



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 271439

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Dana Schaefer and Matt Pesci

PETITIONER'S ADDRESS: Michael W. Wiggins, Esq. One Liberty Square Suite 600, Boston, MA 02109

LOCATION OF PROPERTY: 47-20 Cogswell Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

A small addition is planned to the rear of the residence that will slightly increase the currently excessive FAR

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Dana Schaefer and Matt Pesci
by Michael W. Wiggins attorney

(Petitioner (s) / Owner)

Dana Schaefer and Matt Pesci

by Michael W. Wiggins ^(Print Name) atty

Address:

One Liberty Square Ste 600 Boston MA
02109

Tel. No.

617 880 6313

E-Mail Address:

mww@westonpatrick.com

Date: 5/28/2024

2024 MAY 29 PM 2:15
CITY OF CAMBRIDGE MASSACHUSETTS

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 Dana Schaefer and Matthew Pesci
(OWNER)

Address: 47-20 Cogswell Avenue, Cambridge, MA 02140

State that I/We own the property located at 47-20 Cogswell Ave, which is the subject of this zoning application.

The record title of this property is in the name of Dana Schaefer and Matthew Pesci

*Pursuant to a deed of duly recorded in the date 7/03/2003, Middlesex South County Registry of Deeds at Book 39807, Page 557; or Middlesex Registry District of Land Court, Certificate No. _____ Book ~~39807~~ Page ~~557~~.

Dana Schaefer and Matthew Pesci
by their attorney Michael W. Wiggins
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

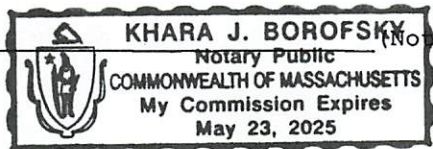
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Michael W. Wiggins personally appeared before me, this 17th of May, 2024, and made oath that the above statement is true.

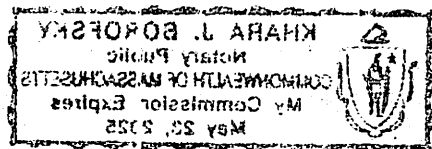
Khara J. Borofsky Notary

My commission expires _____ (Notary Seal).



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

[Faint, illegible handwritten text, possibly bleed-through from the reverse side of the page]



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:
The positioning of the townhouse building on this unusually shaped end lot at 47 Cogswell Avenue would make it difficult for the petitioner to make a very slight improvement to the building at the rear without a slight variance from strict application of the dimensional standards affecting the lot. [But for the anomaly that this single family dwelling, which would otherwise qualify for the slight extension t by special permit per MGL 40A Section 6, is constrained by the provisions of Article 8.22.2d because it is "detached", the relief that petitioner seeks would satisfy all the criteria for a special permit. Petitioner submits that the limitation imposed by 8.22.22d violates the liberal provisions of MGL 40A Section 6 favoring extension of single and two family dwellings by special permit]
- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The locus is a trapezoidal lot upon which the existing building is located in such a position that a slight addition to the rear of the building, which is totally in line with the existing right side of the building, would only slightly extend the existing prior encroachment on the right side setback.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons
The addition to the rear of the building will not be visible from Cogswell Avenue, so the architectural layout and appearance of the building in juxtaposition with the fronts of other townhouses on Cogswell Avenue will be undisturbed. The small addition at rear will be limited so as not to project to the rear as far as the side wall of the abutting townhouse. The rear yard setback of way will remain far in excess of requirements, on not intrude on views from public land on right side
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
This addition will be minimal and not have any adverse effect upon the use and enjoyment of any abutters at 47 Cogswell Avenue, the railroad property at the rear, or members of the public on the public land that the locus abuts.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Dana Schaefer and Matt Pesci
Location: 47-20 Cogswell Ave., Cambridge, MA
Phone: 617 880 6313

Present Use/Occupancy: Single Family
Zone: Residence B Zone
Requested Use/Occupancy: single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1319	1600	1250	(max.)
<u>LOT AREA:</u>		2476	2476	2500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.533	.629	.500	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2476	2476	2500	
<u>SIZE OF LOT:</u>	WIDTH	39	39	50	
	DEPTH	79' 6"	79' 6"	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	13' 1.5"	13' 1.5"	15'	
	REAR	43'9"	37'9"	35'	
	LEFT SIDE	0	0	7.5' sum of 20	
	RIGHT SIDE	11' 4.5"	10' 4.5"	7.5' sum of 20	
<u>SIZE OF BUILDING:</u>	HEIGHT	29' 6"	29'6"	35'	
	WIDTH	28'9"	34'9"	n/a	
	LENGTH	20'3"	20'3"	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		60.43%	57.12%	40.0	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	10.0	

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.:

single family home with driveway and small shed. Existing house wood frame with 2.5 levels Proposed construction at rear consists of 4 foot addition on level 1 and 6 feet at level 2, no relief or change at basement level.

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'.

SCHAEFER & PESCI RESIDENCE

BZA SUBMISSION SET

05/16/2024

DANA SCHAEFER & MATT PESCI

47-20 COGSWELL AVE.
CAMBRIDGE, MA

PROJECT NARRATIVE:

THIS PROJECT WILL CONSIST OF A MODEST ADDITION AT THE REAR AT LEVEL 1 AND 2, EXPANDING THE LIVING SPACE ON BOTH LEVEL. LEVEL 0 WILL INCLUDE THE A NEW POWDER ROOM AND MUDROOM. LEVEL 1 WILL HAVE A 4 FOOT ADDITION THAT WILL EXPAND THE DINING AND KITCHEN. THE EXISTING DECK WILL EXTEND 4 FEET. LEVEL 2 WILL HAVE 6 FOOT ADDITION TO EXPAND THE MAIN BEDROOM, CREATE A BATHROOM AND OFFICE.



PROJECT #: **2401-4720**

ARCHITECT:



(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

ZONING LAWYER:



Michael W. Wiggins
WESTON PATRICK
mww@westonpatrick.com
(P) 617-742-9310

GENERAL CONTRACTOR:

N / A

STRUCTURAL ENGINEER:

N / A

CIVIL ENGINEER:

N / A

BZA SHEET LIST			
Sheet Number	Sheet Name	Count	Drawn By
BZA-000	COVER	1	SKA
BZA-001	GENERAL NOTES	1	SKA
BZA-002	AREA PLANS	1	SKA
BZA-003	SITE PLANS	1	SKA
BZA-004	SITE AXONS	1	SKA
BZA-005	SHADOW STUDY	1	SKA
BZA-006	STREET VIEW - FRONT	1	SKA
BZA-007	STREET VIEW - FRONT	1	SKA
BZA-008	STREET VIEW - SIDE	1	SKA
BZA-009	STREET VIEW - SIDE	1	SKA
BZA-010	STREET VIEW - REAR	1	SKA
BZA-100	PLAN - LEVEL 0	1	SKA
BZA-101	PLAN - LEVEL 1	1	SKA
BZA-102	PLAN - LEVEL 2	1	SKA
BZA-103	PLAN - ROOF	1	SKA
BZA-200	ELEVATION - NORTH (FRONT)	1	SKA
BZA-201	ELEVATION - WEST	1	SKA
BZA-202	ELEVATION - SOUTH (BACK)	1	SKA
BZA-203	ELEVATION - EAST	1	SKA

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	NIA	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PRFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FLOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSPUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSPUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UNLESS	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSPUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE	
	EXTERIOR ELEVATION KEY		
	INTERIOR ELEVATION KEY		
	BUILDING SECTION MARKER		
	WALL SECTION MARKER		
	DETAIL AREA MARKER		
	DETAIL SECTION MARKER		
	GRID LINE		
	VERTICAL ELEVATION KEY (ELEV)		
	SPOT ELEVATION W/ TARGET (PLAN)		
	SPOT ELEVATION NO TARGET (PLAN)		
	REVISION CLOUD AND REVISION TAG		
	ROOM TAG	CL	CENTERLINE
	AREA TAG	1/2 SHEET	MATCH LINE
	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
	FINISH TAG	ROOM NAME ROOM # FLOOR BASE WALL CEILING	

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT. IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION, THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT. PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

GENERAL NOTES

DANA SCHAEFER & MATT PESCI

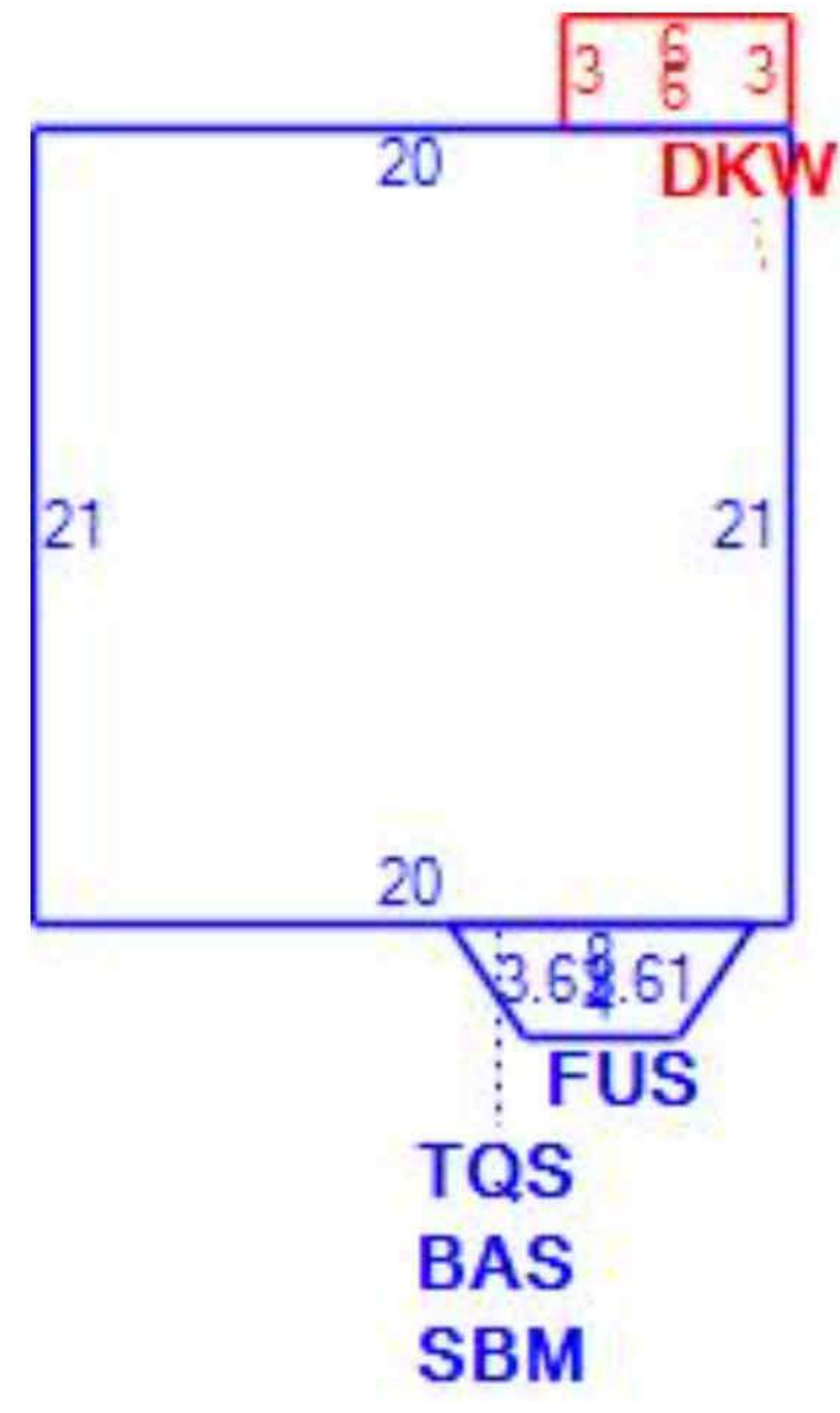
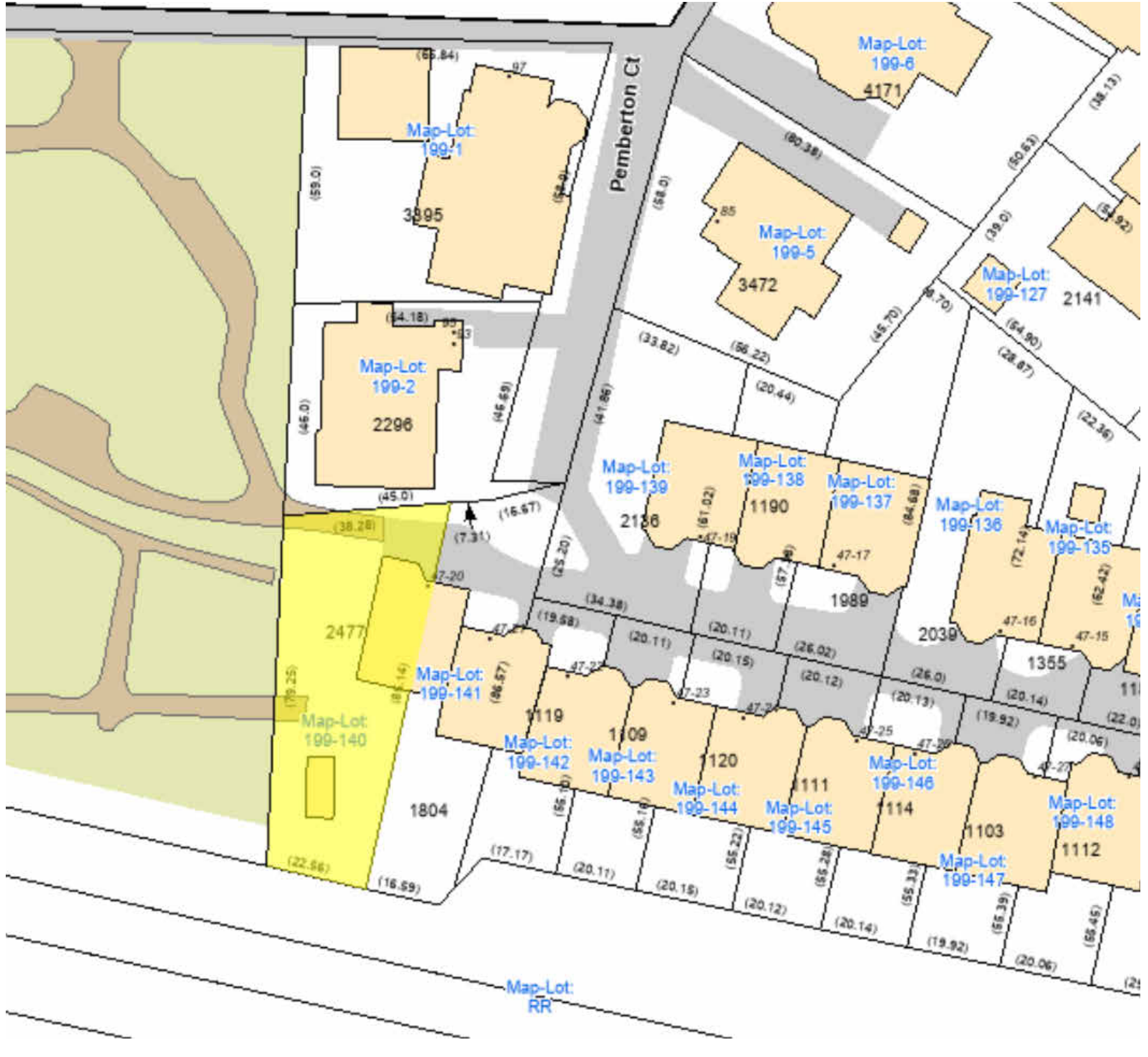
SCHAEFER & PESCI RESIDENCE

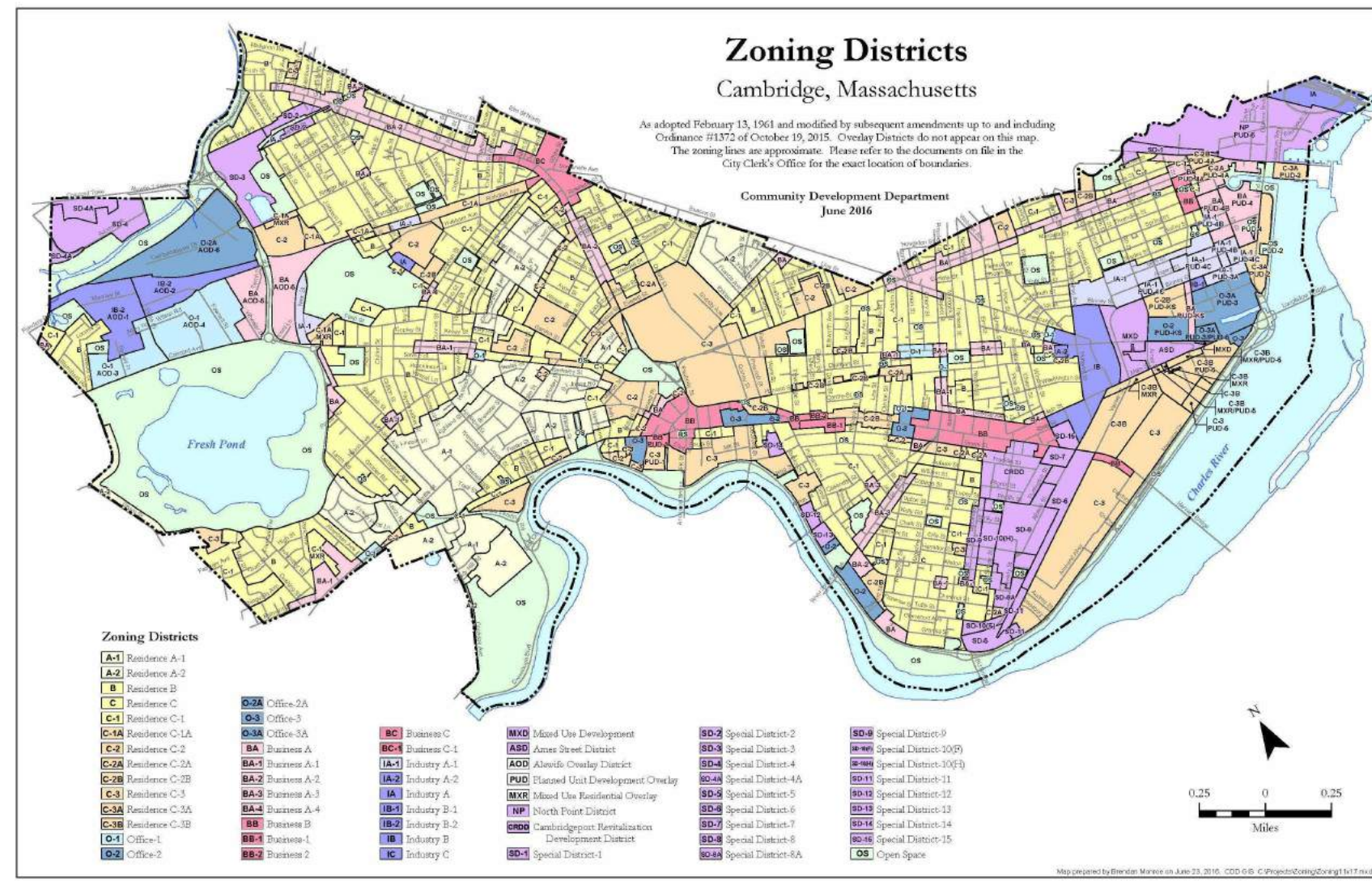
47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

BZA-001

Scale 1 1/2" = 1'-0"





Zone: Residential B

BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'-0"
EXISTING HEIGHT: 29'-6"
PROPOSED HEIGHT: 29'-6"

PROPOSED INCREASE IN BUILDING HEIGHT: NONE

OPEN SPACE CALCULATIONS

LOT SIZE: 2,476 SQ FT

REQUIRED OPEN SPACE (MIN): 40.00%
 EXISTING OPEN SPACE: 60.43%
 PROPOSED OPEN SPACE: 57.12%

PROPOSED DECREASED OPEN: 03.31%

FAR CALCULATION

REQUIRED FAR: 0.500
 EXISTING FAR: 0.533
 PROPOSED FAR: 0.629

PROPOSED INCREASE FAR: 0.096

SET BACKS

REQUIRED FRONT YARD SETBACK: 15'- 0"
 EXISTING SETBACK: 13'-1.5"
 PROPOSED SETBACK: 13'-1.5"

REQUIRED RIGHT SIDE YARD SETBACK: 7.5' MIN (SUM OF 20)
 EXISTING SETBACK: 11'- 4.5"
 PROPOSED SETBACK: 10'- 4.5"

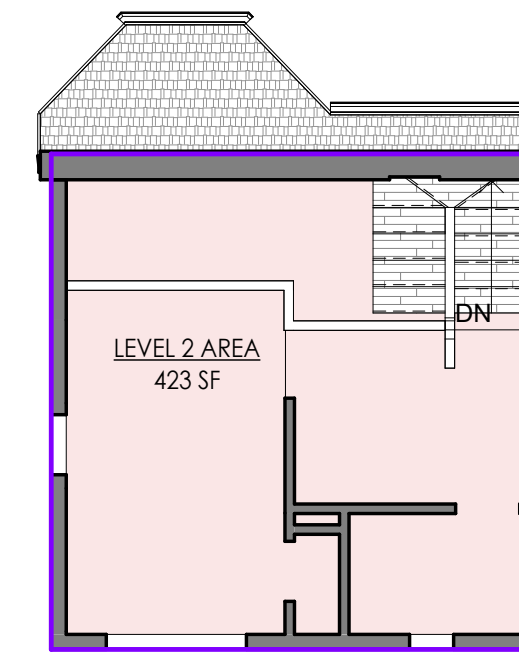
REQUIRED LEFT SIDE YARD SETBACK: 7.5' MIN (SUM OF 20)
 EXISTING SETBACK: 0'-0"
 PROPOSED SETBACK: 0'-0"

REQUIRED REAR YARD SETBACK: 25'-0"
 EXISTING SETBACK (HOUSE): 43'-9"
 PROPOSED SETBACK (HOUSE): 37'-9"

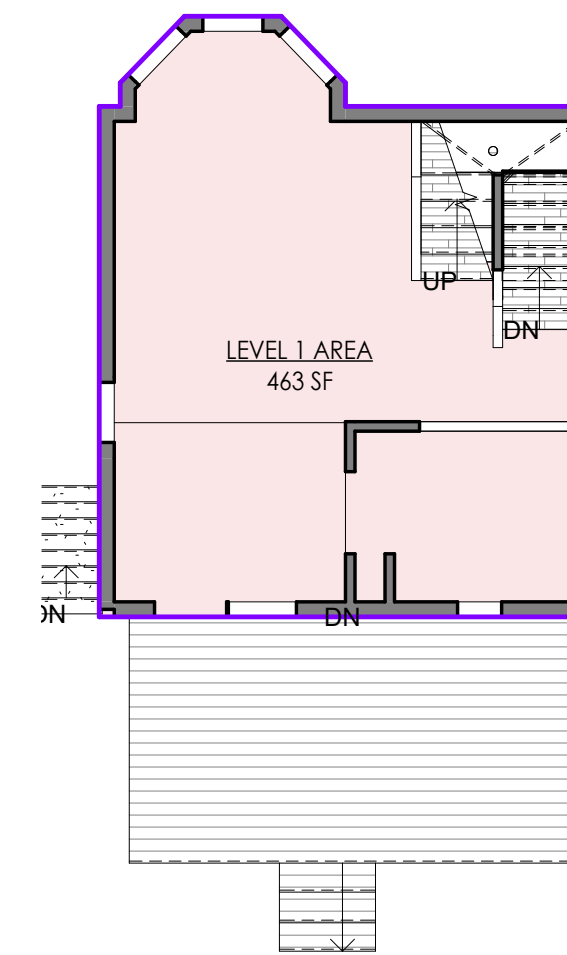
EXISTING SETBACK (DECK) 29'-10"
 PROPOSED SETBACK (DECK) 29'- 1"
PROPOSED DIFFERENCE (DECK) 00'- 9"

Area Schedule (Rentable)	
Level	Area
EXISTING LEVEL 0	433 SF
EXISTING LEVEL 1	463 SF
EXISTING LEVEL 2	423 SF
3	1319 SF

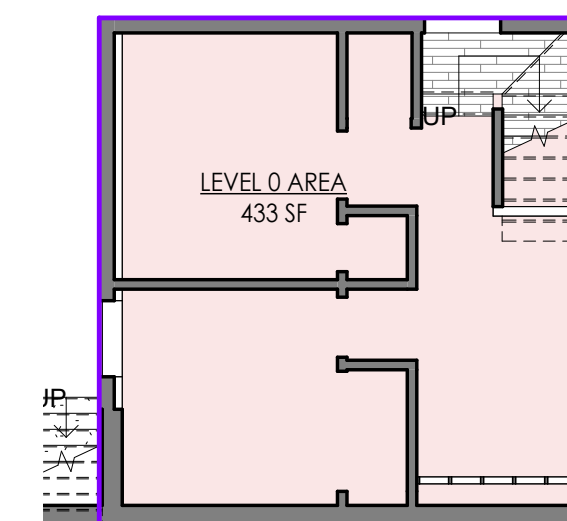
Area Schedule (Gross Building)	
Level	Area
EXISTING LEVEL 0	433 SF
EXISTING LEVEL 1	547 SF
EXISTING LEVEL 1	41 SF
EXISTING LEVEL 2	579 SF
	1600 SF



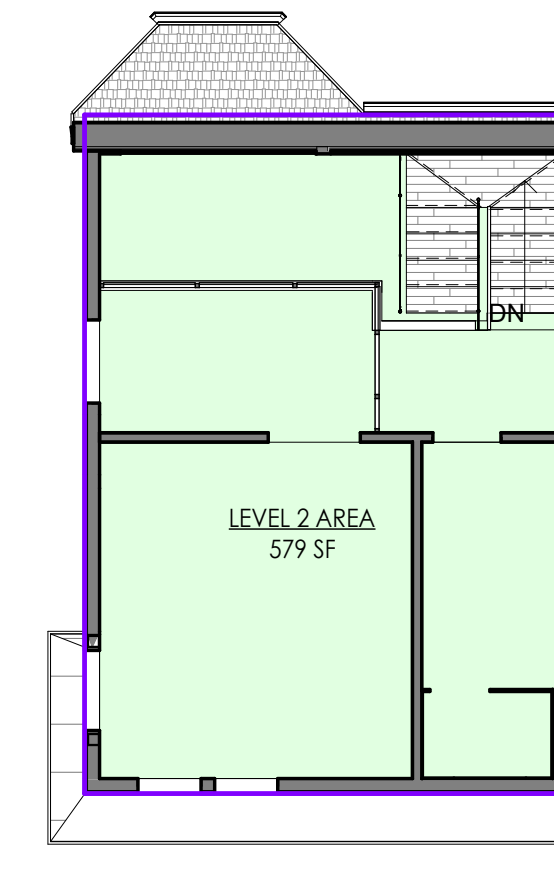
③ EXISTING LEVEL 2
1/8" = 1'-0"



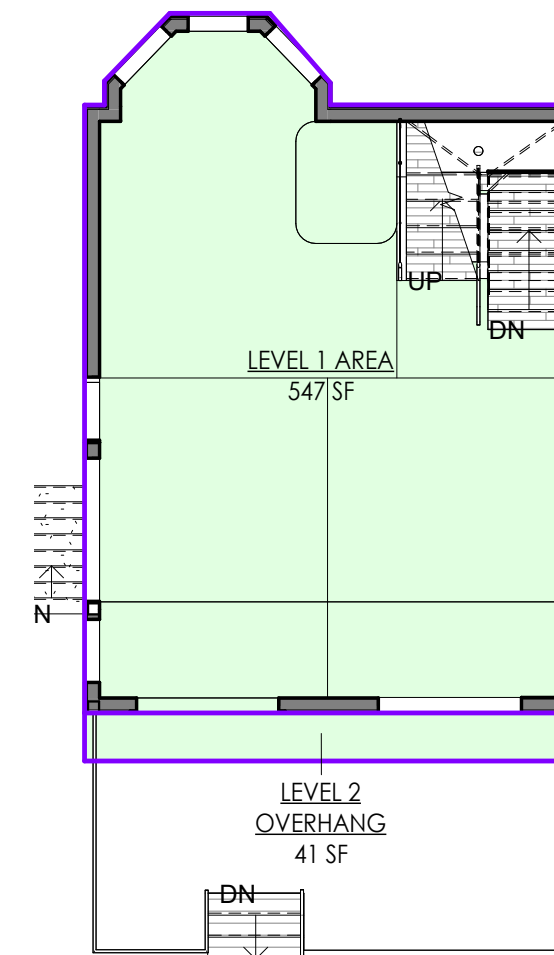
② EXISTING LEVEL 1
1/8" = 1'-0"



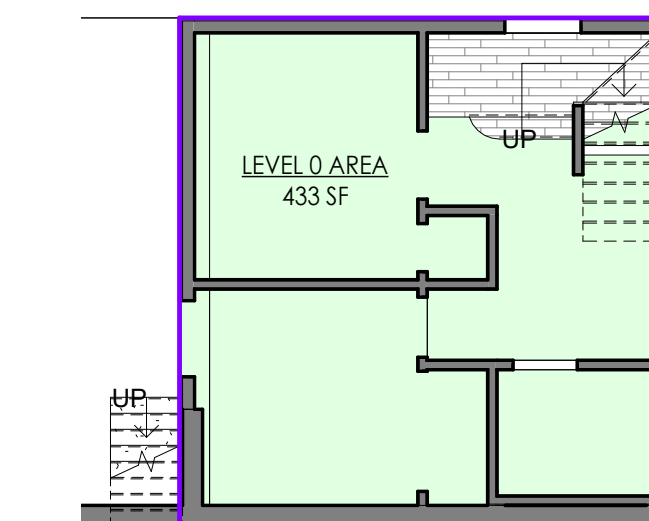
① EXISTING LEVEL 0
1/8" = 1'-0"



⑥ EXISTING LEVEL 2
1/8" = 1'-0"



⑤ EXISTING LEVEL 1
1/8" = 1'-0"



④ EXISTING LEVEL 0
1/8" = 1'-0"



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

AREA PLANS

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

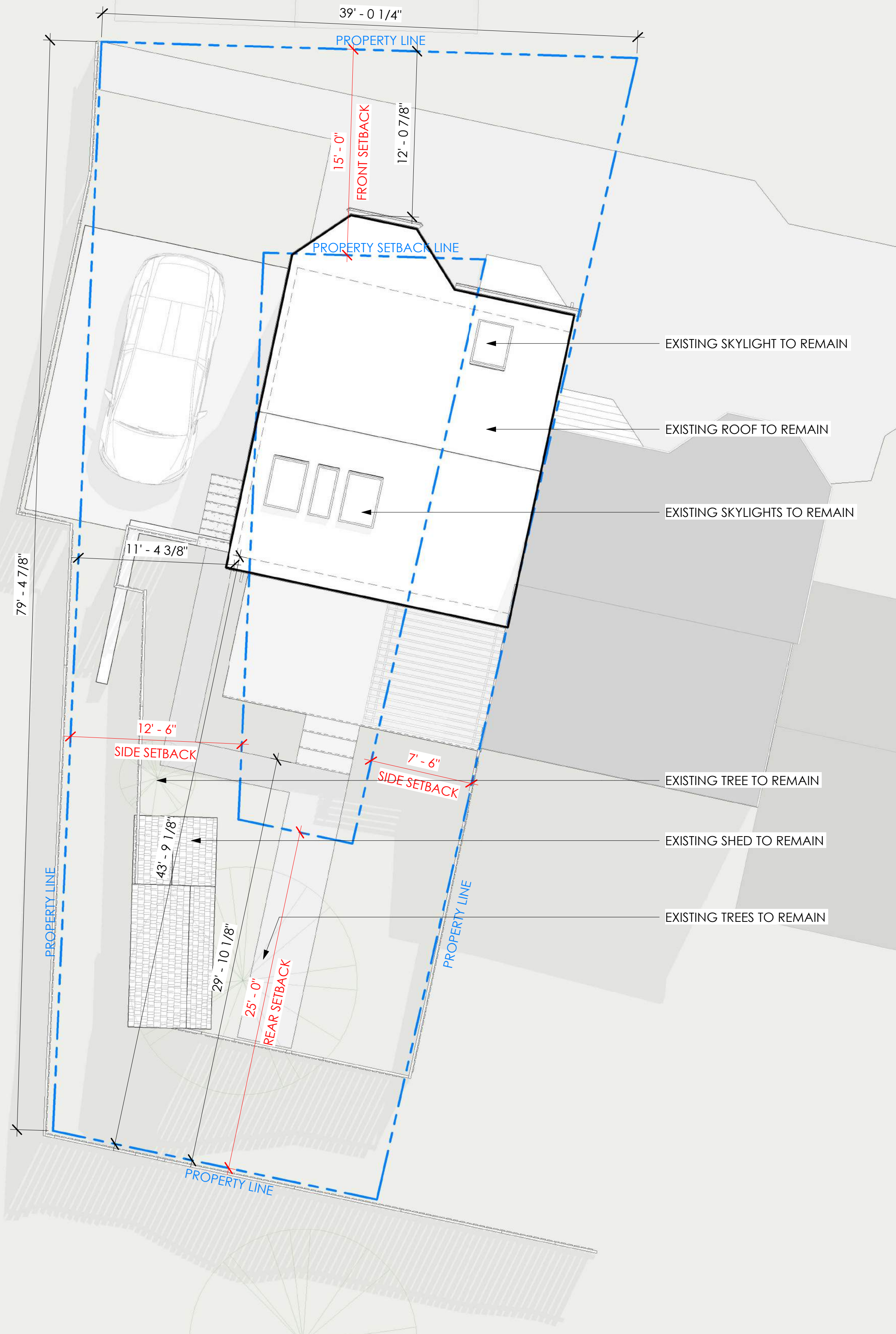
47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

BZA-002

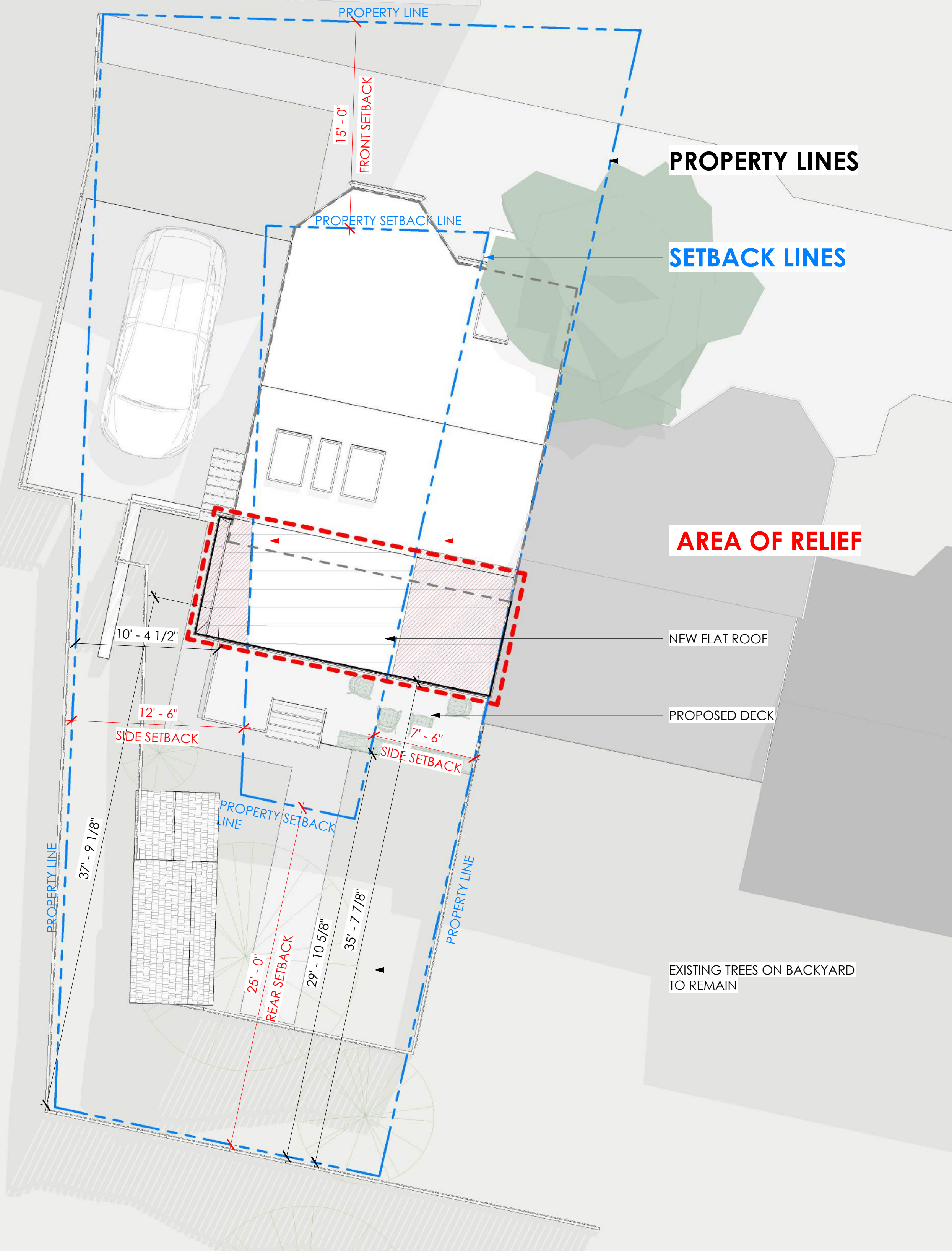
Scale 1/8" = 1'-0"

EXISTING



1 EXISTING - BZA - SITE PLAN
3/16" = 1'-0"

PROPOSED



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



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

SITE PLANS

DANA SCHAEFER & MATT PESCI
 SCHAEFER & PESCI RESIDENCE
 47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

BZA-003

Scale 3/16" = 1'-0"

EXISTING



PROPOSED



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

SITE AXONS

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

BZA-004

Scale



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

SHADOW STUDY

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by SKA
Checked by Checker

BZA-005

Scale 3/64" = 1'-0"

5/16/2024 10:28:11 AM

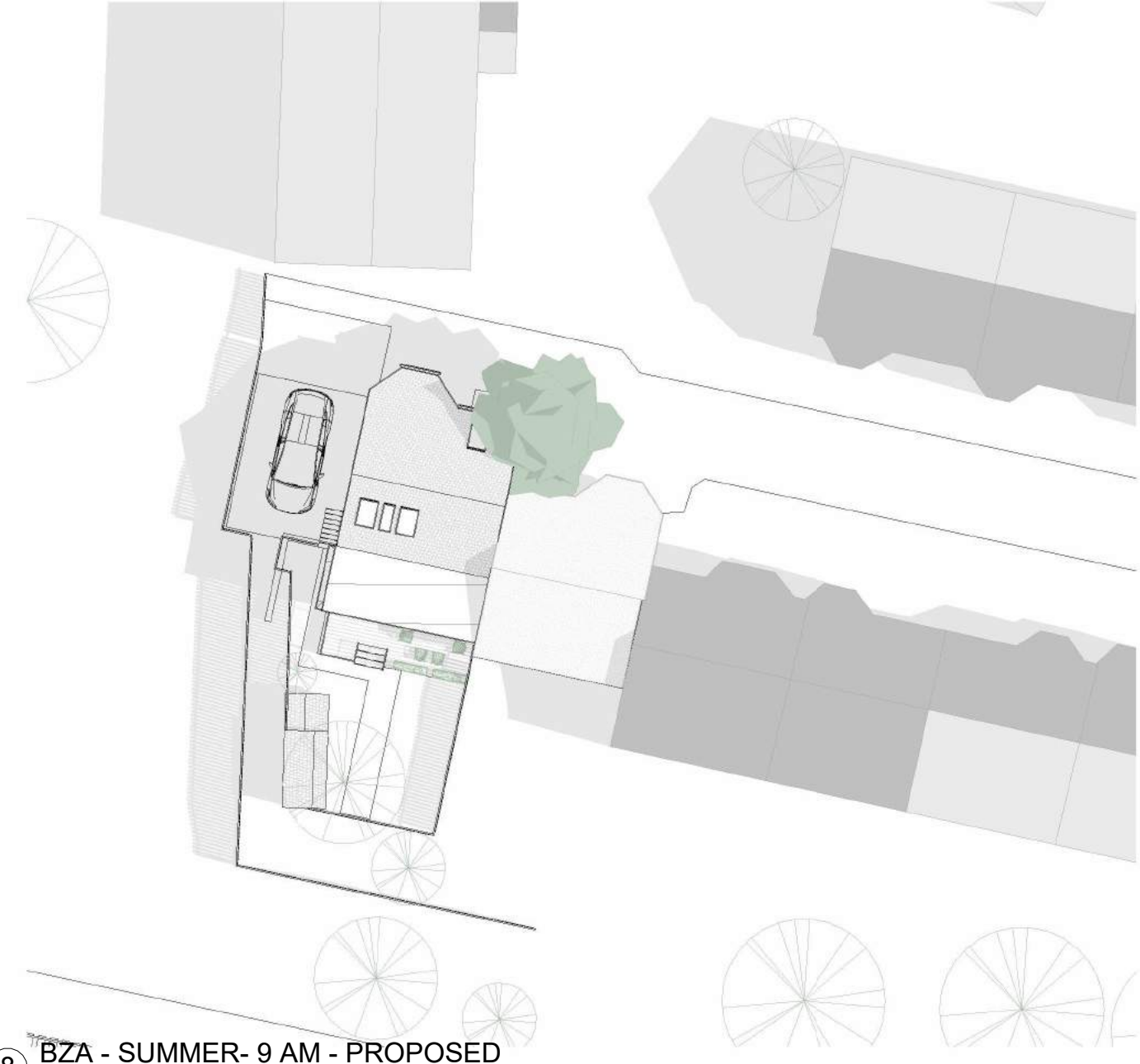
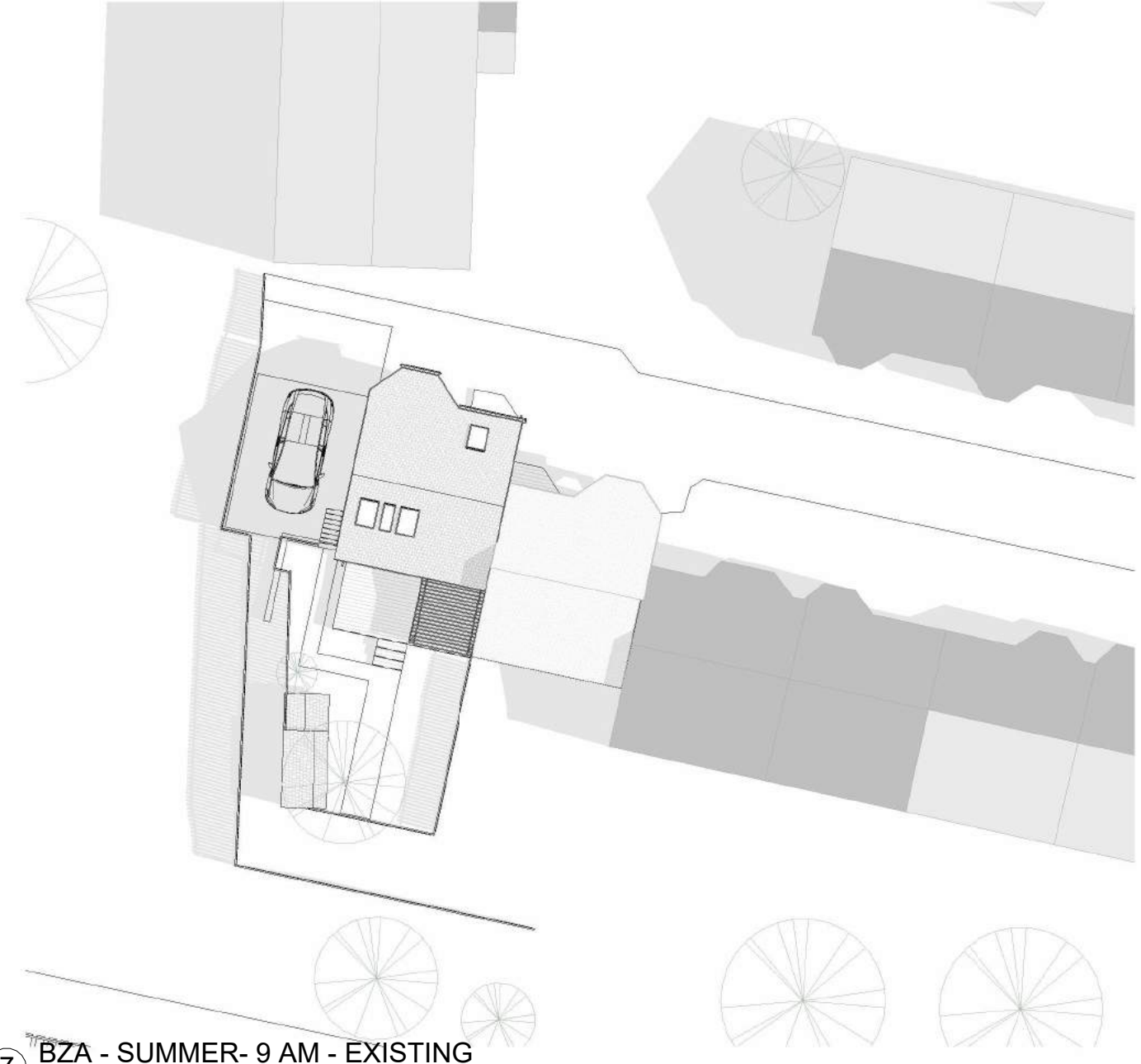
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

MORNING - 9 AM



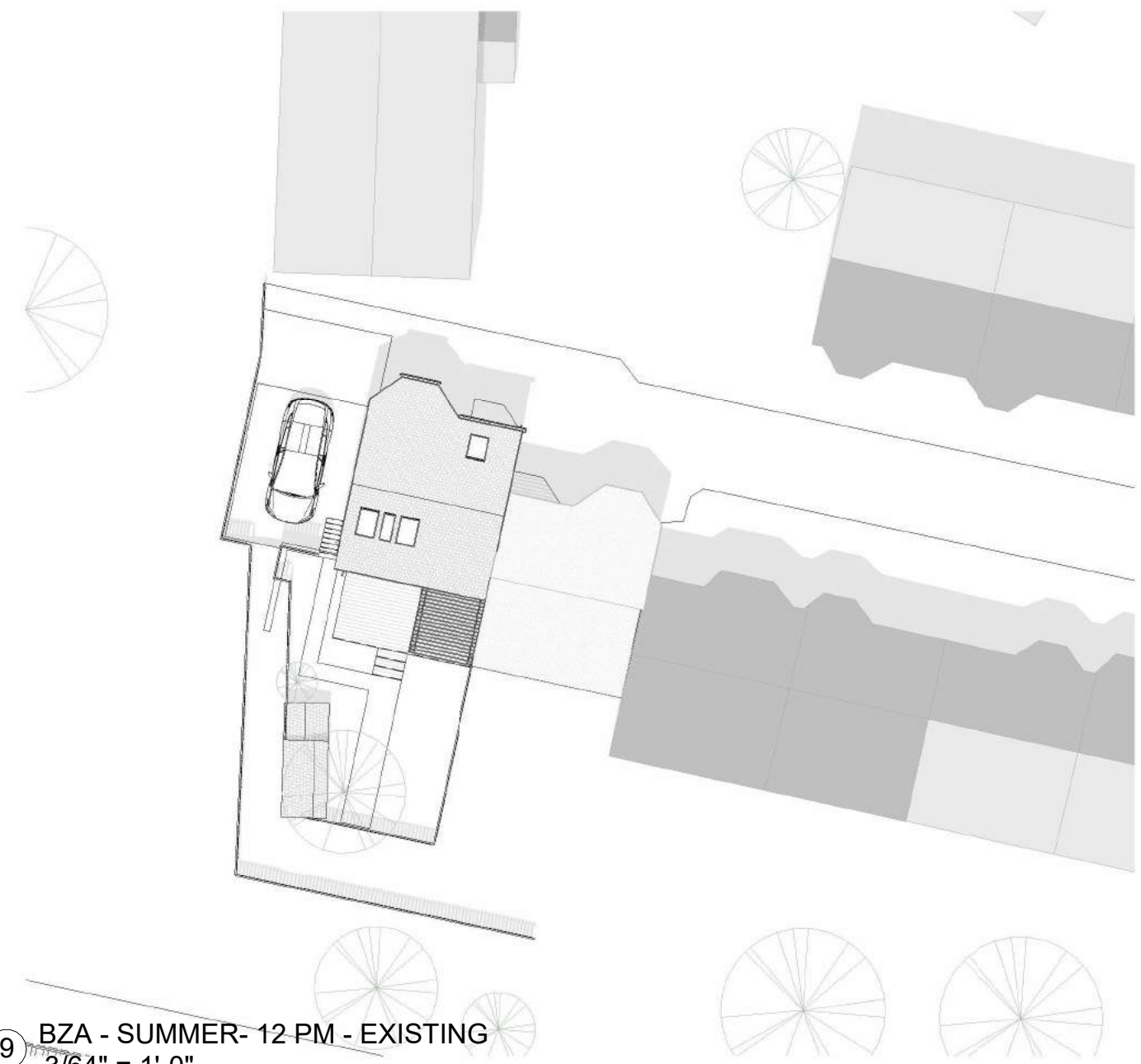
3 BZA - WINTER - 9 AM - EXISTING
3/64" = 1'-0"

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

7 BZA - SUMMER - 9 AM - EXISTING
3/64" = 1'-0"

8 BZA - SUMMER - 9 AM - PROPOSED
3/64" = 1'-0"

NOON - 12 PM



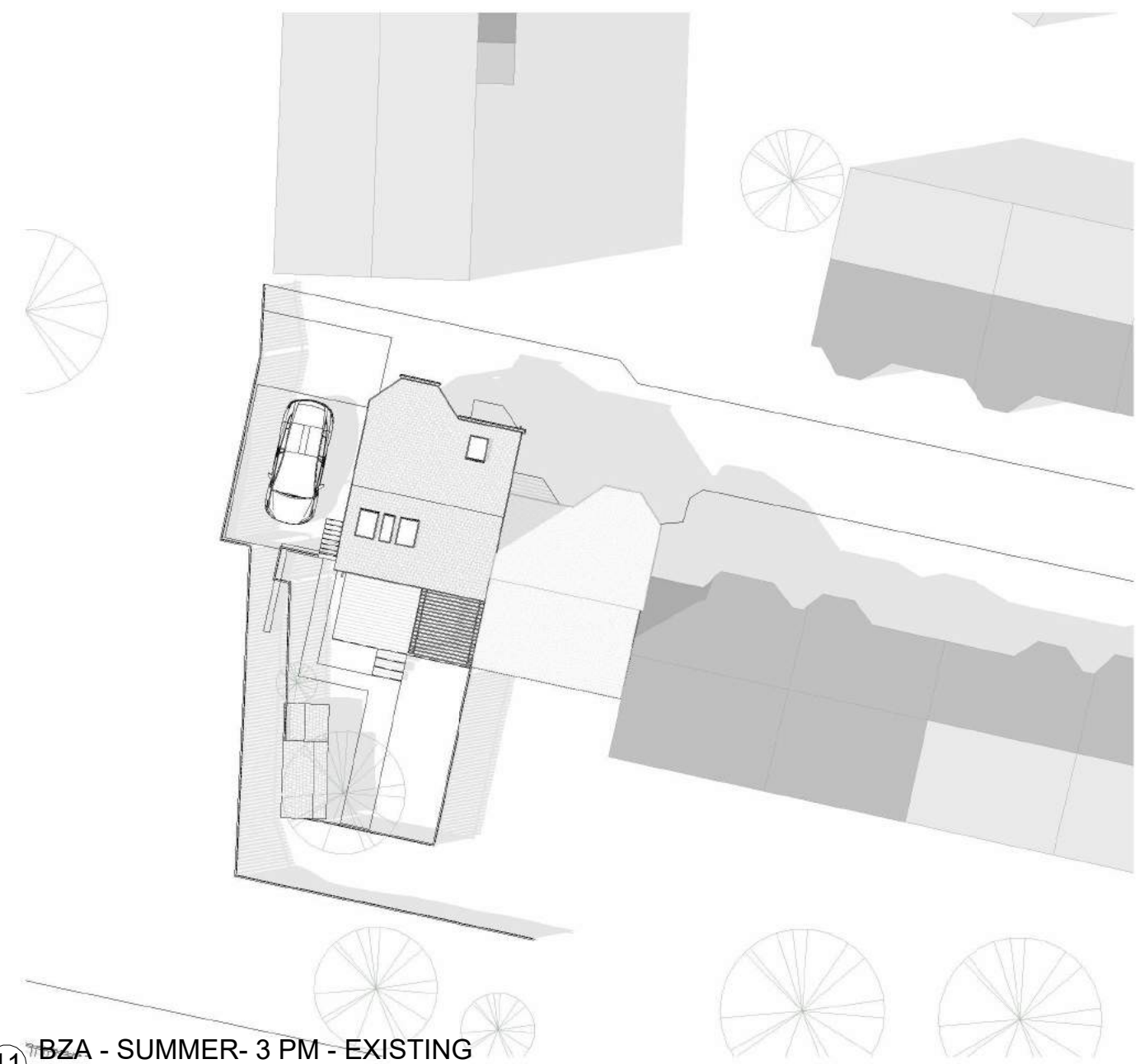
1 BZA - WINTER - 12 PM - EXISTING
3/64" = 1'-0"

4 BZA - WINTER - 12 PM - PROPOSED
3/64" = 1'-0"

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

10 BZA - SUMMER - 12 PM - PROPOSED
3/64" = 1'-0"

AFTERNOON - 3 PM



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

6 BZA - WINTER - 3 PM - PROPOSED
3/64" = 1'-0"

11 BZA - SUMMER - 3 PM - EXISTING
3/64" = 1'-0"

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

EXISTING



PROPOSED



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

STREET VIEW - FRONT

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by SKA
Checked by Checker

BZA-006

Scale

EXISTING



PROPOSED



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

STREET VIEW - FRONT

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by SKA
Checked by Checker

BZA-007

Scale

EXISTING



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

STREET VIEW - SIDE

PROPOSED



DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by SKA
Checked by Checker

BZA-008

Scale

EXISTING



PROPOSED



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

STREET VIEW - SIDE

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

BZA-009

Scale

EXISTING



PROPOSED



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

STREET VIEW - REAR

DANA SCHAEFER & MATT PESCI

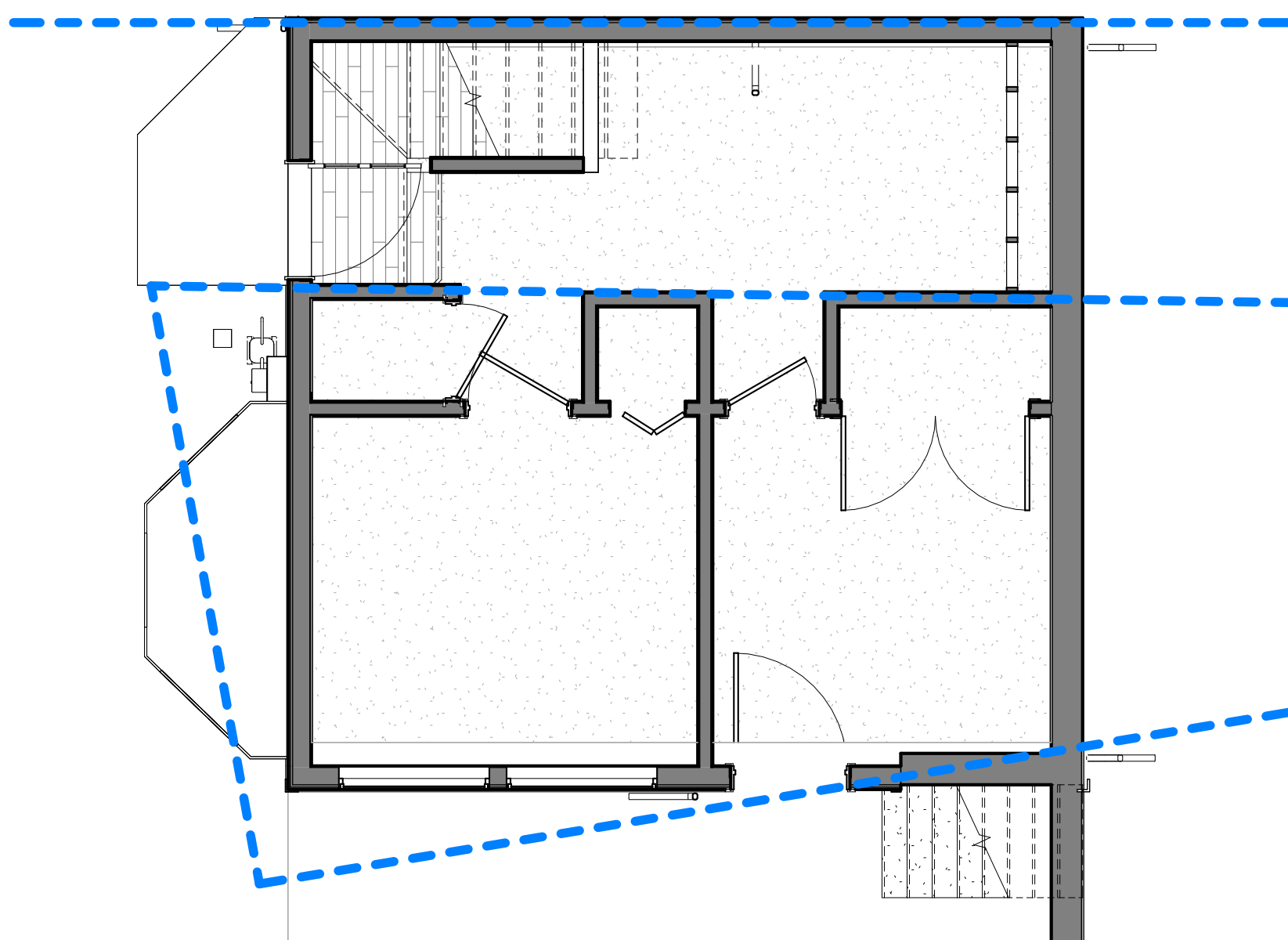
SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by SKA
Checked by Checker

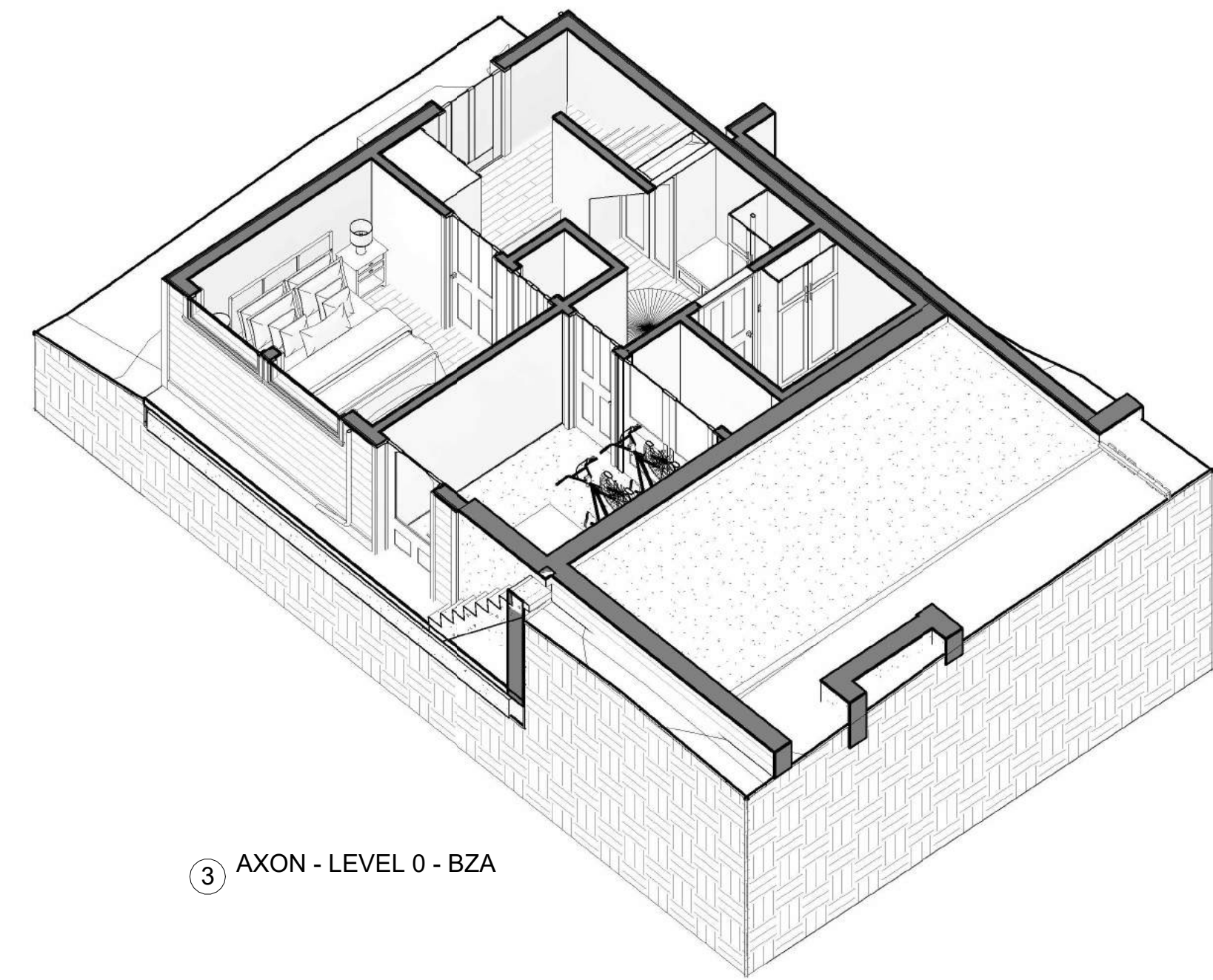
BZA-010

Scale

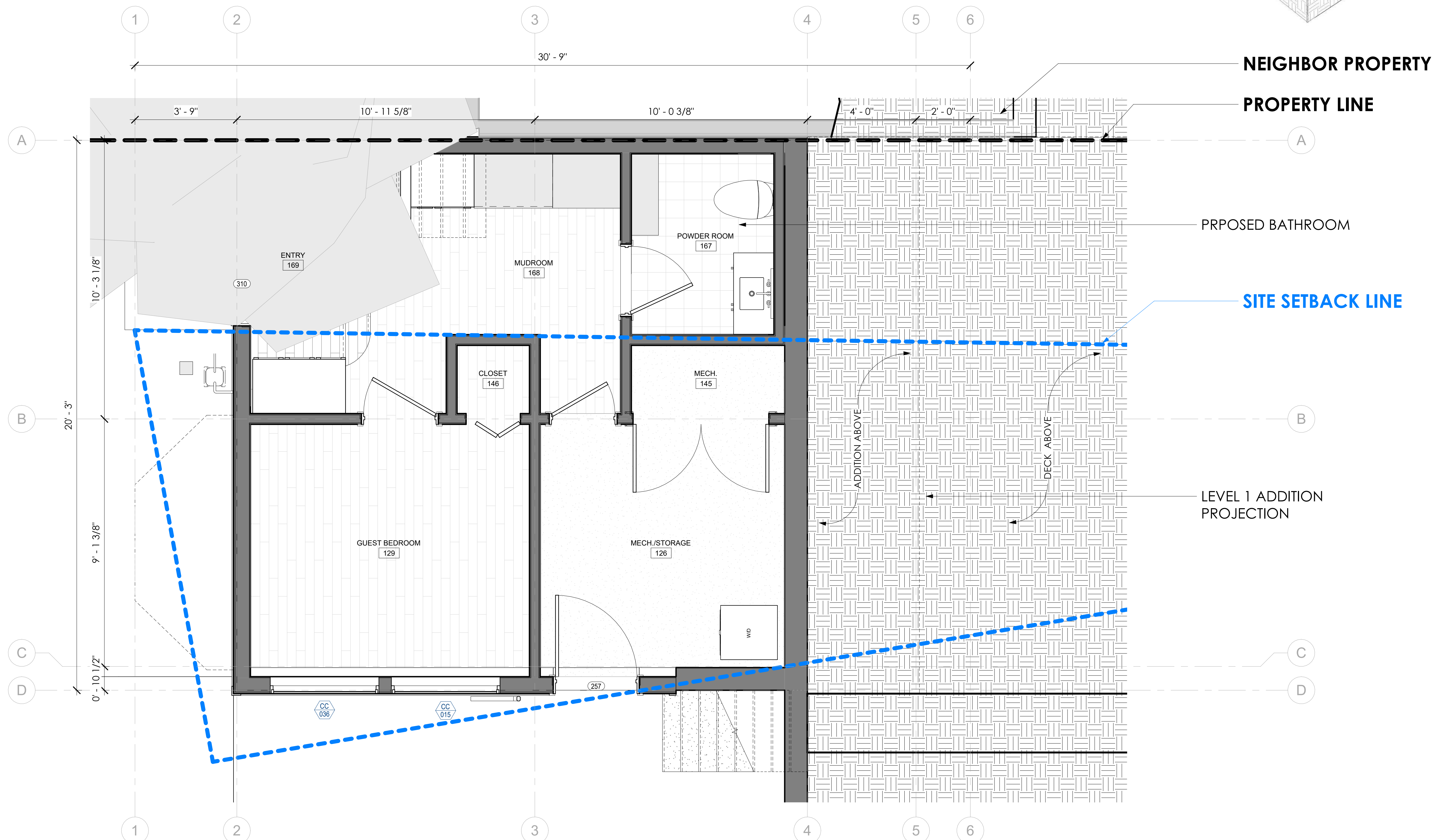


1 EXISTING - LEVEL 0 - BZA
1/4" = 1'-0"

NO RELIEF REQUESTED AT THIS LEVEL



3 AXON - LEVEL 0 - BZA



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



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

PLAN - LEVEL 0

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

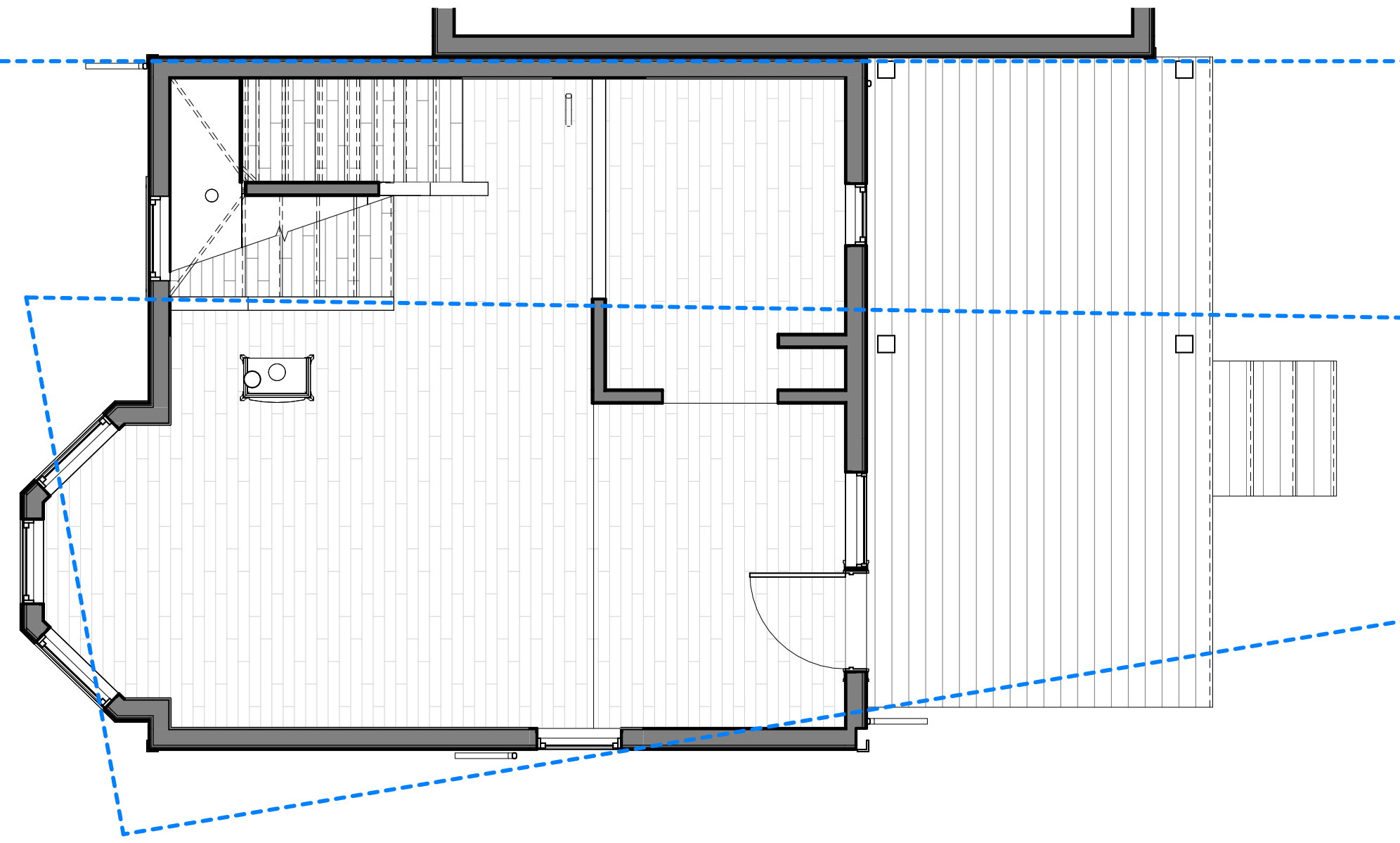
47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

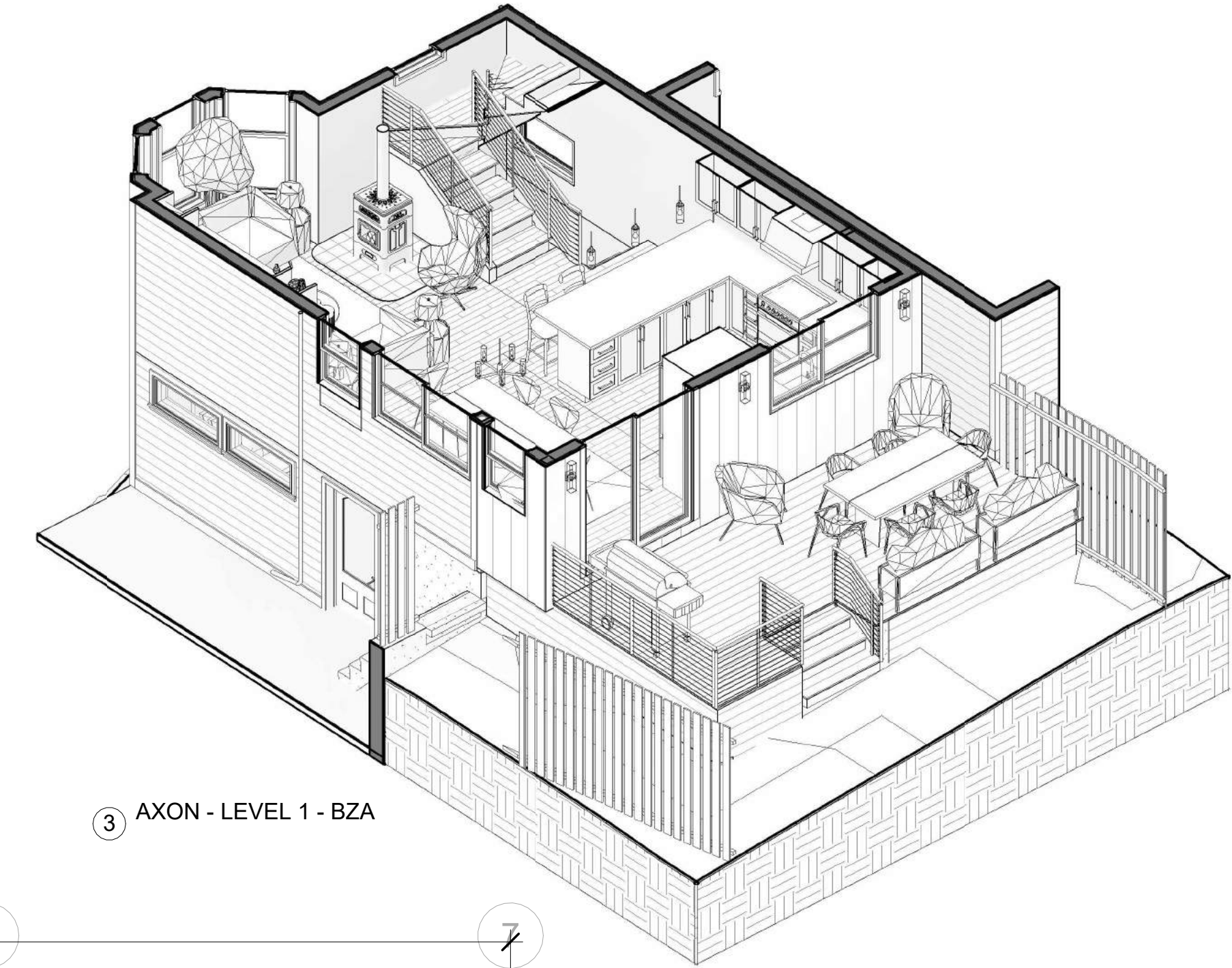
BZA-100

Scale As indicated

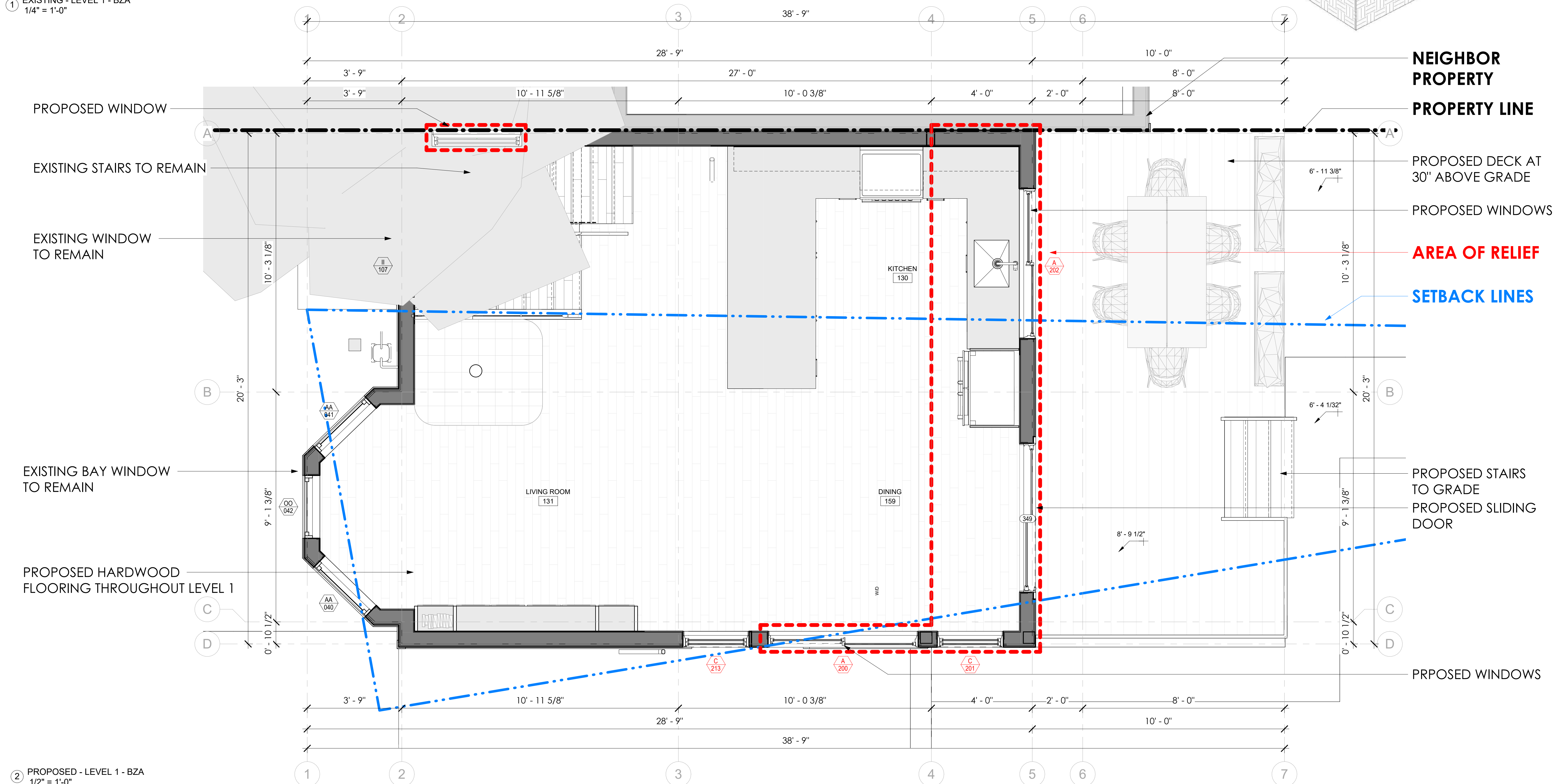
BZA-101 PLAN - LEVEL 1



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



③ AXON - LEVEL 1 - BZA



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



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

PLAN - LEVEL 1

DANA SCHAEFER & MATT PESCI
 SCHAEFER & PESCI RESIDENCE
 47-20 COGSWELL AVE.
 CAMBRIDGE, MA

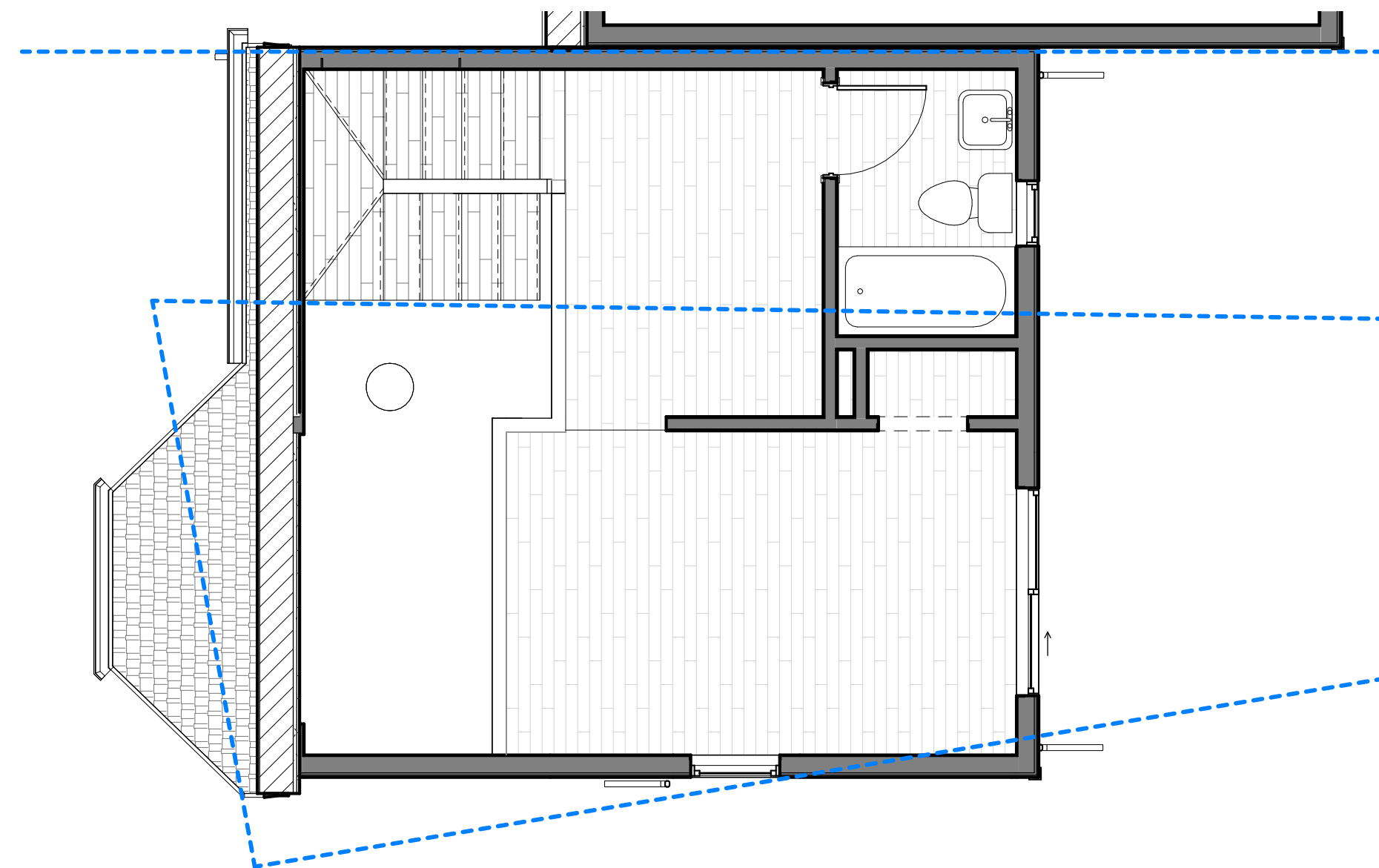
Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

BZA-101

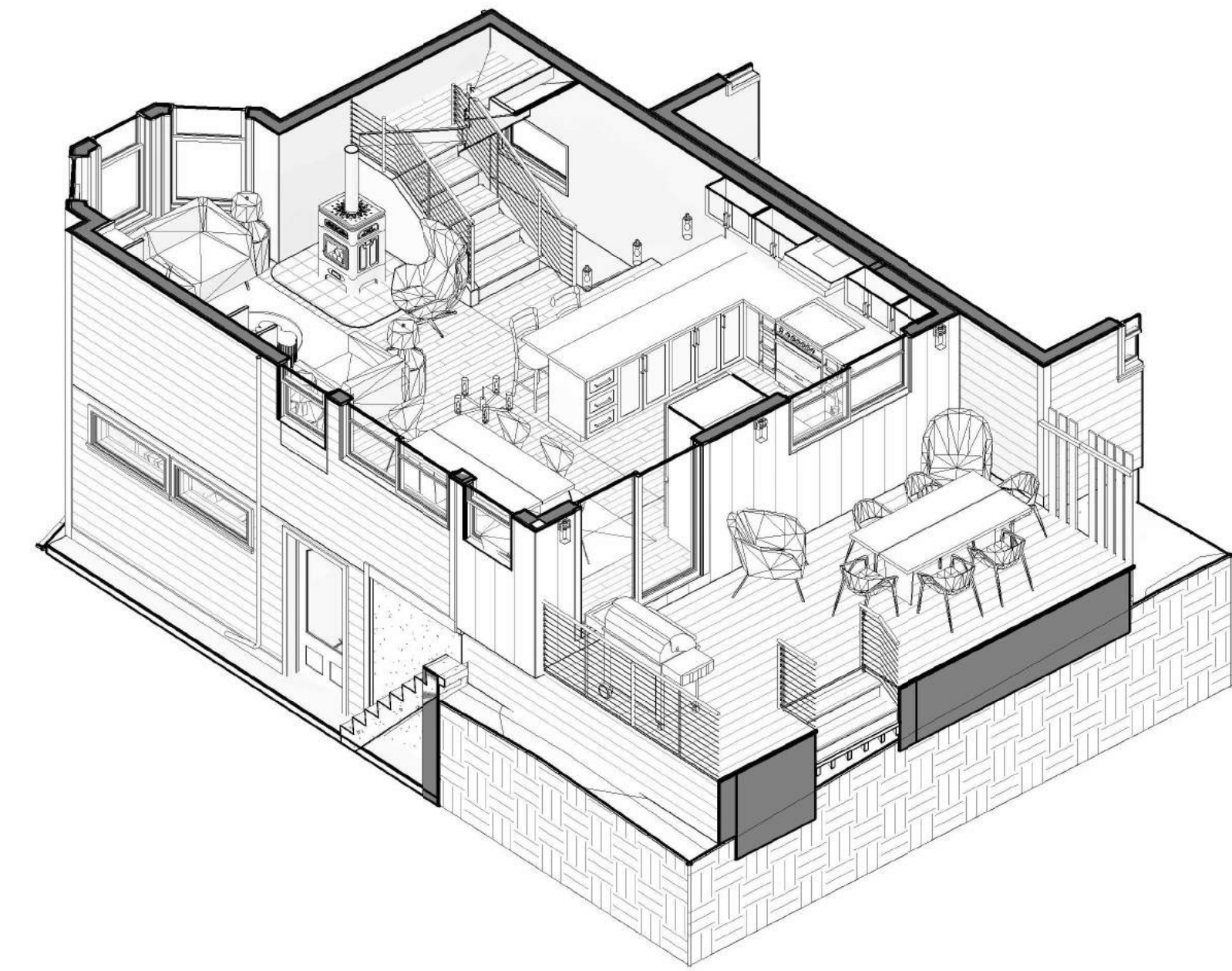
Scale As indicated

5/16/2024 10:28:28 AM

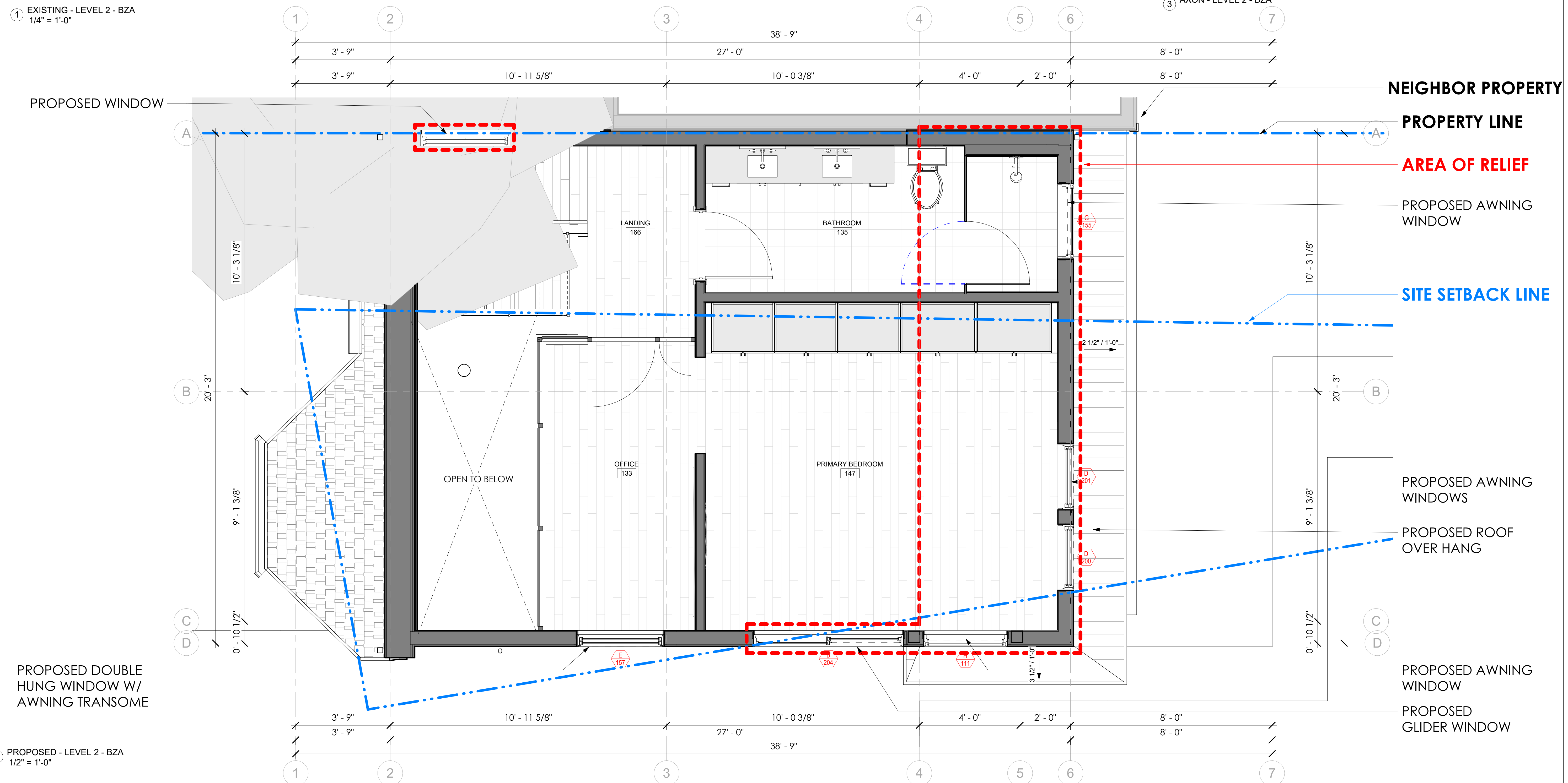
BZA-102 PLAN - LEVEL 2



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



3 AXON - LEVEL 2 - BZA



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



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

PLAN - LEVEL 2

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

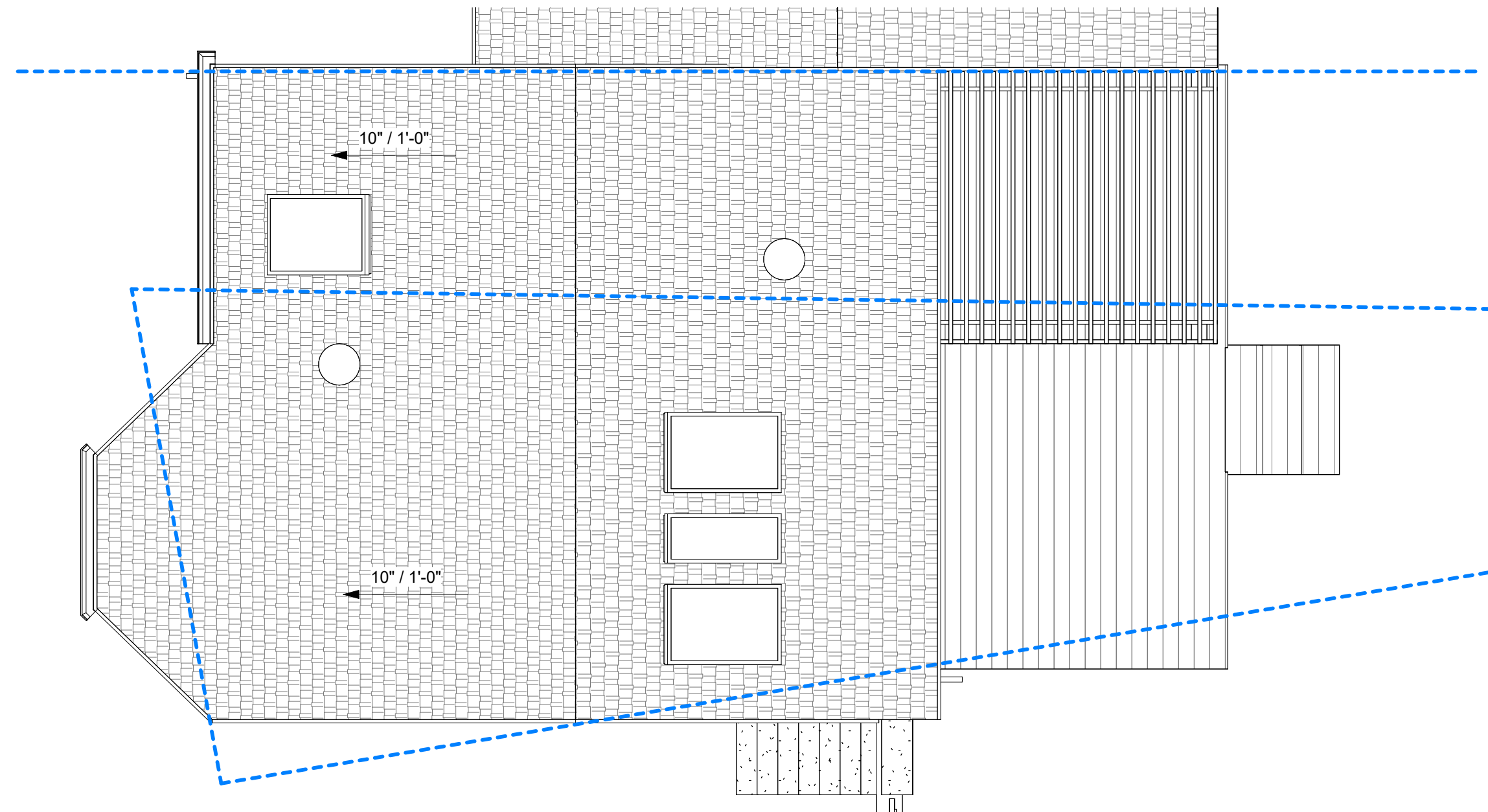
47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

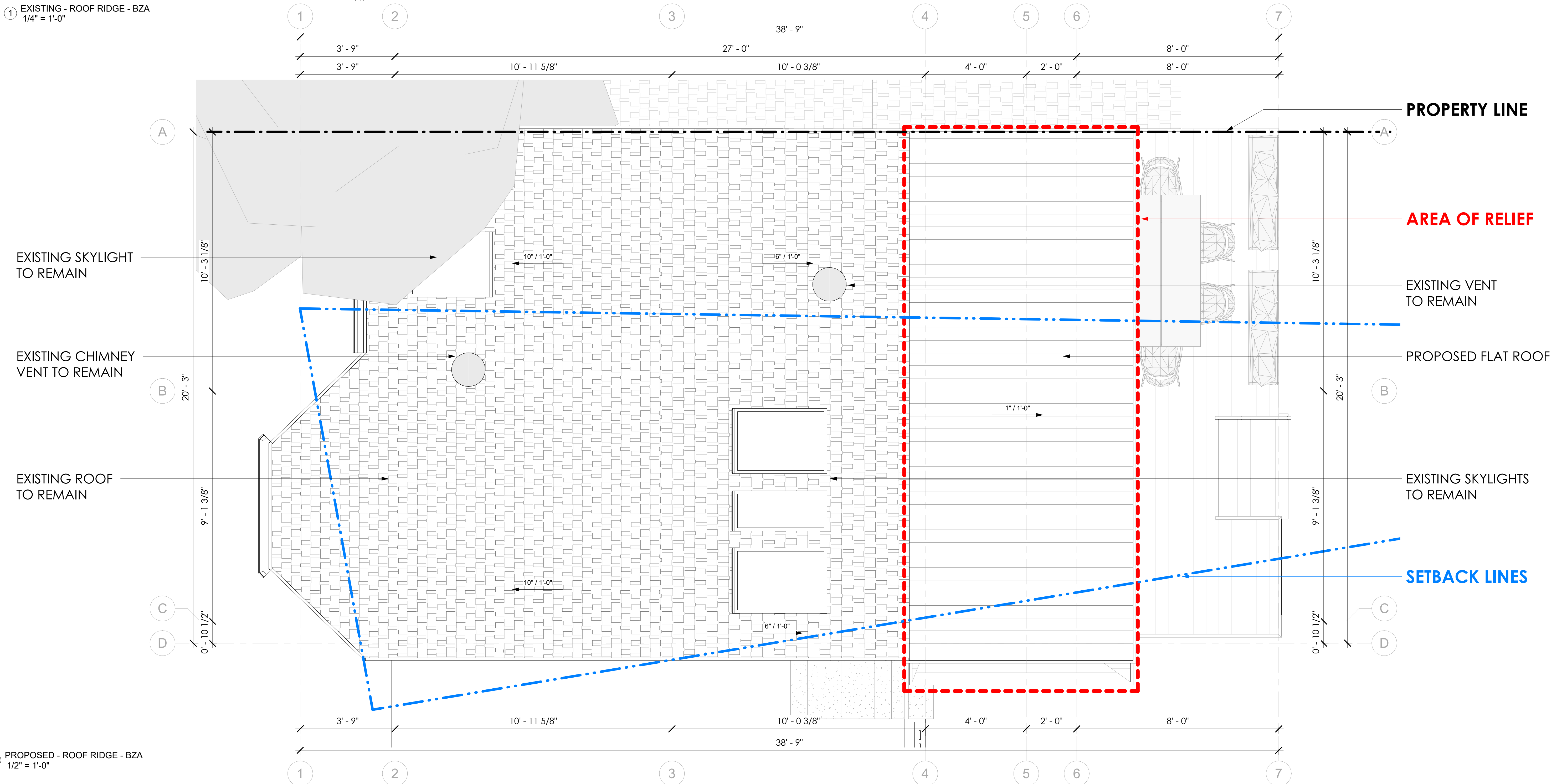
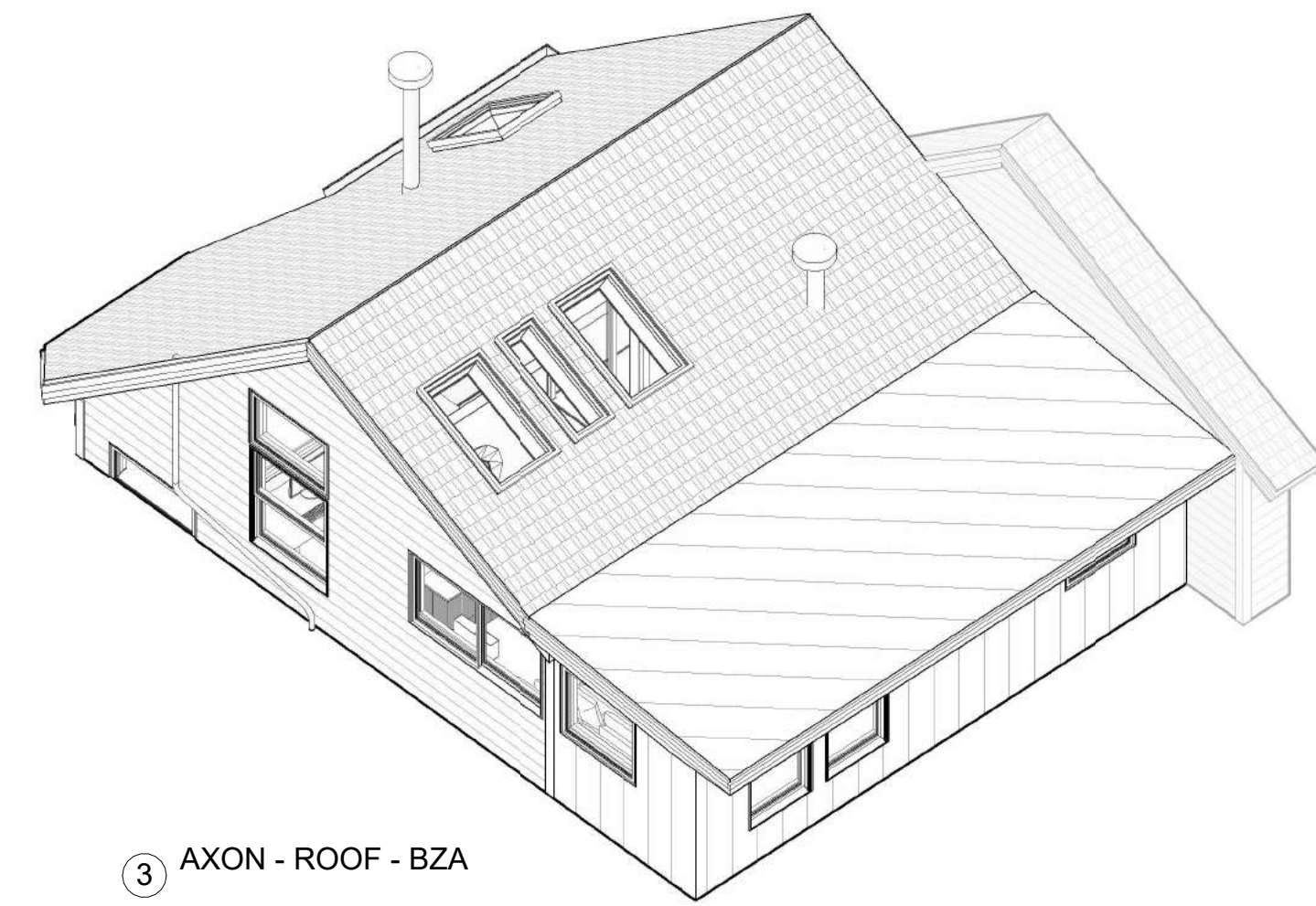
BZA-102

Scale As indicated

BZA-103 PLAN - ROOF



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



2 PROPOSED - ROOF RIDGE - BZA
1/2" = 1'-0"



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

PLAN - ROOF

DANA SCHAEFER & MATT PESCI
 SCHAEFER & PESCI RESIDENCE
 47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	SKA
Checked by	Checker

BZA-103
 Scale As indicated



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



EXISTING



© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

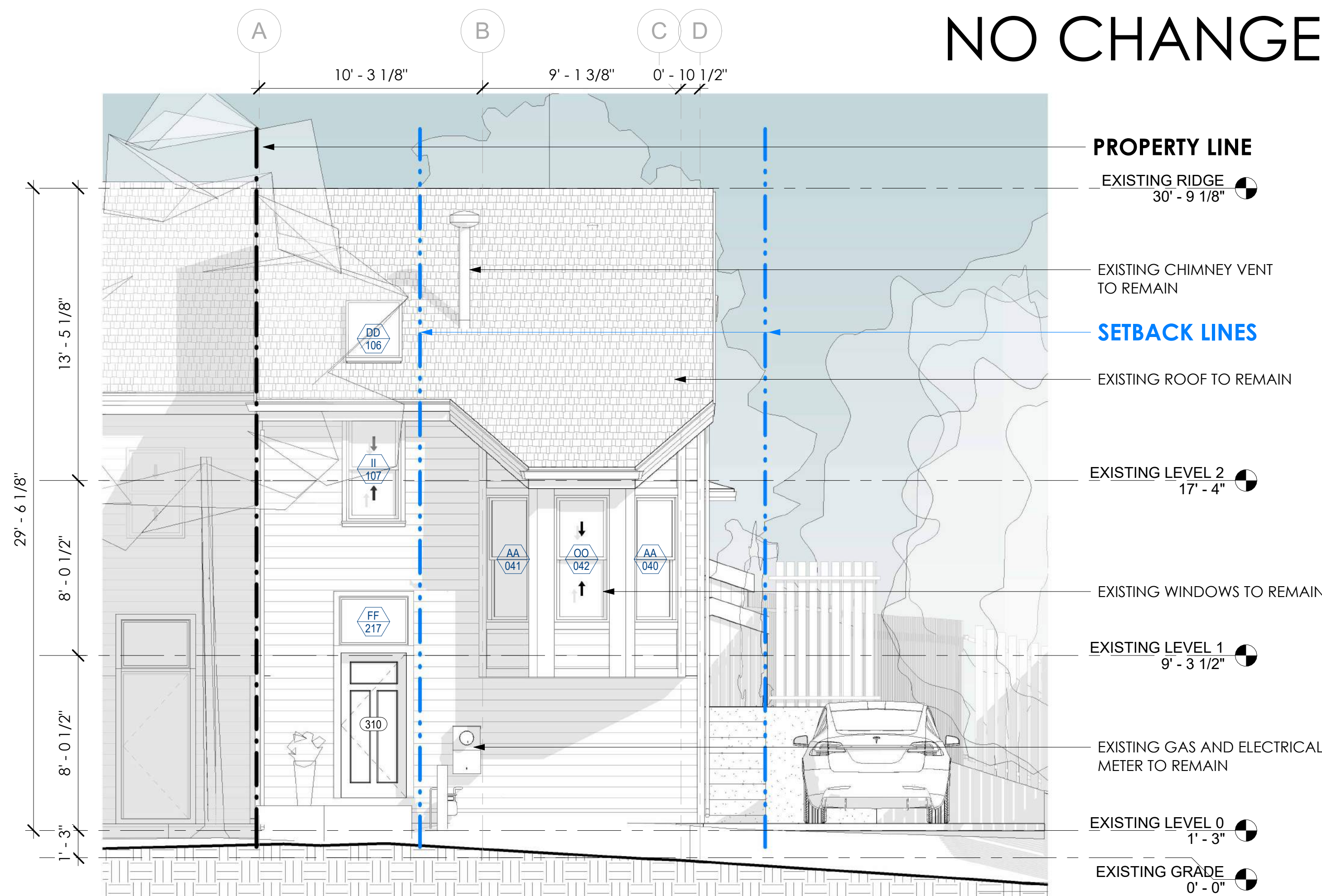
REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION - NORTH
(FRONT)

NO CHANGES ON THIS ELEVATION

PROPOSED



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

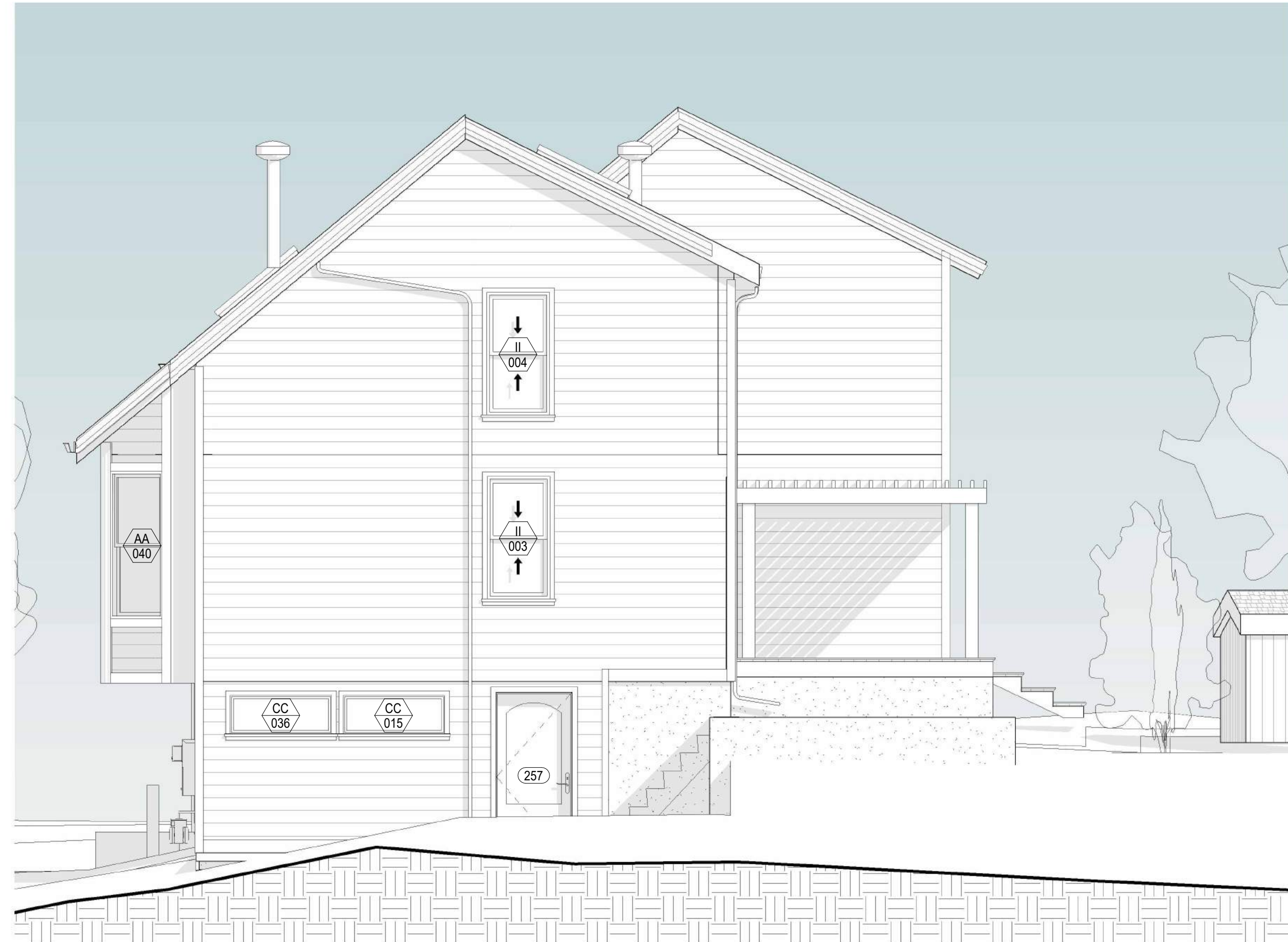


DANA SCHAEFER & MATT PESCI
 SCHAEFER & PESCI RESIDENCE
 47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
 Project number 2401-4720
 Date 05/16/2024
 Drawn by SKA
 Checked by Checker

BZA-200

Scale 1/4" = 1'-0"



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



EXISTING

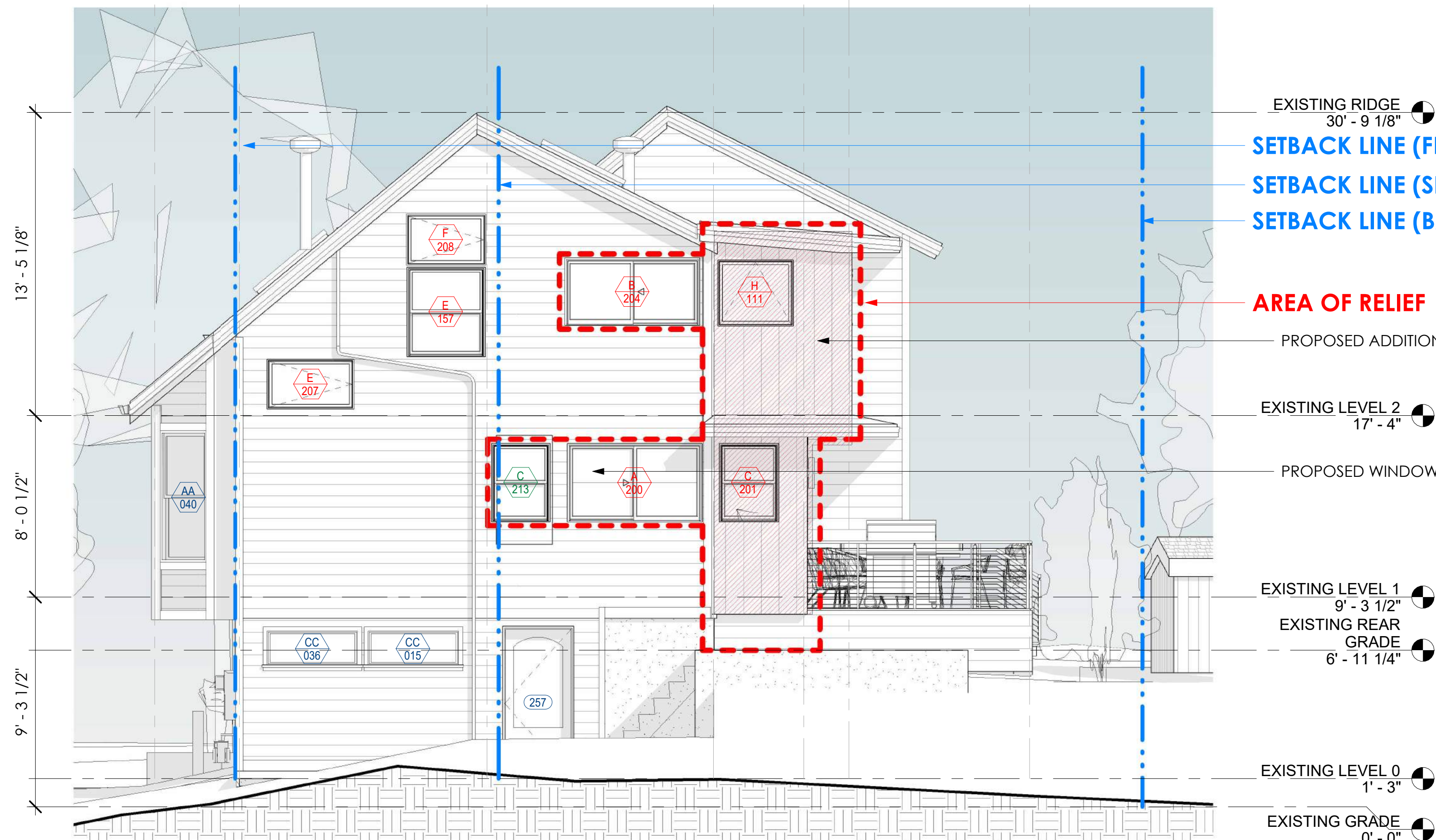
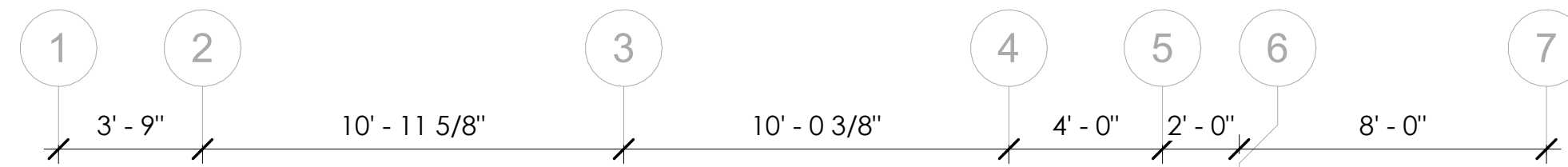


© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION - WEST



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

PROPOSED



DANA SCHAEFER & MATT PESCI
 SCHAEFER & PESCI RESIDENCE
 47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
 Project number 2401-4720
 Date 05/16/2024
 Drawn by SKA
 Checked by Checker

BZA-201

Scale 1/4" = 1'-0"



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



EXISTING



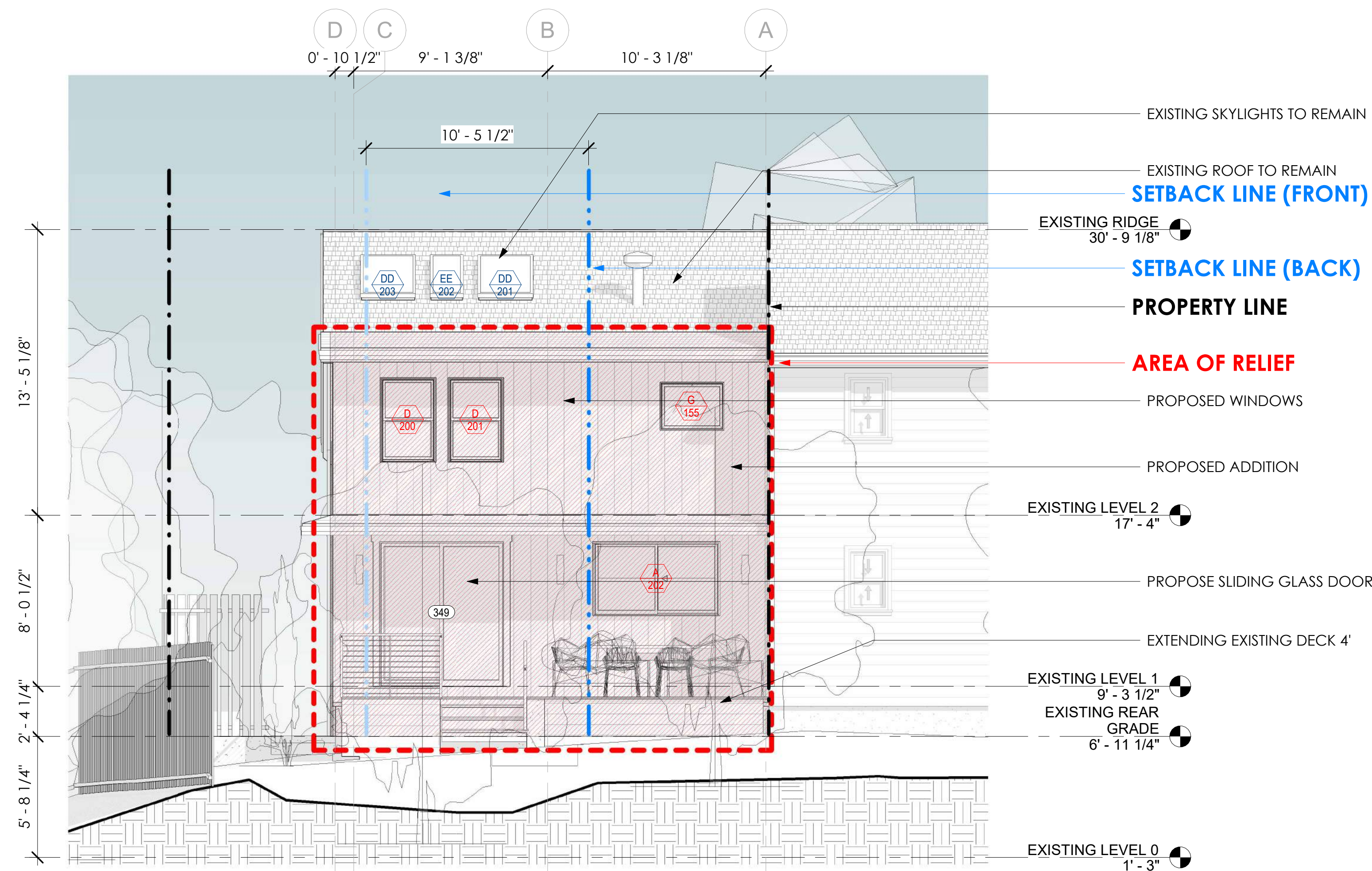
© 2024 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION - SOUTH
(BACK)

PROPOSED



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

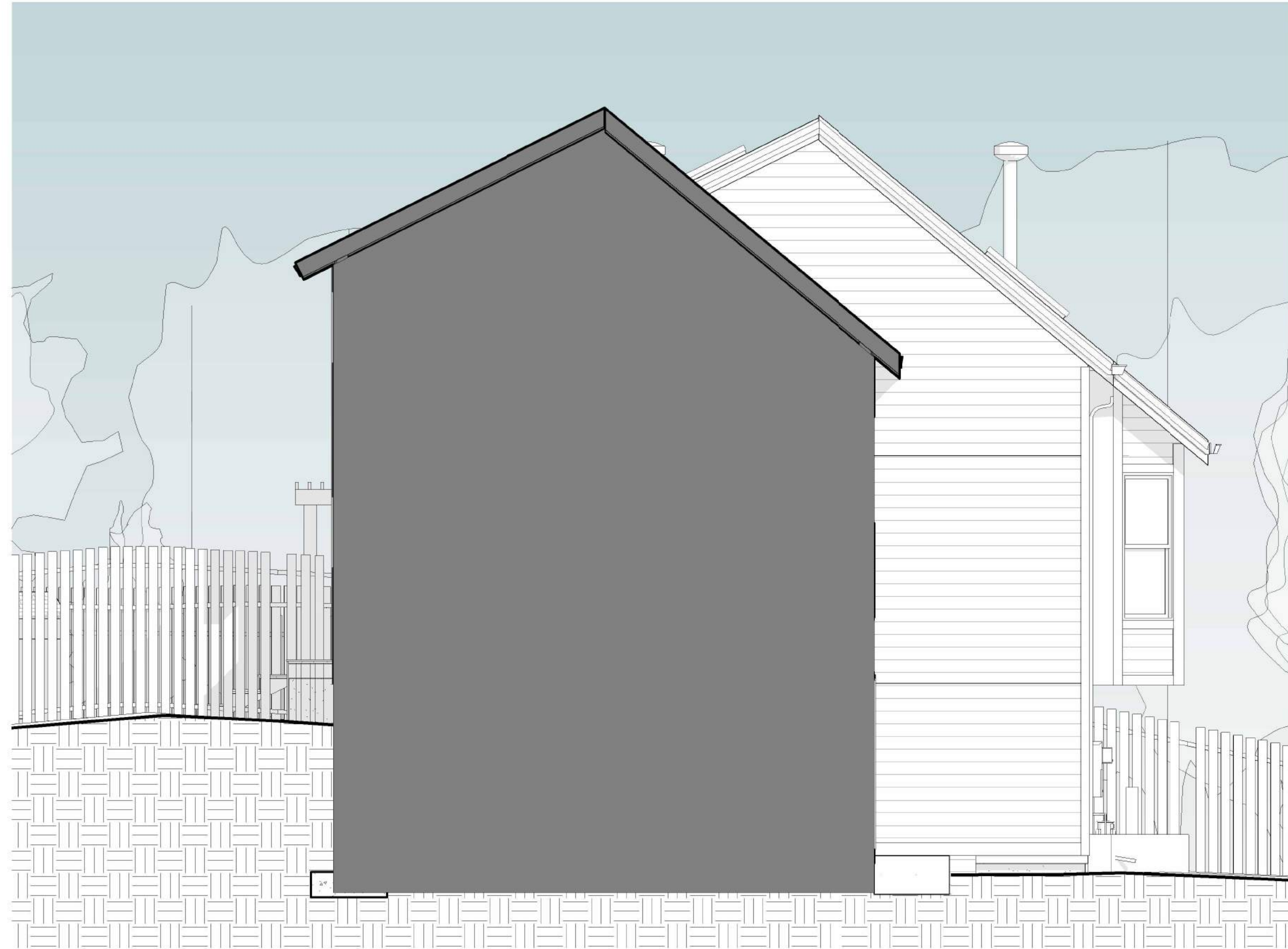


DANA SCHAEFER & MATT PESCI
 SCHAEFER & PESCI RESIDENCE
 47-20 COGSWELL AVE.
 CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
 Project number 2401-4720
 Date 05/16/2024
 Drawn by SKA
 Checked by Checker

BZA-202

Scale 1/4" = 1'-0"



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



EXISTING



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

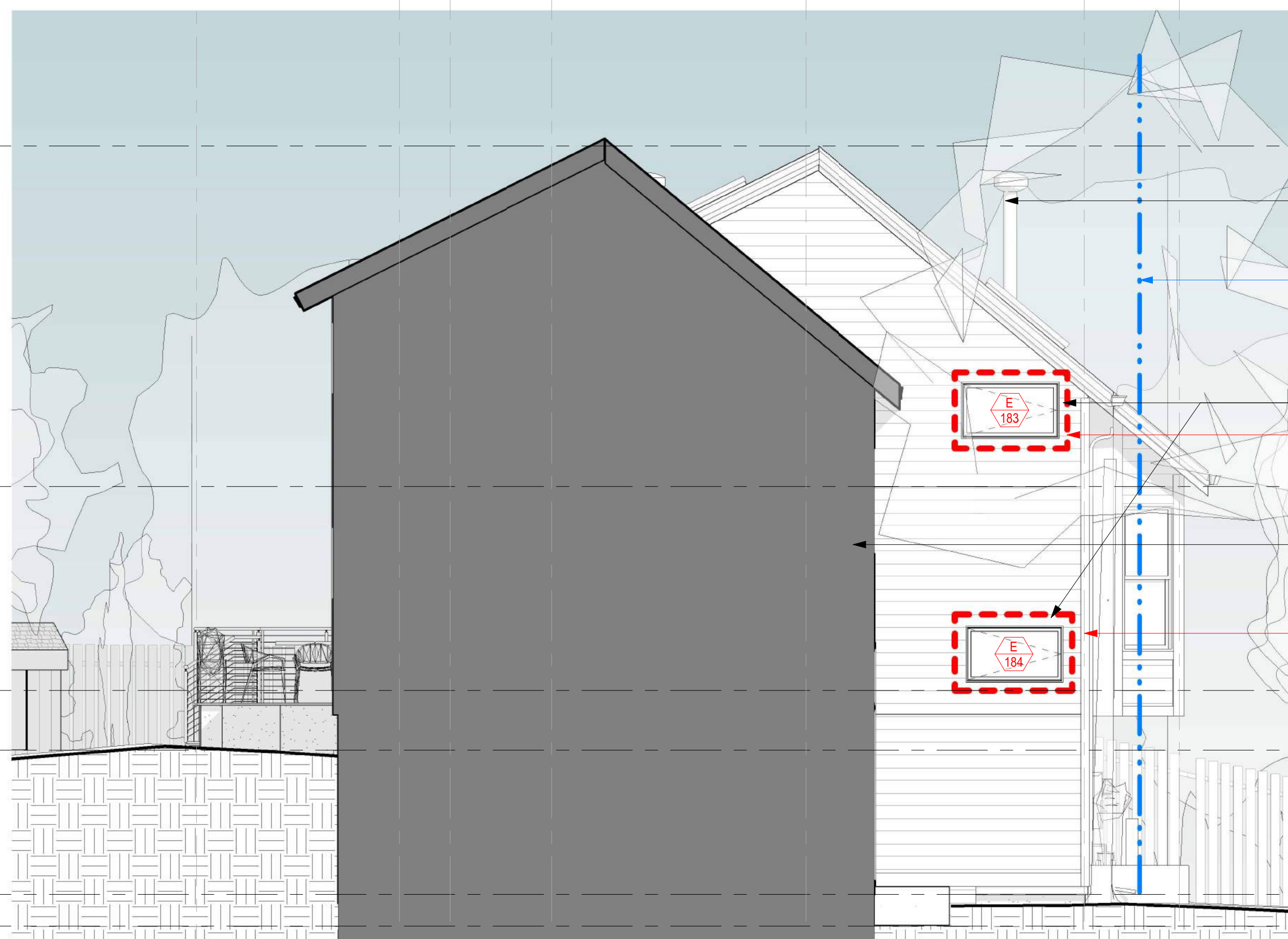
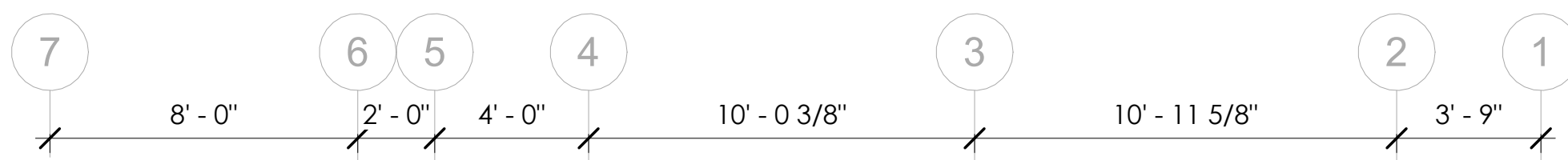
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION - EAST

PROPOSED



- EXISTING RIDGE
30' - 9 1/8"
- EXISTING CHIMNEY VENT
TO REMAIN
- SETBACK LINE (FRONT)
- PROPOSED WINDOWS
AREA OF RELIEF
- EXISTING LEVEL 2
17' - 4"
- NEIGHBOR PROPERTY
- AREA OF RELIEF**
- EXISTING LEVEL 1
9' - 3 1/2"
- EXISTING REAR
GRADE
6' - 11 1/4"
- EXISTING LEVEL 0
4' - 3"
- EXISTING GRADE
0' - 0"



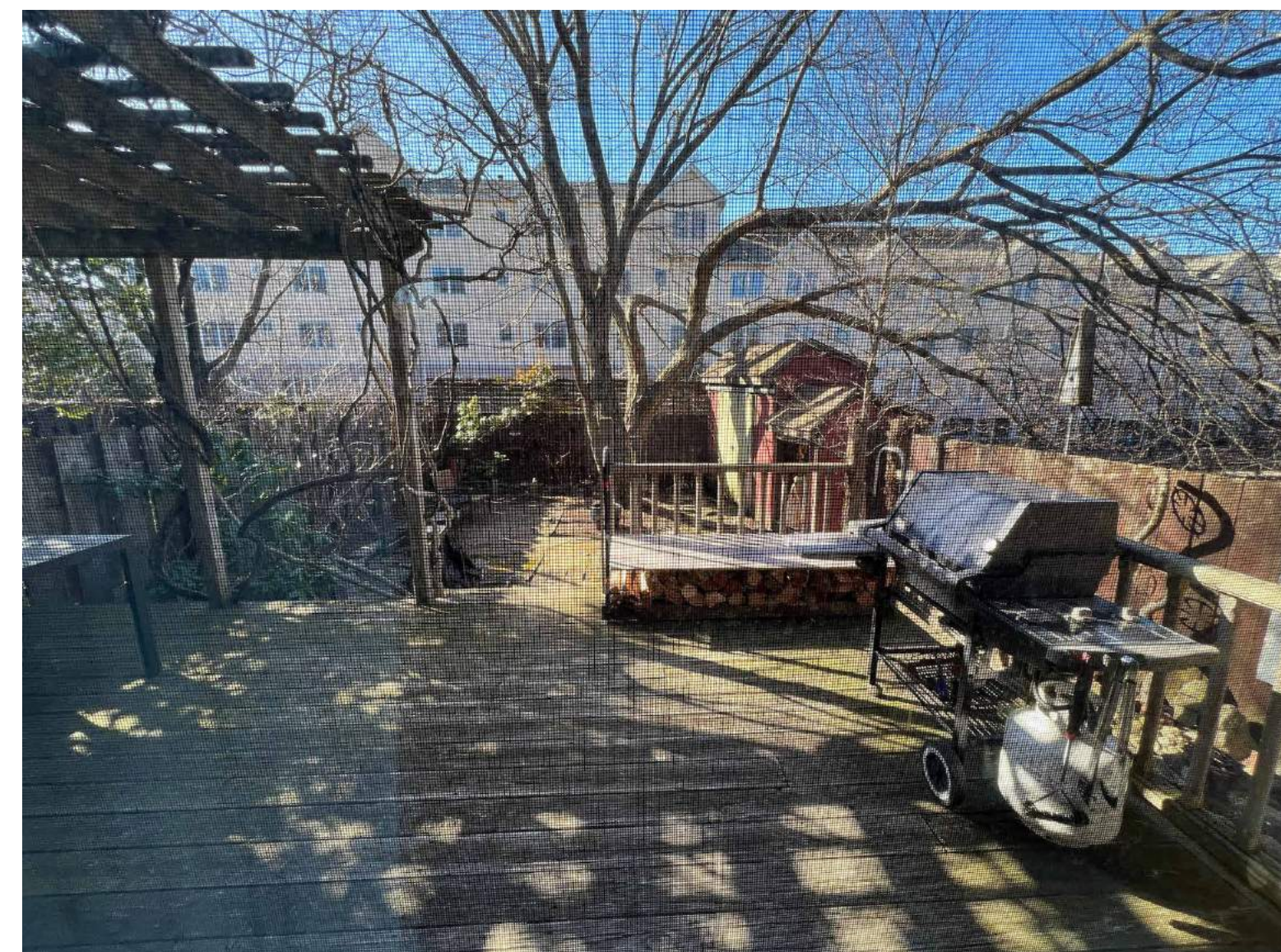
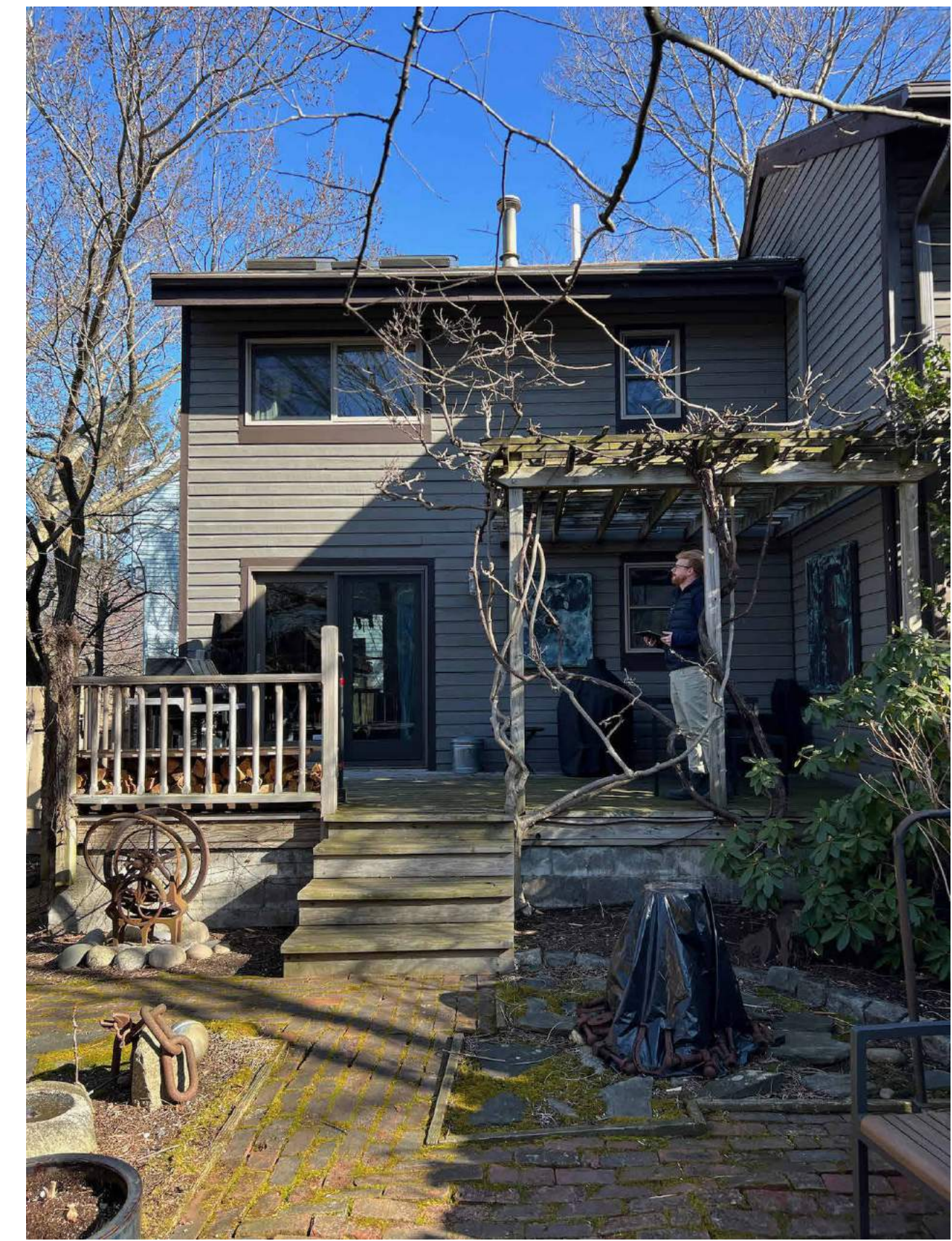
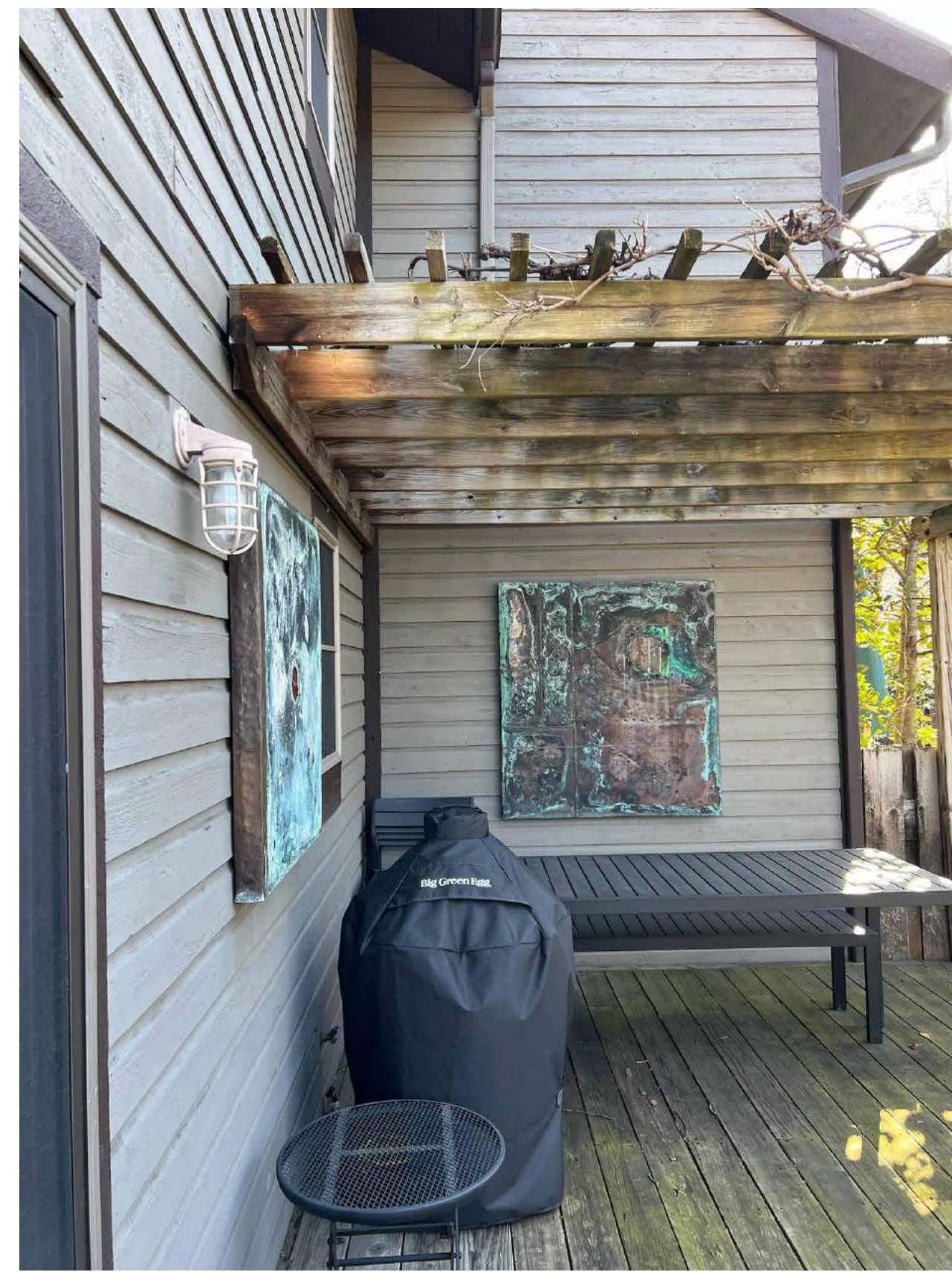
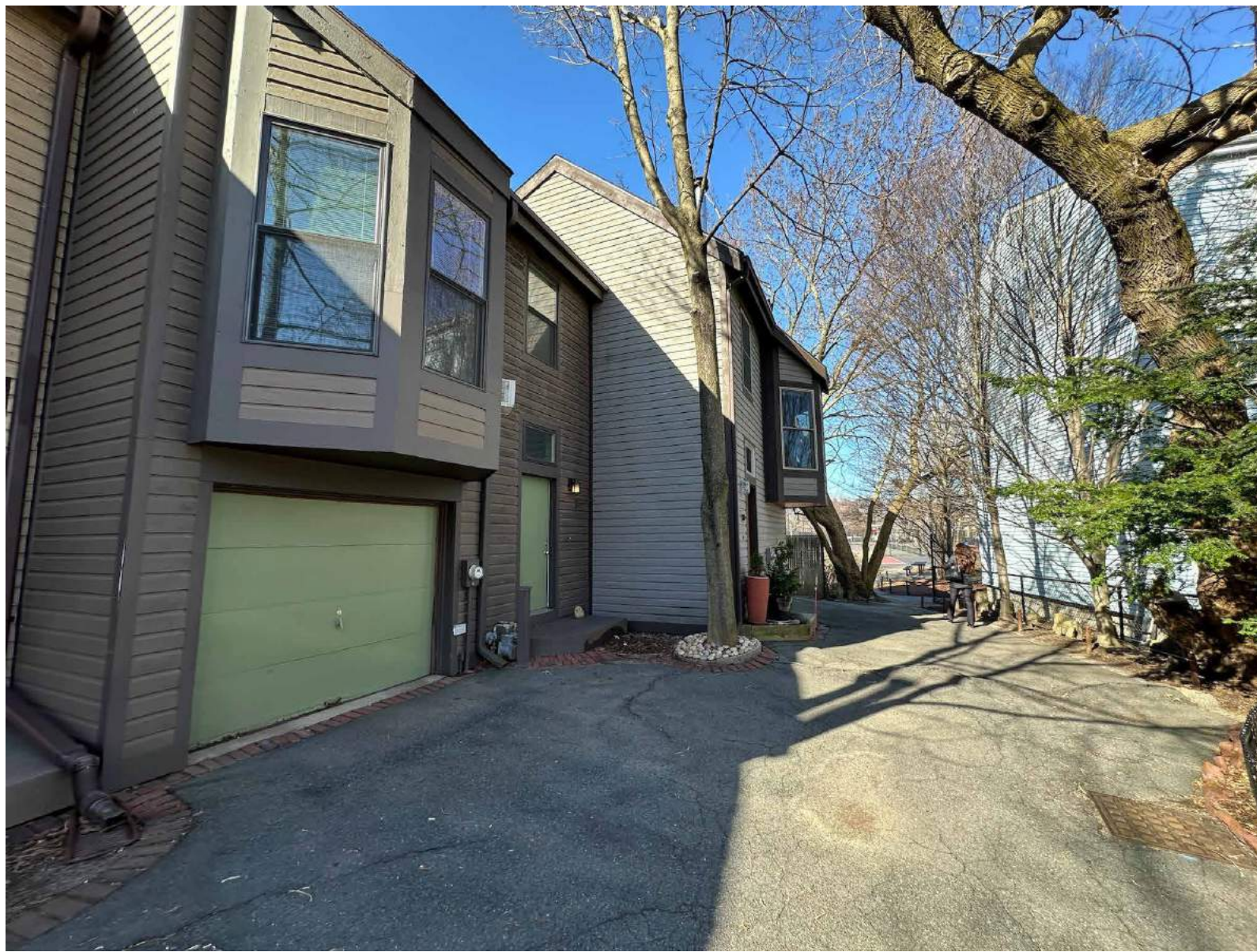
PROPOSED - EAST ELEVATION Copy 2
1/4" = 1'-0"

DANA SCHAEFER & MATT PESCI
SCHAEFER & PESCI RESIDENCE
47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by SKA
Checked by Checker

BZA-203

Scale 1/4" = 1'-0"



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

SITE PHOTOS

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by Author
Checked by Checker

BZA-400

Scale



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

RENDER VIDEO QR

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status	BZA SUBMISSION SET
Project number	2401-4720
Date	05/16/2024
Drawn by	Author
Checked by	Checker

BZA-401

Scale



© 2024 SAM KACHMAR ARCHITECTS

SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

PENDING

CERTIFIED PLOT PLAN

DANA SCHAEFER & MATT PESCI

SCHAEFER & PESCI RESIDENCE

47-20 COGSWELL AVE.
CAMBRIDGE, MA

Project Status BZA SUBMISSION SET
Project number 2401-4720
Date 05/16/2024
Drawn by Author
Checked by Checker

BZA-402

Scale

ESTABLISHED 1916

EMB

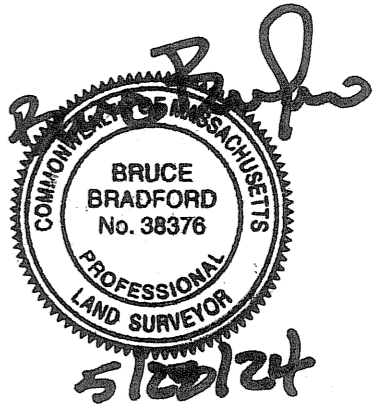
EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com



**PLAN OF LAND IN
CAMBRIDGE, MA**

47-20 COGSWELL AVENUE
EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.

DATE: MAY 20, 2024

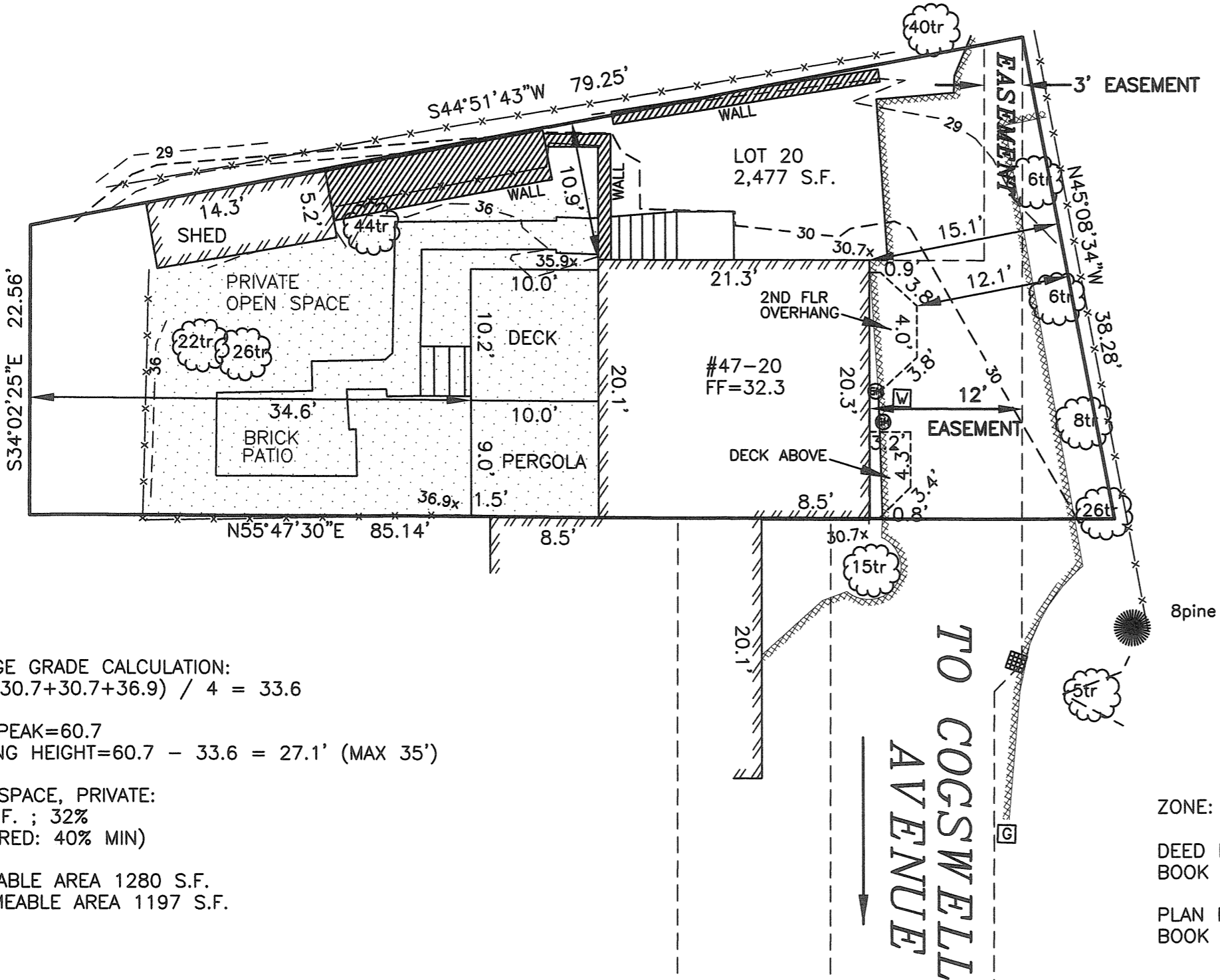
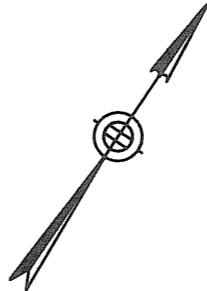
DRAWN: LNS

CHECK: BB

REVISIONS:

5/23/24	various	
5/28/24	various	

PROJECT NO. 26914



AVERAGE GRADE CALCULATION:
 $(35.9+30.7+30.7+36.9) / 4 = 33.6$

ROOF PEAK=60.7
BUILDING HEIGHT=60.7 - 33.6 = 27.1' (MAX 35')

OPEN SPACE, PRIVATE:
800 S.F. ; 32%
(REQUIRED: 40% MIN)

PERMEABLE AREA 1280 S.F.
IMPERMEABLE AREA 1197 S.F.

ZONE: B

DEED REFERENCE:
BOOK 39807 PAGE 557

PLAN REFERENCE:
BOOK 14675 PAGE 129

Pacheco, Maria

From: Zonda Mercer <bbzonda@icloud.com>
Sent: Monday, June 10, 2024 8:45 AM
To: Pacheco, Maria
Cc: danaschaefer2@gmail.com; mattpeschi@gmail.com
Subject: Re: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

To the Cambridge Board of Zoning Appeal
Re: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140
To: mpacheco@cambridgema.gov

Dear Board members:

I am writing to state my full support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140. As a direct attached abutter, who shares a party wall, I have viewed the proposed plans and have no objections.

Sincerely, Zonda Mercer

Name: Zonda Mercer
Address: 47-21 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: Jan Perley <janperley@msn.com>
Sent: Tuesday, June 11, 2024 11:07 AM
To: Pacheco, Maria
Subject: BZA-271439 for 47-20 CogswellAve.CsmbridgeMA 02140

To the Cambridge Board of Zoning

Dear Board members: I am writing to state my support for neighbors, Dana Schaefer and Mathew Pesci, in their application for special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave. Cambridge MA 02140. As an abutter I have no objections.

Sincerely,

Jan Perley
47-22 Cogswell Ave. Cambridge Ma 02140

Pacheco, Maria

From: Benjamin Chittick <b.chittick@gmail.com>
Sent: Tuesday, June 11, 2024 5:10 PM
To: Pacheco, Maria
Cc: danaschaefer2@gmail.com; mattpeschi@gmail.com
Subject: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

To the Cambridge Board of Zoning Appeal
Re: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140
To: mpacheco@cambridgema.gov

Dear Board members:

We are writing to state our support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140. As an abutter, we have no objections.

Sincerely,

Name: Benjamin Chittick and Katelyn Billings
Address: 47-25 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: karl & kathy <critz.reeves@gmail.com>
Sent: Sunday, June 16, 2024 5:52 PM
To: Pacheco, Maria
Subject: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

Dear Board members:

I am writing to state my support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140. We have viewed the plans and have no objections.

Sincerely,

Name: David Critz and Katherine Reeves

Address: 47- 18 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: ppmbrown <ppmbrown@aol.com>
Sent: Sunday, June 16, 2024 11:36 AM
To: Pacheco, Maria
Subject: Re: Case BZA-271439 for 47-20 Cogswell Ave. Cambridge, MA. 02140

Dear Board Members:

I am writing to state my support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their house at 47-20 Cogswell Avenue, Cambridge, MA 02140.

Sincerely,
Peter Brown
47-16 Cogswell Avenue
Cambridge, MA 02140

Pacheco, Maria

From: Erica Yang <ch.eric.yang@gmail.com>
Sent: Sunday, June 16, 2024 10:34 AM
To: Pacheco, Maria
Cc: dana.schaefer; mattpesci@gmail.com
Subject: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

To the Cambridge Board of Zoning Appeal

Re: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

To: mpacheco@cambridgema.gov

Dear Board members:

I am writing to state my support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140.

Sincerely,
Akash Srivastava and Chia-Hsuan Yang
47- 27 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: Sarah James <james.s@att.net>
Sent: Thursday, June 13, 2024 9:09 PM
To: Pacheco, Maria
Cc: Dana Schaefer; Matt Pesci
Subject: Case BZA-271439 for 47-20 Cogswell Ave, Cambridge

Dear Board members:

I am writing to state my support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140.

Sincerely,

Name: Sarah James

Address: 47-12 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: Brian Pearson-Wanek <brian.wanek1@gmail.com>
Sent: Thursday, June 13, 2024 8:49 PM
To: Pacheco, Maria
Cc: Matt Pesci; Dana Schaefer
Subject: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

To the Cambridge Board of Zoning Appeal
Re: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140
To: mpacheco@cambridgema.gov

Dear Board members:

We are writing to state our support for our neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140. As abutters we have no objections.

Sincerely,

Name: Brian Wanek and Jeanine Pearson
Address: 47-17 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: Robijn Hage <robijnhage@gmail.com>
Sent: Wednesday, June 12, 2024 9:11 PM
To: Pacheco, Maria
Cc: dana schaefer; mattpeschi@gmail.com
Subject: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

Dear Board members:

We are writing to state our support for our neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140. As an abutter, we have no objections.

Please let us know if you need additional information!

Sincerely,

Robijn Hage and Jacqueline Rosains

47-14 Cogswell Ave., Cambridge, MA 02140
857 259 2659
robijnhage@gmail.com

Pacheco, Maria

From: Marie Epstein <epsteinmarie@gmail.com>
Sent: Tuesday, June 18, 2024 5:29 PM
To: Pacheco, Maria
Cc: dana schaefer; Matt Pesci
Subject: Re: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

Dear Board members:

I am writing to state my support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140.

Sincerely,

Name: Marie Epstein

Address: 47- 26 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: Isabelle Tashima <isabelletashima@gmail.com>
Sent: Tuesday, June 18, 2024 9:00 PM
To: Pacheco, Maria
Cc: mattpesci@gmail.com; danaschaefer2@gmail.com; Nick DiGiovanni
Subject: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

To the Cambridge Board of Zoning Appeal
Re: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140
To: mpacheco@cambridgema.gov

Dear Board members:

I am writing to state my support for my neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140.

Sincerely,

Name: Nicholas DiGiovanni

Address: 47- 13 Cogswell Ave., Cambridge, MA 02140

Pacheco, Maria

From: Jess Goetz <jess.goetz@gmail.com>
Sent: Tuesday, June 18, 2024 1:41 PM
To: Pacheco, Maria
Cc: danaschaefer2@gmail.com; mattpeschi@gmail.com
Subject: Case BZA-271439 for 47-20 Cogswell Ave., Cambridge, MA 02140

Dear Board members:

We are writing to state our support for our neighbors, Dana Schaefer and Matthew Pesci, in their application for a special permit to construct a small addition at the rear of their home at 47-20 Cogswell Ave, Cambridge, MA 02140. Our two properties are directly in front of their home. We have no objections.

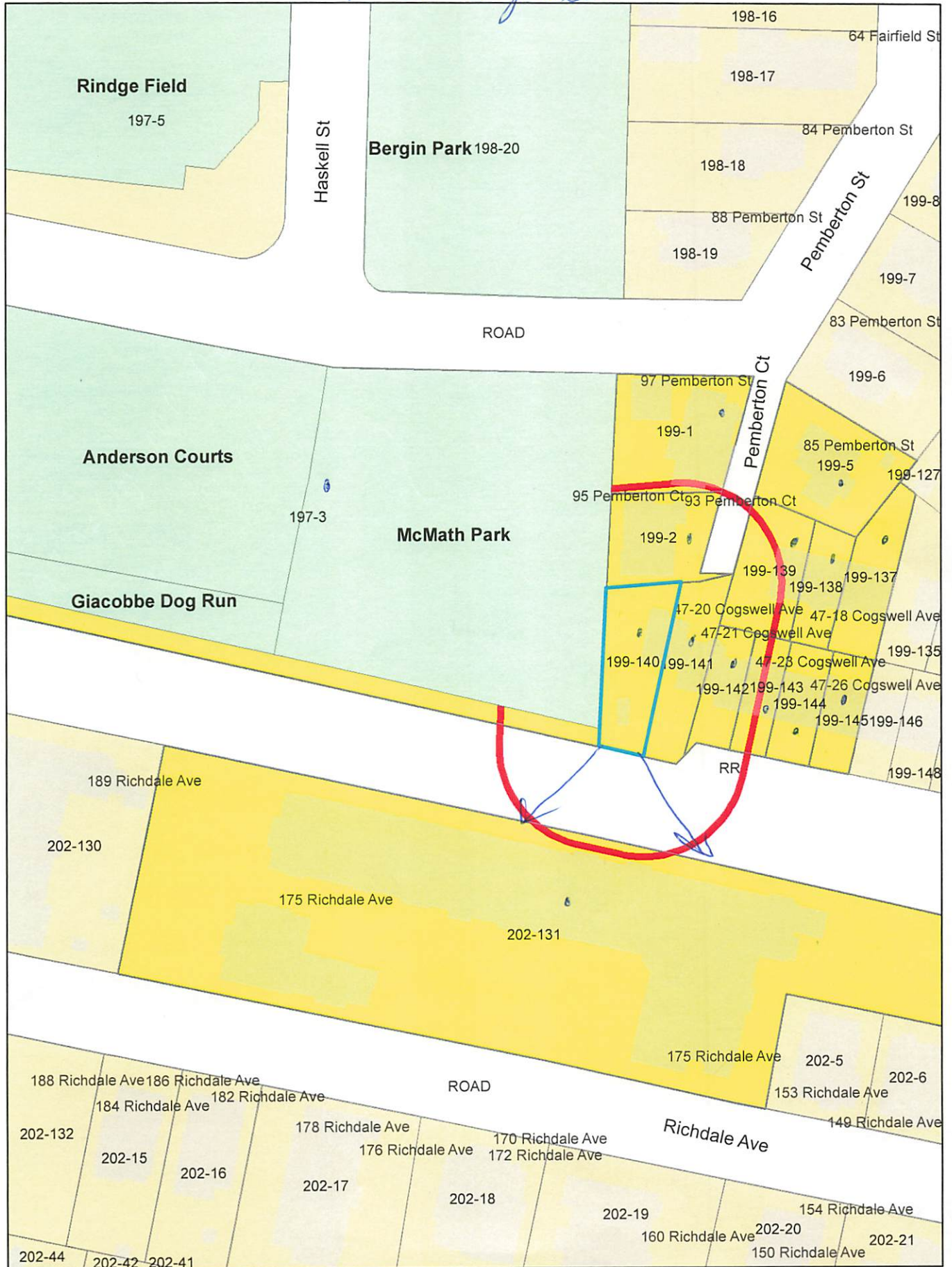
Sincerely,

Name: Paul Stark and Jessica Goetz

Primary Address: 97 Pemberton Street, Cambridge MA 02140

Owners of: 95 Pemberton Ct, Cambridge MA 02140

47-20 Cogswell Ave



47-20 Cogswell Ave

Petitioner

202-131
LITTMAN, MADELEINE
175 RICHDAL AVE UNIT 114
CAMBRIDGE, MA 02140

202-131
NICHOLS-BARRER, IRA P. &
ANNIE P. MICHAELIS
175 RICHDAL AVE UNIT 105
CAMBRIDGE, MA 02140

WESTON PATRICK P.A.
C/O MICHAEL W. WIGGINS, ESQ.
ONE LIBERY SQUARE - SUITE 600
BOSTON, MA 02109

202-131
STERNFELD, JOSEPH P & SUSAN L.
STERNFELD TR. OF JOSEPH P. STENFELD
REVO C TRUST
175 RICHDAL AVE UNIT 122
CAMBRIDGE, MA 02140

202-131
BRENNER, DAVID S.
175 RICHDAL AVE UNIT 219
CAMBRIDGE, MA 02140

199-140
SCHAEFER, DANA & MATHEW PESCI
47-20 COGSWELL AVE
CAMBRIDGE, MA 02140

202-131
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
362 GREEN STREET
CAMBRIDGE, MA 02139

202-131
MARGOLIS, DIANE R., TR. THE DIANE R.
MARGOLIS CONDOMINUM TRUST
175 RICHDAL AVE., UNIT #415
CAMBRIDGE, MA 02140

202-131
CANE, STUART, TRS, #4 175 RICHDAL E
AVENUE REALTY TRYST
260 W. 52ND ST. APT 7J
NEW YORK, NY 10019

202-131
NELSON, JOHN BROCKWAY III TRUSTEE
JOHN BROCKWAY NELSON III 1995 TRUST
175 RICHDAL AVE UNIT 102
CAMBRIDGE, MA 02140

202-131
OSTOW, MARK L. & LINDA KOEGEL
175 RICHDAL AVE UNIT 104
CAMBRIDGE, MA 02140

202-131
CURRAN, RICHARD & SHARON HAMER
175 RICHDAL AVE UNIT 117
CAMBRIDGE, MA 02140

202-131
JAIKUMAR, ARJUN & LAURA CLAWSON
175 RICHDAL AVE 210
CAMBRIDGE, MA 02140

202-131
HADDAD, BONNIE
175 RICHDAL AVE UNIT 215
CAMBRIDGE, MA 02140

202-131
KASELL, WALTER & EVA KASELL
175 RICHDAL AVE UNIT 308
CAMBRIDGE, MA 02140

202-131
DEKENIS, JAN
175 RICHDAL AVE UNIT 319
CAMBRIDGE, MA 02140

202-131
SANFORD, WENDY C. & POLLY F. ATTWOOD
175 RICHDAL AVE 320
CAMBRIDGE, MA 02140

202-131
STERNFELD, JOSEPH P. &
SUSAN L. STERNFELD
175 RICHDAL AVE. - UNIT 108/1
CAMBRIDGE, MA 02140

202-131
SULLIVAN, MATTHEW E. TRUSTEE OF THE
PETER W. SULLIVA IRREVOCABLE TRUST
12 WINDOM ST
SOMERVILLE, MA 02144

199-139
FISCHER, MONIQUE C.
47 COGSWELL AVENUE UNIT 19
CAMBRIDGE, MA 02140

202-131
MASON, JEAN K.
TRUSTEE OF THE MASON HOLDING TRUST
175 RICHDAL AVE 410
CAMBRIDGE, MA 02140

199-144
HESSLER, MARK
47-24 COGSWELL AVE
CAMBRIDGE, MA 02139

202-131
MELVIN, ROBERT J. & JULIE A. ROCHLIN
175 RICHDAL AVE UNIT 118
CAMBRIDGE, MA 02140

202-131
MACIOLEK, MICHAEL & KEREN SCHLOMY
175 RICHDAL AVE UNIT 121
CAMBRIDGE, MA 02140

202-131
ROSEN, LINDSEY
175 RICHDAL AVE UNIT 208
CAMBRIDGE, MA 02140

202-131
KOFFMAN, ROBERTA &
CITY OF CAMBRIDGE TAX TITLE
175 RICHDAL AVE UNIT 309
CAMBRIDGE, MA 02140

202-131
HARPER, ROBIN D.
175 RICHDAL AVE UNIT 412
CAMBRIDGE, MA 02140

199-141
MERCER, ZONDA J.
47 COGSWELL AVE UNIT 21
CAMBRIDGE, MA 02140

199-143
BRIEN, MARTIN J.
47-23 COGSWELL AVE UNIT 23
CAMBRIDGE, MA 02140

199-138
CRITZ, DAVID & KATHARINE REEVES
47-18 COGSWELL AVE
CAMBRIDGE, MA 02140

47 Cogswell Ave

199-1
STARK, PAUL C. & JESSICA D. GOETZ
97 PEMBERTON ST
CAMBRIDGE, MA 02140

199-142
PERLEY, JAN TRUSTEE OF ERP REALTY TRUST
47 COGSWELL AVE UNIT 22
CAMBRIDGE, MA 02140

202-131
BENJAMIN, BEN E.
175 RICHDAL AVE UNIT 106
CAMBRIDGE, MA 02140

202-131
COWHERD, ROBERT J. & KIM DUCHARME
175 RICHDAL AVE UNIT 107
CAMBRIDGE, MA 02140

202-131
JONES, ILEANA Z.,
TRUSTEE THE ILEANA Z. JONES REV TRUST
175 RICHDAL AVE UNIT 120
CAMBRIDGE, MA 02140

202-131
MACDOUGALL, JOHN TRUSTEE OF
MACDOUGALL INVESTMENT TRUST.
175 RICHDAL AVE UNIT 209
CAMBRIDGE, MA 02140

202-131
HUBER, WILIAM S. TR. THE WILLIAM S.
HUBER REVOCABLE TRUST
175 RICHDAL AVE UNIT 212
CAMBRIDGE, MA 02140

202-131
FRANKFELDT, GWEN
175 RICHDAL AVE UNIT 220
CAMBRIDGE, MA 02140

202-131
WATT, DANIEL LYNN & MOLLY LYNN WATT
TRUSTEE THE WATT FAMILY REVOCABLE TR.
175 RICHDAL AVE UNIT 315
CAMBRIDGE, MA 02140

202-131
REINDER, GILEAN K., JAMES E. HOWELL
KERRY CAMPBELL, CO-TRUSTEES
22 DELBON LANE
AVON, CT 06001

202-131
RYAN, NICHOLAS & KATHRYN RODGERS
175 RICHDAL AVE UNIT 103
CAMBRIDGE, MA 02140

202-131
BROWN, MICHAEL FRANCIS ALLISON LI
175 RICHDAL AVE UNIT 116
CAMBRIDGE, MA 02140

202-131
LEE, PRISCILLA W.
MATTHEW GRIFFIN GORMLEY
175 RICHDAL AVE UNIT 311
CAMBRIDGE, MA 02140

202-131
STEIN, NINIAN R.
175 RICHDAL AVE UNIT 115
CAMBRIDGE, MA 02140

202-131
NORMA WASSEL A LIFE ESTATE
175 RICHDAL AVE - UNIT 214
CAMBRIDGE, MA 02140

199-137
WANEK BRIAN J PEARSON JEANINE R
47-17 COGSWELL AVE
CAMBRIDGE, MA 02140

202-131
HAWLEY, ELAINE
175 RICHDAL AVE UNIT 314
CAMBRIDGE, MA 02140

202-131
CHA RAD PROPERTIES LLC
362 GREEN ST
CAMBRIDGE, MA 02139

199-5
SPANEL, ANN,
TRS THE ANN SPANEL TRUST OF AUG 2019
85 PEMBERTON CT
CAMBRIDGE, MA 02140

202-131
KLIPFEL ARTHUR A NOYES GWENDOLEN G
175 RICHDAL AVE
CAMBRIDGE, MA 02140

199-2
STARK, PAUL & JESSICA GOETZ
95 PEMBERTON CT
CAMBRIDGE, MA 02140

199-145
CHITTICK, BENJAMIN & KATELYN BILLINGS
47 COGSWELL AVE UNIT 25
CAMBRIDGE, MA 02140

202-131
HELFMAN JOAN
175 RICHDAL AVE - UNIT 414
CAMBRIDGE, MA 02140

202-131
CLARK, MARGARET C MARY REISS BEWIG TRS
175 RICHDAL AVE - UNIT 312
CAMBRIDGE, MA 02140

202-131
CLAWSON, MARY ANN
175 RICHDAL AVE - UNIT 211
CAMBRIDGE, MA 02140

202-131
TONACHEL, RICHARD W. &
ANNE R. TONACHEL
175 RICHDAL AVE - #310
CAMBRIDGE, MA 02140

197-3
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

197-3
CITY OF CAMBRIDGE RECREATION DEPT.
51 INMAN STREET
CAMBRIDGE, MA 02139

197-3
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER