



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC 13 PM 3:35

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 251115

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Arm Developers, LLC C/O Law Office of Richard C. Lynds

PETITIONER'S ADDRESS: 245 Sumner Street, Suite 110, East Boston, MA 02128

LOCATION OF PROPERTY: 55 Harvey St., Cambridge, MA

TYPE OF OCCUPANCY: multifamily

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Change occupancy to a single family, erect addition/dormers. Relief needed for FAR and minimum ratio of private Op. Sp. to Lot area.

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):


(Petitioner (s) / Owner)

TIGRAN YESAYAN

(Print Name)

Address:

100 Hano St, Suite 19, Allston 02134 MA

Tel. No.

617-207-1190

E-Mail Address:

RCLyndsEsq@lorcl.com

Date: 12 Dec 2023

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 Arm Developers, LLC

Address: 100 Hano Street, Unit 19, Allston, MA (OWNER)

State that I/We own the property located at 55 Harvey Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Arm Developers, LLC

*Pursuant to a deed of duly recorded in the date 06/27/2023, Middlesex South County Registry of Deeds at Book 81702, Page 248; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Tigran Yesayan personally appeared before me, this 20 of Nov., 2023, and made oath that the above statement is true.

 Notary

My commission expires July/03/2026 (Notary Seal). SHAWN S. KARIMI Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires JULY 3, 2026

- 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 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 existing home is in need of needed repairs. The literal enforcement of the provisions of this Ordinance would not allow for the needed investment in the property.

- 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:

There is already a pre-existing non conforming structure on the land any additions or rehabilitations would likely lead to violations of the ordinance.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed occupancy would be consistent in use, dwelling units, lot size, density and height with the abutting and surrounding properties.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The desired relief will allow for the building to have quality market rate housing to the area and add value to the surrounding neighborhood.

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Arm Developers, LLC
Location: 55 Harvey St., Cambridge, MA
Phone: 617-207-1190

Present Use/Occupancy: multifamily
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>		3014	4001	3014	(max.)
<u>LOT AREA:</u>		1650	1650	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.83	2.42	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1650	1650	2500 per unit	
<u>SIZE OF LOT:</u>	WIDTH	30	30	50	
	DEPTH	55	55	100	
<u>SETBACKS IN FEET:</u>	FRONT	3	3	15	
	REAR	1	1	25	
	LEFT SIDE	0	0	7'6" (sum of 20)	
	RIGHT SIDE	2.7	2.7	7'6" (sum of 20)	
<u>SIZE OF BUILDING:</u>	HEIGHT	35	35	35	
	WIDTH	40	40	40	
	LENGTH	20	23	23	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30%	26%	40%	
<u>NO. OF DWELLING UNITS:</u>		4	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

N/A

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'.



RENDER IMAGE IS A REFERENCE OF DESIGN INTENT ONLY

HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com



DESIGN TEAM

PROJECT NAME

55 HARVEY ST RENOVATION

Tigran Yesayan
ARM Developers LLC
100 Hano Street Unit 19
Allston, MA 02134
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 1

REVISION

ISSUE DATE
NOV. 13, 2023
ZONING
SUBMISSION

SHEET NAME

COVER PAGE

A000

55 HARVEY ST SINGE FAMILY CONVERSTION & RENOVATION

LEGEND

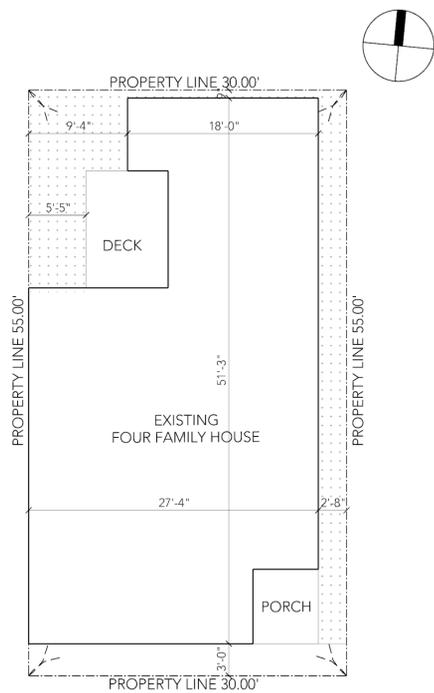
- E ELECTRICAL PANEL
- MECH MECHANICAL ROOM
- W/D WASHER/DRYER
- PARTITION TYPE
- DOOR NUMBER
- WINDOW AND WINDOW TAG
- WALL TO BE REMOVED
- NEW WALL
- EXISTING WALL TO REMAIN
- SOFFIT/CEILING CHANGE
- WALL SECTION SECTION #/ SHEET LOCATION
- DETAIL REFERENCE SECTION #/ SHEET LOCATION
- EXTERIOR ELEVATIONS SECTION #/ SHEET LOCATION

SHEET LIST

- ARCHITECTURAL
- A000 - COVER
 - A001 - SITE PLAN AND ZONING INFO
 - A101 - PROPOSED PLANS
 - A201 - PROPOSED ELEVATIONS
 - A102 - PROPOSED PLANS
 - AE101 - EXISTING PLANS
 - AE102 - EXISTING PLANS
 - AE201 - EXISTING ELEVATIONS

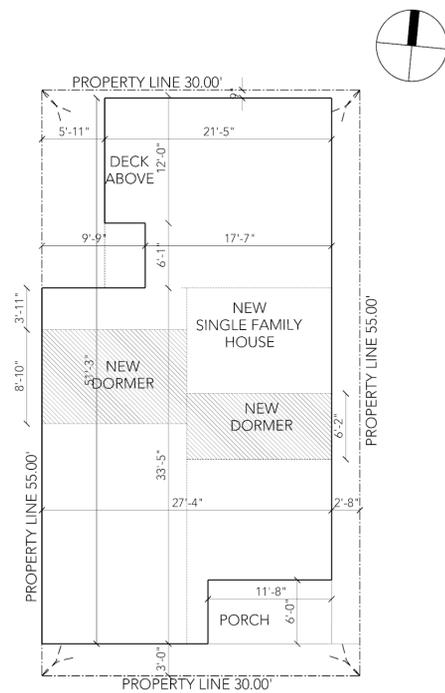
LOCUS MAP





1 EXISTING SITE PLAN
1/8" = 1'-0"

DIAGRAMMATIC SITE REPRESENT DESIGN INTENT ONLY
USE CERTIFIED SITE PLAN FOR FINAL MEASUREMENTS AND SETBACKS



2 PROPOSED SITE PLAN
1/8" = 1'-0"

DIAGRAMMATIC SITE REPRESENT DESIGN INTENT ONLY
USE CERTIFIED SITE PLAN FOR FINAL MEASUREMENTS AND SETBACKS

ZONING ANALYSIS
55 HARVEY ST
CAMBRIDGE, MA 02140
PARCEL ID: ?
ZONING DISTRICT: ?
ZONING SUBDISTRICT: RESIDENCE B
LOT AREA: 1,650 SQ.FT.

ZONING COMPLIANCE TABLE				
CATEGORY	REQUIRED	EXISTING	PROPOSED	MEETS CODE
MAX.RATIO OF FLOOR AREA TO LOT AREA	0.5	1.83	2.39	NO
MIN. LOT SIZE (SQ.FT.)	5,000	1650	NO CHANGE	EXISTING NON-CONFORMITY
MIN.LOT AREA FOR EACH D.U. (SQ.FT.)	2,500	412.5	1650	EXISTING NON-CONFORMITY
MIN.LOT WIDTH (FT)	50	30	NO CHANGE	EXISTING NON-CONFORMITY
MIN.FRONT YARD (FT)	15	3	NO CHANGE	EXISTING NON-CONFORMITY
MIN.SIDE YARD (FT)	7'6" (SUM OF 20)	3	NO CHANGE	EXISTING NON-CONFORMITY
MIN.REAR YARD (FT)	25	1	NO CHANGE	EXISTING NON-CONFORMITY
MAX. HEIGHT (FT)	35	35	NO CHANGE	YES
MIN.RATIO OF PRIVATE OP.SP.TO LOT AREA	40%	30%	26%	NO

ZONING RESIDENTIAL SQUARE FOOTAGE SUMMARY		
	EXISTING GROSS AREA	PROPOSED GROSS AREA
BASEMENT	1166 GSF (UNFINISHED)	1010 GSF (FINISHED)
FIRST FLOOR	1149 GSF	1232 GSF
SECOND FLOOR	1186 GSF	964 GSF
THIRD FLOOR	748 GSF	750 GSF
TOTAL	3014 GSF	3956 GSF (INCLUDING BASEMENT)

HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

PROJECT NAME

55 HARVEY ST RENOVATION

Tigran Yesayan
ARM Developers LLC
100 Hano Street Unit 19
Allston, MA 02134
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 2

REVISION

ISSUE DATE
NOV. 13, 2023
ZONING SUBMISSION

SHEET NAME

SITE PLAN

A001

REGISTRATION



DESIGN TEAM

PROJECT NAME

55 HARVEY ST
RENOVATION

Tigran Yesayan
ARM Developers LLC
100 Hano Street Unit 19
Allston, MA 02134
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 3

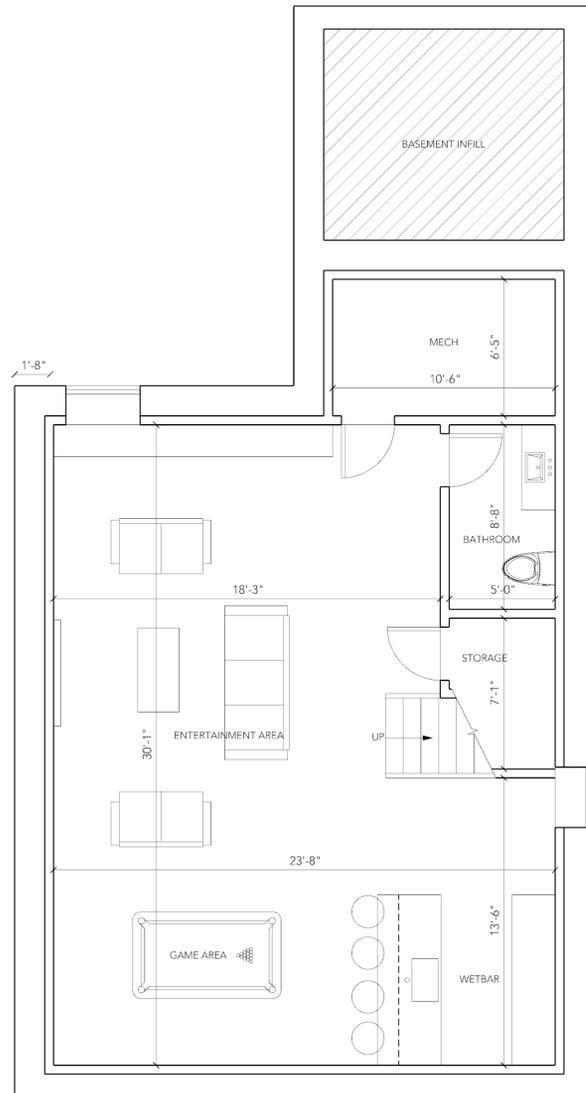
REVISION

ISSUE DATE
NOV. 13, 2023
ZONING
SUBMISSION

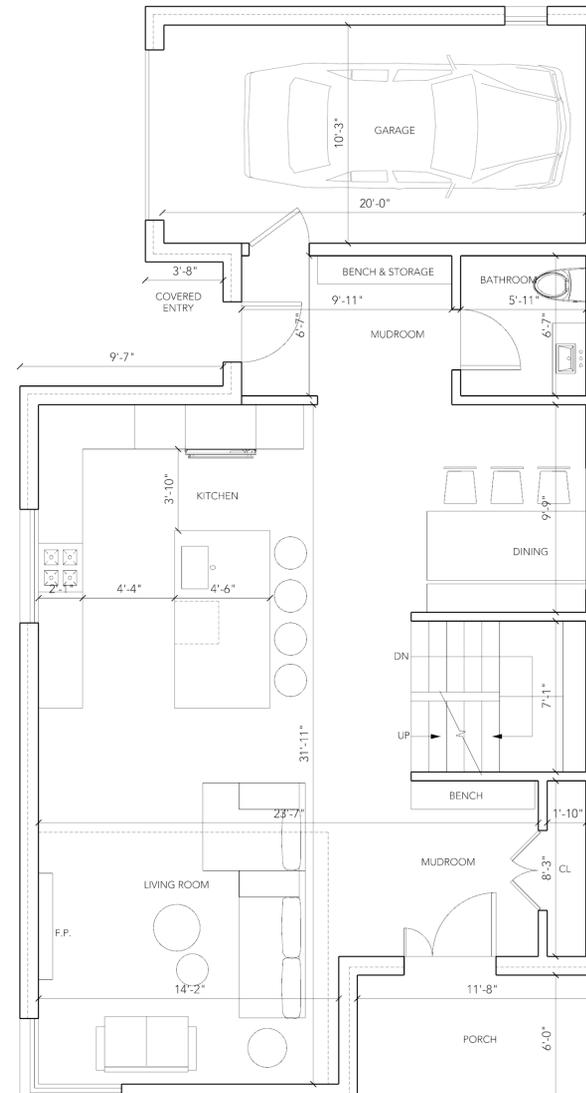
SHEET NAME

PROPOSED
FLOOR PLAN

A101



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

REGISTRATION



DESIGN TEAM

PROJECT NAME

55 HARVEY ST
RENOVATION

Tigran Yesayan
ARM Developers LLC
100 Hano Street Unit 19
Allston, MA 02134
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 4

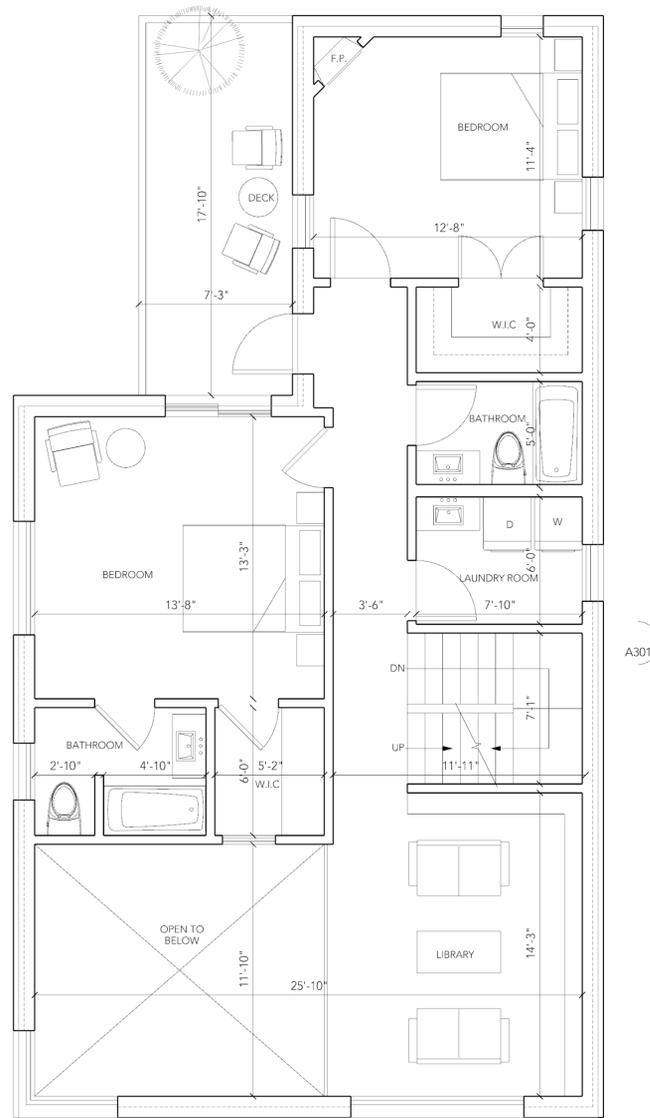
REVISION

ISSUE DATE
NOV. 13, 2023
ZONING
SUBMISSION

SHEET NAME

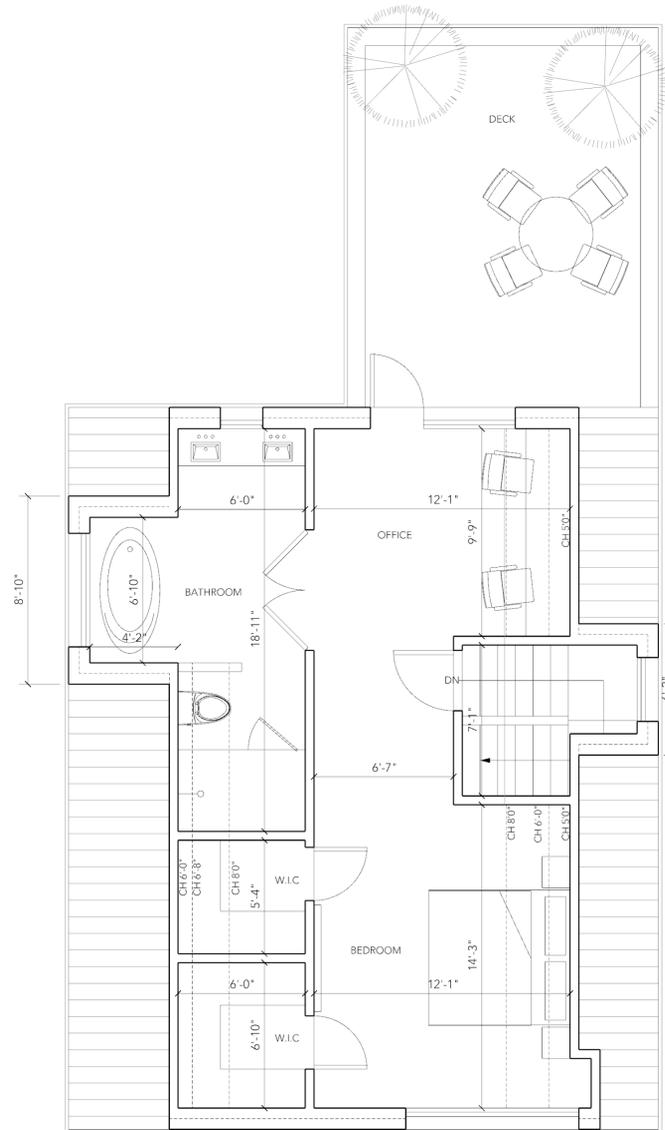
PROPOSED
FLOOR PLAN

A102



A301

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



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

REGISTRATION



DESIGN TEAM

PROJECT NAME

55 HARVEY ST
RENOVATION

Tigran Yesayan
ARM Developers LLC
100 Hano Street Unit 19
Allston, MA 02134
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 5

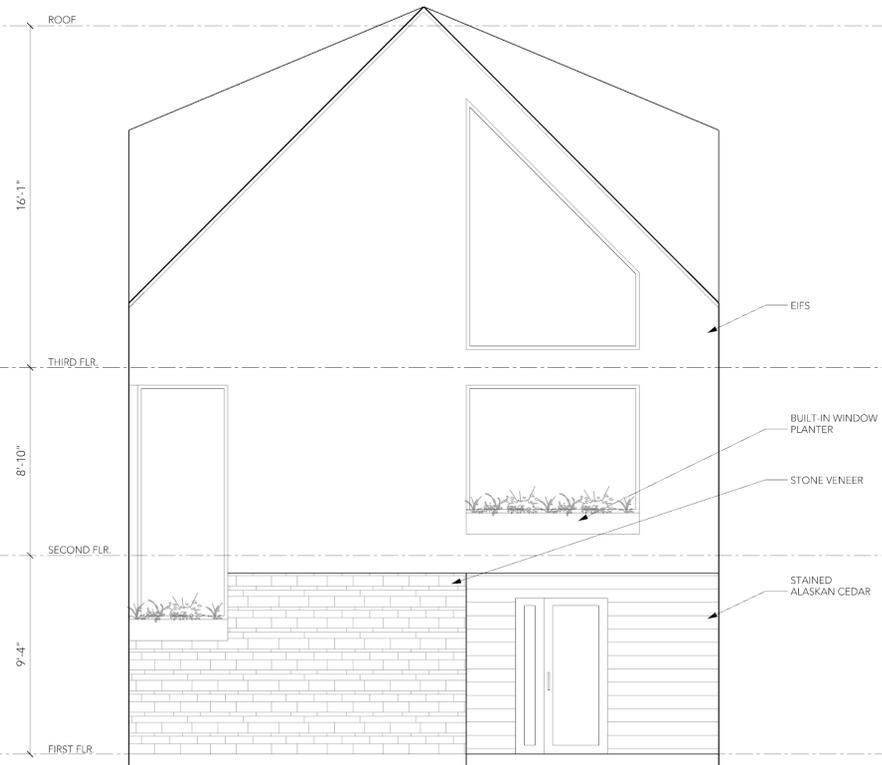
REVISION

ISSUE DATE
NOV. 13, 2023
ZONING
SUBMISSION

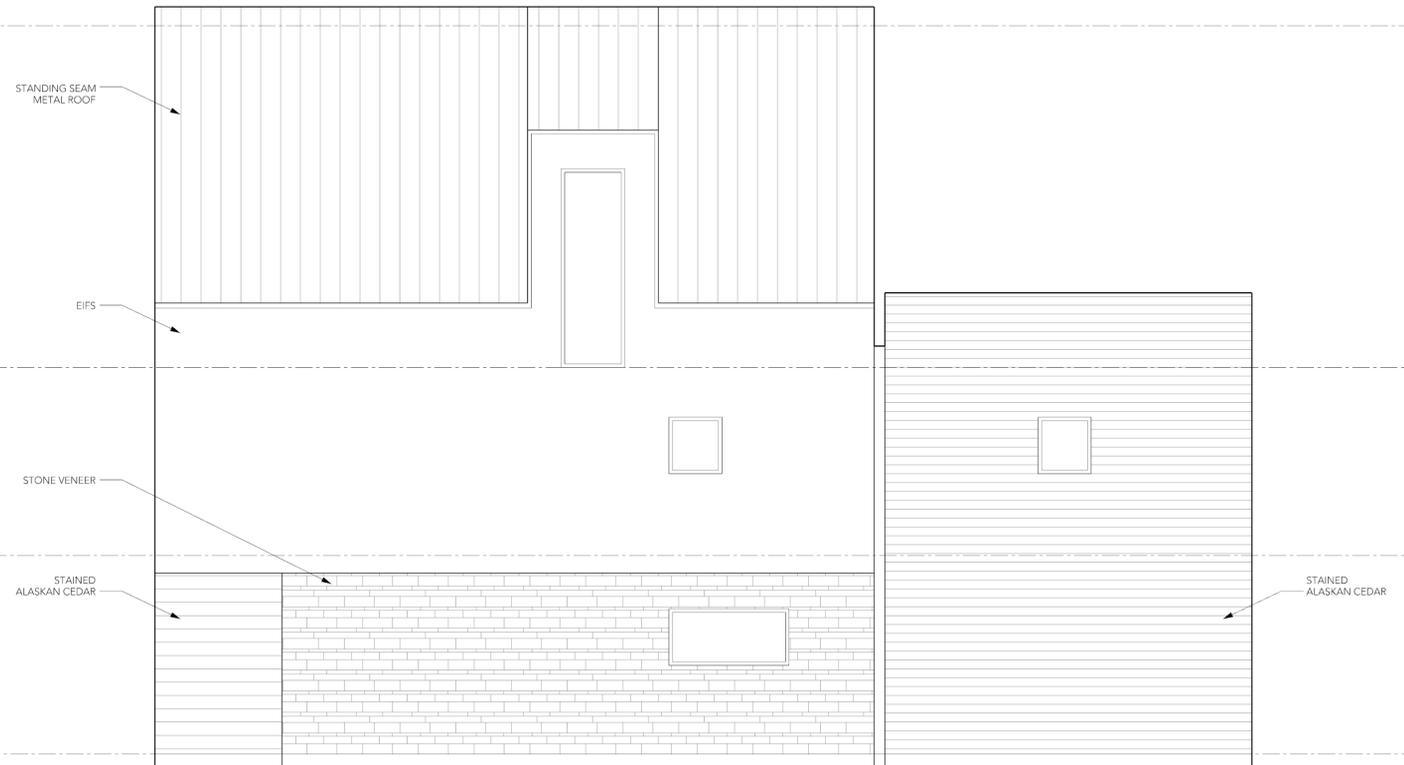
SHEET NAME

PROPOSED
ELEVATIONS

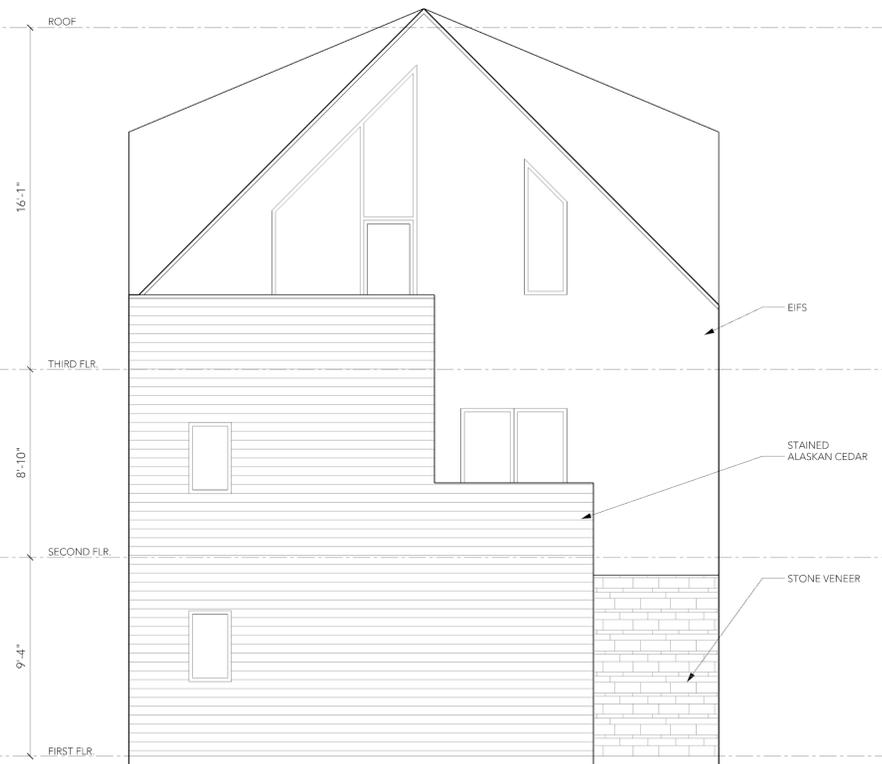
A201



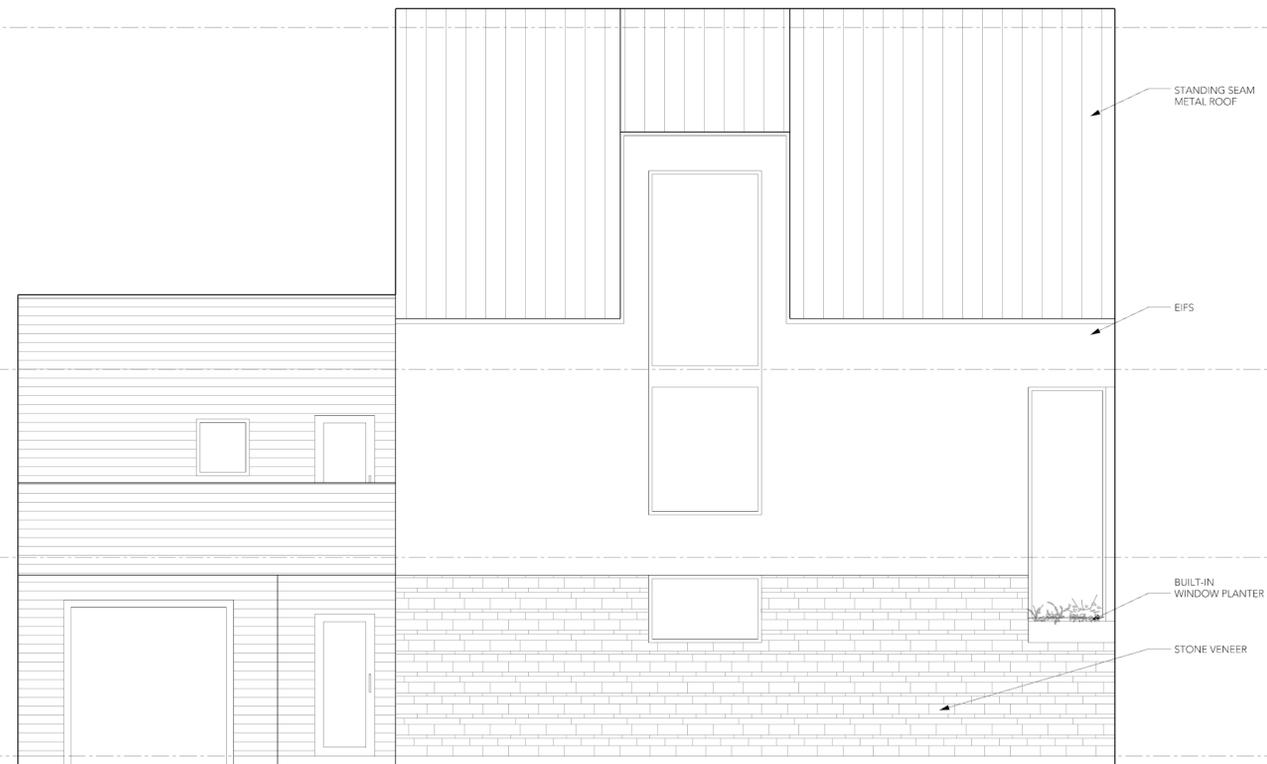
1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

REGISTRATION



DESIGN TEAM

PROJECT NAME

55 HARVEY ST
RENOVATION

Tigran Yesayan
ARM Developers LLC
100 Hano Street Unit 19
Allston, MA 02134
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 6

REVISION

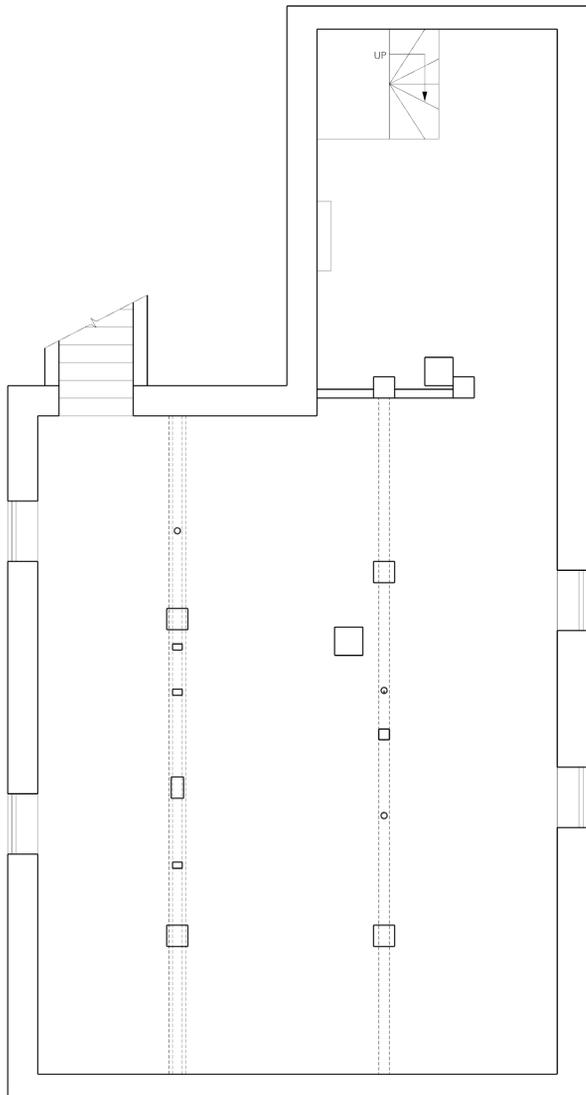
ISSUE DATE

NOV. 13, 2023
ZONING
SUBMISSION

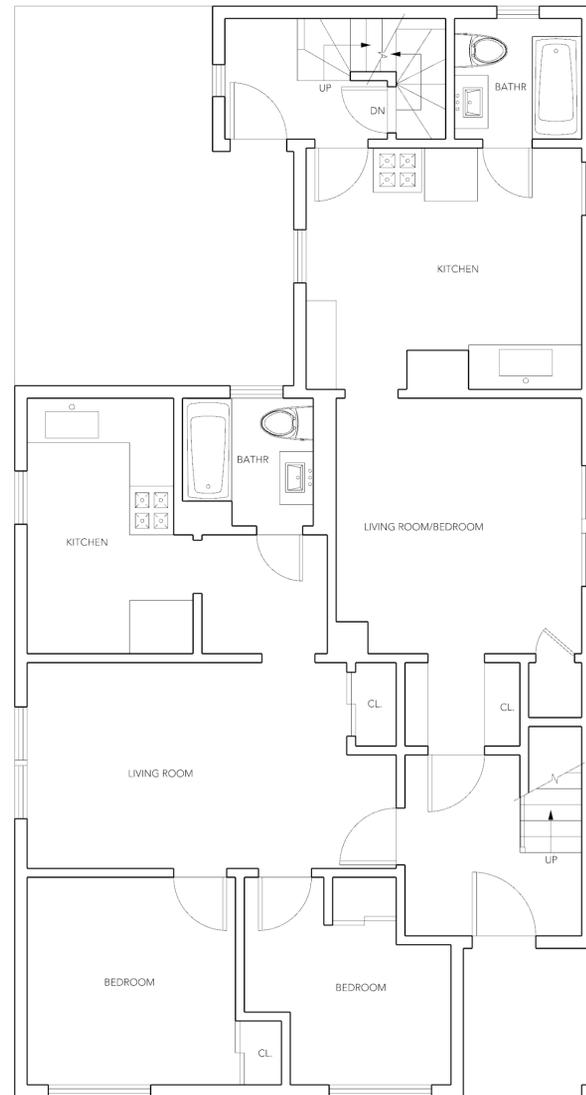
SHEET NAME

EXISTING
FLOOR PLAN

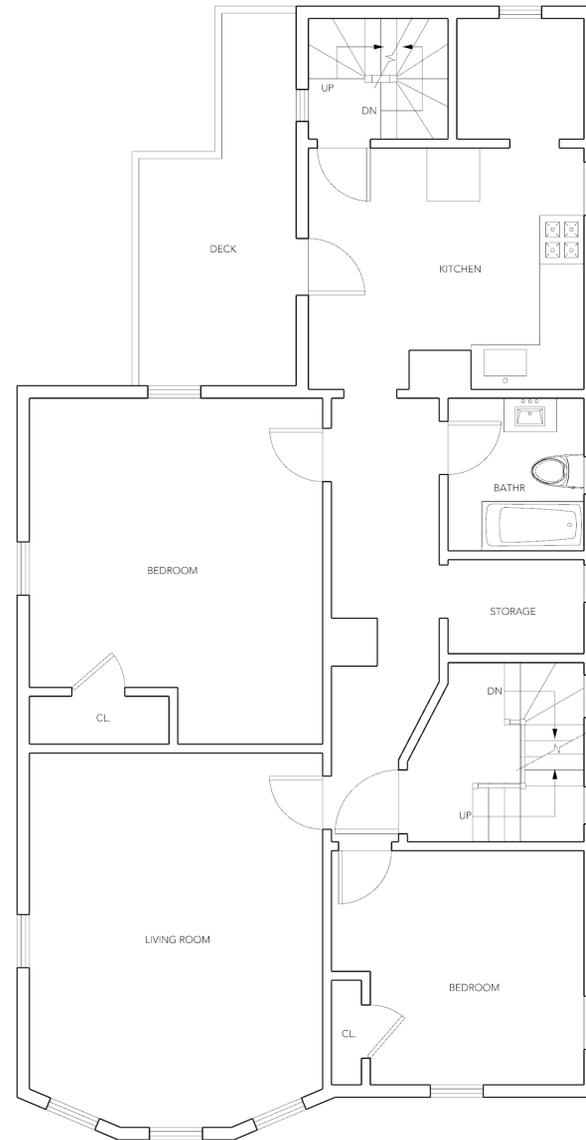
AE101



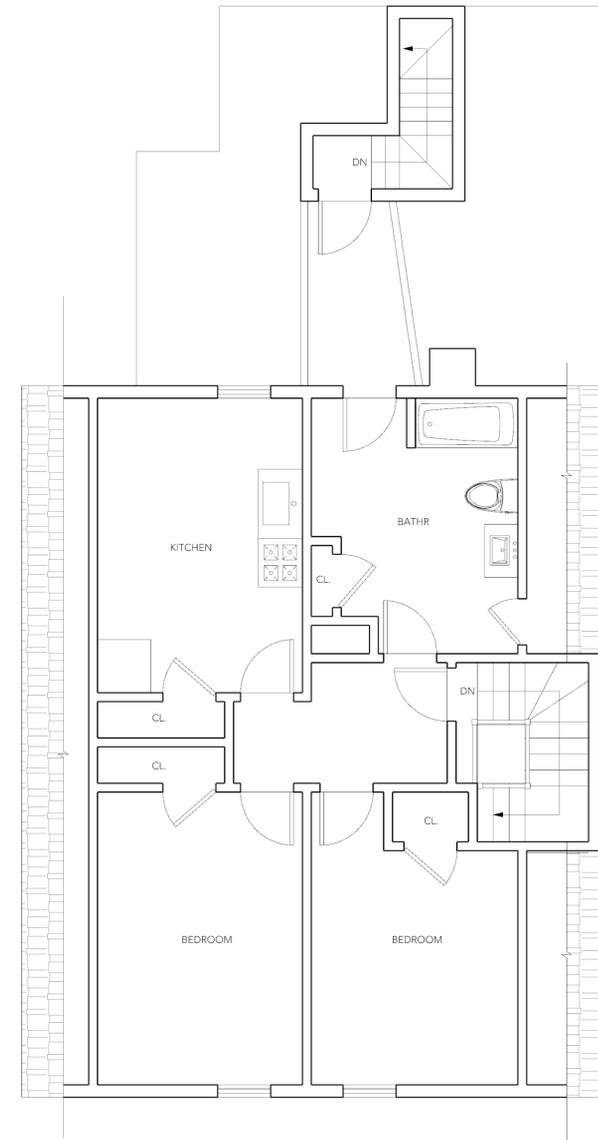
1 EXISTING BASEMENT PLAN
1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



REGISTRATION

PROJECT NAME

**55 HARVEY ST
RENOVATION**

Tigran Yesayan
ARM Developers LLC
100 Hano Street Unit 19
Allston, MA 02134
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 7

REVISION

ISSUE DATE
NOV. 13, 2023
ZONING
SUBMISSION

SHEET NAME

EXISTING
ELEVATIONS

AE201



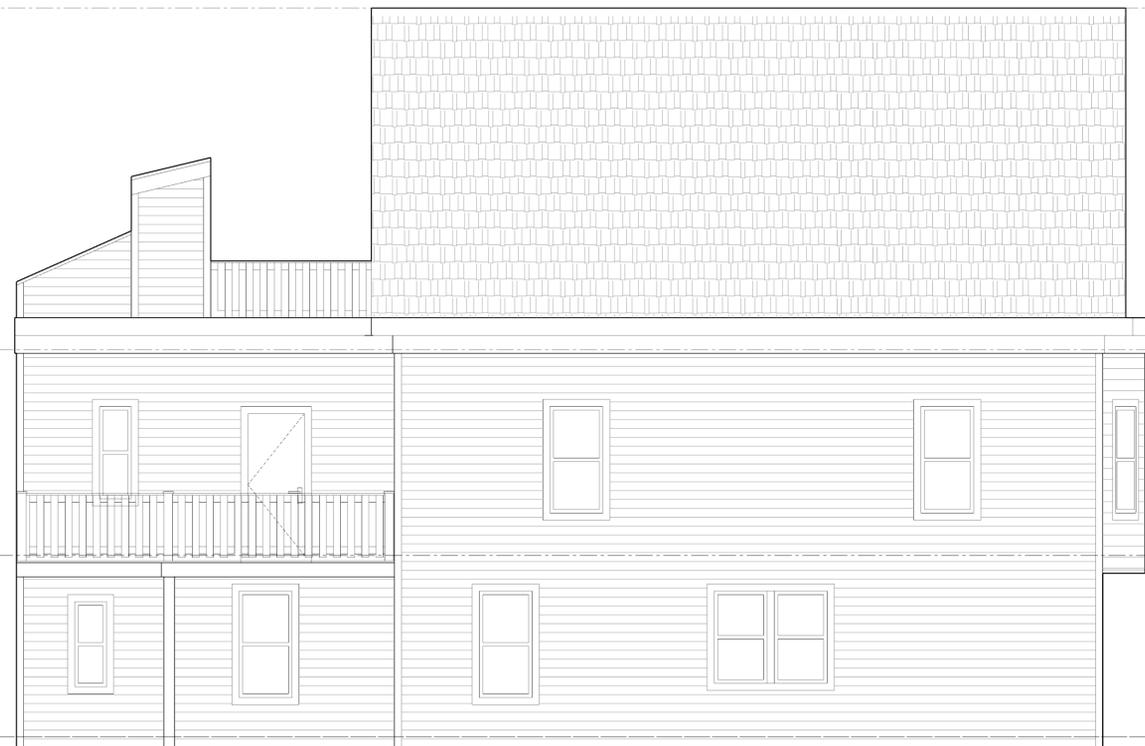
1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



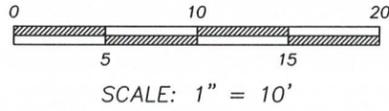
2 EXISTING EAST ELEVATION
1/4" = 1'-0"



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



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



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: SHIRAZ IQBAL & SAIHBA ALI

TITLE REFERENCE: BK 59524 PG 476

PLAN REFERENCE: BK 2164 PG END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: SHIRAZ IQBAL & SAIHBA ALI

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 21, 2023
DATE OF PLAN: SEPTEMBER 28, 2023

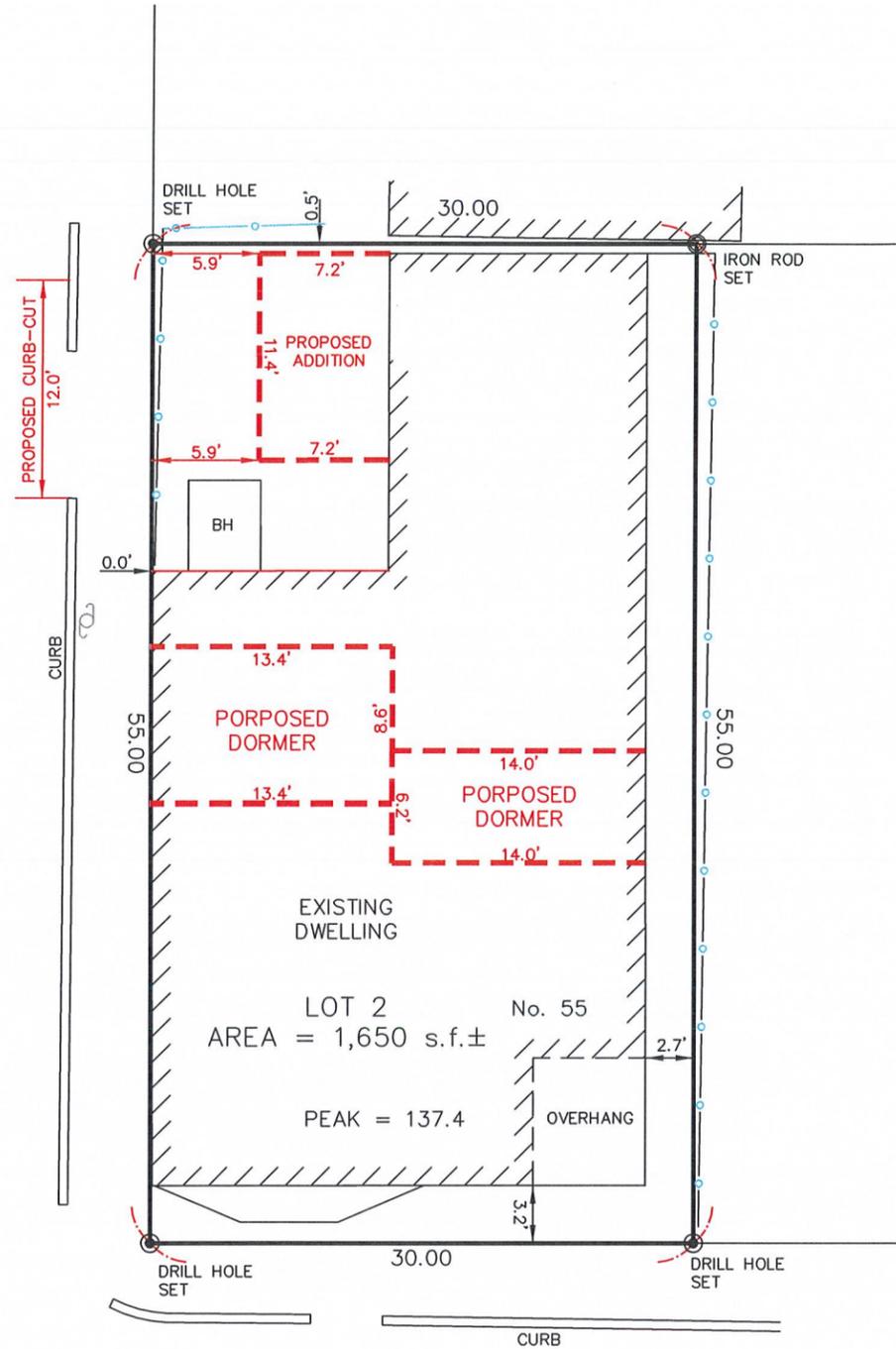

RICHARD J. MEDE, JR. P.L.S.

09/28/2023

DATE:



WESTLEY AVENUE



HARVEY STREET

CERTIFIED PLOT PLAN
55 HARVEY STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED BY:

PREPARED FOR:
TIGRAN YESAYAN

DRAWN CAV	CHECKED RJM	FILE NO. 22084
--------------	----------------	-------------------





HARVEY ST

WAY

PARKING PERMIT





55 Harvey St.

Petitioner

190-23
GARVEY, TIMOTHY & LESLIE E. GARVEY
203 LAKEVIEW AVE
CAMBRIDGE, MA 02138

191-9
SLATE, JONATHAN
6 WESTLEY AVE
CAMBRIDGE, MA 02140-1733

RICHARD LYNDS, ESQ.
245 SUMMER STREET – SUITE 110
E. BOSTON, MA 02128

191-10
KENT, MARY ELLEN
8 WESTLEY AVE
CAMBRIDGE, MA 02140-1733

191-115
STONE, EMILY M.
41 HARVEY ST
CAMBRIDGE, MA 02140

191-114
REINHORN, GAD A. & AMY BARRETT REINHORN
39 HARVEY ST
CAMBRIDGE, MA 02140

190-25
SAKOS, JASON & PHILIPPA LEHAR
61 HARVEY ST
CAMBRIDGE, MA 02140

190-239
MYERS, JEFFREY O. & MONIKKA L. BOWMAN
134 REED ST
CAMBRIDGE, MA 02140

191-87
PENDERGAST, THOMAS &
NANCY H. PENDERGAST
48 HARVEY ST
CAMBRIDGE, MA 02138

191-113
VAN REES, WILLEM M. & JACQUELINE LUTZ
37 HARVEY ST
CAMBRIDGE, MA 02140

191-11
MARRION, SHANE
7 FREMONT STREET
SOMERVILLE, MA 02145

191-11
SIDDIQUEE, ZAKIR B. & TANIA PERVEEN
131-133 REED ST. UNIT#133
CAMBRIDGE, MA 02140

191-11
SIDDIQUEE, ZAKIR & TANIA PERVEEN
52 HARVEY ST UNIT 52-2
CAMBRIDGE, MA 02140

191-11
WOODARD, NATHAN
20B ENDICOTT AVE
SOMERVILLE, MA 02144

191-11
LAI, SHILUN & ZHEN SHOU LAI
18 HURLEY ST
BELMONT, MA 02478

191-11
DVORAK, RAMONA M.D
50-56 HARVEY ST UNIT 54/3
CAMBRIDGE, MA 02140

191-11
DE MORAIS, MARCILENE LEILA
50-56 HARVEY ST UNIT 54-2
CAMBRIDGE, MA 02140

191-11
AZIZ JAVAID
TRS AZIZ FAMILY TR 2002
131 REED ST
CAMBRIDGE, MA 02140

191-8
ARM DEVELOPERS LLC
100 HANO ST - UNIT 19
ALLSTON, MA 02134

190-24
MORSEHEAD, EMILY GAMBINO &
EVAN JOSEPH MORSEHEAD
5 WESTLEY AVE
CAMBRIDGE, MA 02140

191-7
VAN CAMPEN, JENNIFER
51 HARVEY ST
CAMBRIDGE, MA 02140

Pacheco, Maria

From: MARY ELLEN KENT <kentmaryellen@comcast.net>
Sent: Friday, January 5, 2024 1:52 PM
To: Pacheco, Maria
Subject: 55 Harvey Street

City of Cambridge
Board of Zoning Appeal

Case #
BZA-25115

Dear Ms. Pacheco,

I am writing to you to express my opposition to a petition regarding the above property. The Petitioner wants to change the occupancy to a single-family home, add an addition and dormers plus a garage.

Harvey Street and the cross-street Westley Ave consist of mostly small single family, 2 story homes. Recent restoration and construction in the neighborhood at 134 Reed St and 5 Westley Ave have gone well and greatly beautified and enhanced the area bringing the property into a modern present.

After viewing the proposed plans and submissions online I have some concerns about the size and design of this project. No way is it in keeping with the area or neighborhood. Its structure is huge and overbearing, much higher than anything in the surrounding area. Parking is always a concern on a small dead-end street. No parking is allowed on that side of Westley Ave. Access to the garage will be a problem and limit parking for the neighbors on the other side of an already narrow street. The proposed decks will infringe on the abutters privacy.

I hope you will consider my concerns and that of my neighbors. Will be participating in the public hearing via Zoom on Jan 11.

With thanks,
Mary Ellen Kent
8 Westley Ave
Cambridge, Ma 02140

Pacheco, Maria

From: Rebecca Listfield <rwoodbury@gmail.com>
Sent: Friday, December 29, 2023 7:15 PM
To: Pacheco, Maria
Subject: Comments re: 55 Harvey Street BZA

Hello,

As a close neighbor and concerned citizen, I am writing to voice my strong opposition to the petition regarding the change in occupancy at 55 Harvey Street from a four-unit building to a single family home.

With the current housing crisis in Cambridge, it is senseless and wasteful to convert a four-unit property to a single family home, resulting in net decrease of three housing units in Cambridge. At >2800 square feet, this building is already exorbitantly large for a city home, even without considering the requested addition. Also, considering that a similar newly constructed single family home just around the corner at 101 Montgomery has sat on the market, empty, for a very long time, it seems that the market in North Cambridge does not demand this type of housing either.

I would ask the developers to consider a different plan which maintains or increases the number of available housing units, with sizes and price points more in line with the neighborhood, in order to address the current housing crisis.

Rebecca Listfield
66 Harvey St



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Tigran Yesayan (Print) Date: 12/20/23

Address: 55 Harvey St -

Case No. BZA-251115

Hearing Date: 1/11/24

Thank you,
Bza Members

January 7, 2024

Dear Members of the Board of Zoning Appeals,

I am writing to express my concerns about the proposed redevelopment of 55 Harvey St., BZA #251115.

First, I must express my disappointment that a four-family building containing approximately 3,000 square feet is being changed to a single family containing approximately 4,000 square feet. This is a bad outcome for our neighborhood and for the City of Cambridge. We are losing important housing stock and creating a larger carbon footprint both in one fell swoop.

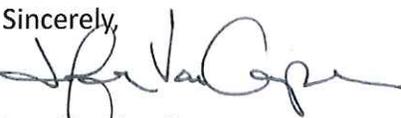
Second, the design of the proposed building will result in a dwarfing of those around it. As you can see on page 15 of the proposer's ZBA application, one of the redeeming qualities of the existing building is that the stories and windows align with the abutters creating a smaller sense of scale and massing. The proposed design eliminates that cohesion and screams "I am a giant, ridiculously expensive space. Look at me!"

Finally, enlarging the rear porches, especially on the third floor, reduces all abutters' privacy and increases the risk of things blowing/falling off onto the yards (and people) below.

I hope that you would consider requiring changes to the design that would mitigate these concerns.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Van Campen". The signature is fluid and cursive, with the first name being the most prominent.

Jennifer Van Campen
Owner, 51 Harvey St.

January 8, 2024

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2024 JAN 10 A 11:48

Dear Ms. Pacheco,

I am writing to the Cambridge Board of Zoning Appeal about the petition for a Variance by the owners of 55 Harvey Street, Case # BZA-251115. I am the homeowner of 6 Westley Avenue. The side of my house directly abuts the back of 55 Harvey Street.

My family has lived in Cambridge for almost 100 years. My father David, along with his brothers Milton and Manny Slate started the Inman Square Pharmacy 75 years ago.

Many of the renderings for the 55 Harvey Street proposal do not seem accurate. In one drawing provided by the developers, a bicyclist is seen riding up Westley Avenue in front of my home. But my house is not included, nor my yard or driveway, not even the curb cut in the drawing. This serves as a metaphor for my home as it relates to this project.

I strongly object to the proposed roof deck. Roof decks lead to many problems with neighbors. They often come with loud parties. In this case, it will also take away my privacy in my house and yard whenever it is used. The roof deck lords over my property. I will hear noise both in my backyard and in my house. I will have people looking down on me in my yard whenever it is used.

I also object to the increase in the size of the deck on the second floor. More of it will straddle my side of the property. This deck has been very loud for me and other neighbors as it is. 55 Harvey is the only one with a deck on Westley Avenue. Furthermore, there are already decks on the townhouses behind me. Thus, this construction would create a “decko chamber,” giving me no sanctuary inside or outside my home.

I oppose the building of a garage next to my property. It will be only inches away and I am concerned about fumes seeping into where I live. I also will be adversely affected by the noise of cars coming and going, people going in and out, and garage doors opening and closing. The garage will extend beyond the current edifice and will block my view of oncoming traffic coming off Harvey Street down Westley. And it will cast a shadow.

The residential parking on Westley will prevent a car from pulling out and hinder it from getting into the garage. Residential spaces may have to be removed. It will add to the congestion at the end of Westley, where delivery trucks often pull in. Westley is an incredibly narrow street. The current curb cut is not even big enough.

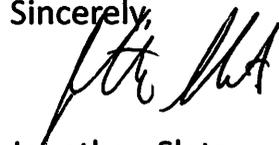
I am also concerned about construction of the garage and the basement below. It will require digging, excavation, and jackhammering that will be inches away from my property. I am afraid it may damage my home, its walls, and the foundation.

Finally, the dormer on Westley Avenue which protrudes to the sidewalk has a huge window practically the length of the home. It takes away any privacy on the street and will make people uncomfortable.

The property is zoned for .5 square feet of living area for every foot of lot size. This proposed home increases that ratio to 2.42, almost 5x what it was originally zoned for. The external concerns seem to derive from this humongous size.

I ask the Cambridge Zoning Board of Appeal not to approve this Variance petition by the developers of 55 Harvey Street.

Sincerely,



Jonathan Slate

6 Westley Avenue

Cambridge, MA 02140



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2024 JAN 16 PM 3:56

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-25-115

Address: 55 Hawley St

Owner, Petitioner, or Representative: Richard Lynde, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 1/12/24

[Signature]
Signature

HUE ARCHITECTURE LLC

53h Harvard St #1, Dorchester, MA 02124

January 25, 2024

Memorandum of Energy Efficiency

Members of Cambridge Board of Appeals
Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA, 02139

To Members of Cambridge Zoning Board of Appeals,

My name is Matt Mueller from HUE Architecture. I am the architect for the renovation of the building located at 55 Harvey St. I am writing to inform the board that the renovations being performed at 55 Harvey St will amount to significant improvement to the property that will have deep and lasting environmental impact in the community. The proposed home is being designed to achieve near Passive House standards. For those who are not familiar; Passive House represents significant energy performance upgrade over existing code requirement which includes extremely low energy demands for heating and cooling, achieved through a combination of exterior insulation, airtight construction, high-performance windows and, mechanical ventilation with heat recovery. Furthermore, the clients will provide rooftop solar with the possibility of achieving a Net Zero energy building. We hope the board will take these high efficiency goals and sustainability targets into consideration as well as the enhanced aesthetic beauty when rendering a final decision on this project.

Should you have any further questions regarding our design, feel free to reach out at the phone number or email below.

Regards,

Matt Mueller

T:781.308.7301

E: matt@hue-architecture.com

53h Harvard St #1, Dorchester, MA 02124



January 25, 2024