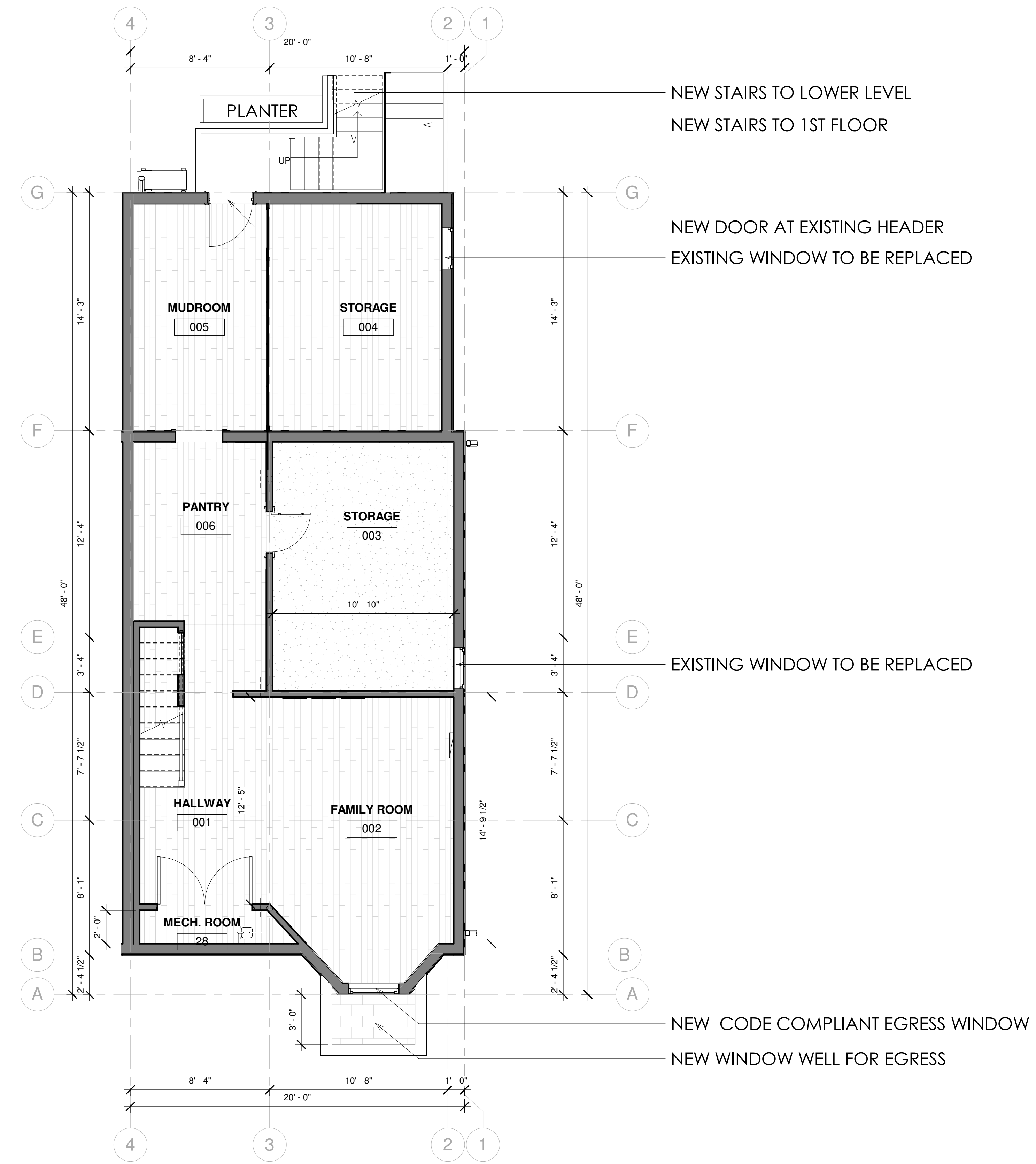


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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:



① BZA - EXISTING - LEVEL 0 PLAN  
1/4" = 1'-0"



③ BZA - PROPOSED LEVEL 0  
1/4" = 1'-0"

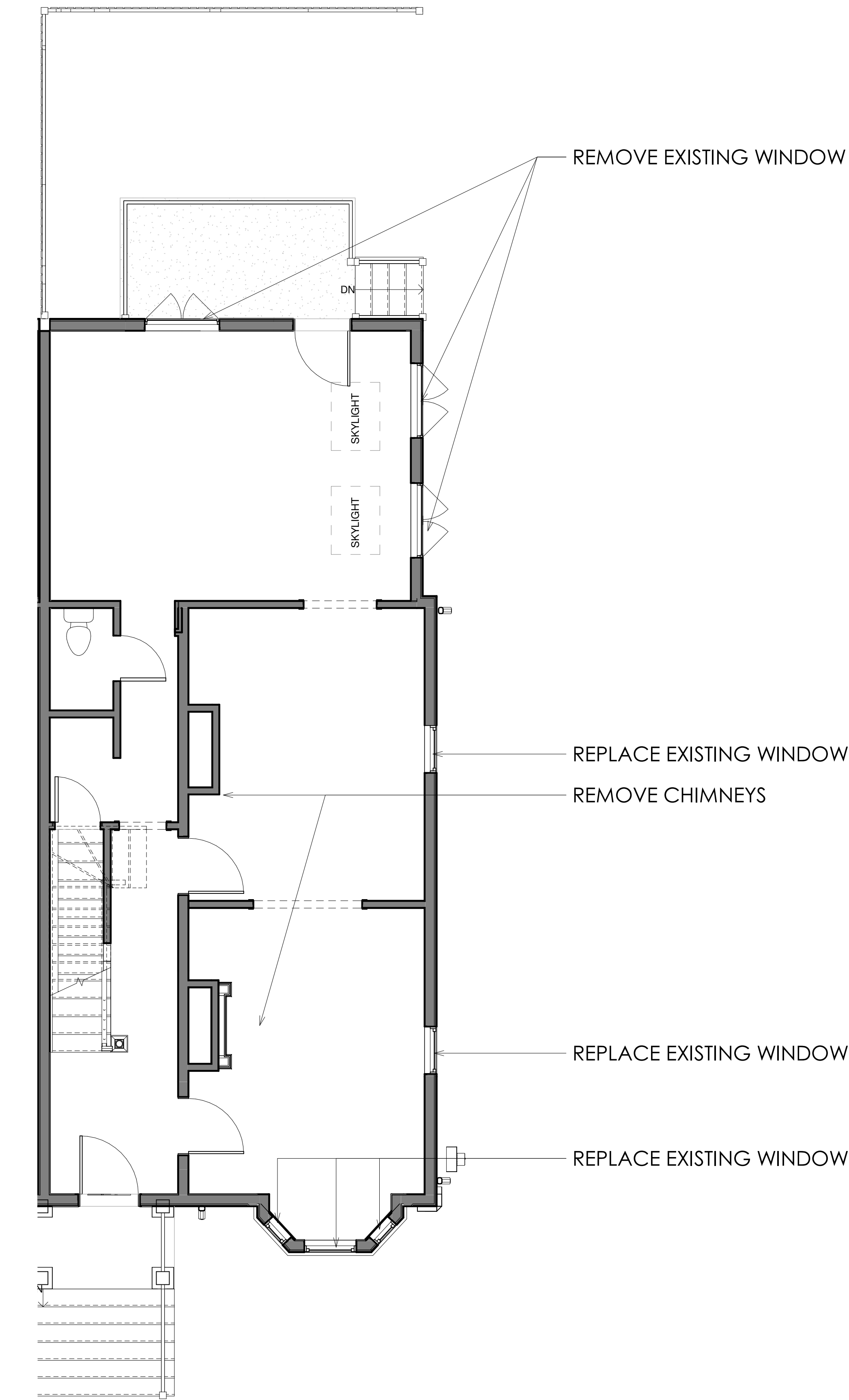
PROPOSED - LEVEL 0

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

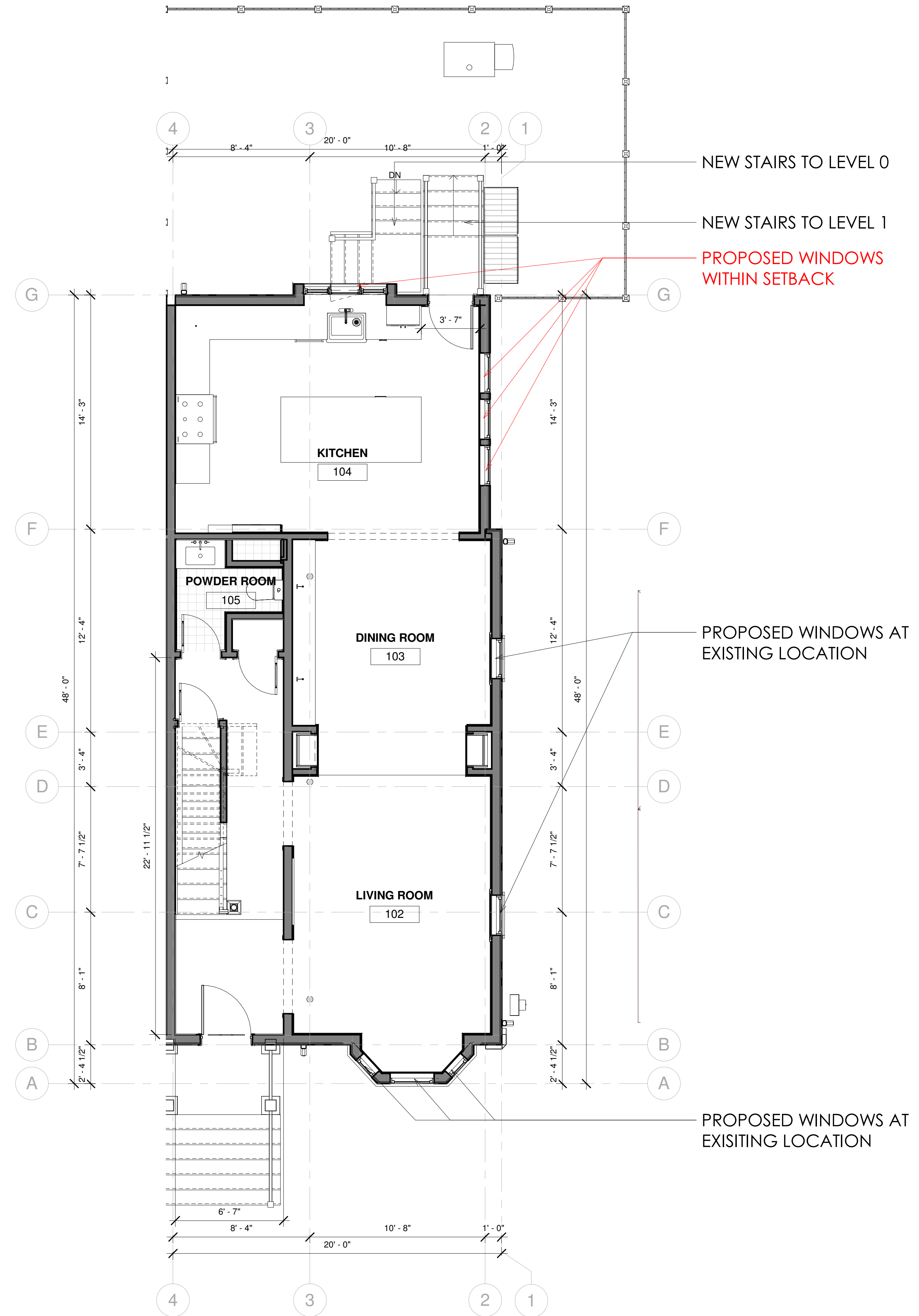
Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker
<b>BZA-100</b>	
Scale	1/4" = 1'-0"



# LEVEL 1 - PROPOSED WORK



1 BZA - EXISTING - LEVEL 1  
1/4" = 1'-0"



2 BZA - PROPOSED - LEVEL 1 PLAN  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED - LEVEL 1

Lindsey Mead & Matt Russell  
38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
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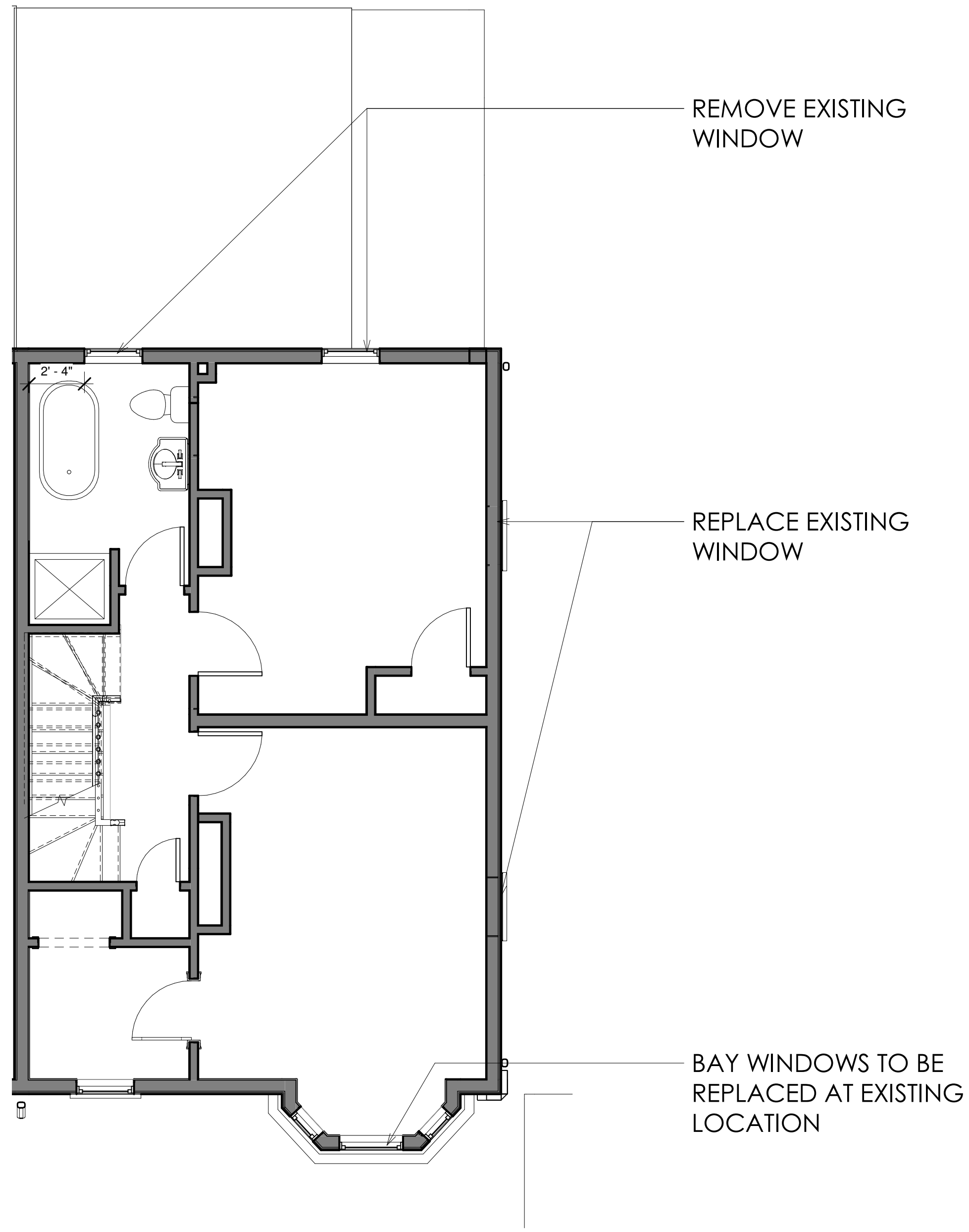
**BZA-101**  
Scale 1/4" = 1'-0"

# LEVEL 2 - PROPOSED WORK

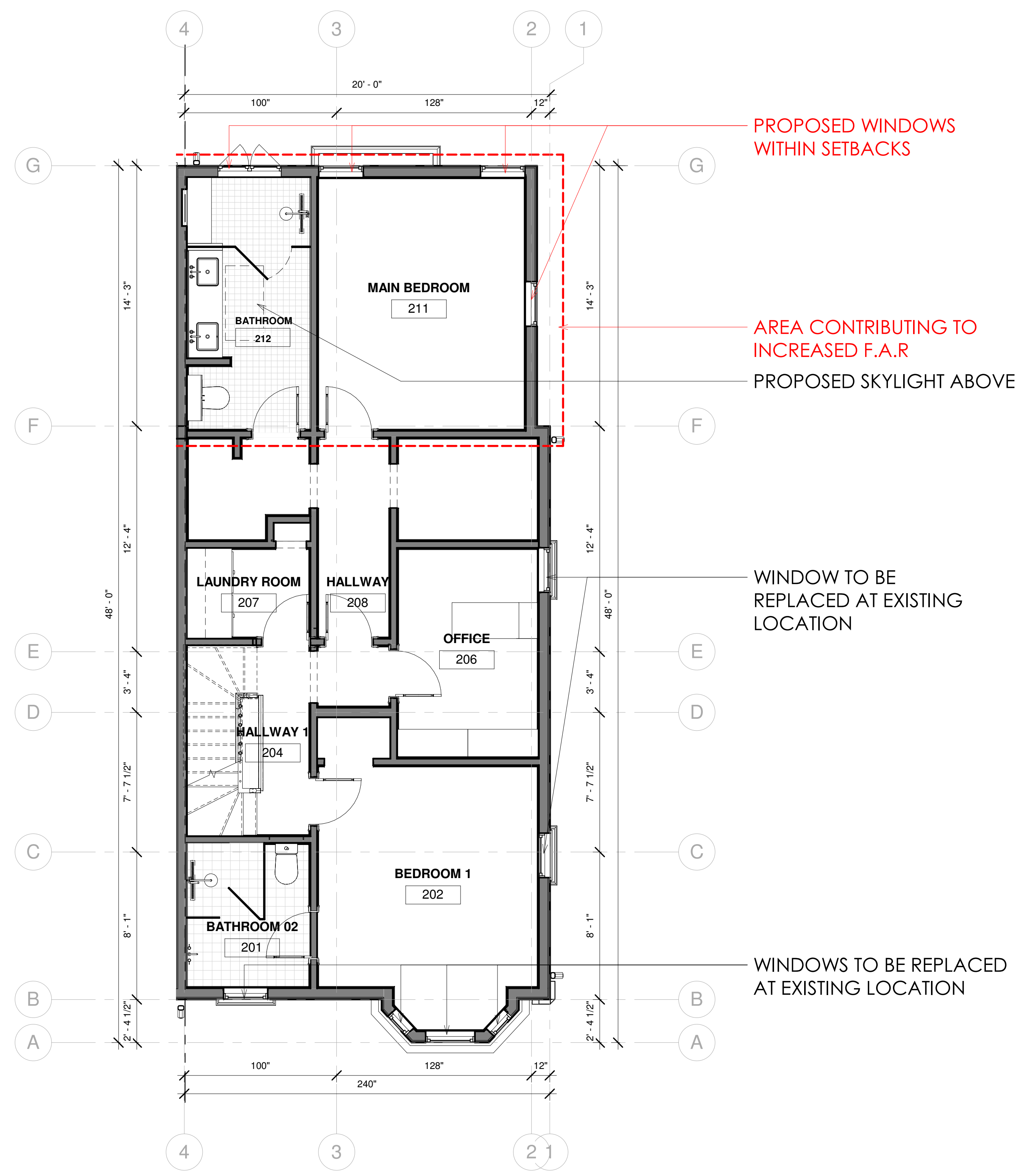


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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:



① BZA - EXISTING - LEVEL 2  
1/4" = 1'-0"



③ BZA - LEVEL 2 - PROPOSED  
1/4" = 1'-0"

PROPOSED - LEVEL 2

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-102**  
Scale 1/4" = 1'-0"

# LEVEL 3 - PROPOSED WORK



**SAM KACHMAR**  
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(P) 978-270-8441  
kachmardesign.com  
357 Huron Ave.  
CAMBRIDGE MA, 02138

REGISTRATIONS:

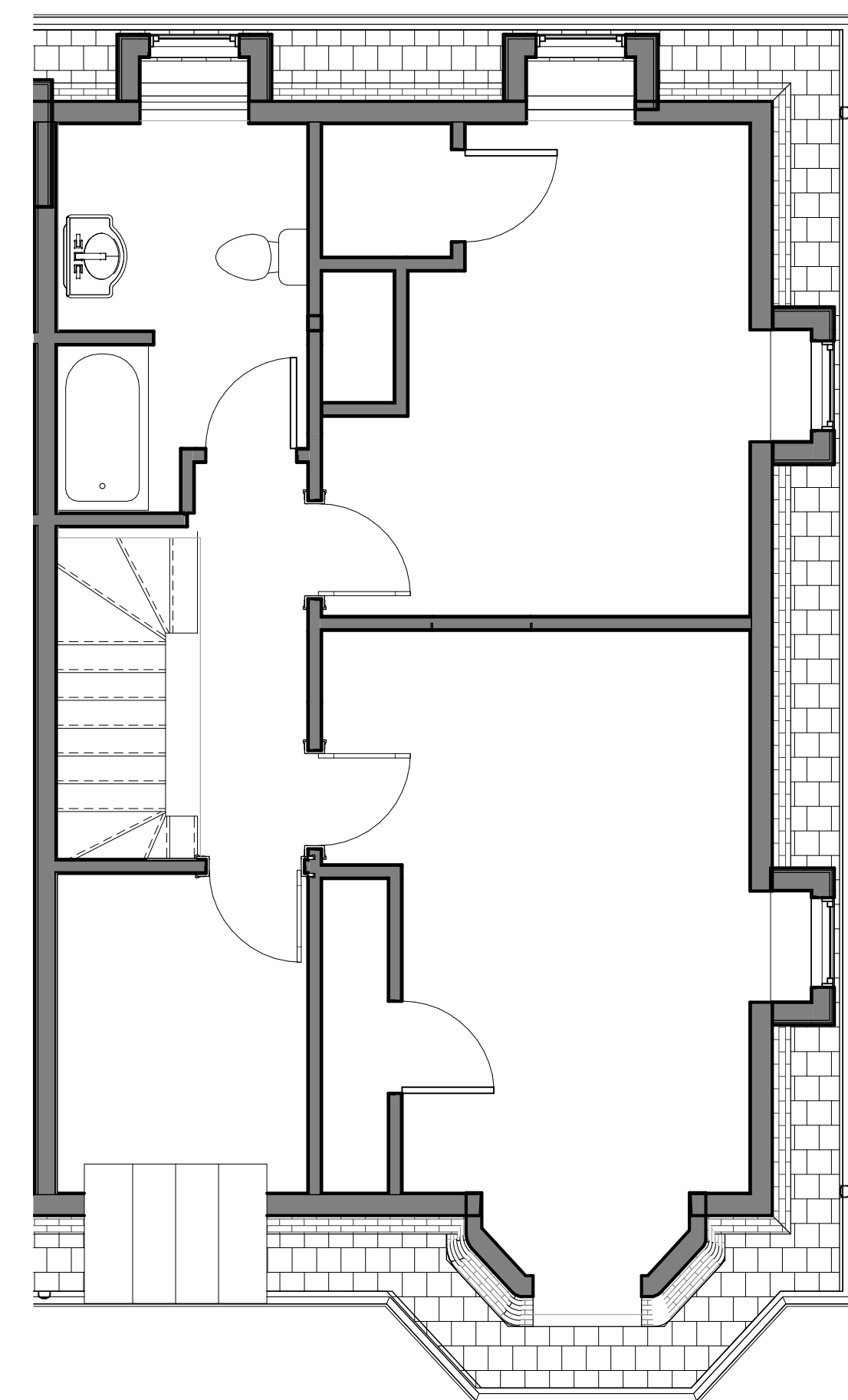
STRUCTURAL ENGINEER:

PROPOSED - LEVEL 3

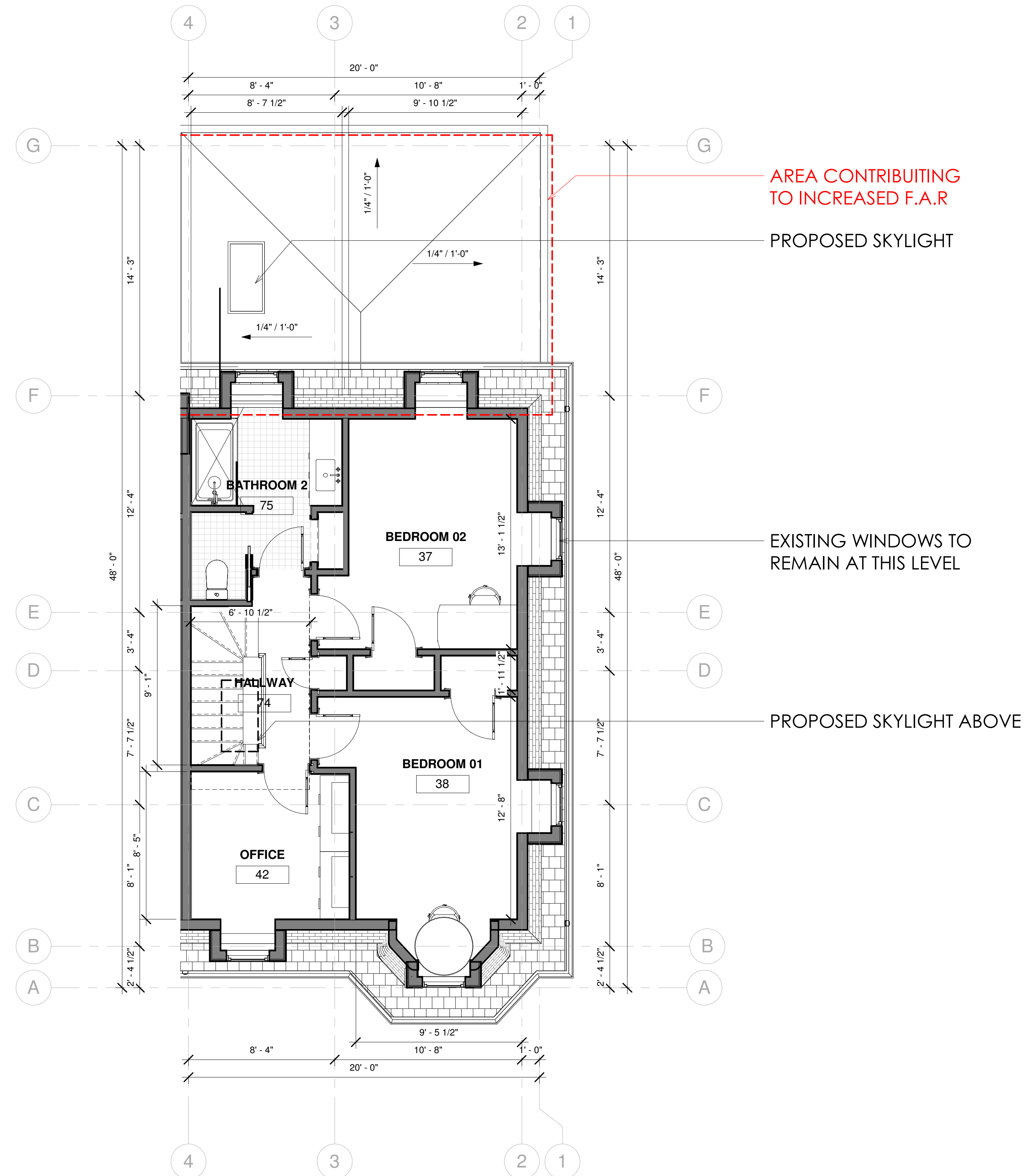
Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-103**  
Scale 1/4" = 1'-0"



1 BZA - EXISTING LEVEL 3  
1/4" = 1'-0"



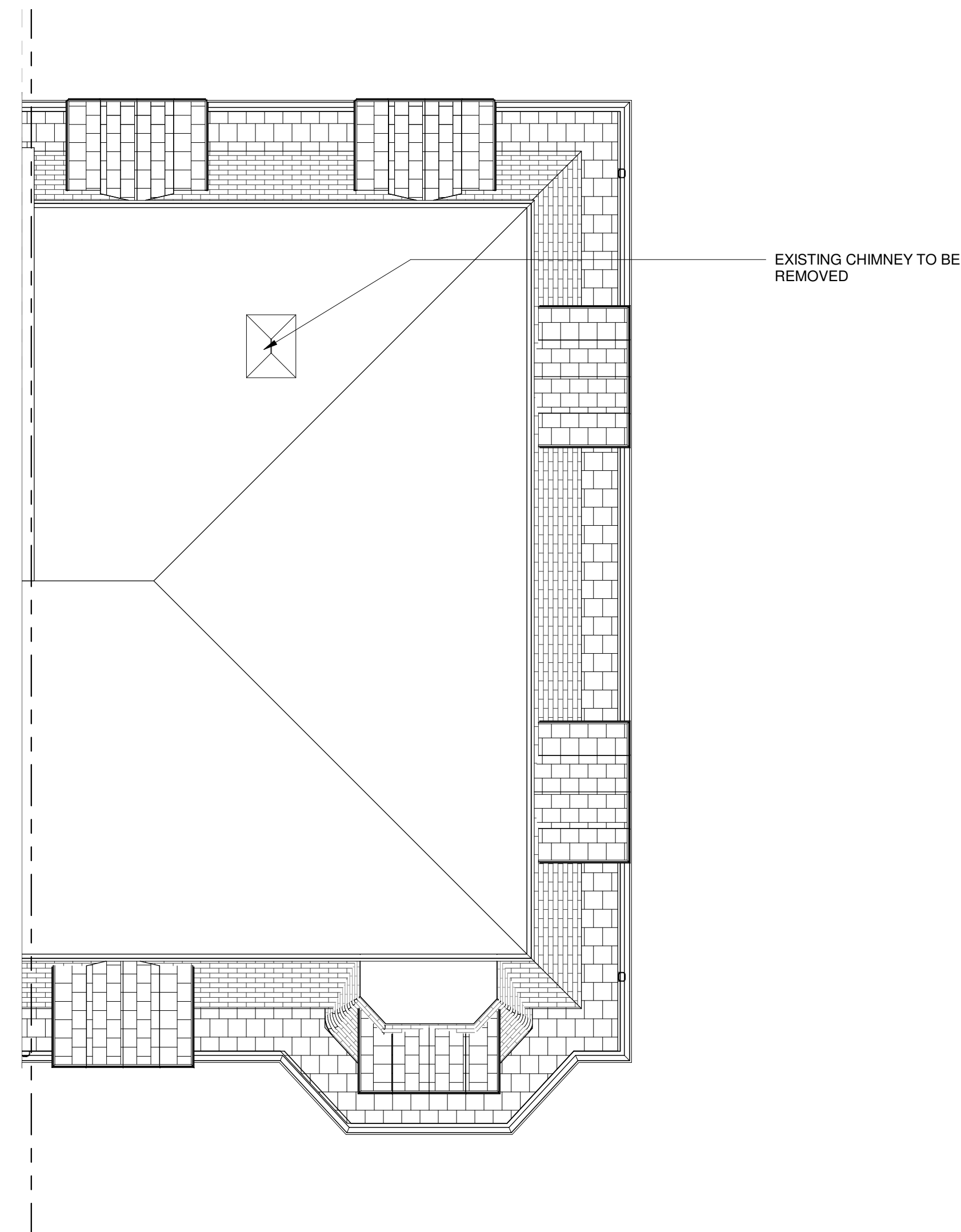
3 BZA - LEVEL 3 - PROPOSED  
1/4" = 1'-0"

# ROOF LEVEL - PROPOSED WORK

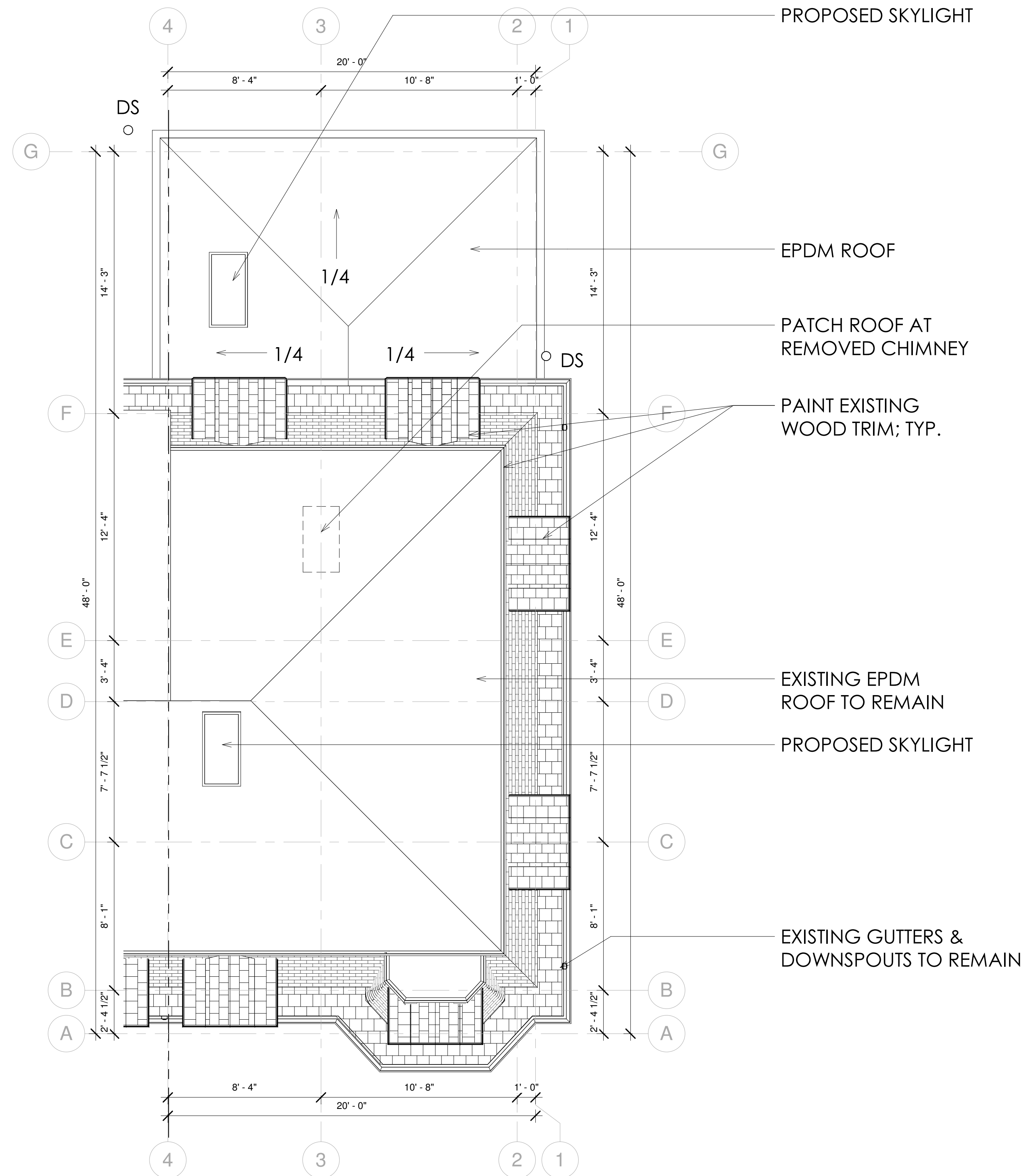


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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:



1 BZA - EXISTING - RIDGE PLAN  
1/4" = 1'-0"



2 BZA - PROPOSED - RIDGE PLAN  
1/4" = 1'-0"

## PROPOSED - ROOF PLAN

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-104**  
Scale 1/4" = 1'-0"

# WEST ELEVATION



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



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



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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

ELEVATION WEST (FRONT)

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

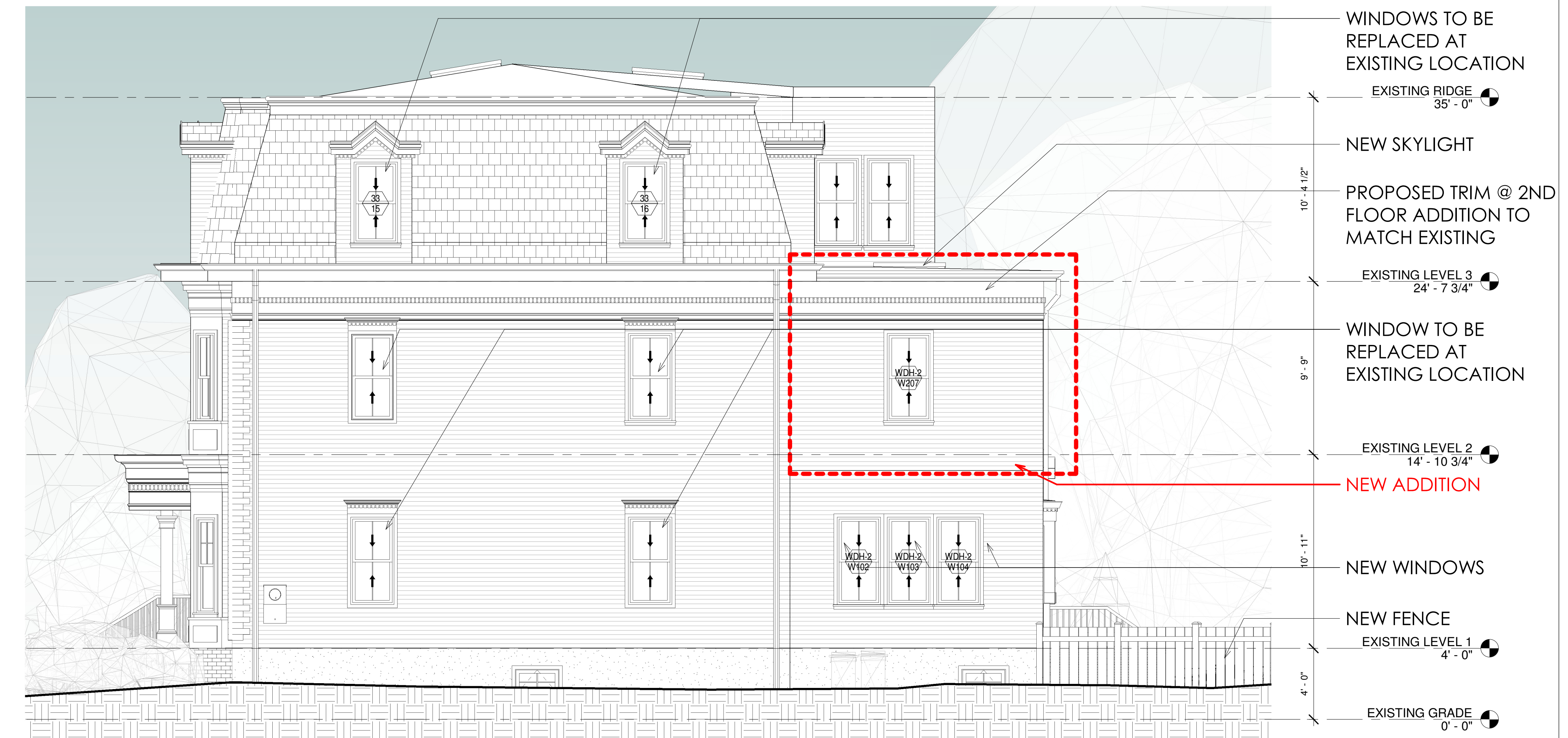
Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-200**  
Scale 1/4" = 1'-0"

# SOUTH ELEVATION



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



2 BZA - PROPOSED - SOUTH ELEVATION  
1/4" = 1'-0"



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357 Huron Ave.  
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SOUTH EAST

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

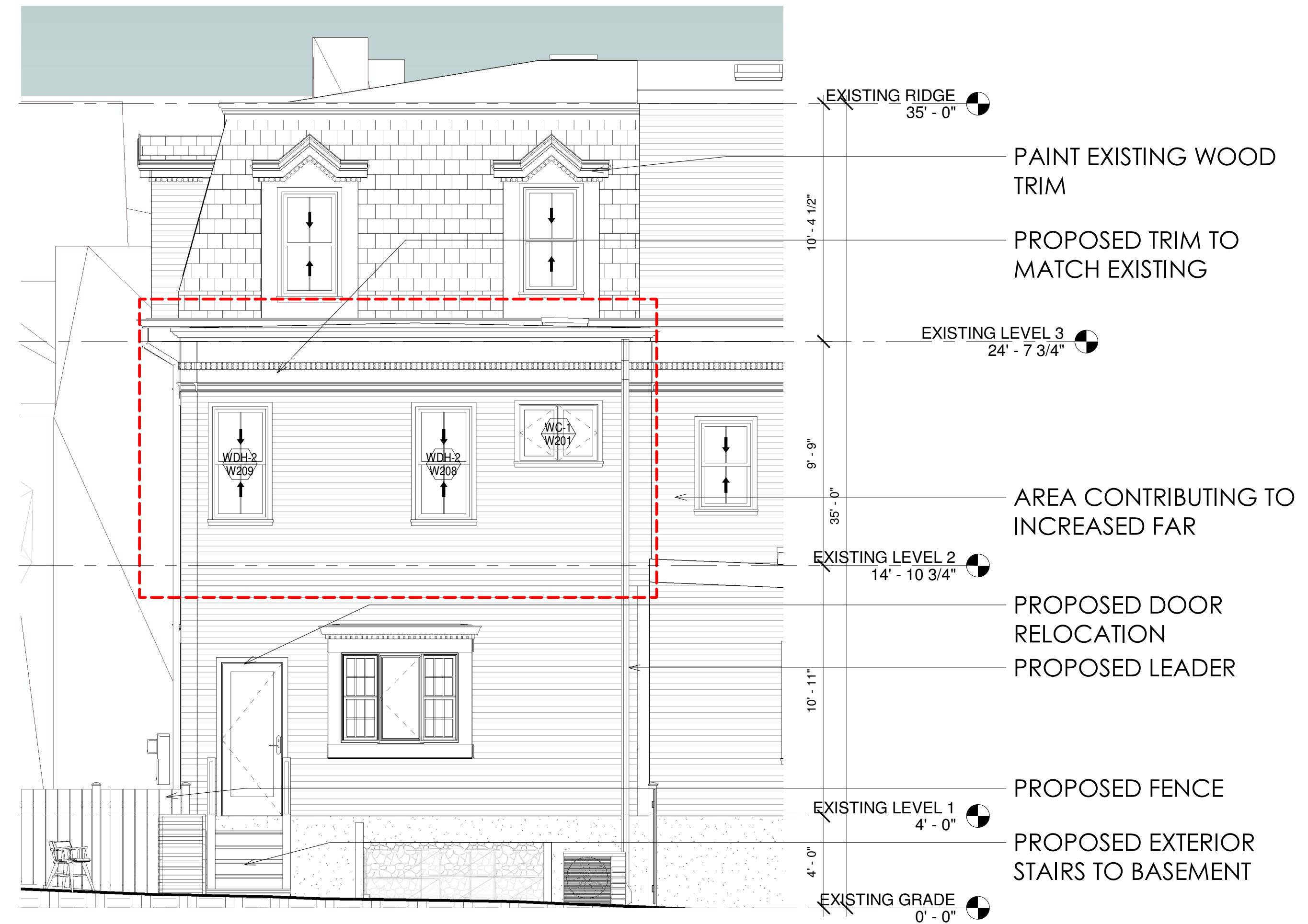
**BZA-201**  
Scale 1/4" = 1'-0"

10/4/2021 1:36:48 PM

# EAST ELEVATION



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



② BZA - PROPOSED - EAST ELEVATION  
1/4" = 1'-0"



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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

ELEVATION EAST (BACK)

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

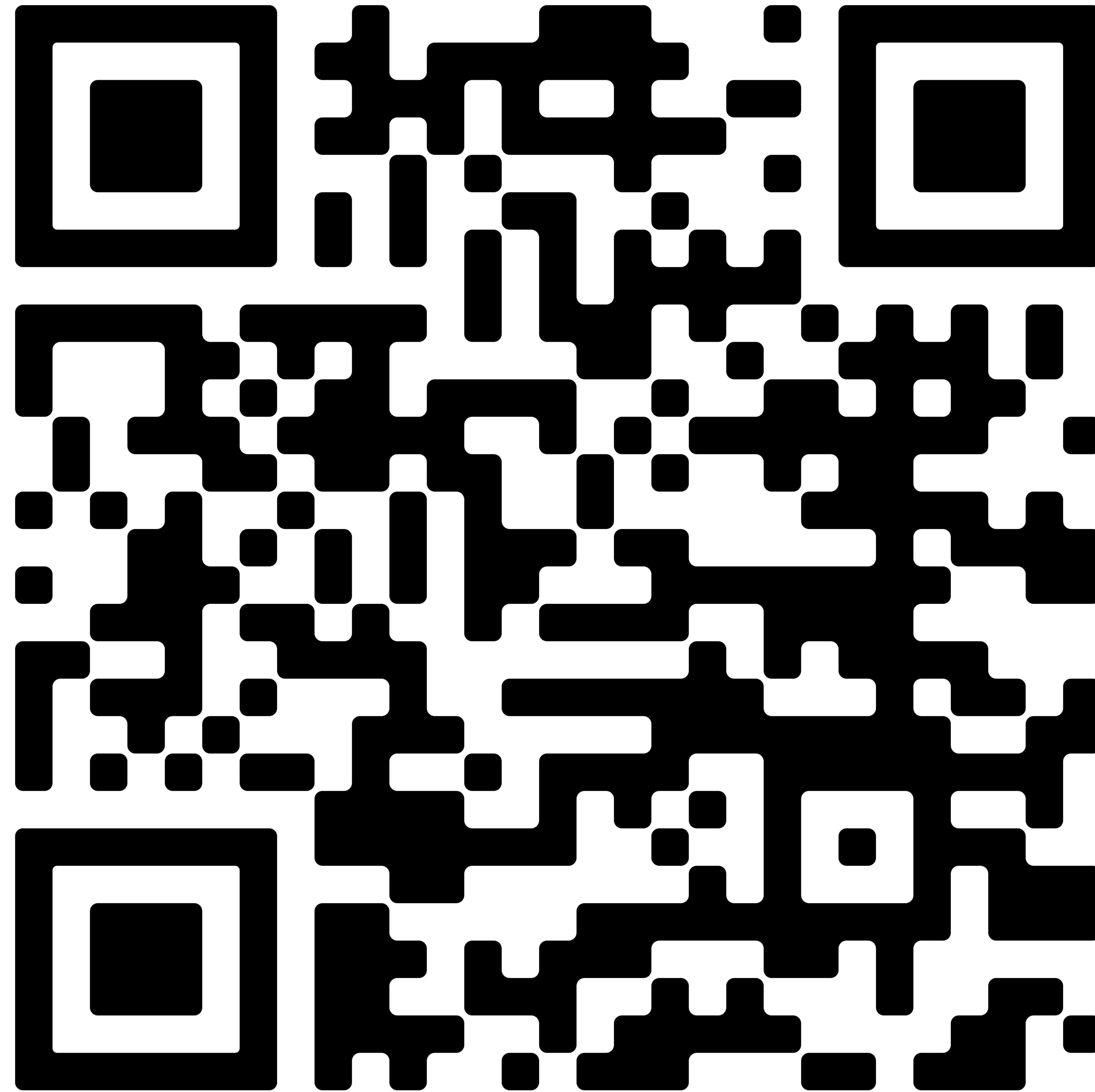
Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-202**  
Scale 1/4" = 1'-0"

10/4/2021 1:36:52 PM

# END OF PRESENTATION

## 38 MOUNT PLEASANT EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-300**

Scale





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 kachmar@skadesign.com  
 357 Huron Ave.  
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REGISTRATIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STRUCTURAL ENGINEER:  
 \_\_\_\_\_  
 \_\_\_\_\_

ADDITIONAL PHOTOS

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

**BZA-301**  
 Scale

NOTES:

- PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

MAP 201  
LOT 18

N/F LANDS OF  
GREYWOLF REVOCABLE  
TRUST  
BK. 73684, PG. 392

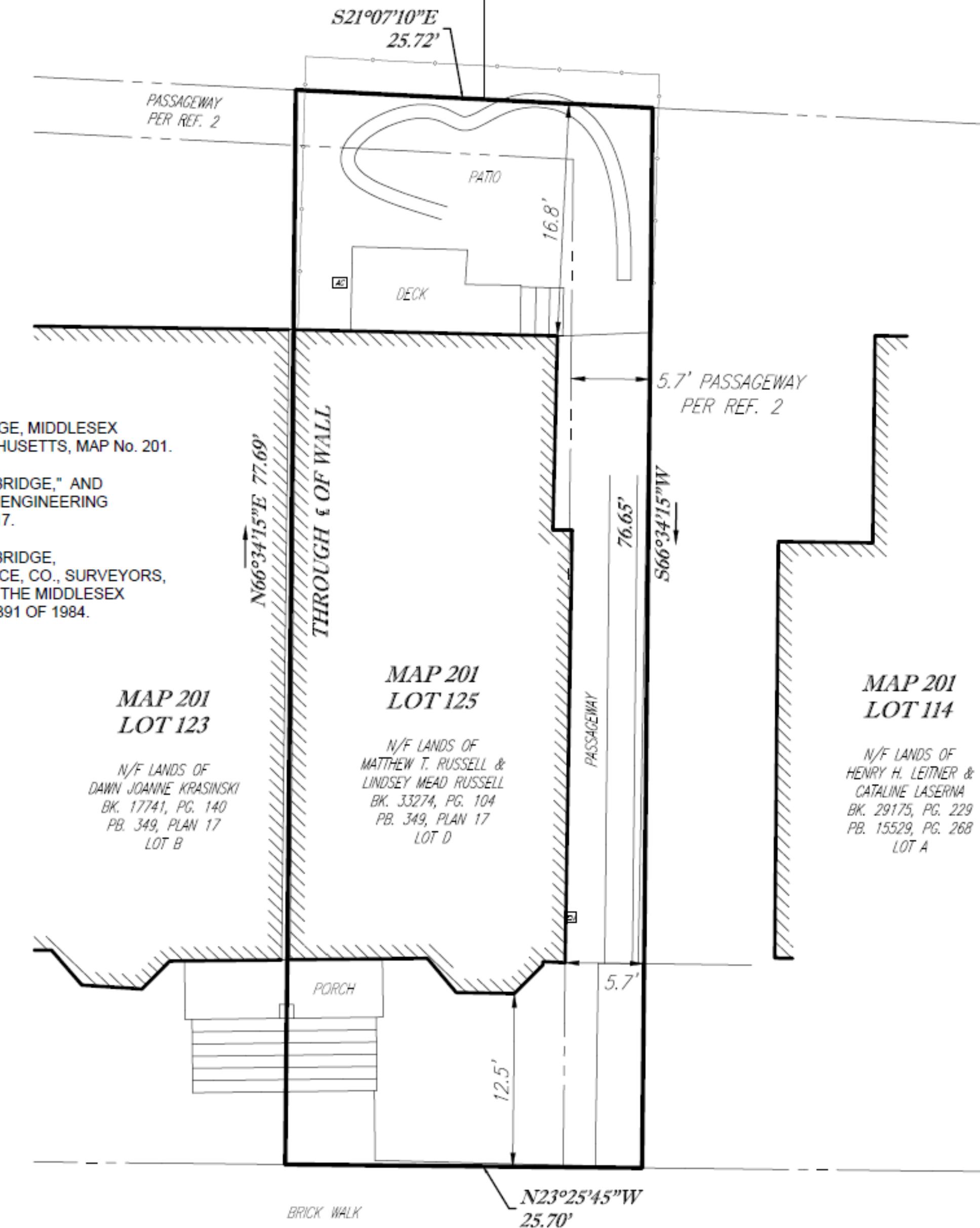
MAP 201  
LOT 19

N/F LANDS OF  
WERNER HOFMANN  
LIVING TRUST  
BK. 74122, PG. 233



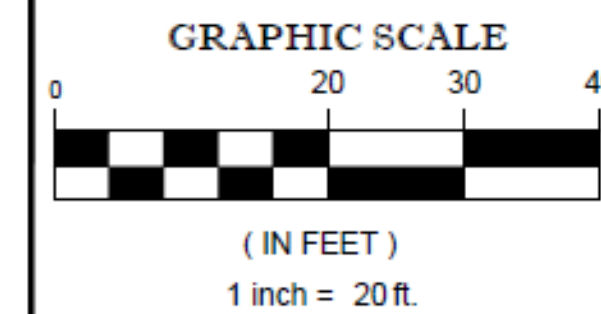
REFERENCES:

- THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
- PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT'S PLAN BOOK 349, PLAN 17.
- PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," BY FREDRICK R. JOYCE, CO., SURVEYORS, DATED APRIL 6, 1984 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 391 OF 1984.



MT. PLEASANT STREET

(PUBLIC - 40' WIDE)



I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021.		FIELD DATE 08/10/2021	<b>MATT RUSSELL</b> CERTIFIED PLOT PLAN 38 MT. PLEASANT STREET CITY OF CAMBRIDGE, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS			
SCOTT M. LITALIEN NO. 60815 REGISTERED PROFESSIONAL LAND SURVEYOR		FIELD BOOK NO. MA-02	100 CUMMINGS CENTER SUITE 353-E Beverly, Massachusetts 01915 508.243.3434 HighPointSurvey.com			
[Signature]		FIELD BOOK PG. 11	FIELD CREW JMR	APPROVED: SML	DATE 09/01/2021	SCALE 1"=20'
		DATE 9/2/2021	DRAWN: JMR	FILE NO. 21-013	DWG. NO. 1 OF 1	



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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

SURVEY PLAN

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status: BZA SET  
Project number: Project Number  
Date: 10/01/21  
Drawn by: Author  
Checked by: Checker  
**BZA-302**  
Scale:

**NOTES:**

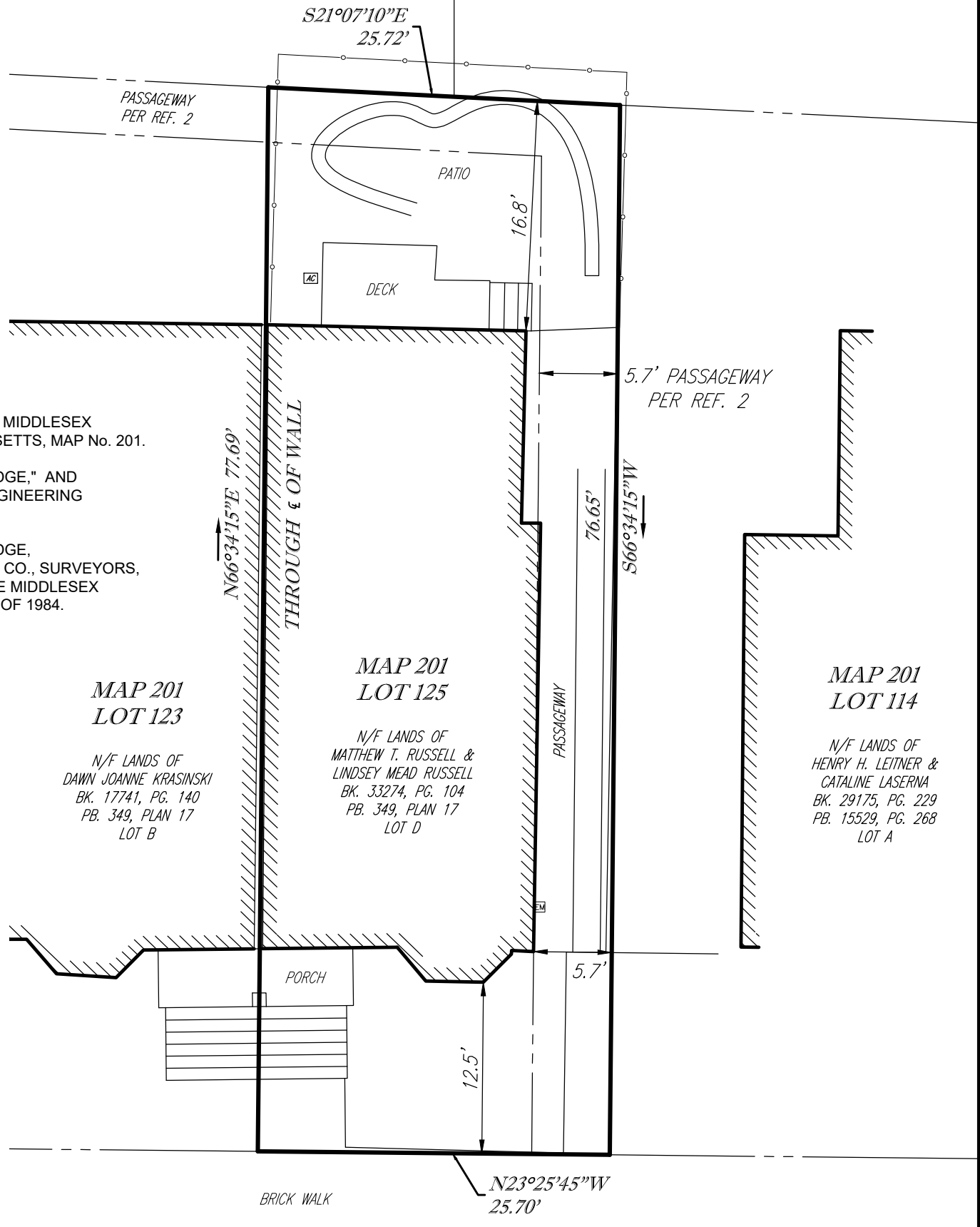
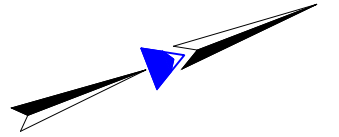
1. PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

MAP 201  
LOT 18

N/F LANDS OF  
GREYWOLF REVOCABLE  
TRUST  
BK. 73684, PG. 392

MAP 201  
LOT 19

N/F LANDS OF  
WERNER HOFMANN  
LIVING TRUST  
BK. 74122, PG. 233



**REFERENCES:**

1. THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
2. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENTAS PLAN BOOK 349, PLAN 17.
3. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," BY FREDRICK R. JOYCE, CO., SURVEYORS, DATED APRIL 6, 1984 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 391 OF 1984.

MAP 201  
LOT 123

N/F LANDS OF  
DAWN JOANNE KRASINSKI  
BK. 17741, PG. 140  
PB. 349, PLAN 17  
LOT B

MAP 201  
LOT 125

N/F LANDS OF  
MATTHEW T. RUSSELL &  
LINDSEY MEAD RUSSELL  
BK. 33274, PG. 104  
PB. 349, PLAN 17  
LOT D

MAP 201  
LOT 114

N/F LANDS OF  
HENRY H. LEITNER &  
CATALINE LASERNA  
BK. 29175, PG. 229  
PB. 15529, PG. 268  
LOT A

# MT. PLEASANT STREET

(PUBLIC - 40' WIDE)

I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021.



*Scott M. L'Italien* 9/1/2021  
DATE

FIELD DATE  
08/10/2021

FIELD BOOK NO.  
MA-02

FIELD BOOK PG.  
11

FIELD CREW  
JMR

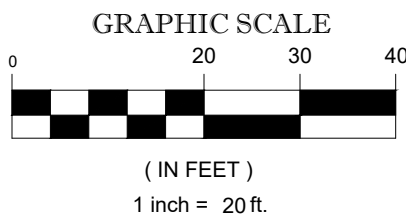
DRAWN:  
JMR

REVIEWED:  
JMR

**MATT RUSSELL**  
CERTIFIED PLOT PLAN  
38 MT. PLEASANT STREET  
CITY OF CAMBRIDGE, MIDDLESEX COUNTY  
COMMONWEALTH OF MASSACHUSETTS

100 CUMMINGS CENTER  
SUITE 353-E  
Beverly, Massachusetts 01915  
508.243.3434 HighPointSurvey.com

APPROVED: SML	DATE 09/01/2021	SCALE 1"=20'	FILE NO. 21-013	DWG. NO. 1 OF 1
------------------	--------------------	-----------------	--------------------	--------------------



Google Maps 37 Mt Pleasant St



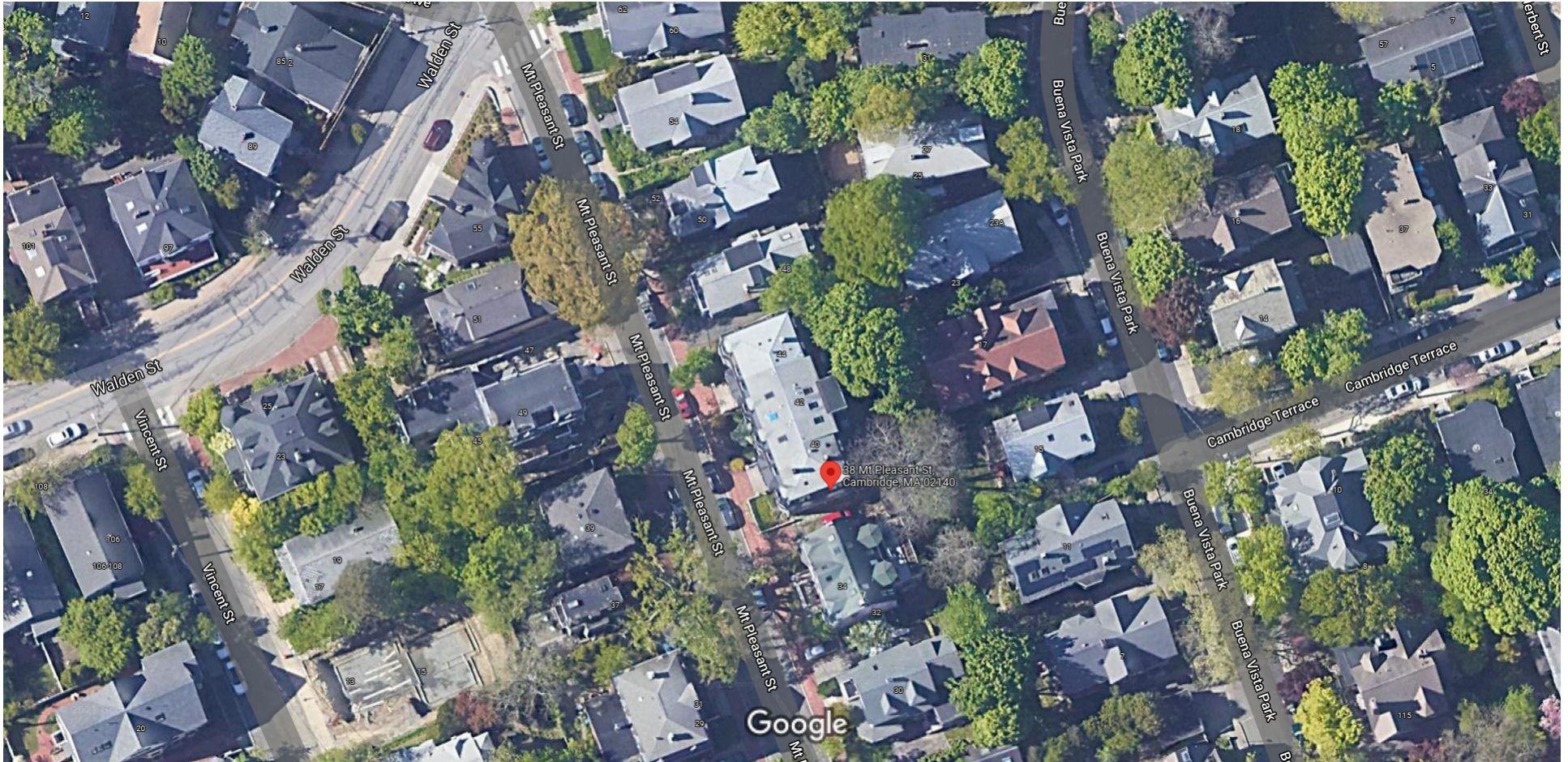
Image capture: Nov 2020 © 2021 Google

Cambridge, Massachusetts

Google

Street View - Nov 2020

Google Maps 38 Mt Pleasant St



Imagery ©2021 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Map data ©2021 Google 20 ft

**From:** [Matt Russell](#)  
**To:** [Chris Alphen](#)  
**Subject:** Fwd:  
**Date:** Tuesday, September 28, 2021 11:13:21 AM

---

mtrussell92@gmail.com  
617 803 3189

Begin forwarded message:

**From:** Philip Laird <PLaird@arcusa.com>  
**Date:** September 28, 2021 at 11:05:26 EDT  
**To:** mtrussell92@gmail.com

To Whom it May Concern,

My name is Philip Laird and my wife and I have lived at 22 Mt Pleasant Street since 1982. I am writing to state my support for my neighbors, Lindsey and Matthew Russell. I have seen their renovation plans and I am in support of their application for a Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. They have always kept their house in beautiful condition and I think this renovation will substantially improve both the outside and inside of the house.

Best Regards,

Philip Laird

Philip L. Laird FAIA, LEED AP  
President  
ARC/ Architectural Resources Cambridge  
501 Boylston Street  
Boston, MA 02116

T: 617-575-4226  
C:617-460-0289

To Whom it May Concern,

Our names are Henry Leitner and Catalina Laserna. We are a married couple who have lived at 32 Mt Pleasant Street since 1984.

We are writing to state our strong support for our neighbors, Lindsey and Matthew Russell. We have seen their renovation plans and we are in support of their application for a Variance/Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140.

Thank you. Feel free to contact us.

Henry Leitner ([hleitner@me.com](mailto:hleitner@me.com), 617-953-8026)

Catalina Laserna ([cyberlina@me.com](mailto:cyberlina@me.com), 617-230-8541)

September 27, 2021

To Whom it May Concern,

Steve & I moved into our home at 40 Mt Pleasant Street, unit 4 in November 2020. We love the neighborhood and are so happy to be here.

We are writing to share our support for our neighbors, Lindsey and Matthew Russell of 38 Mt Pleasant Street for their planned renovations to their home. We have reviewed the renovation plans with them and do not have any concerns about the proposed plans and therefore support their application for a Variance/Special permit for their home at [38 Mt Pleasant Street, Cambridge MA 02140](#).

We appreciate the need for additional space and the desire to stay in this fabulous neighborhood. We believe that the planned renovations will improve their property value which will subsequently improve the neighborhood and the value of all of our homes.

Sincerely,

Stephen & Christine Spring

40 Mt Pleasant St

Unit 4

Cambridge, MA 02140



October 1, 2021

To Whom it May Concern,

I am writing in support of Matt and Lindsey Russell, homeowners of 38 Mt. Pleasant St., who are seeking a variance/special permit for an addition on the rear of their home. I am a non-abutting neighbor who has viewed the proposal for this renovation/addition, and I see no major detrimental impacts to the street or abutting neighbors. The Russells have lived in their home for 20 years and are responsible residents and neighbors. My understanding is that this addition will allow the Russell family to provide additional support for their aging parents.

Please don't hesitate to contact me for any reason.

Sincerely,

Max

Max McMahon  
25 Mt. Pleasant St.  
Cambridge, MA 02140  
(617) 750-3529  
sendtomax@gmail.com



Date: 9-29-2021

To Whom it May Concern:

My name is Richard Pratt  
Marjorie Hilton and I live at

141 Upland Rd (corner of Mt. Pleasant St)

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Richard Pratt  
Marjorie Hilton

Andrew & Karen Sinclair  
39 Mount Pleasant St.  
Cambridge, MA 02140

Re: Special Permit Application of Lindsey and Matt Russell  
38 Mount Pleasant St. Cambridge, MA 02140

October 1, 2021

Dear Board of Zoning Appeals,

We live directly across Mount Pleasant Street from Lindsey and Matt Russell and have been neighbors for seven years. Based on the plans the Russells showed us, the proposed second floor rear addition would have no impact on our view or the character of the street. If this addition would permit the Russells to stay in their home and the neighborhood, we are supportive of their application for a special permit for a second floor rear addition.

Sincerely,

Handwritten signature of Andrew & Karen Sinclair in blue ink. The signature is written in a cursive style and appears to be 'Andrew & Karen Sinclair'.

Andrew & Karen Sinclair

Oct. 7, 2021

To Whom it May Concern:

My name is Andrew Anisimov. My family has lived at 44 Mt. Pleasant St. since 1959. My 94 year old mother still lives there and I am a daily visitor although I now live between Harvard and Central Sq. Our house is the opposite end of the same building that Lindsey and Matt are planning to make some renovations to. They have shared the details with us and I would like to state our support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Thank you,

Andrew Anisimov  
[moo.moo@comcast.net](mailto:moo.moo@comcast.net)  
617 699 1678



## 38 Mt Pleasant St

### Property Information

<b>Property Class</b>	SNGL-FAM-RES
<b>State Class Code</b>	101
<b>Zoning (Unofficial)</b>	C-1
<b>Map/Lot</b>	201-125
<b>Land Area (sq. ft)</b>	1,982

### Property Value

<b>Year of Assessment</b>	2021
<b>Tax District</b>	R8
<b>Residential Exemption</b>	Yes
<b>Building Value</b>	\$725,400
<b>Land Value</b>	\$657,200
<b>Assessed Value</b>	\$1,382,600
<b>Sale Price</b>	\$830,000
<b>Book/Page</b>	33274/104
<b>Sale Date</b>	July 18, 2001
<b>Previous Assessed Value</b>	\$1,393,000

### Owner Information

## Photos



## Sketches

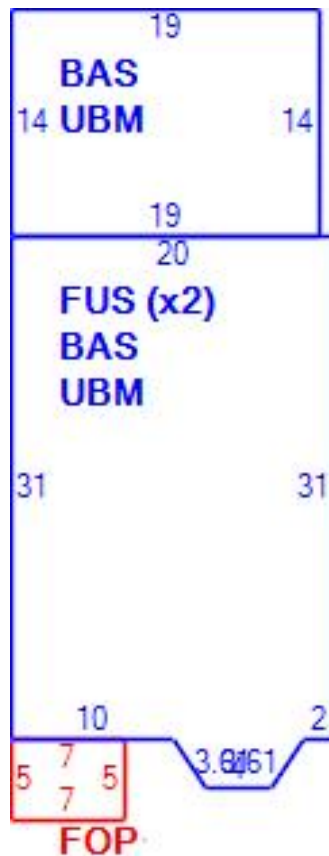
<b>Owner(s)</b>	RUSSELL, MATTHEW T. & LINDSEY MEAD RUSSELL 38 MT. PLEASANT STREET CAMBRIDGE, MA 02140- 2614
-----------------	--

**Building Information**

*Residential Building Number 1, Section 1*

**Exterior**

<b>Style</b>	ROW-END
<b>Occupancy</b>	SNGL-FAM-RES
<b>Number of Stories</b>	3
<b>Exterior Wall Type</b>	Frame-Clapbrd
<b>Roof Type</b>	Mansard
<b>Roof Material</b>	Slate Clay



**Interior**

<b>Living Area (sq. ft.)</b>	2,180
<b>Number of Units</b>	1
<b>Total Rooms</b>	9
<b>Bedrooms</b>	4
<b>Kitchens</b>	2
<b>Full Baths</b>	2
<b>Half Baths</b>	1
<b>Fireplaces</b>	0

**Systems**

<b>Heat Type</b>	Forced Air
<b>Heat Fuel</b>	Gas
<b>Central A/C</b>	Yes

## Condition & Grade

<b>Year Built</b>	1880
<b>Interior Condition</b>	Good
<b>Overall Condition</b>	Good
<b>Overall Grade</b>	Good Very Good

## Parking

<b>Open Parking</b>	0
<b>Covered Parking</b>	0

## Subareas

<b>Code</b>	<b>Description</b>	<b>Gross Area</b>	<b>Living Area</b>
BAS	First Floor	904	904
FOP	Porch, Open	35	0
FUS	Upper Story, Finished	1,276	1,276
UBM	Basement	904	0
Total:		3,119	2,180

## Extra Features / Outbuildings

<b>Description</b>	SHED-IMPLMNT
<b>Number of Units</b>	24.00
<b>Unit Type</b>	

## Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 10/4/2021 12:04:25 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
654	DEED		33274/104	07/18/2001	830000.00
<b>Property-Street Address and/or Description</b>					
38 MT PLEASANT LOT D					
<b>Grantors</b>					
LONERGAN PAUL A &AL, TALLON ANNE C &AL					
<b>Grantees</b>					
RUSSELL MATTHEW T &UX, RUSSELL LINDSEY MEAD &AL					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



QUITCLAIM DEED

We, Paul A. Lonergan and Anne C. Tallon, being married, of Cambridge, Massachusetts.

for consideration paid of Eight Hundred Thirty Thousand and 00/100 (\$830,000.00) Dollars.

grant to Matthew T. Russell and Lindsey Mead Russell, husband and wife, as tenants by the entirety of 38 Mt. Pleasant Street, Cambridge, Massachusetts,

**with quitclaim covenants**

all that certain parcel of land situate, lying and being in Cambridge, County of Middlesex, and State of Massachusetts, and bounded and particularly described as follows, to wit:

The land, with the buildings thereon, situated in said Cambridge and now numbered 38 Mt. Pleasant Street, being Lot D as shown on plan dated February 20, 1925, by Bay State Surveying Company, recorded with Middlesex South District Deeds, Book of Plans 349, Plan 17, bounded and described as follows:

- Westerly by Mt. Pleasant Street, 25.70 feet;
- Southerly by Lot 15 on plan recorded with said Deeds, Book of Plans 21, Plan 10, 76.65 feet;
- Easterly by land of owners unknown, 25.70 feet; and
- Northerly by Lot C on first above-mentioned plan, 77.80 feet.

Containing 1983 square feet or however otherwise bounded, measured or described, be any or all of said measurements, more or less.

For our title reference see Middlesex County Registry of Deeds in Book 28871, Page 248.

MSD 07/18/01 02:21:48 654 45.00 \*\*\* MASS. EXCISE TAX: 3784.80 \*\*\* Property Address: 38 Mt. Pleasant Street, Cambridge, MA

07/18/01 3:00PM 01  
000000 #3223

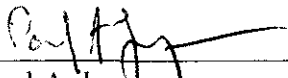
FEE \$3784.80

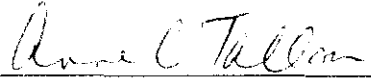
CASH \$3784.80

**CANCELLED**

CAMBRIDGE  
DEEDS REG15  
MIDDLE SOUTH

**Witness** our hands and seals this 13th day of July, 2001.


  
\_\_\_\_\_  
Paul A. Lonergan

  
\_\_\_\_\_  
Anne C. Tallon

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. July 13, 2001


Then personally appeared the above-named Paul A. Lonergan and acknowledged the foregoing instrument to his free act and deed, before me,

  
\_\_\_\_\_  
Notary Public-  
My Commission Expires: Jan. 25, 2002

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. July 13, 2001

Then personally appeared the above-named Anne C. Tallon and acknowledged the foregoing instrument to her free act and deed, before me,

  
\_\_\_\_\_  
Notary Public-  
My Commission Expires: Jan. 25, 2002

201-114 LEITNER, HENRY H. & CATALINA LASERNA 32 MOUNT PLEASANT STREET CAMBRIDGE, MA 02140	201-115 LASERNA, CATALINA & HENRY H. LEITNER 32 MT. PLEASANT ST. CAMBRIDGE, MA 02140	201-123-1 VIGODA, ROBERT A., TRUSTEE 42 MOUNT PLEASANT ST P.O. BOX #540 PORTSMOUTH, NH 03802
201-123-2 NORRIS, ANNE-ELIZABETH M. & TRACI A. LOGAN 40-42 MT PLEASANT ST., #2 CAMBRIDGE, MA 02140	201-123-3 ALBRIGHT, ADAM C. 40-42 MT PLEASANT ST., #3 CAMBRIDGE, MA 02140	201-123-4 SPRING STEPHEN & CHRISTINE SPRING 40-42 MOUNT PLEASANT ST UNIT 4 CAMBRIDGE, MA 02140
201-125 RUSSELL, MATTHEW T. & LINDSEY MEAD RUSSELL 38 MT. PLEASANT STREET CAMBRIDGE, MA 02140-2614	201-126 ANISIMOV, OLEG & NATALIE ANISIMOV C/O ANDREW ANISIMOV 940 MASS AVE CAMBRIDGE, MA 02139	201-17 UPTON, ANDREW F. 23 BUENA VISTA PARK CAMBRIDGE, MA 02140
201-18-1 GREYWOLF, ELIZABETH S. TRUSTEE UNDER THE GREYWOLF REVOC TRT 17 BUENA VISTA PARK UNIT 1 CAMBRIDGE, MA 02140	201-18-2 ARNETT, HAYLEY L. 17 BUENA VISTA PARK, UNIT #2 CAMBRIDGE, MA 02140-2624	201-18-3 PETEET, THOMAS JOSIAH & SEJAL SUBODH PATEL 17 BUENA VISTA PK., #3 CAMBRIDGE, MA 02140
201-19 HOFMANN, WERNER ANGELA F. HOFMANN, TRS 15 BUENA VISTA PK CAMBRIDGE, MA 02140	201-20-1 BURKE, THOMAS 11 BUENA VISTA PK, UNIT#1 CAMBRIDGE, MA 02140	201-20-2 GERRING, JOHN 11 BUENA VISTA PK. UNIT#2 CAMBRIDGE, MA 02140
201.5-28-37 REED & CAROLYN BARR HOYT TRS REED & CAROLYN BARR HOYT TRUST TR 37 MT PLEASANT ST CAMBRIDGE, MA 02140	201.5-28-39 SINCLAIR, ANDREW & KAREN A. SINCLAIR 39 MT PLEASANT ST. CAMBRIDGE, MA 02140	201.5-29 DRANE, LANCE W. G. ELIZABETH WYLDE, TRS 31 MT PLEASANT ST CAMBRIDGE, MA 02140

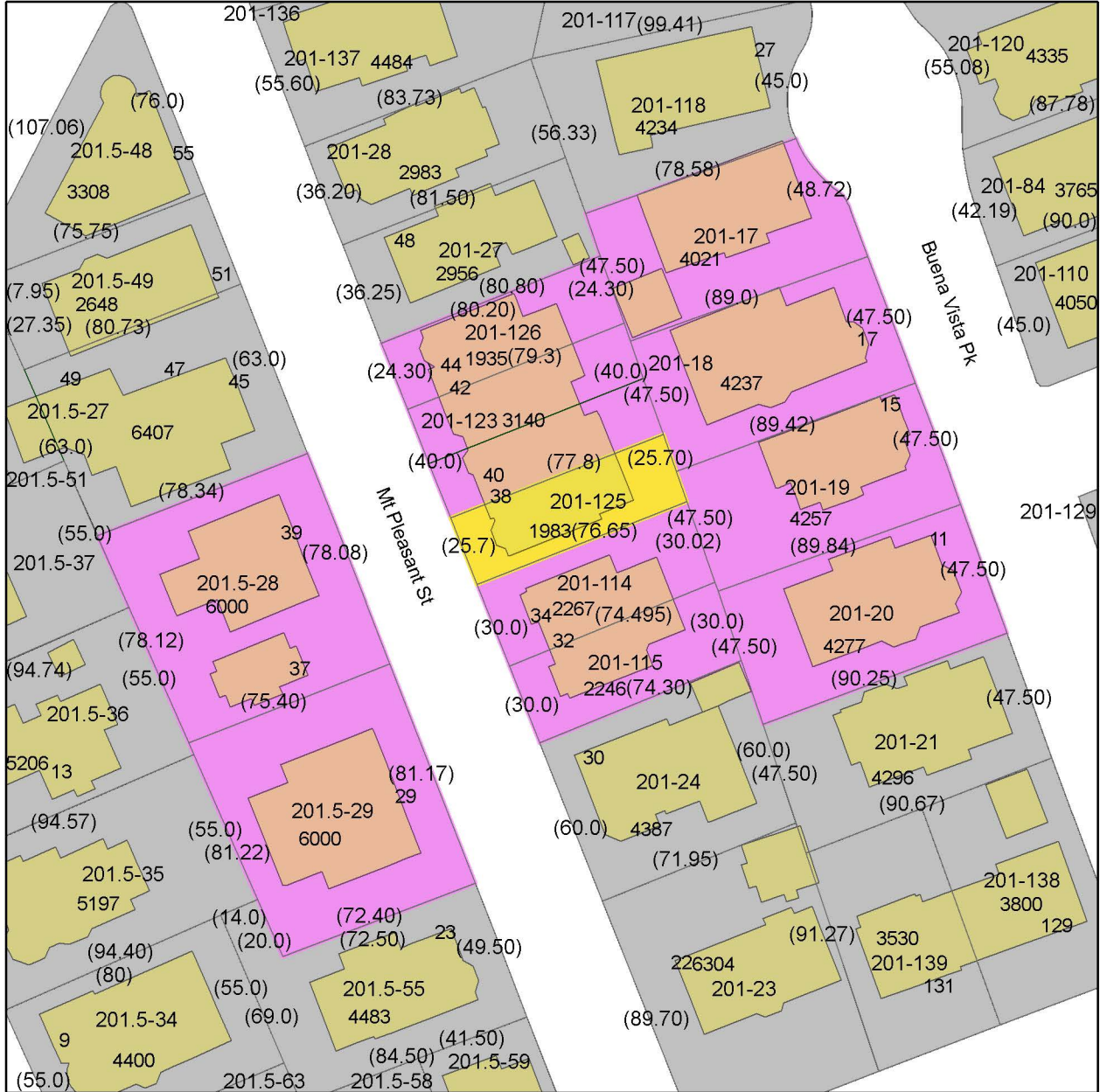
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201-123-2	40-42 MT PLEASANT ST #2	102
201-123-3	40-42 MT PLEASANT ST #3	102
201-123-4	40-42 MT PLEASANT ST #4	102
201-125	38 MT PLEASANT ST	101
201-126	44 MT PLEASANT ST	101
201-17	23 BUENA VISTA PK	101
201-18-1	17 BUENA VISTA PK #1	102
201-18-2	17 BUENA VISTA PK #2	102
201-18-3	17 BUENA VISTA PK #3	102
201-19	15 BUENA VISTA PK	104
201-20-1	11 BUENA VISTA PK #1	102
201-20-2	11 BUENA VISTA PK #2	102
201.5-28-37	37-39 MT PLEASANT ST #37	102
201.5-28-39	37-39 MT PLEASANT ST #39	102
201.5-29	29-31 MT PLEASANT ST	104

OWN_NAME1	OWN_NAME2
LEITNER, HENRY H. & CATALINA LASERNA	
LASERNA, CATALINA &	HENRY H. LEITNER
VIGODA, ROBERT A., TRUSTEE	42 MOUNT PLEASANT ST
NORRIS, ANNE-ELIZABETH M. &	TRACI A. LOGAN
ALBRIGHT, ADAM C.	
SPRING STEPHEN & CHRISTINE SPRING	
RUSSELL, MATTHEW T. &	LINDSEY MEAD RUSSELL
ANISIMOV, OLEG &	NATALIE ANISIMOV
UPTON, ANDREW F.	
GREYWOLF, ELIZABETH S.	TRUSTEE UNDER THE GREYWOLF REVOC TRT
ARNETT, HAYLEY L.	
PETEET, THOMAS JOSIAH &	SEJAL SUBODH PATEL
HOFMANN, WERNER	ANGELA F. HOFMANN, TRS
BURKE, THOMAS	
GERRING, JOHN	
REED & CAROLYN BARR HOYT TRS	REED & CAROLYN BARR HOYT TRUST TR
SINCLAIR, ANDREW & KAREN A. SINCLAIR	
DRANE, LANCE W.	G. ELIZABETH WYLDE, TRS

MAD_MAIL_ADDR1	MAD_MAIL_ADDR2	MAD_MAIL_ADDR3
32 MOUNT PLEASANT STREET		
32 MT. PLEASANT ST.		
P.O. BOX #540		
40-42 MT PLEASANT ST., #2		
40-42 MT PLEASANT ST., #3		
40-42 MOUNT PLEASANT ST	UNIT 4	
38 MT. PLEASANT STREET		
C/O ANDREW ANISMOV	940 MASS AVE	
23 BUENA VISTA PARK		
17 BUENA VISTA PARK UNIT 1		
17 BUENA VISTA PARK, UNIT #2		
17 BUENA VISTA PK., #3		
15 BUENA VISTA PK		
11 BUENA VISTA PK, UNIT#1		
11 BUENA VISTA PK. UNIT#2		
37 MT PLEASANT ST		
39 MT PLEASANT ST.		
31 MT PLEASANT ST		

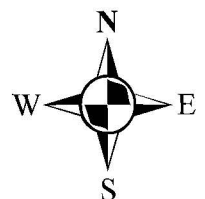


# MAP TITLE



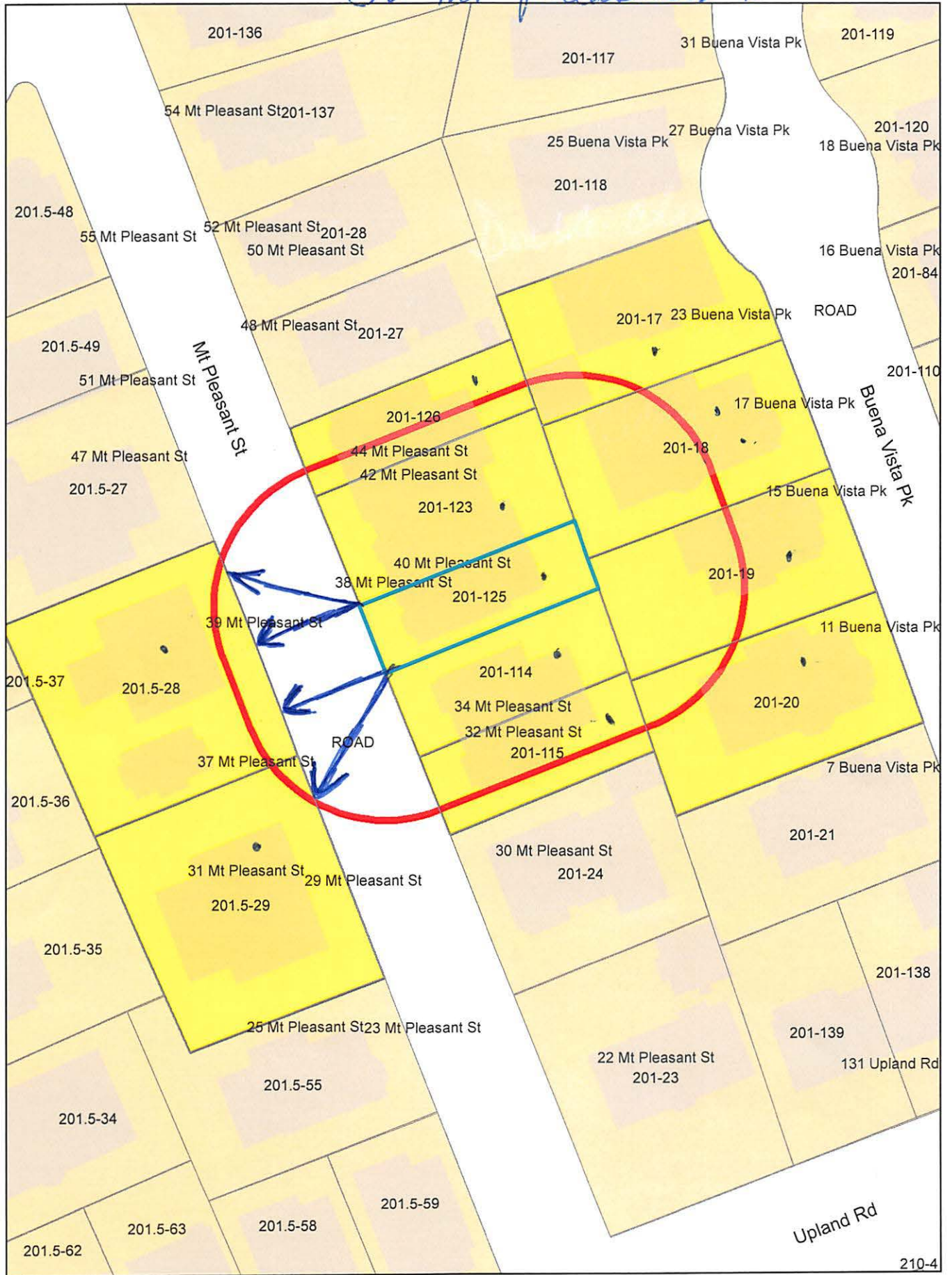
Cambridge, MA Assessing Department

Gayle Willett, Director





# 38 Mt. Pleasant St.



38 Mt. Pleasant St. Petitioner

201-18  
ARNETT, HAYLEY L.  
17 BUENA VISTA PARK, UNIT #2  
CAMBRIDGE, MA 02140-2624

201-18  
PETEET, THOMAS JOSIAH &  
SEJAL SUBODH PATEL  
17 BUENA VISTA PK., #3  
CAMBRIDGE, MA 02140

BLATMAN, BOBROWSKI & HAVERTY, LLC  
C/O CHRISTOPHER J. ALPHEN, ESQ.  
9 DAMONMILL SQUARE – SUITE 4A4  
CONCORD, MA 01742

201-115  
LASERNA, CATALINA & HENRY H. LEITNER  
32 MT. PLEASANT ST.  
CAMBRIDGE, MA 02140

201-17  
UPTON, ANDREW F.  
23 BUENA VISTA PARK  
CAMBRIDGE, MA 02140

201-126  
ANISIMOV, OLEG & NATALIE ANISIMOV  
C/O ANDREW ANISIMOV  
940 MASS AVE  
CAMBRIDGE, MA 02139

201-125  
RUSSELL, MATTHEW T. &  
LINDSEY MEAD RUSSELL  
38 MT. PLEASANT STREET  
CAMBRIDGE, MA 02140-2614

201-20  
BURKE, THOMAS  
11 BUENA VISTA PK, UNIT#1  
CAMBRIDGE, MA 02140

201-123  
ALBRIGHT, ADAM C.  
40-42 MT PLEASANT ST., #3  
CAMBRIDGE, MA 02140

201-123  
NORRIS, ANNE-ELIZABETH M. & TRACI A. LOGAN  
40-42 MT PLEASANT ST., #2  
CAMBRIDGE, MA 02140

201-123  
VIGODA, ROBERT A.,  
TRUSTEE 42 MOUNT PLEASANT ST  
P.O. BOX #540  
PORTSMOUTH, NH 03802

201-20  
GERRING, JOHN  
11 BUENA VISTA PK. UNIT#2  
CAMBRIDGE, MA 02140

201.5-28  
SINCLAIR, ANDREW & KAREN A. SINCLAIR  
39 MT PLEASANT ST.  
CAMBRIDGE, MA 02140

201.5-28  
REED & CAROLYN BARR HOYT TRS REED &  
CAROLYN BARR HOYT TRUST TR  
37 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201-18  
GREYWOLF, ELIZABETH S.  
TRUSTEE UNDER THE GREYWOLF REVOC TRT  
17 BUENA VISTA PARK UNIT 1  
CAMBRIDGE, MA 02140

201-123  
SPRING STEPHEN & CHRISTINE SPRING  
40-42 MOUNT PLEASANT ST - UNIT 4  
CAMBRIDGE, MA 02140

201-19  
HOFMANN, WERNER ANGELA F. HOFMANN, TRS  
15 BUENA VISTA PK  
CAMBRIDGE, MA 02140

201.5-29  
DRANE, LANCE W. G. ELIZABETH WYLDE, TRS  
31 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201-114  
LEITNER, HENRY H. & CATALINA LASERNA  
32 MOUNT PLEASANT STREET  
CAMBRIDGE, MA 02140