



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC 18 AM 10:32

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 251720

### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Steffen Lyngbaec and Meredith Lyngbaec C/O Michael W. Wiggins, Attorney.

**PETITIONER'S ADDRESS:** Weston Patrick, P.A., Boston, MA 02109

**LOCATION OF PROPERTY:** 55 Stearns St., Cambridge, MA

**TYPE OF OCCUPANCY:** single family.

**ZONING DISTRICT:** Residence C-1 Zone

### **REASON FOR PETITION:**

/Additions/ /Dormer/ /Parking/

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

Relocate driveway within the front yard setback.

Raise roof and add dormers on third floor, relocate front and rear decks and add windows within setbacks.

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000            Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).
- Article: 6.000            Section: 6.44.1.c (Parking in Front Yard Setback).
- Article: 10.000          Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original  
Signature(s):

*Steffen Lyngbaec and Meredith Lyngbaec  
by their attorney  
Michael W. Wiggins*

(Petitioner (s) / Owner)

*Michael W. Wiggins*

(Print Name)

Address:  
Tel. No.  
E-Mail Address:

One Liberty Square Ste 1210 Boston MA  
6178806313  
mww@westonpatrick.com                      02109

Date: December 14, 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 Steffen Lyngbaek and Meredith Lyngbaek  
(OWNER)

Address: 55 Stearns St Cambridge, MA

State that I/We own the property located at 55 Stearns St., which is the subject of this zoning application.

The record title of this property is in the name of Steffen Lyngbaek and Meredith Lyngbaek

\*Pursuant to a deed of duly recorded in the date 3/27/2023, Middlesex South County Registry of Deeds at Book 81361, Page 320; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Michael W. Wiggins attorney duly authorized  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

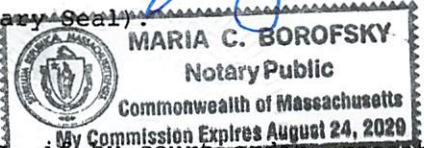
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name Michael W. Wiggins personally appeared before me, this 8th of December 2023, and made oath that the above statement is true.

Maria C Borofsky Notary

My commission expires Aug 24, 2029 (Notary Seal)



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

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A 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, prior nonconforming garage is not usable for parking as it is too close to the intersection of Stearns Street and Esten to be usable for off street parking.

- 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 close juxtaposition of the garage with the intersection is unique to this property and deprives the owner of the use of the garage in a manner that would not apply to other lots on Stearns or Esten Street.

- 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:

Upon being relocated from its current open, awkward position right up against the front of the house entrance on Stearns Street to a recessed, garaged area shielded from public view, the parking space will only be an improvement that will enhance the front yard on Stearns Street while not detracting from the appearance of the other front yard on Esten Street, thereby yielding an overall net benefit for the public and the neighborhood at large.

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

The relief will render usable what has in the past been an unavailable garage for off street parking, alleviating a hardship while simultaneously enhancing the public view of the property and affording safe ingress and egress for vehicles.

**\*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

### 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 55 Stearns 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:

As improved to enhance the interior use by the owners and their young children, the building will remain well below the maximum height and floor area allowed in the district and open space will remain well above the minimum required. The relocation of parking space and front porch areas will enhance the open appearance of the property fronting on Stearns Street. Other uses in the neighborhood will be unaffected by this modest addition to an existing single family residence.

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 existing curb cut for one car will be relocated to stay more than the minimum distance away from the corner of Stearns and Esten Streets, and will not interrupt the flow of traffic on Esten Street.

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 addition will occur within the existing envelope of the building and the total floor area will remain well below the maximum permitted for the district. The height of the roof as raised will remain well below the maximum for the district, and there will be minimal reduction in open space, which will remain well above the minimum required for the district. Parking will be removed from existing open space close to Stearns Street to screened space off Esten Street.

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 use of the property as a single family residence will continue as is, and traffic flow will not be interrupted in any way.

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:

As improved the property will blend in well with other buildings in the neighborhood while remaining well below the size that the district regulations would allow.

**\*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**

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## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Steffen Lyngbaec and Meredith Lyngbaec  
**Location:** 55 Stearns St., Cambridge, MA  
**Phone:** 6178806313

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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,864	3,258	3,975	(max.)
<u>LOT AREA:</u>		5,301	5,000	5,301	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.54	.61	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,301	5,301	1,400	
<u>SIZE OF LOT:</u>	WIDTH	72	72	50	
	DEPTH	86.7	86.7	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	6.9	6.9	13	
	REAR	32.8	32.8	11.0	
	LEFT SIDE	2.8	2.8	11.0	
	RIGHT SIDE	22'1"	22'1"	13.0	
<u>SIZE OF BUILDING:</u>	HEIGHT	27.8	32.5	35	
	WIDTH	46' 9.5"	46' 9.5"	n/a	
	LENGTH	37' 5"	37' 5"	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		65	53	30	
<u>NO. OF DWELLING UNITS:</u>		1	1	2	
<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>		2' 8"	2'8"	10	

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.:

Wood frame garage

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'.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: STEFFEN LYNGBAEK AND MEREDITH LYNGBAEK PRESENT USE/OCCUPANCY: SINGLE FAMILY

LOCATION: 55 STEARNS ST. CAMBRIDGE, MA ZONE: RESIDENCE C-1 ZONE

PHONE: 6178806313 REQUESTED USE/OCCUPANCY: SINGLE FAMILY

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
TOTAL GROSS FLOOR AREA:	<u>2,864</u>	<u>3,304</u>	<u>3,975</u> (max.)
LOT AREA:	<u>5,301</u>	<u>5,000</u>	<u>5,301</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	<u>.54</u>	<u>.62</u>	<u>.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>5,301</u>	<u>5,301</u>	<u>1,400</u> (min.)
SIZE OF LOT:			
WIDTH	<u>72</u>	<u>72</u>	<u>50</u> (min.)
DEPTH	<u>86.7</u>	<u>86.7</u>	<u>N/A</u>
Setbacks in Feet:			
FRONT	<u>6.9</u>	<u>6.9</u>	<u>13.2</u> (min.)
REAR	<u>32.8</u>	<u>32.8</u>	<u>11.3</u> (min.)
LEFT SIDE	<u>2.8</u>	<u>2.8</u>	<u>11.3</u> (min.)
RIGHT SIDE	<u>20.6'</u>	<u>20.6'</u>	<u>13.2</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>27'- 0 1/2"</u>	<u>32'- 8"</u>	<u>35</u> (max.)
LENGTH	<u>46'- 9"</u>	<u>46'- 9"</u>	<u>N/A</u>
WIDTH	<u>37'- 5"</u>	<u>37'- 5"</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> <sup>3</sup> )	<u>65</u>	<u>62</u>	<u>30</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>1</u>	<u>1</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>2'8"</u>	<u>2'8"</u>	<u>10</u> (min.)

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

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# LYNGBAEK RESIDENCE

MEREDITH & STEFFEN LYNGBAEK

55 STEARNS ST CAMBRIDGE, MA 02138

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2024 JAN 22 A 8:59

BZA SET

01/19/2024

PROJECT DESCRIPTION

THE LYNGBAEK RESIDENCE CONSISTS OF RENOVATING THE 1ST FLOOR BY ENLARGING THE KITCHEN, RELOCATING THE POWDER ROOM, AND ADDING A MUDROOM OFF OF THE MAIN ENTRY, AS WELL AS A BACK DECK AND A COVERED FRONT PORCH.

IN LEVEL 2, ACOMODATING A HOME OFFICE, REDESIGNING THE TWO BATHROOMS, ADDING A LAUNDRY ROOM, AND RELOCATING THE STAIRS TO LEVEL 3.

FOR THE 3RD FLOOR, THE SCOPE OF WORKS INCLUDES RAISING THE ROOF WITH THE ADDITION OF 2 DORMERS TO ALLOW MORE SPACE TO TWO BEDROOMS WITH A SHARED BATH.



AFFILIATES

ARCHITECT:

**SKA INC.**  
357 HURON AVE.  
CAMBRIDGE, MA 02138



GENERAL CONTRACTOR:

-

STRUCTURAL ENGINEER:

-

SURVEYER:

- REAL MAP INFO LLC



ZONING LAWYER:

- MICHAEL WIGGINS

MWW@WESTONPATRICK.COM  
617-880-6300

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A-404C	LEVEL 1 - KITCHEN TRANSITION HALL	1	Author	SKA
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A-417	LEVEL 2 - MAIN BATHROOM	1	Author	SKA
A-418	LEVEL 2 - MAIN BEDROOM	1	Author	SKA
A-418B	LEVEL 2 - MAIN CLOSET	1	Author	SKA
A-419	LEVEL 3 - BEDROOM 1	1	Author	SKA
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A-800	OPEN	1	Author	SKA
A-900	OPEN	1	Author	SKA



# ZONING DISTRICT - C1



SAM KACHMAR ARCHITECTS

(p) 617-800-4223  
www.SKA-MA.com  
357 HURON AVE  
CAMBRIDGE MA, 02138

AREA PLANS

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number: BZA-002  
Project Number: 01/19/2024  
Date: 01/19/2024  
Drawn by: Author  
Checked by: Checker

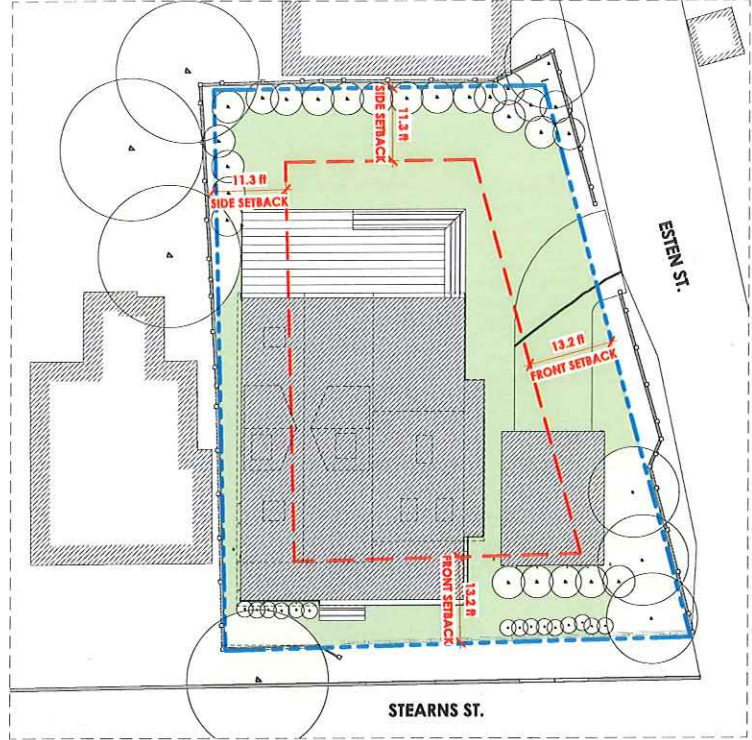
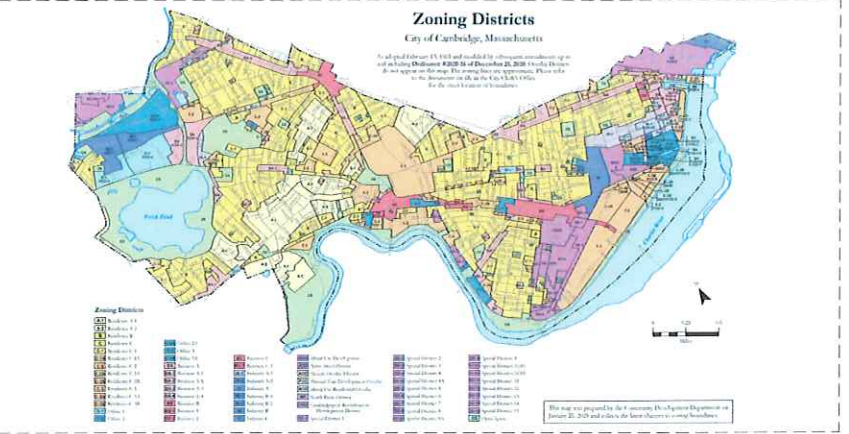
**BZA-002**  
Scale: As Indicated

LEVEL	NAME	AREA	
EXISTING LEVEL 1	FINISHED LIVING SPACE	1502 SF	
EXISTING LEVEL 1	COVERED PORCH	18 SF	
EXISTING LEVEL 2	FINISHED LIVING SPACE	1060 SF	EXISTING TOTAL = 2,864 SF
EXISTING LEVEL 3	FINISHED ATTIC	284 SF	
LEVEL	NAME	AREA	
PROPOSED LEVEL 1	FINISHED LIVING SPACE	1502 SF	
PROPOSED LEVEL 1	COVERED PORCH	172 SF	
PROPOSED LEVEL 2	FINISHED LIVING SPACE	1032 SF	PROPOSED TOTAL = 3,304 SF
PROPOSED LEVEL 3	FINISHED ATTIC	598 SF	

**FAR CALCULATIONS**

LOT AREA = 5,301 SF

MAX. FAR = 0.75	EXISTING FAR = 0.54	PROPOSED = 0.62
MAX. HEIGHT = 35'	EXISTING HEIGHT = 27.1'	PROPOSED HEIGHT = 32.7'
MIN. OPEN SPACE = 30%	EXISTING OPEN SPACE = 65%	PROPOSED OPEN SPACE = 62%



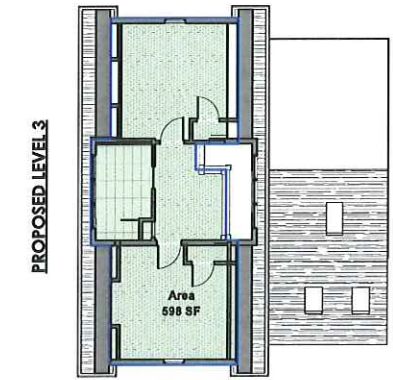
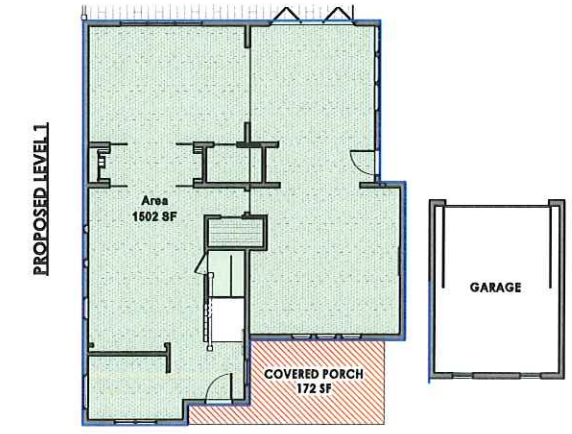
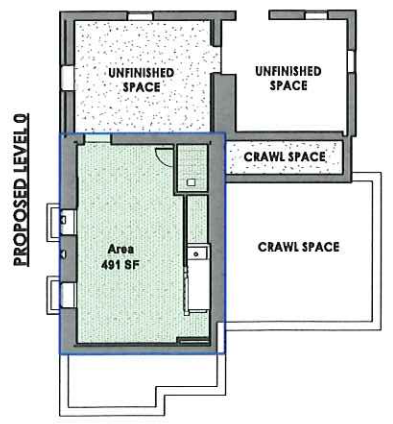
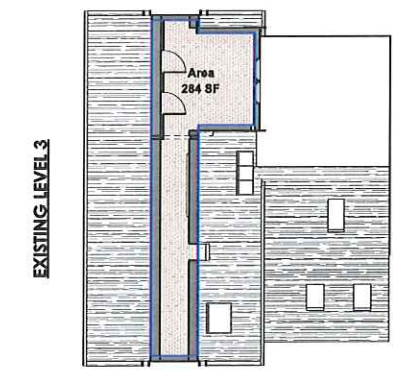
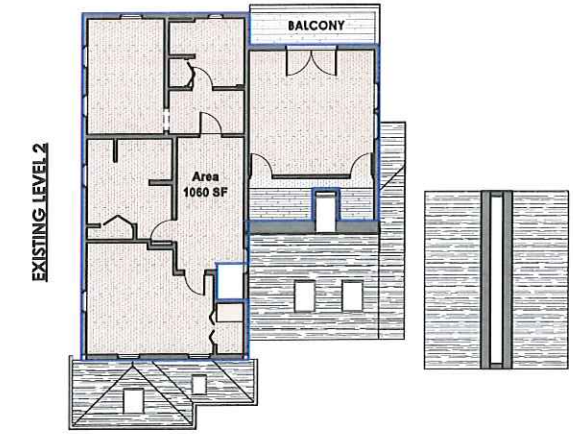
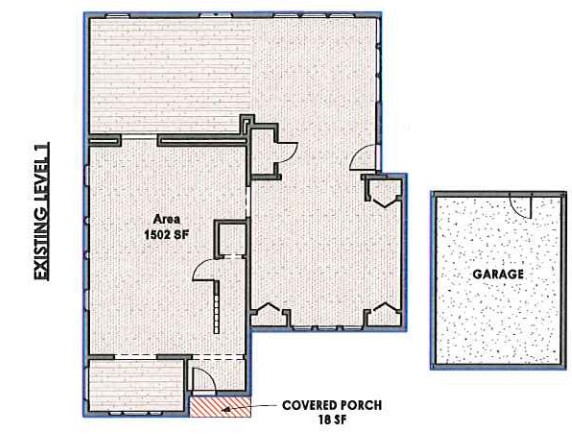
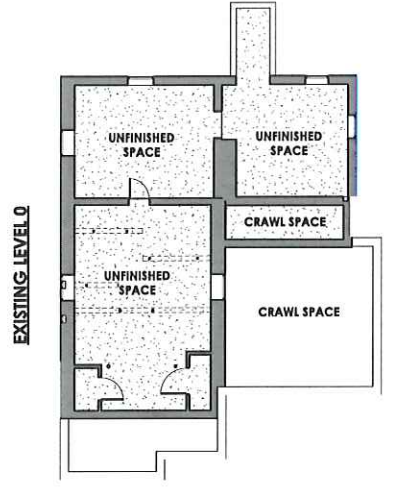
**OPEN SPACE RATIO = 62%**

TOTAL LAND AREA: 5,301	ALLOWED	PROVIDED
MINIMUM TOTAL OPEN SPACE (30%) =	5301 x 0.3 = 1590	3297 - 62%
50% OF TOTAL REQUIRED @15'X15'	1590 x 0.5 = 795	1050 - 66%
DECKS <25% OF TOTAL PROVIDED	3297 x 0.25 = 824	472 - 14%

**SETBACK LINES CALCULATIONS:**

FRONT YARD SETBACK: (H+L)/6  
(32.7+46.7)/6 = 13.2'

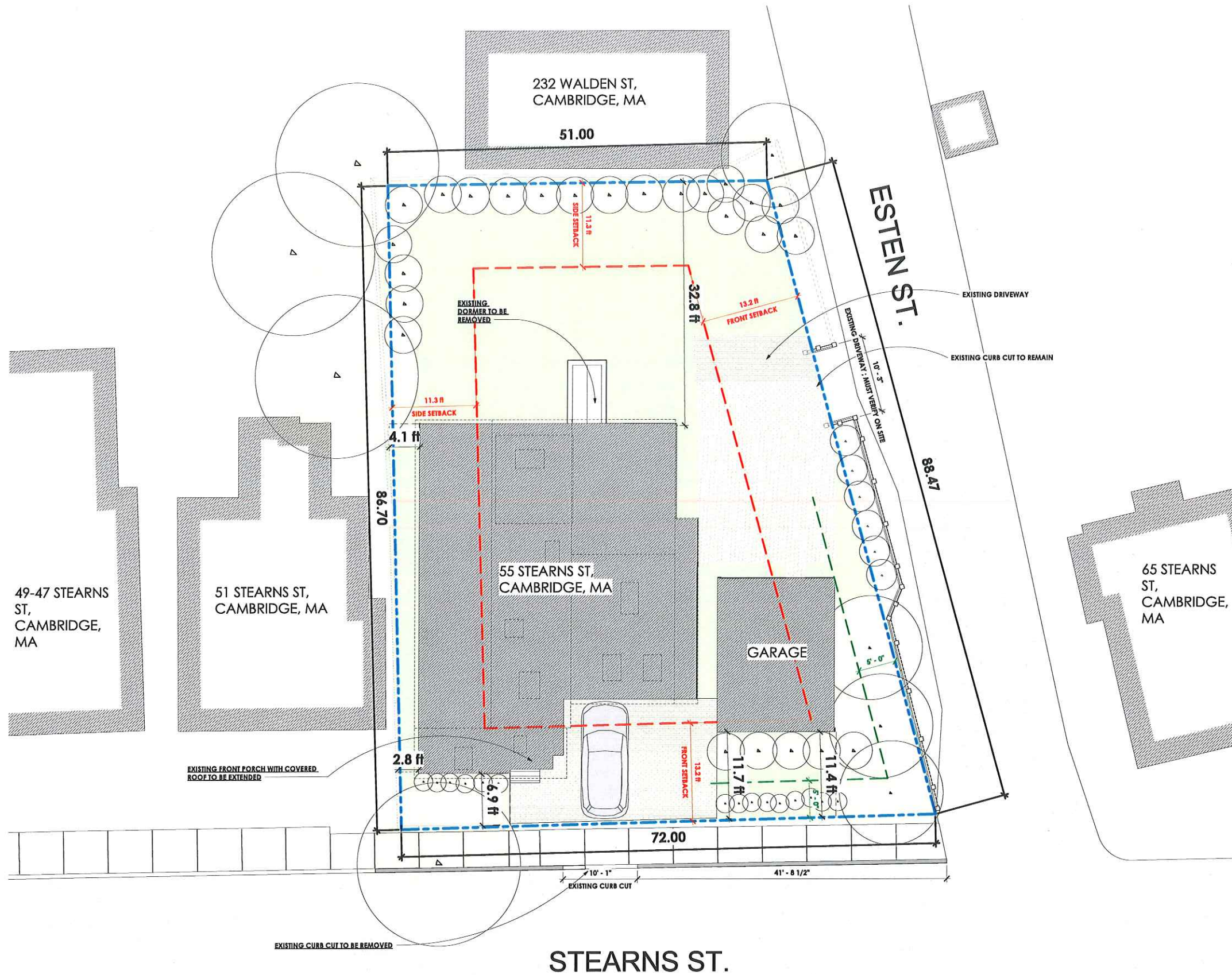
SIDE YARD SETBACK: (H+L)/7  
(32.7+46.7)/7 = 11.3'





SAM KACHMAR ARCHITECTS

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EXISTING SITE PLAN

LYNGBAEK RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEK  
 MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-003**

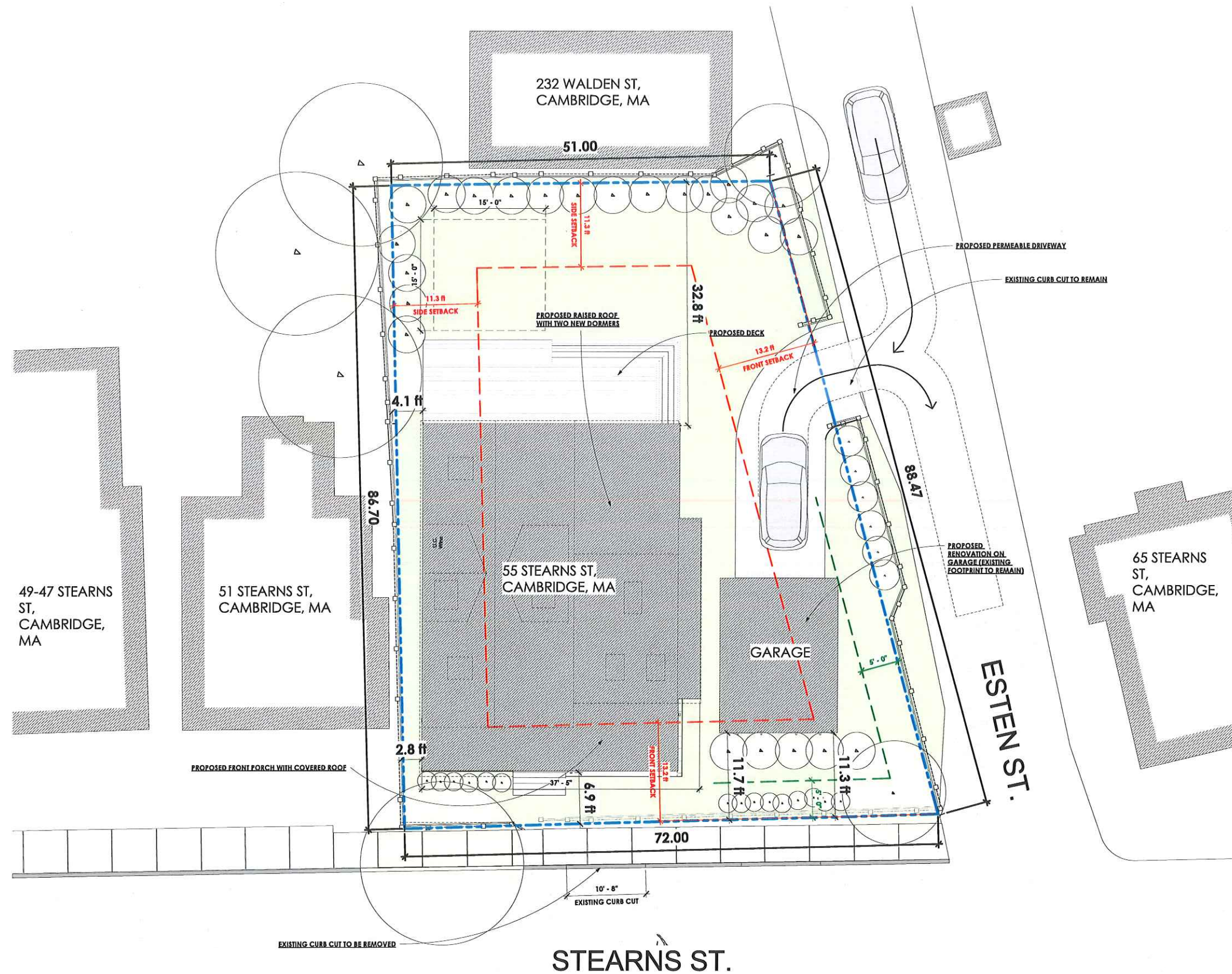
Scale 3/16" = 1'-0"



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**KEY:**

- SETBACK LINE
- PROPERTY LINE
- GARAGE SETBACK LINE

PROPOSED SITE PLAN

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-004**

Scale 3/16" = 1'-0"

EXISTING



PROPOSED



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EXISTING/PROPOSED SITE AXON

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number Project Number  
Date 01/19/2024  
Drawn by Author  
Checked by Checker

**BZA-005**

Scale



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SOLAR STUDY

LYNGBAEK RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEK  
 MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-006**

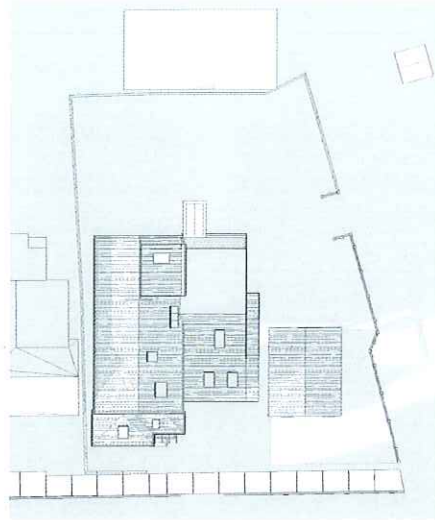
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AFTERNOON - 3PM

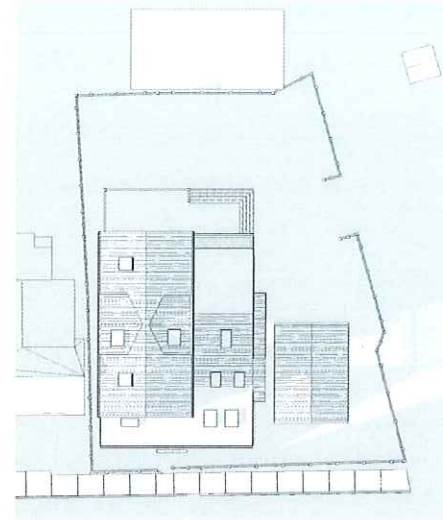
NOON - 12PM

MORNING - 9AM

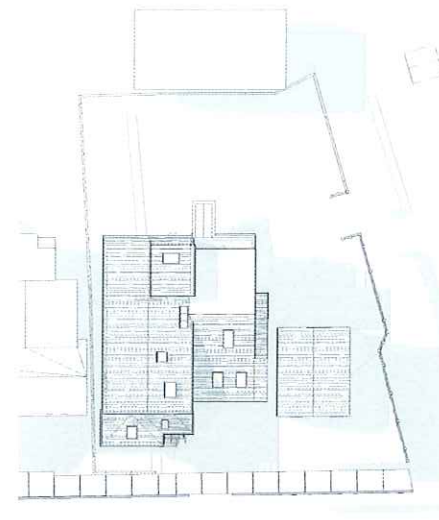
WINTER SOLSTICE - EXISTING



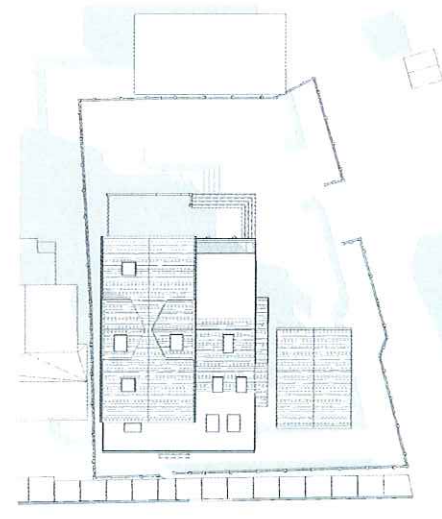
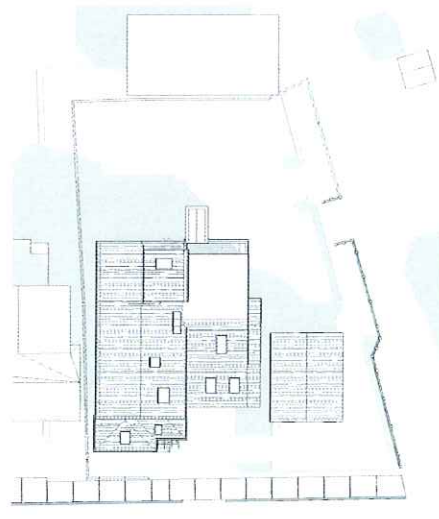
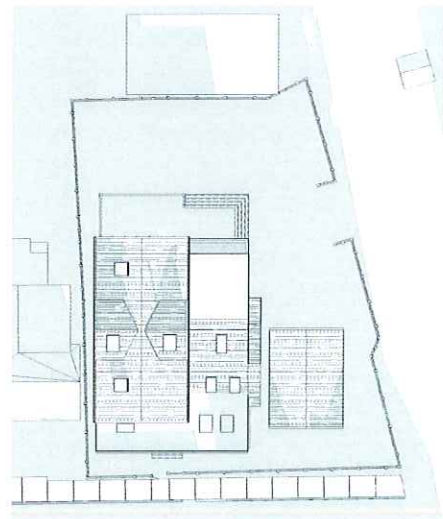
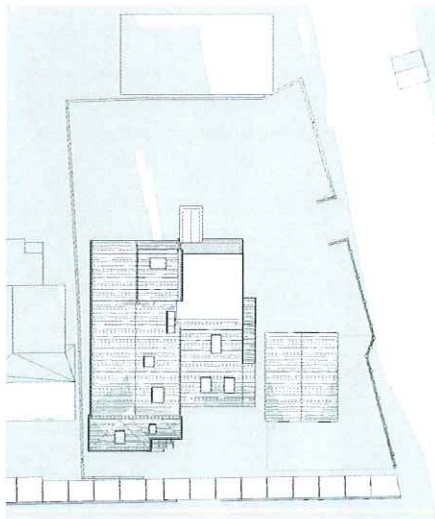
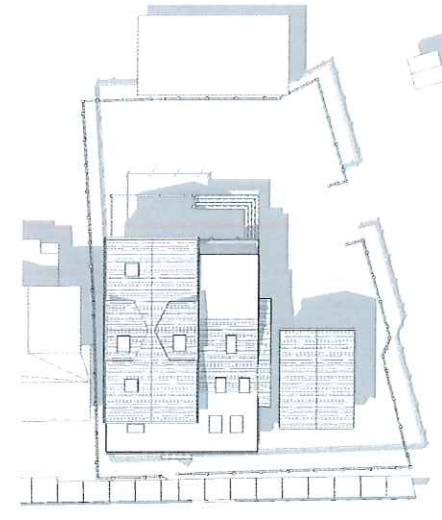
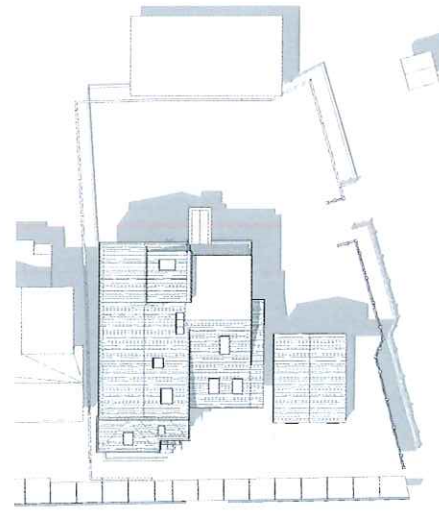
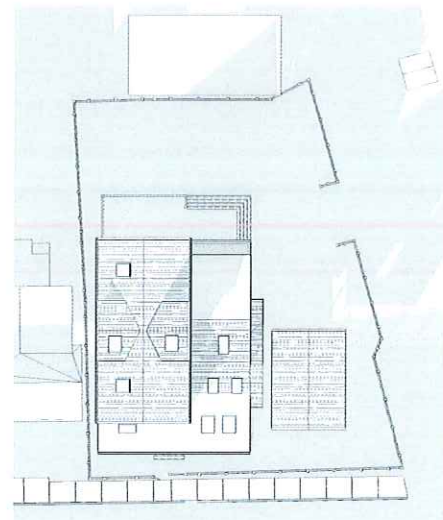
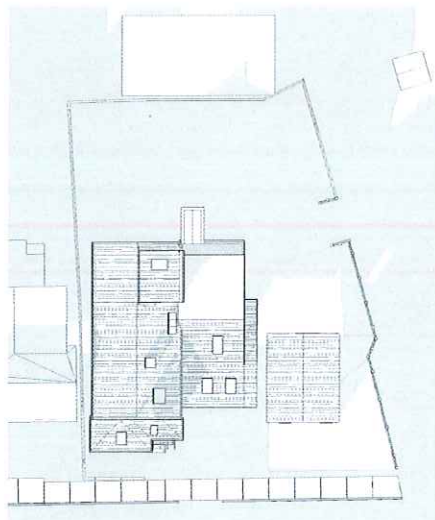
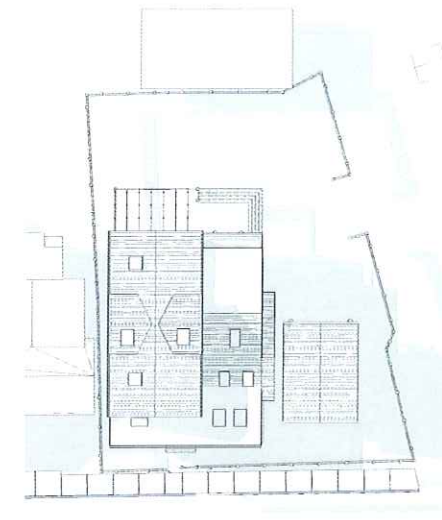
WINTER SOLSTICE - PROPOSED



SUMMER SOLSTICE - EXISTING



SUMMER SOLSTICE - PROPOSED





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STREETScape - STEARNS ST.

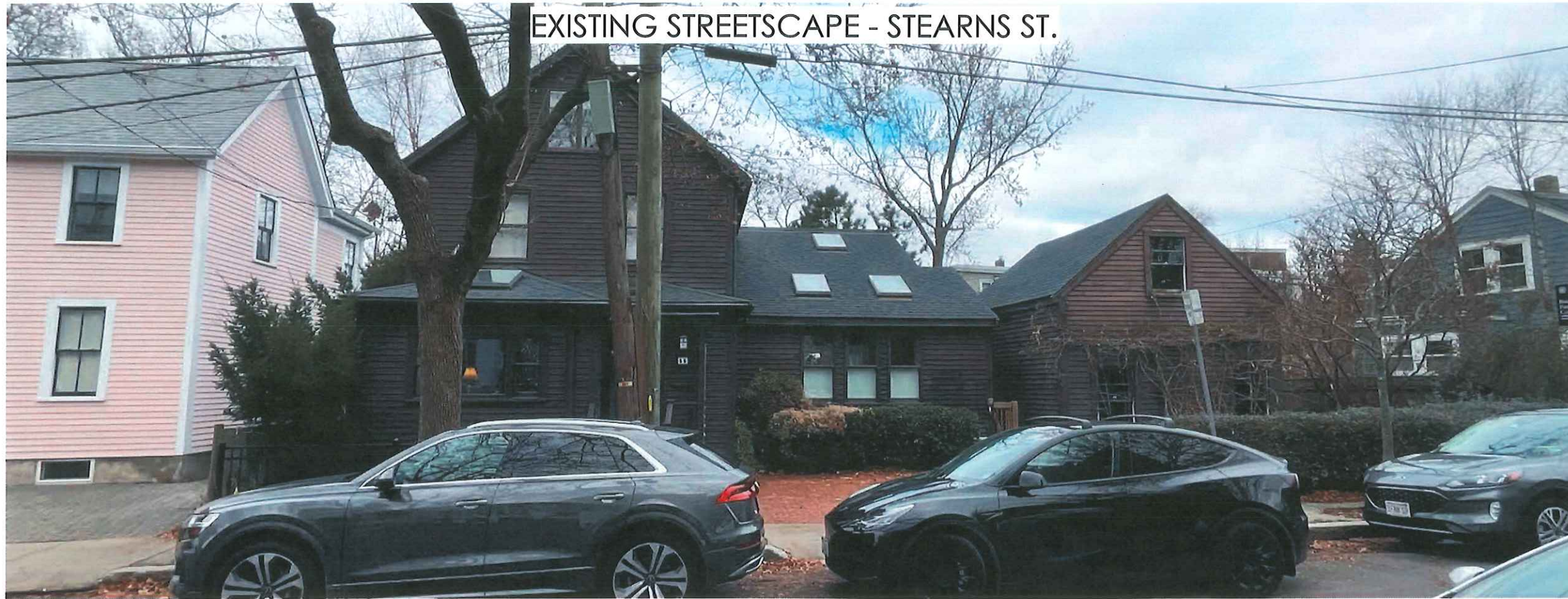
LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number Project Number  
Date 01/19/2024  
Drawn by Author  
Checked by Checker

**BZA-007**

Scale

EXISTING STREETScape - STEARNS ST.



PROPOSED STREETScape - STEARNS ST.

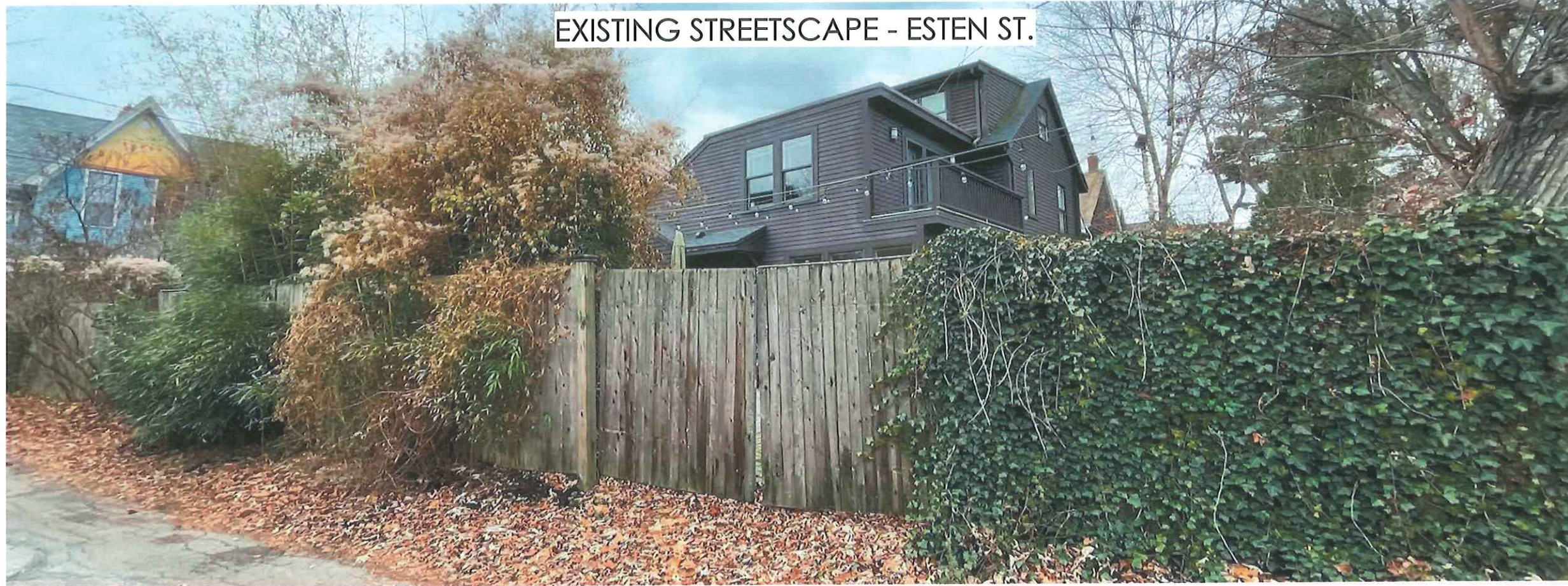




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EXISTING STREETScape - ESTEN ST.



PROPOSED STREETScape - ESTEN ST.

STREETScape - ESTEN ST.

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

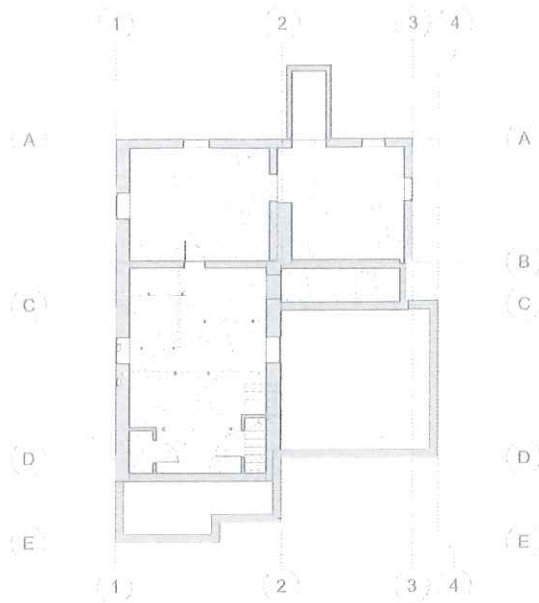
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Scale



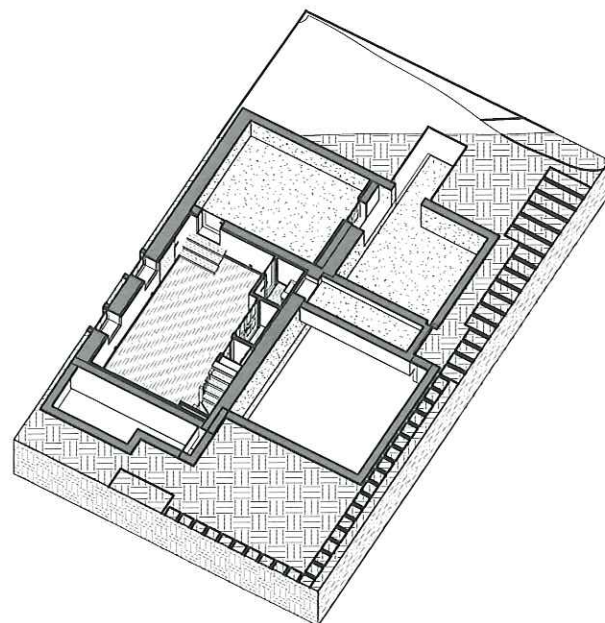
SAM KACHMAR ARCHITECTS

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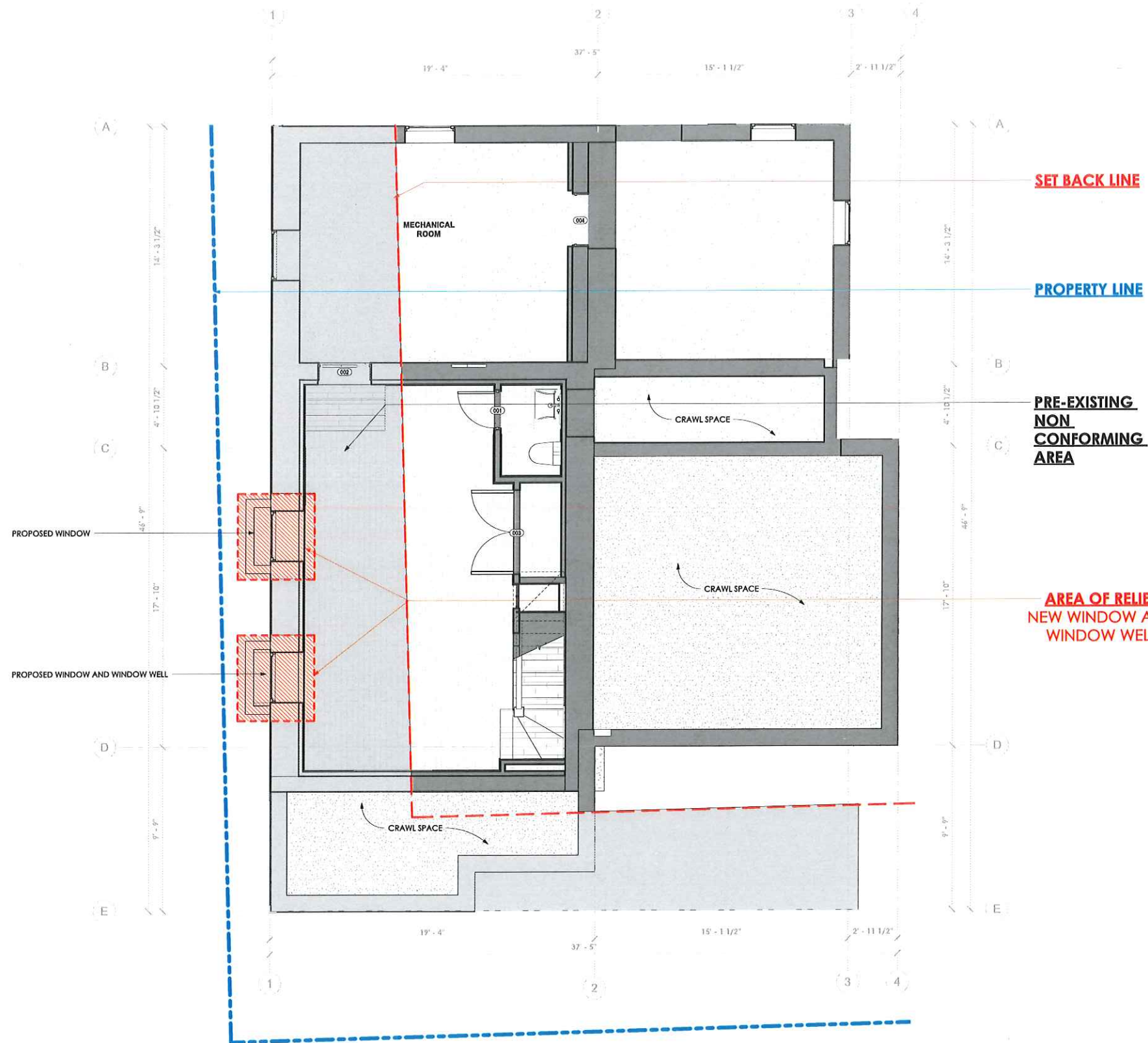
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CAMBRIDGE MA, 02138



2 EXISTING - LEVEL 0 BZA  
1/8" = 1'-0"



3 AXON - FLOOR 0 BZA



1 PROPOSED - LEVEL 0 BZA  
3/8" = 1'-0"

LEVEL 0

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-008**

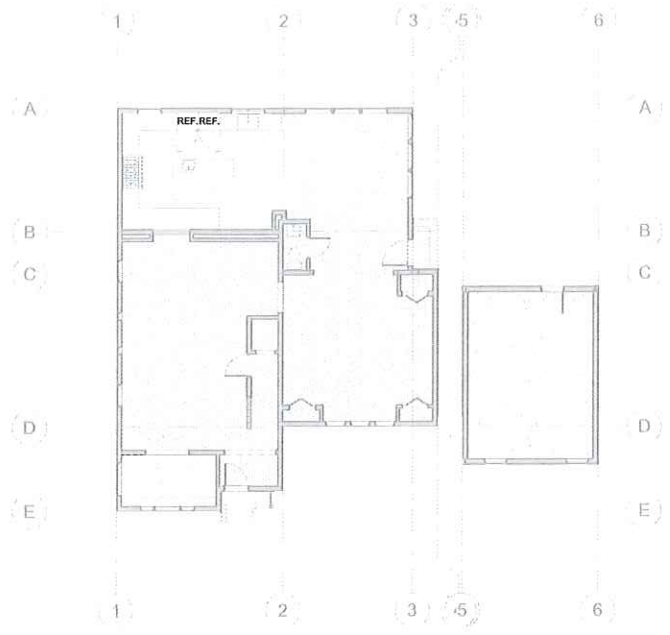
Scale As Indicated



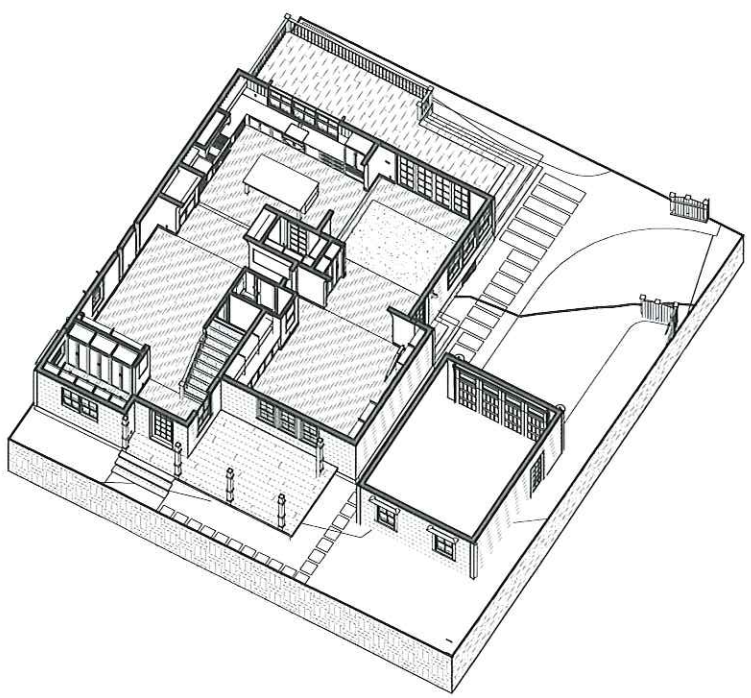


SAM KACHMAR ARCHITECTS

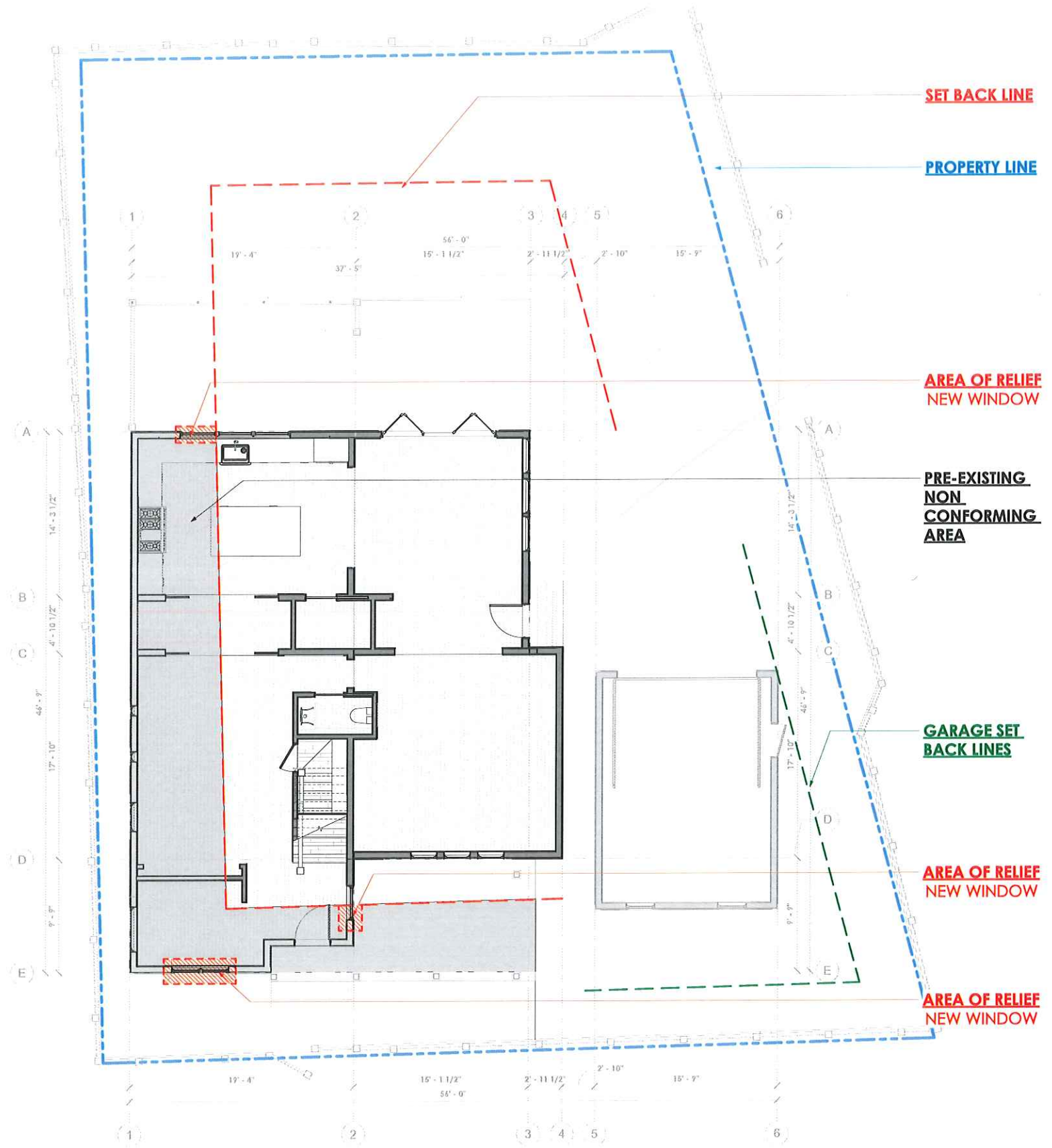
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1 EXISTING-LEVEL 1 BZA  
1/8" = 1'-0"



3 AXON - 1ST FLOOR OPTION BZA



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

LEVEL 1

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

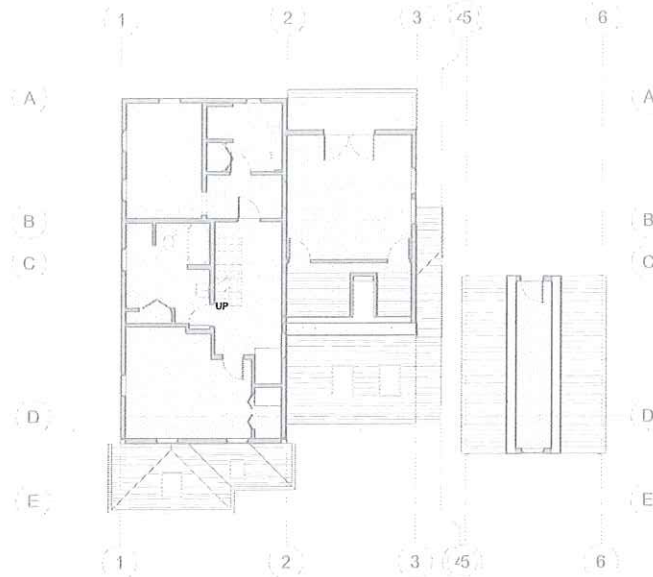
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Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-009**

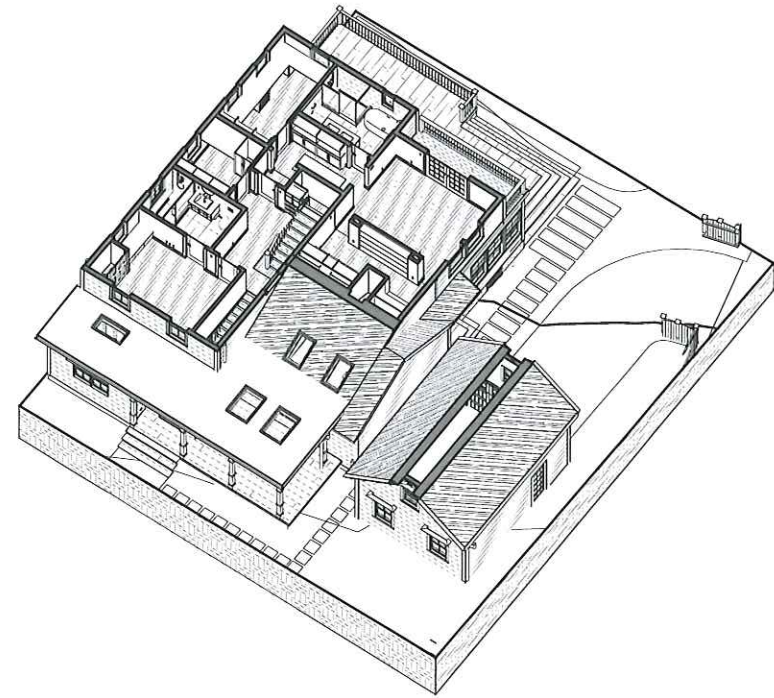
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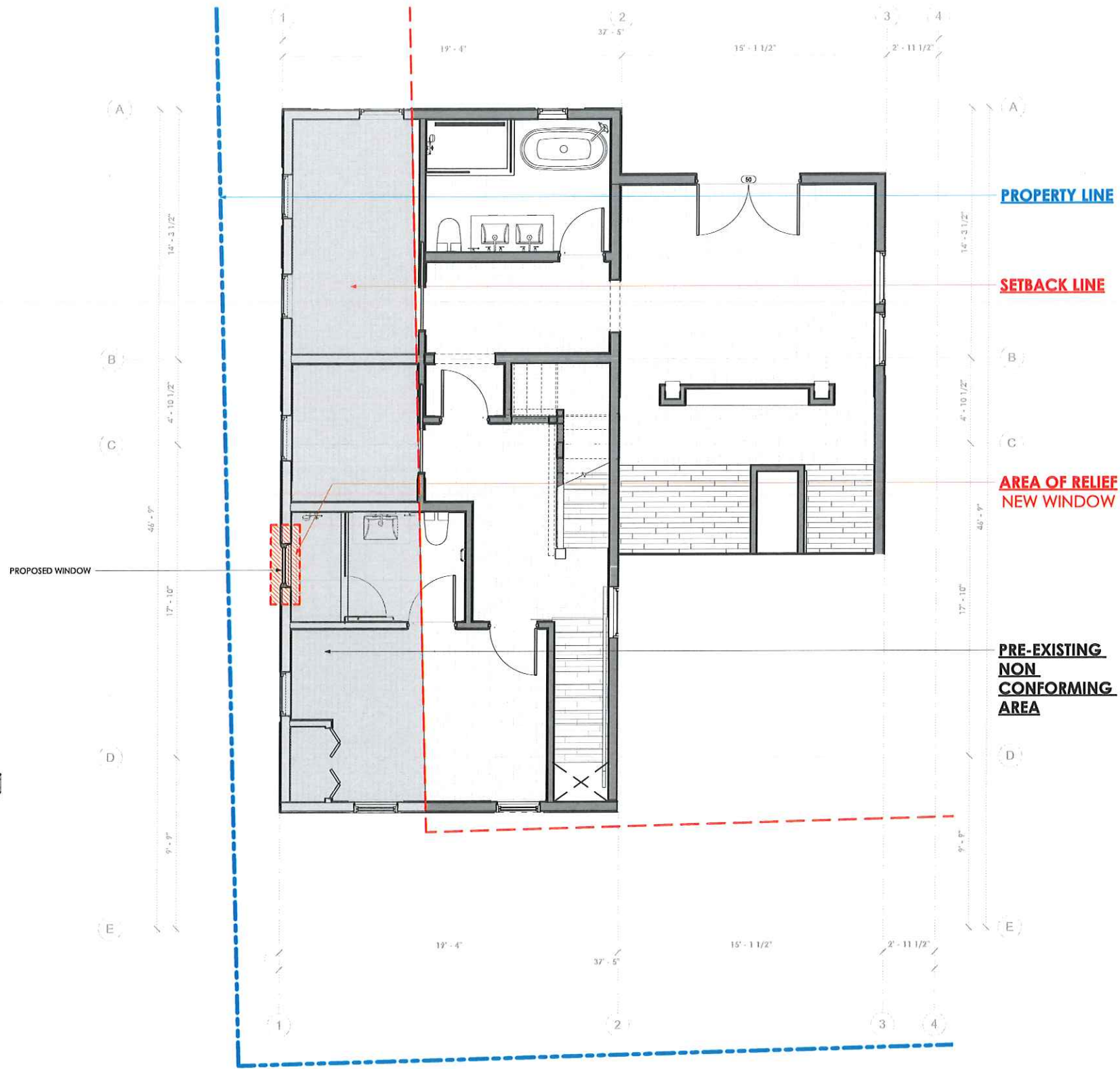
BZA-010 LEVEL 2



1 EXISTING - LEVEL 2 BZA  
1/8" = 1'-0"



3 AXON - 2ND FLOOR BZA



2 PROPOSED - LEVEL 2 BZA  
3/8" = 1'-0"



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LEVEL 2

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
Drawn by	Author
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**BZA-010**

Scale As indicated

1/19/2024 9:43:40 AM

BZA-011 LEVEL 3



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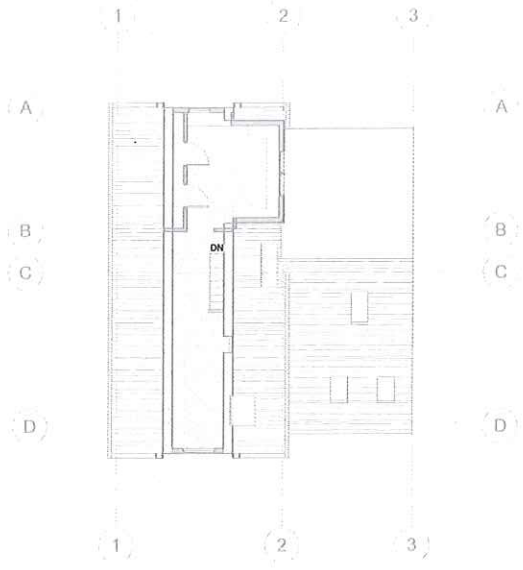
LEVEL 3

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

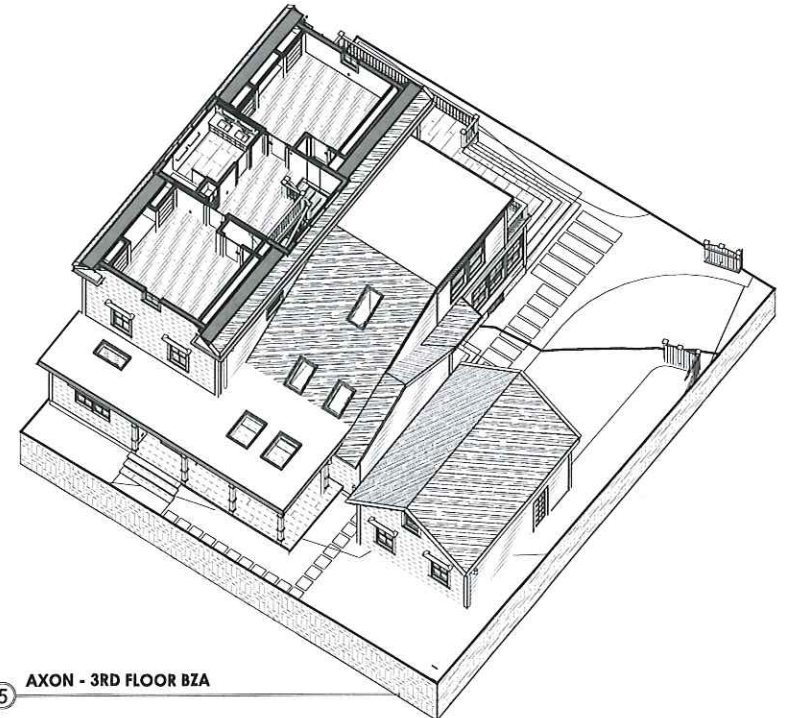
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Date	01/19/2024
Drawn by	Author
Checked by	Checker

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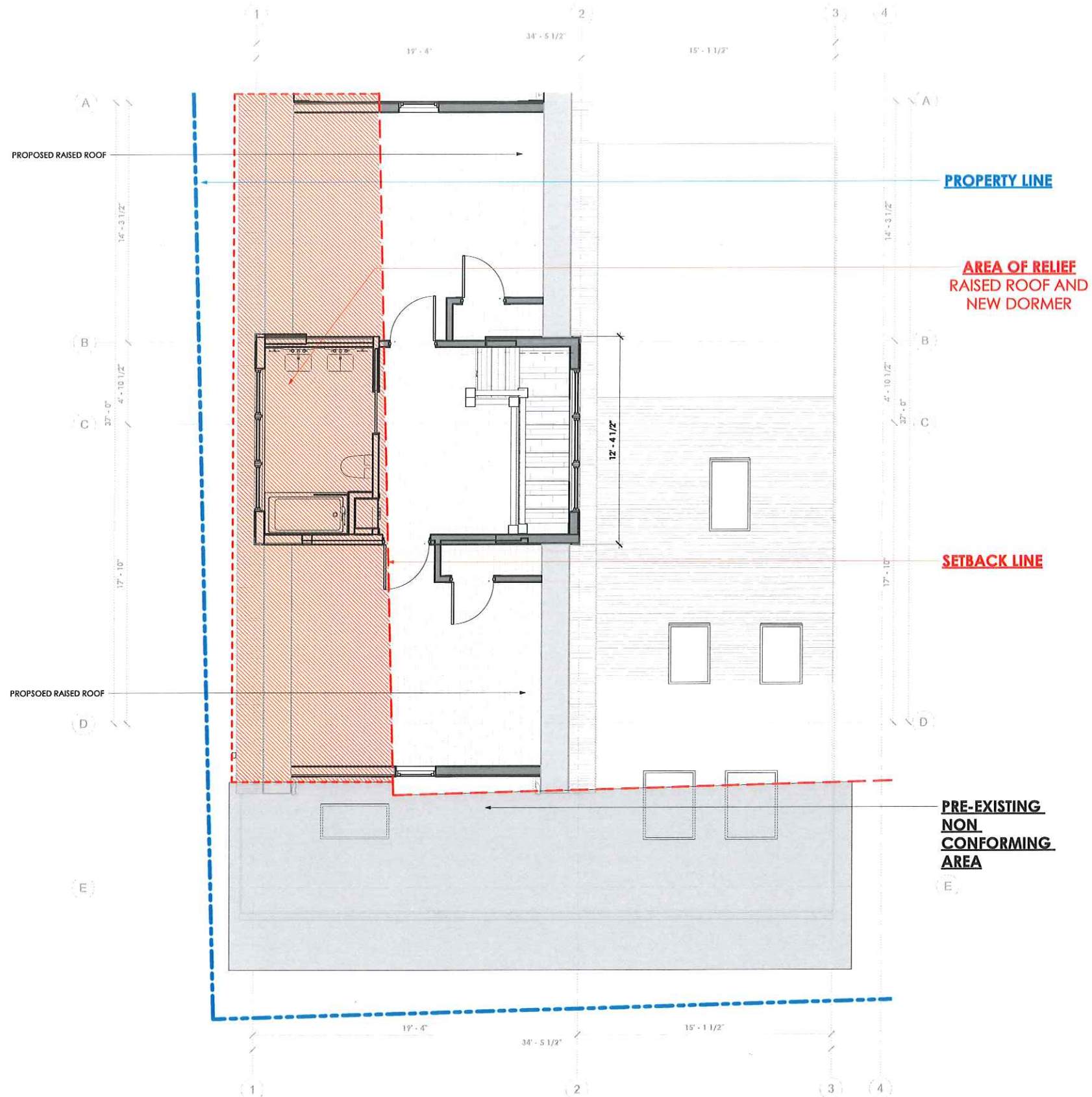
Scale As Indicated



① EXISTING - LEVEL 3 BZA  
1/8" = 1'-0"



⑤ AXON - 3RD FLOOR BZA



② PROPOSED - LEVEL 3 BZA  
3/8" = 1'-0"

1/18/2024 8:43:50 AM

BZA-012 ROOF

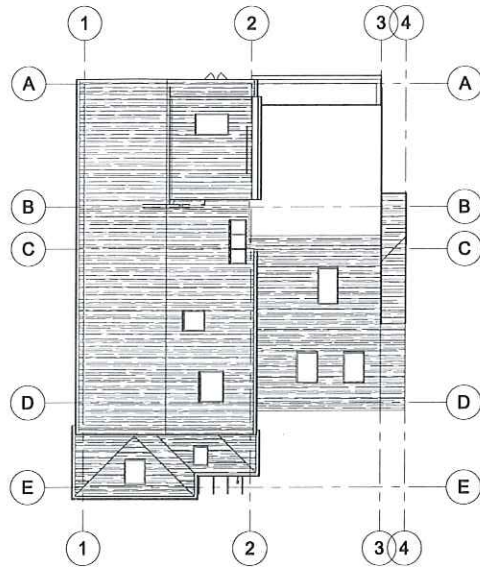


SAM KACHMAR ARCHITECTS

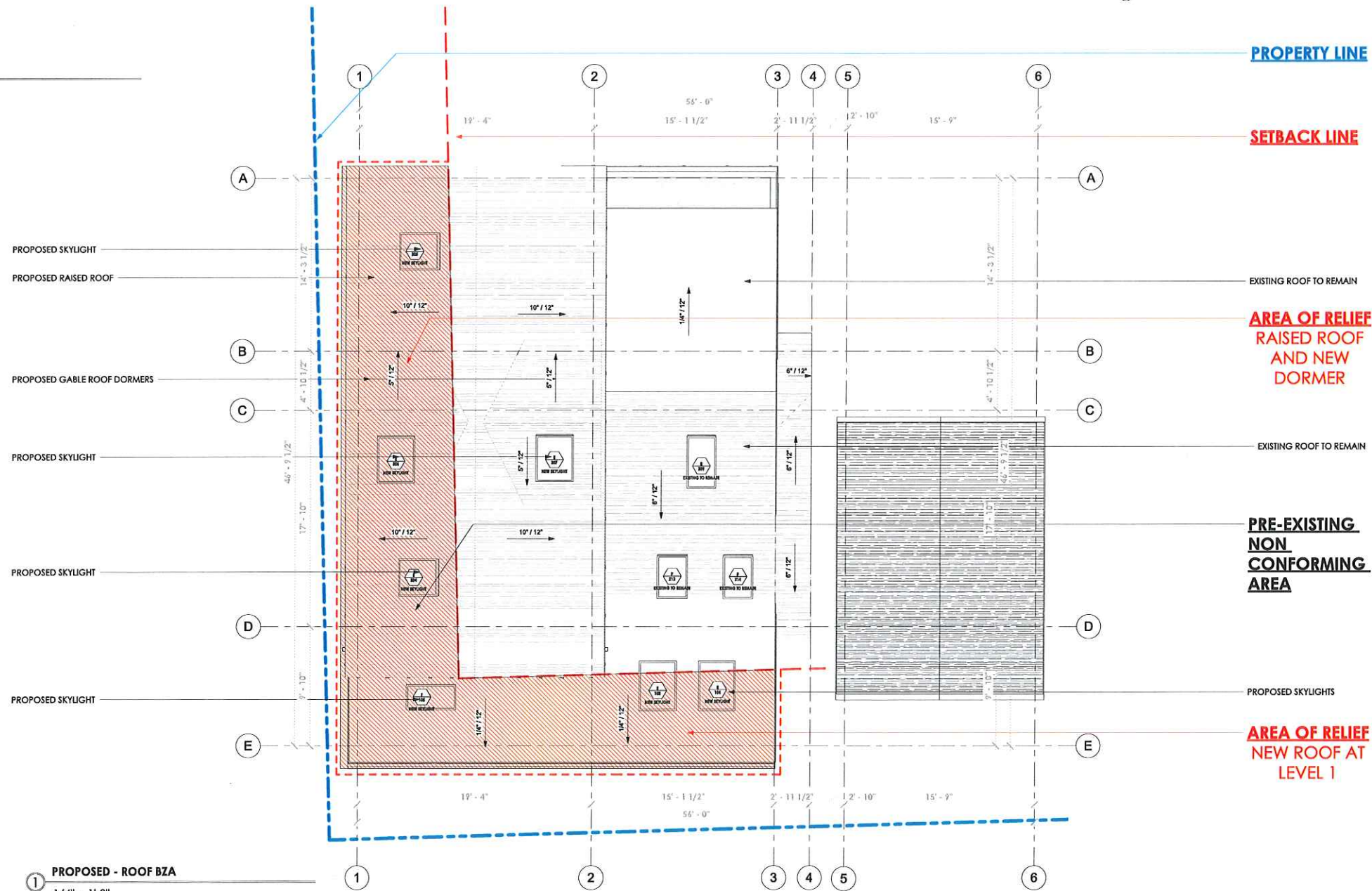
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3 ROOF AXON - BZA



2 EXISTING - ROOF BZA  
 1/8" = 1'-0"



1 PROPOSED - ROOF BZA  
 1/4" = 1'-0"

ROOF

LYNGBAEC RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEC  
 MEREDITH & STEFFEN LYNGBAEC

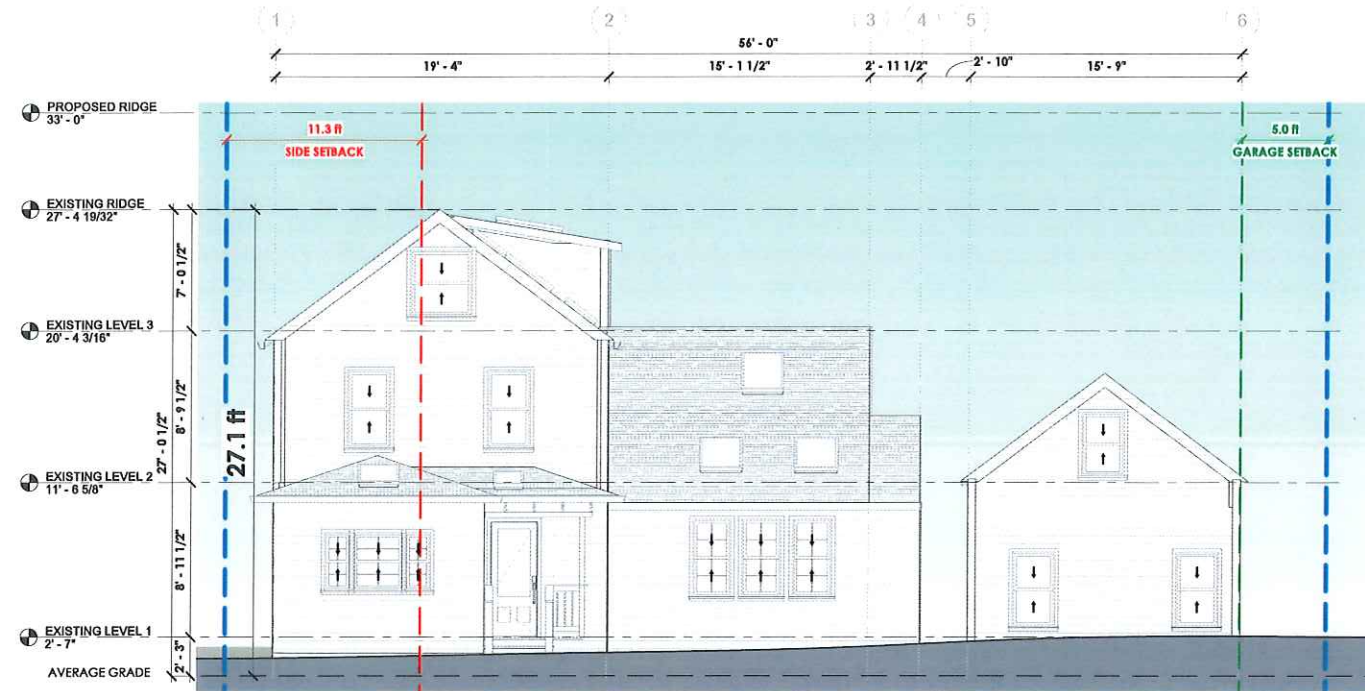
Project number Project Number  
 Date 01/18/2024  
 Drawn by Author  
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**BZA-012**

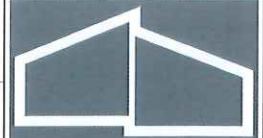
Scale As indicated

BZA-013 ELEVATION SOUTH

**EXISTING**



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

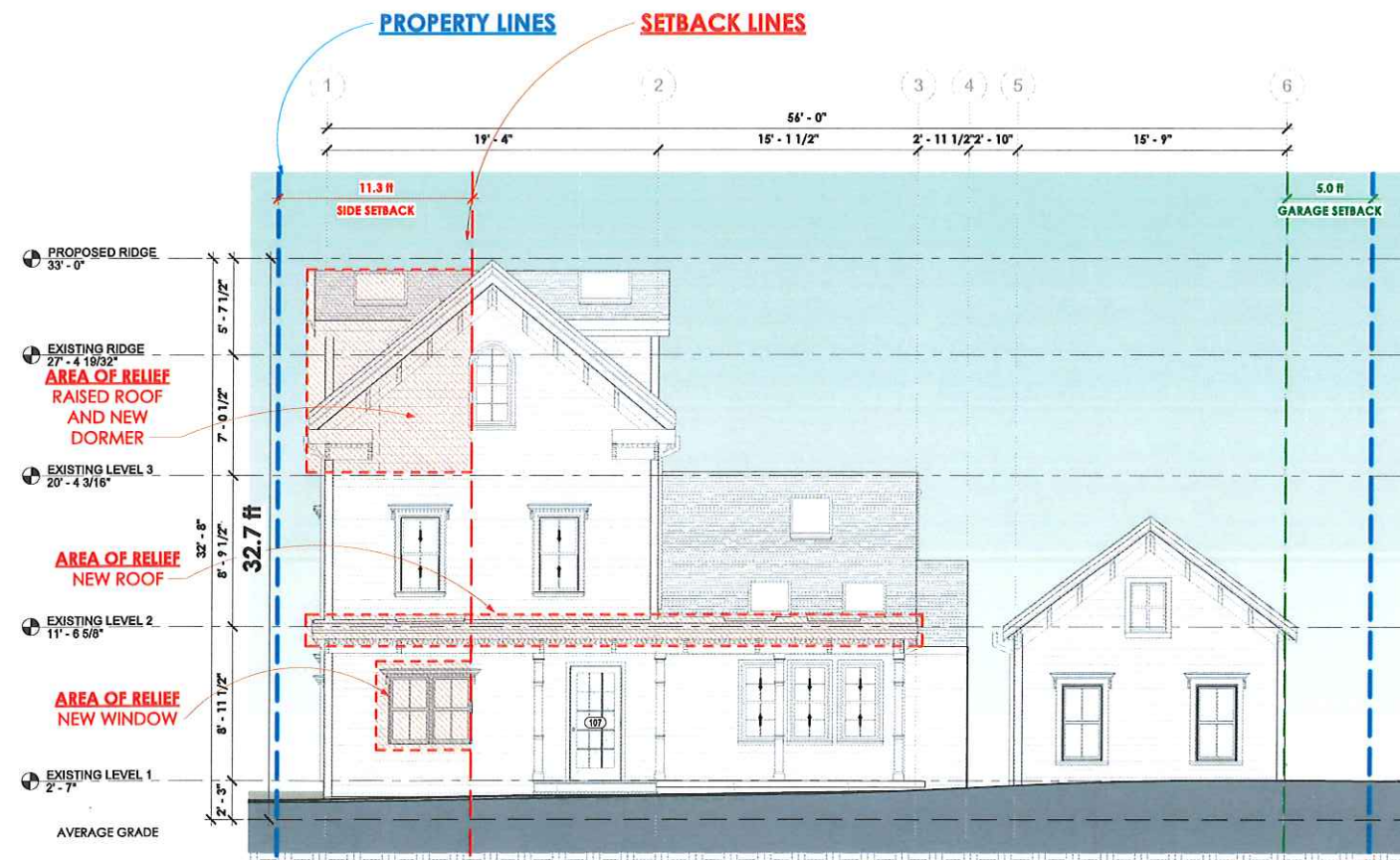


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**PROPOSED**



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



ELEVATION SOUTH

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-013**

Scale 1/4" = 1'-0"

1/19/2024 8:44:02 AM

BZA-014 ELEVATION WEST

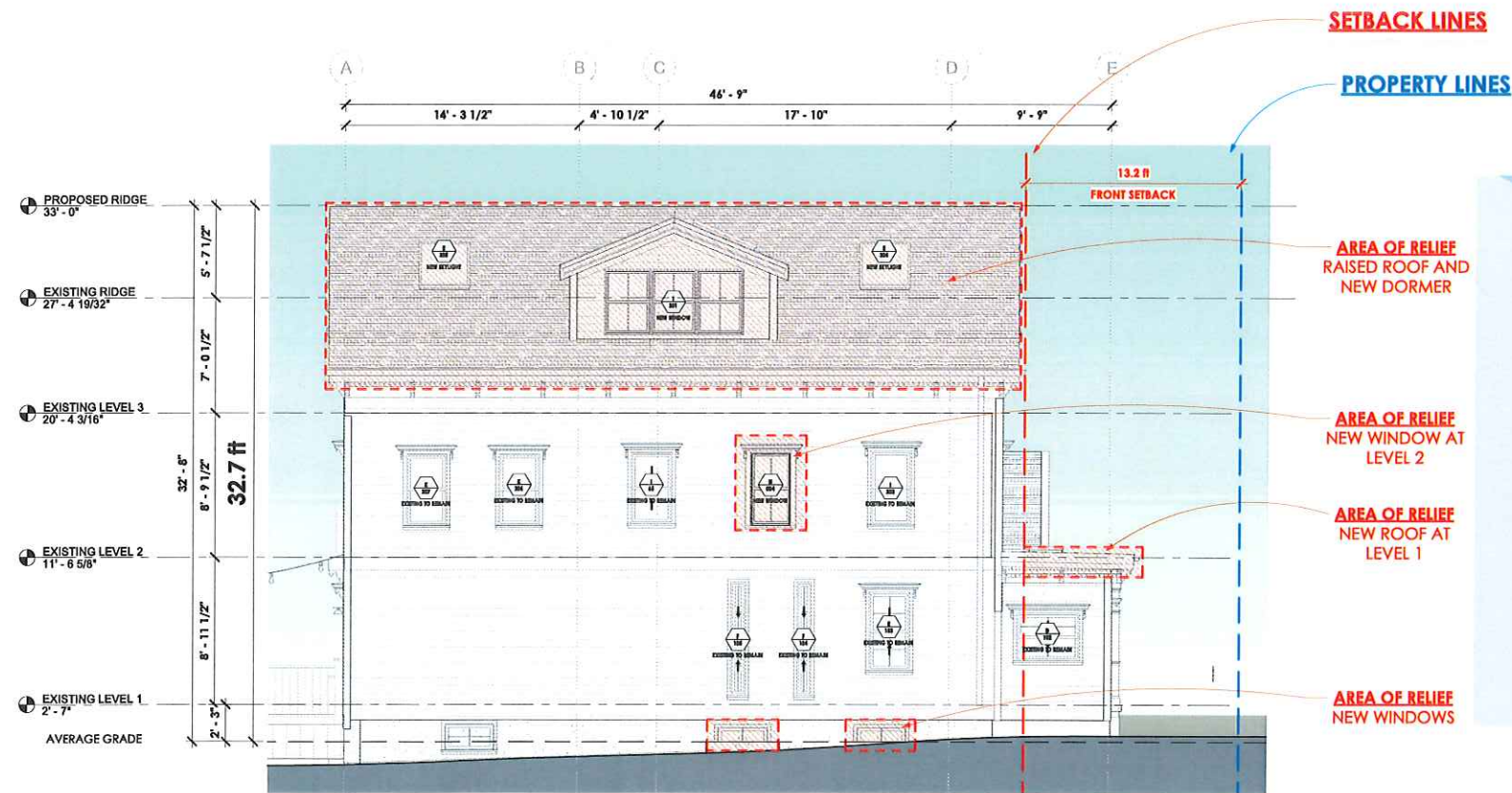
**EXISTING**



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



**PROPOSED**



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



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ELEVATION WEST

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

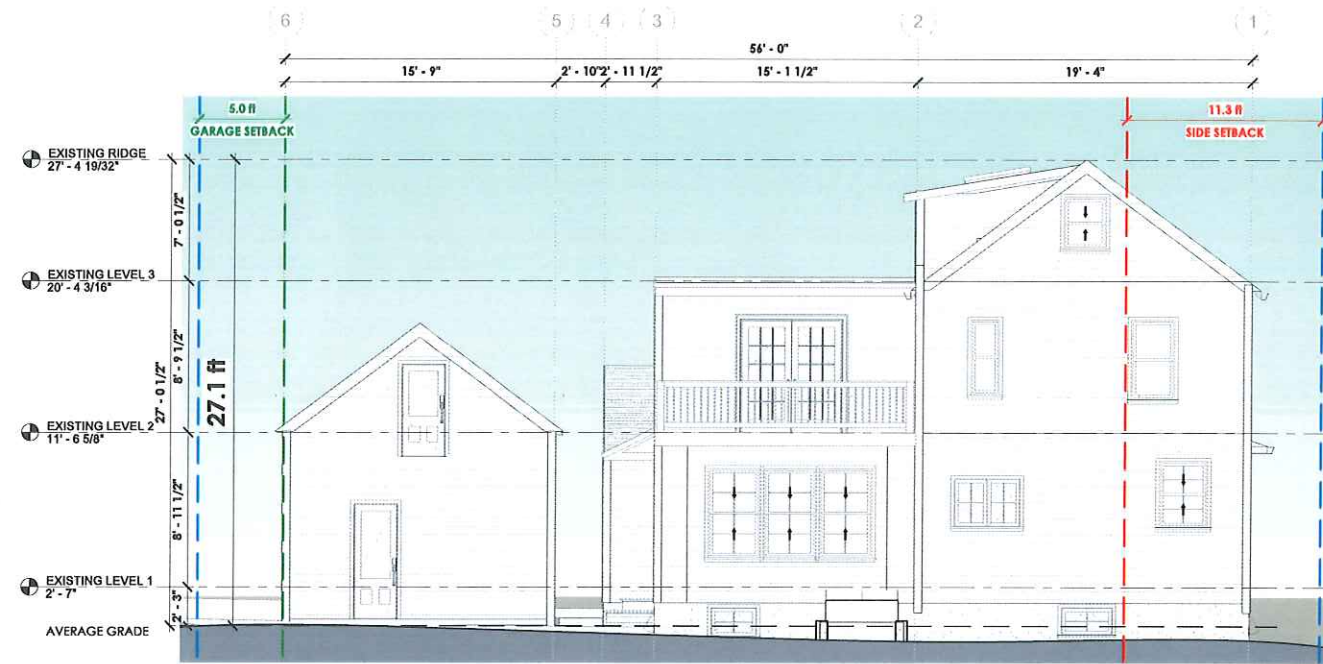
Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-014**

Scale 1/4" = 1'-0"

BZA-015 ELEVATION NORTH

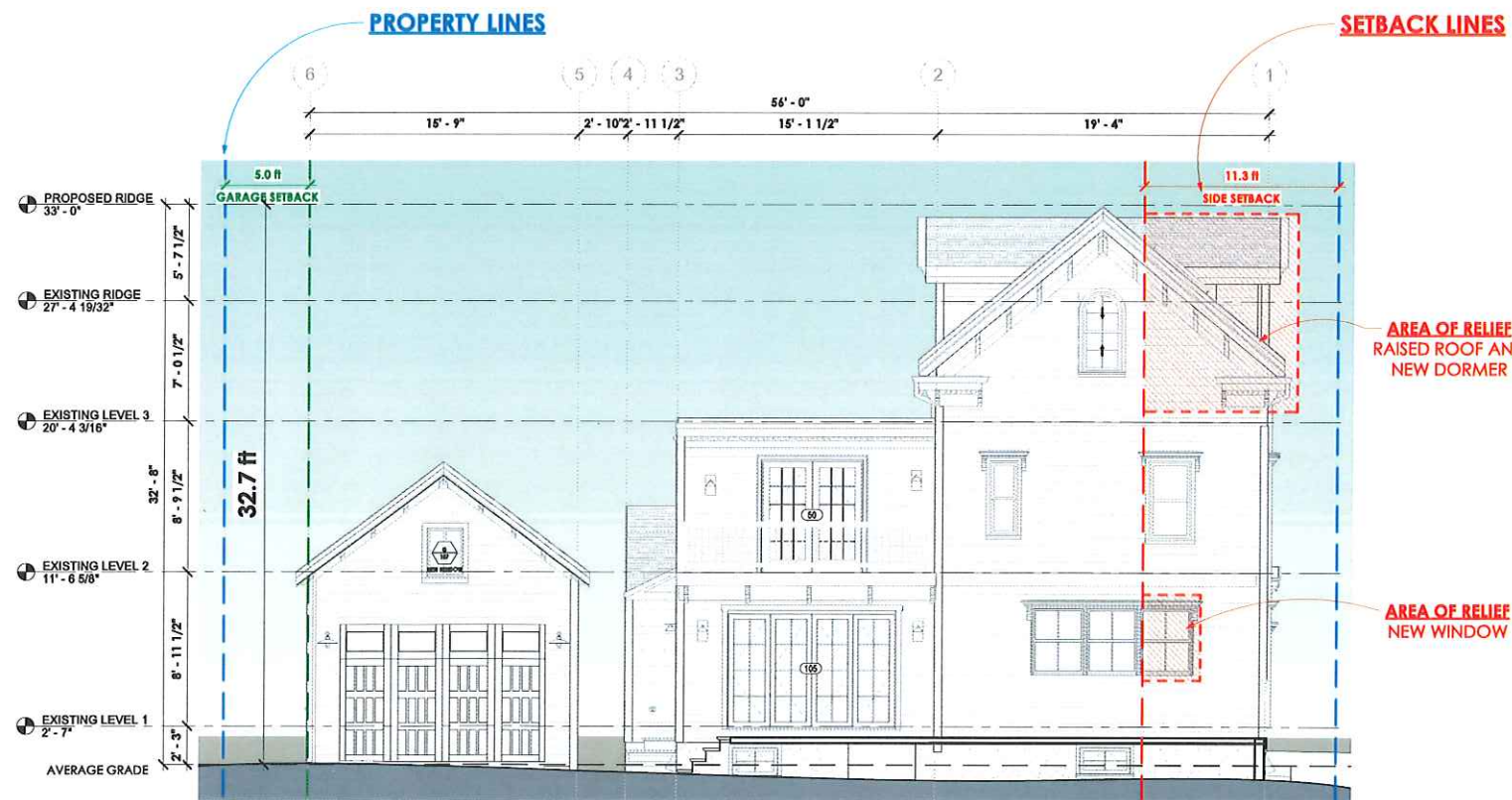
**EXISTING**



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



**PROPOSED**



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



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ELEVATION NORTH

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

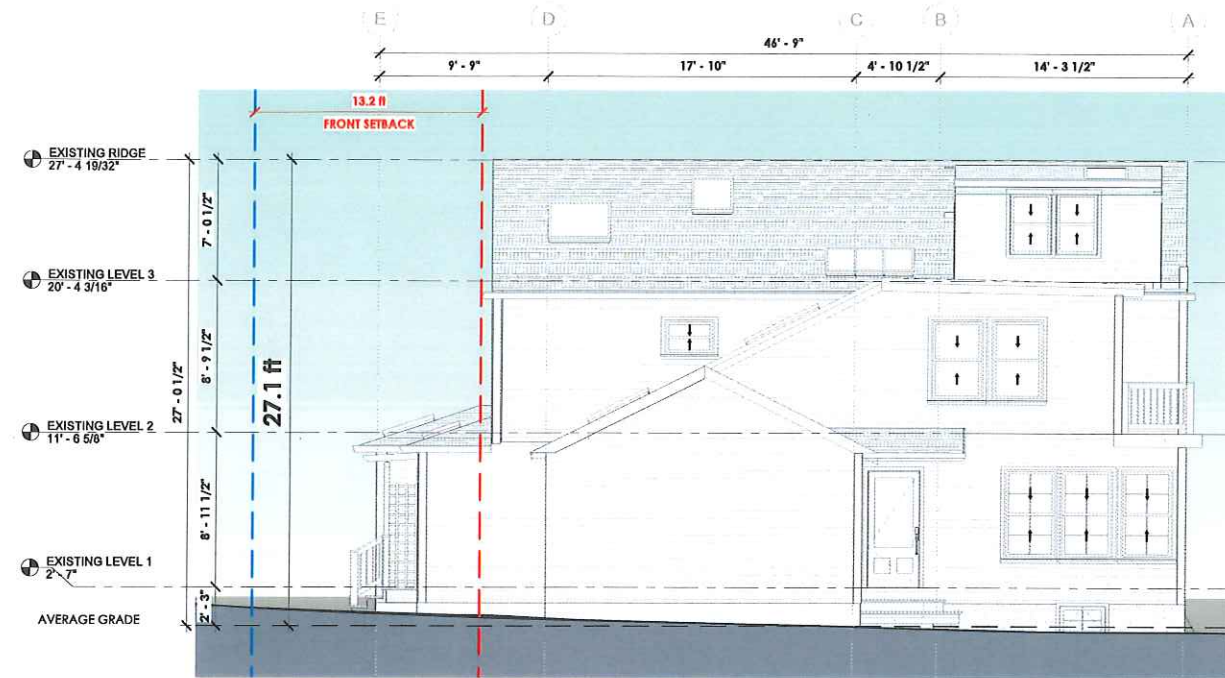
Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-015**

Scale 1/4" = 1'-0"

BZA-016 ELEVATION EAST

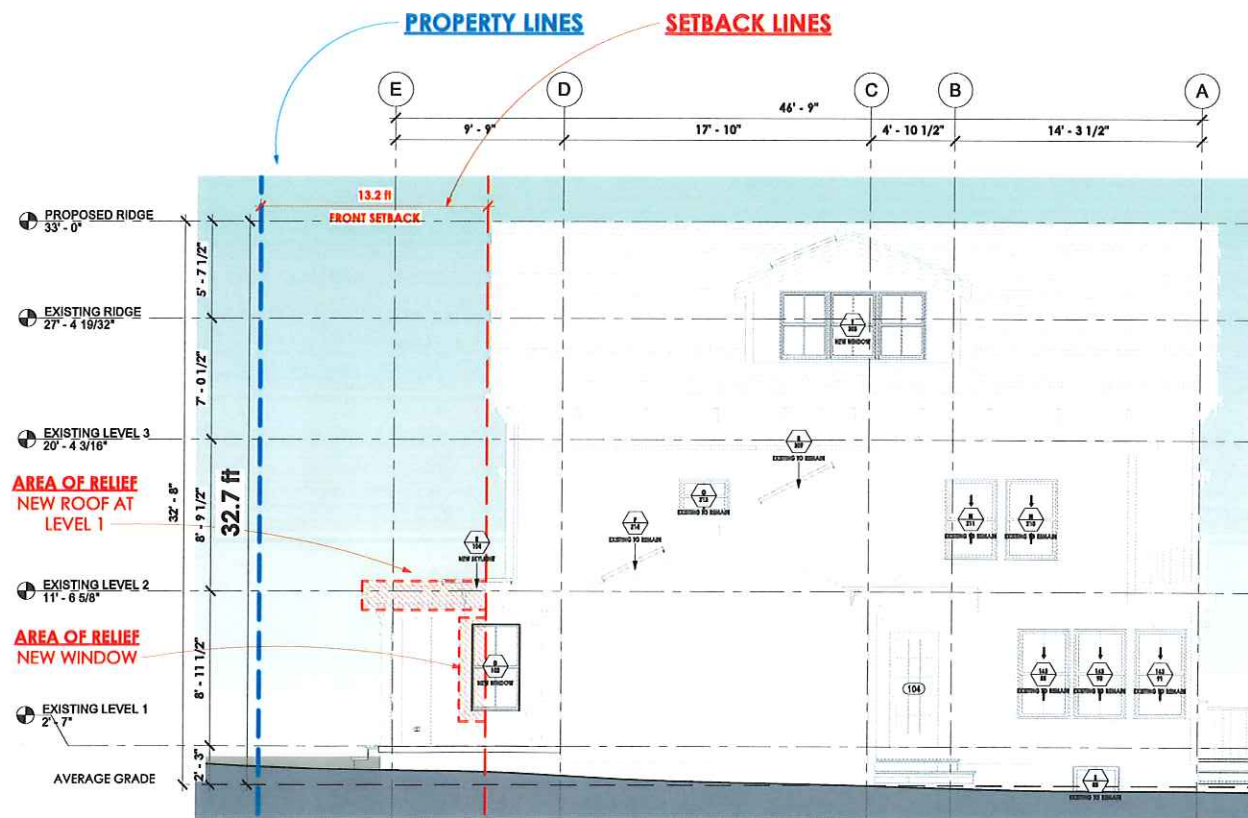
**EXISTING**



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



**PROPOSED**



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



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ELEVATION EAST

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

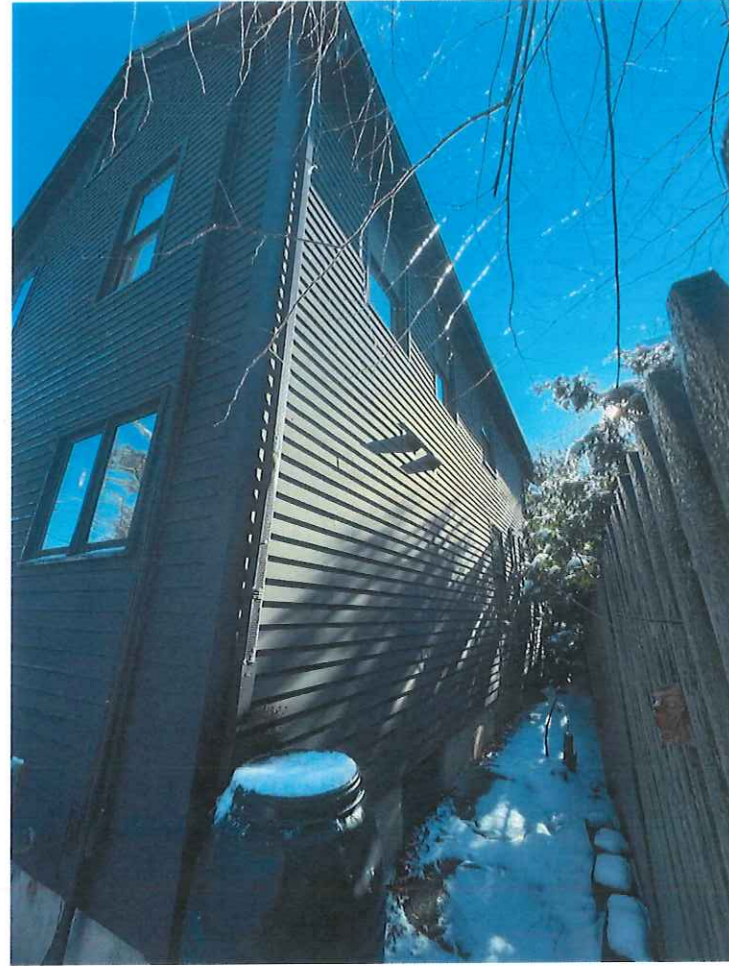
Project number Project Number  
Date 01/19/2024  
Drawn by Author  
Checked by Checker

**BZA-016**

Scale 1/4" = 1'-0"



BZA-016B EXISTING CONDITIONS PHOTOS



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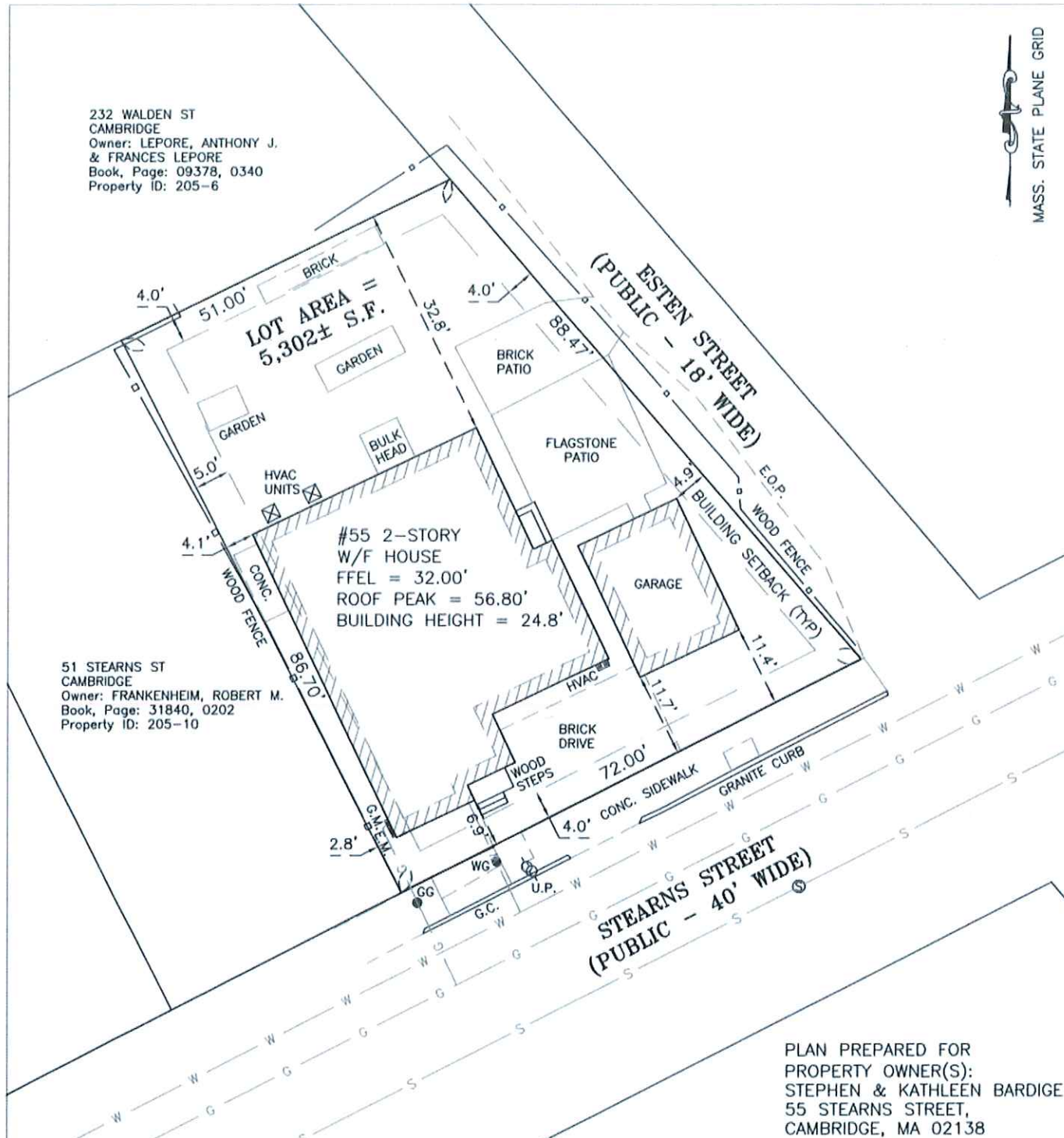
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EXISTING CONDITIONS PHOTOS

LYNGBAEK RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEK  
 MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
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Checked by	Checker

**BZA-016B**  
 Scale



PLAN PREPARED FOR  
PROPERTY OWNER(S):  
STEPHEN & KATHLEEN BARDIGE  
55 STEARNS STREET,  
CAMBRIDGE, MA 02138



ASSESSORS MAP: 205-9  
ZONING DISTRICT: C-1  
MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD = 4.0'  
SIDE YARD = 5.0'  
REAR YARD = 4.0'  
MAX. BUILDING HEIGHT = 35'  
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA = 30%

FIELD SURVEY: JP CALC. MT REVIEW TC

**RealMapInfo LLC**  
420 LAKESIDE AVENUE SUITE 403  
MARLBOROUGH, MA. 01752  
REALMAPINFO.COM 774-570-0642

**EXISTING CONDITIONS**

PLOT PLAN OF LAND IN  
**CAMBRIDGE, MASS**

SCALE: 1"=20'      DATE: 10/18/2023

DEED REF: BOOK: 12514 PAGE: 130

PLAN BOOK 68 PLAN 4

RECORDED @ MIDDLESEX COUNTY REGISTRY OF DEEDS



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CERTIFIED PLOT PLAN

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number      Project Number  
Date      01/19/2024  
Drawn by      Author  
Checked by      Checker

**BZA-017**

Scale

SCAN QR CODE RENDER VIDEO



SCAN QR CODE



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RENDER VIDEO

*55 Alevias St.*

LYNGBAEK RESIDENCE

MEREDITH & STEFFEN LYNGBAEK

MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	01/19/2024
Drawn by	Author
Checked by	Checker

**BZA-018**

Scale

# LYNGBAEK RESIDENCE

**BZA SET**

MEREDITH & STEFFEN LYNGBAEK

12/07/2023

**55 STEARNS ST CAMBRIDGE, MA 02138**

PROJECT DESCRIPTION

THE LYNGBAEK RESIDENCE CONSISTS OF RENOVATING THE 1ST FLOOR BY ENLARGING THE KITCHEN, RELOCATING THE POWDER ROOM, AND ADDING A MUDROOM OFF OF THE MAIN ENTRY, AS WELL AS A BACK DECK AND A COVERED FRONT PORCH.

IN LEVEL 2, ACOMODATING A HOME OFFICE, REDESIGNING THE TWO BATHROOMS, ADDING A LAUNDRY ROOM, AND RELOCATING THE STAIRS TO LEVEL 3.

FOR THE 3RD FLOOR, THE SCOPE OF WORKS INCLUDES RAISING THE ROOF WITH THE ADDITION OF 2 DORMERS TO ALLOW MORE SPACE TO TWO BEDROOMS WITH A SHARED BATH.



AFFILIATES

ARCHITECT:

**SKA INC.**  
357 HURON AVE.  
CAMBRIDGE, MA 02138



GENERAL CONTRACTOR:

-

STRUCTURAL ENGINEER:

-

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A-203	ELEVATION EAST	1	Author	SKA
A-300	SECTION A	1	Author	SKA
A-301	SECTION B	1	Author	SKA
A-400	LEVEL 0 - FAMILY ROOM	1	Author	SKA
A-401	LEVEL 0 - POWDER ROOM	1	Author	SKA
A-402	LEVEL 1 - MUDROOM	1	Author	SKA
A-403	LEVEL 1 - LIVING ROOM	1	Author	SKA

Sheet List				
Sheet Number	Sheet Name	Count	Drawn By	Designed By
A-404	LEVEL 1 - KITCHEN	1	Author	SKA
A-404B	LEVEL 1 - KITCHEN ISLAND	1	Author	SKA
A-404C	LEVEL 1 - KITCHEN TRANSITION HALL	1	Author	SKA
A-405	LEVEL 1 - DINING ROOM	1	Author	SKA
A-406	LEVEL 1 - FAMILY ROOM	1	Author	SKA
A-407	LEVEL 1 - POWDER ROOM	1	Author	SKA
A-408	LEVEL 1 - PANTRY	1	Author	SKA
A-410	LEVEL 1 - GARAGE	1	Author	SKA
A-411	LEVEL 2 - GUEST BEDROOM	1	Author	SKA
A-412	LEVEL 2 - GUEST BATHROOM	1	Author	SKA
A-413	LEVEL 2 - HALLWAY	1	Author	SKA
A-414	LEVEL 2 - LAUNDRY ROOM	1	Author	SKA
A-415	LEVEL 2 - MAIN BEDROOM HALL	1	Author	SKA

Sheet List				
Sheet Number	Sheet Name	Count	Drawn By	Designed By
A-416	LEVEL 2 - HOME OFFICE	1	Author	SKA
A-417	LEVEL 2 - MAIN BATHROOM	1	Author	SKA
A-418	LEVEL 2 - MAIN BEDROOM	1	Author	SKA
A-418B	LEVEL 2 - MAIN CLOSET	1	Author	SKA
A-419	LEVEL 3 - BEDROOM 1	1	Author	SKA
A-420	LEVEL 3 - HALLWAY	1	Author	SKA
A-421	LEVEL 3 - KID'S BATHROOM	1	Author	SKA
A-422	LEVEL 3 - BEDROOM 2	1	Author	SKA
A-500	DETAILS	1	Author	SKA
A-601	WINDOW SCHEDULE	1	Author	SKA
A-602	DOOR SCHEDULE	1	Author	SKA
A-603	PLUMBING SCHEDULE	1	Author	SKA
A-605	ROOM AND FINISH SCHEDULE	1	Author	SKA
A-606	CABINTRY / MILLWORK SCHEDULE	1	Author	SKA

Sheet List				
Sheet Number	Sheet Name	Count	Drawn By	Designed By
A-607	APPLIANCE SCHEDULE	1	Author	SKA
A-608	ACCESSORIES SCHEDULE	1	Author	SKA
A-700	LEVEL 0 - R.C.P.	1	Author	SKA
A-701	LEVEL 0 - POWER PLAN	1	Author	SKA
A-702	LEVEL 1 - R.C.P.	1	Author	SKA
A-703	LEVEL 1 - POWER PLAN	1	Author	SKA
A-704	LEVEL 2 - R.C.P.	1	Author	SKA
A-705	LEVEL 2 - POWER PLAN	1	Author	SKA
A-706	LEVEL 3 - R.C.P.	1	Author	SKA
A-707	LEVEL 3 - POWER PLAN	1	Author	SKA
A-800	OPEN	1	Author	SKA
A-900	OPEN	1	Author	SKA

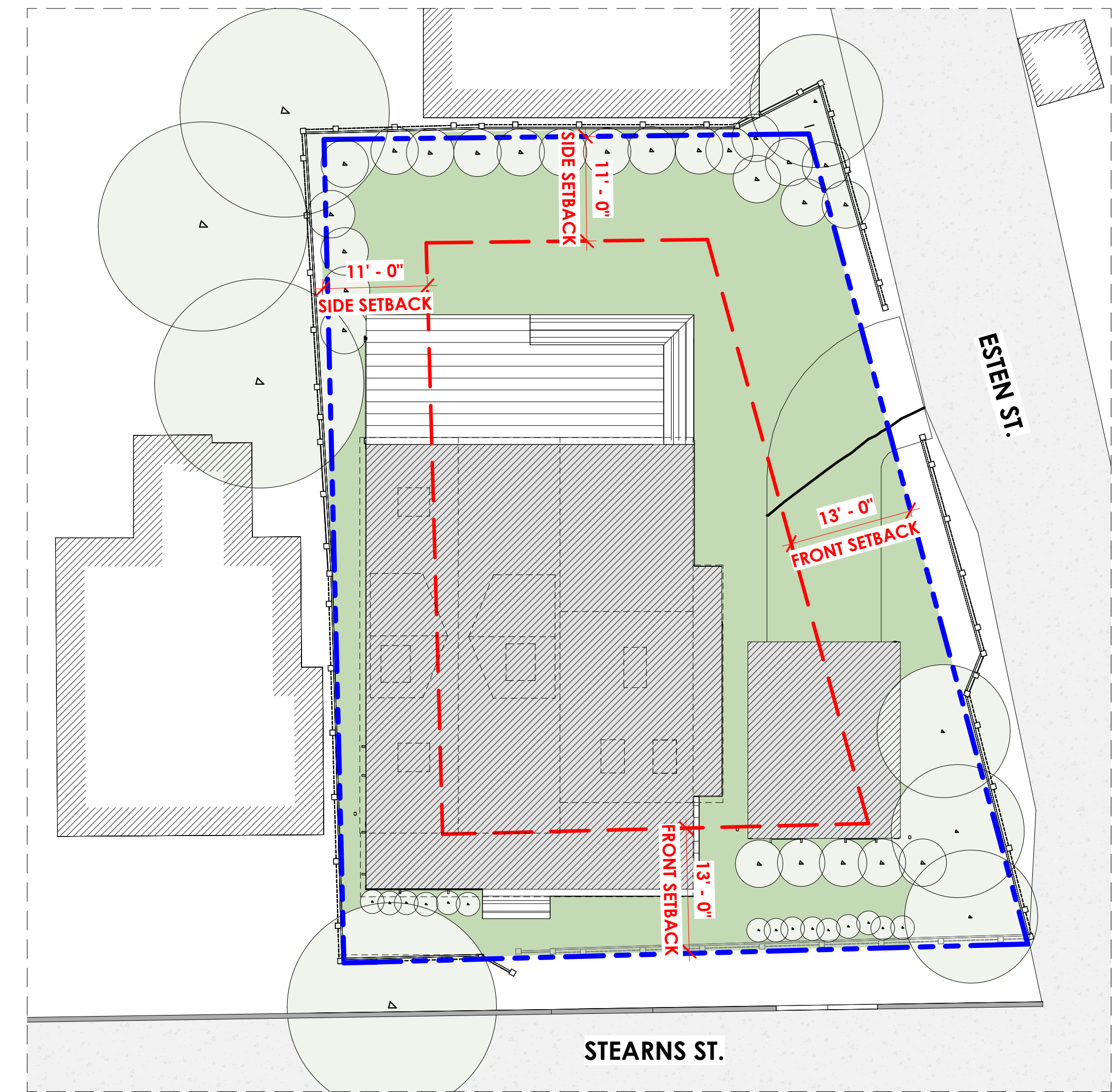
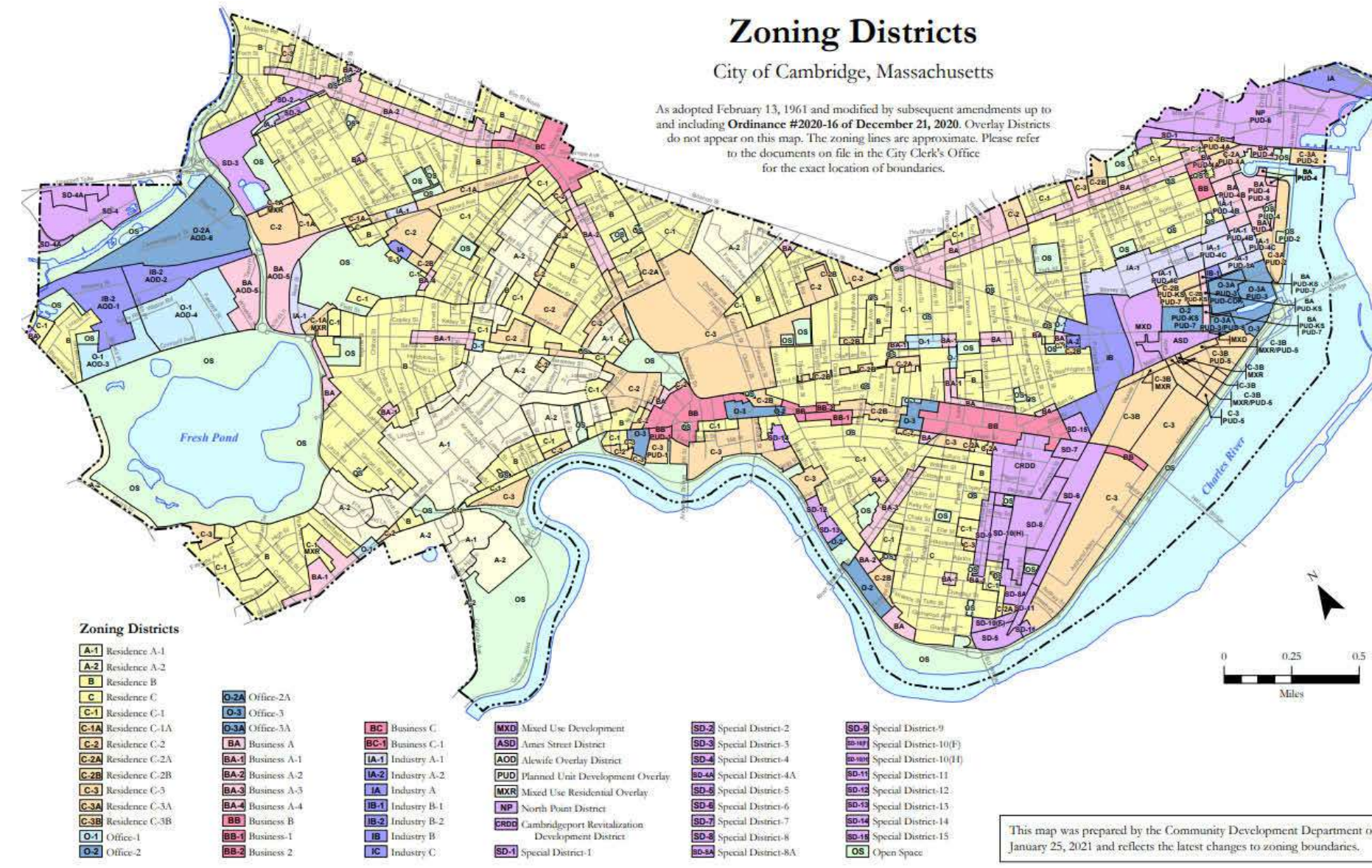
# ZONING DISTRICT - C1

LEVEL	NAME	AREA
EXISTING LEVEL 1	FINISHED LIVING SPACE	1502 SF
EXISTING LEVEL 1	COVERED PORCH	18 SF
EXISTING LEVEL 2	FINISHED LIVING SPACE	1060 SF
EXISTING LEVEL 3	FINISHED ATTIC	284 SF
<b>TOTAL = 2,864 SF</b>		

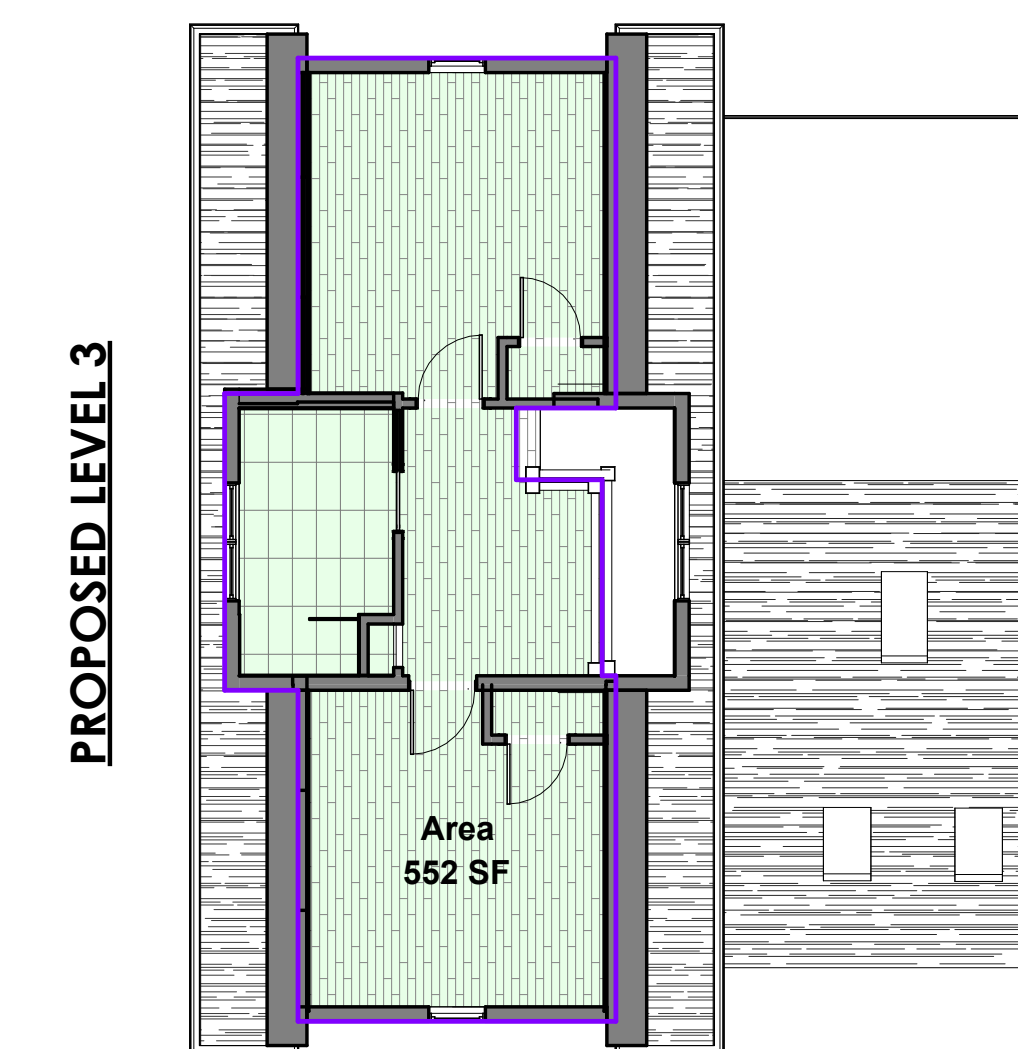
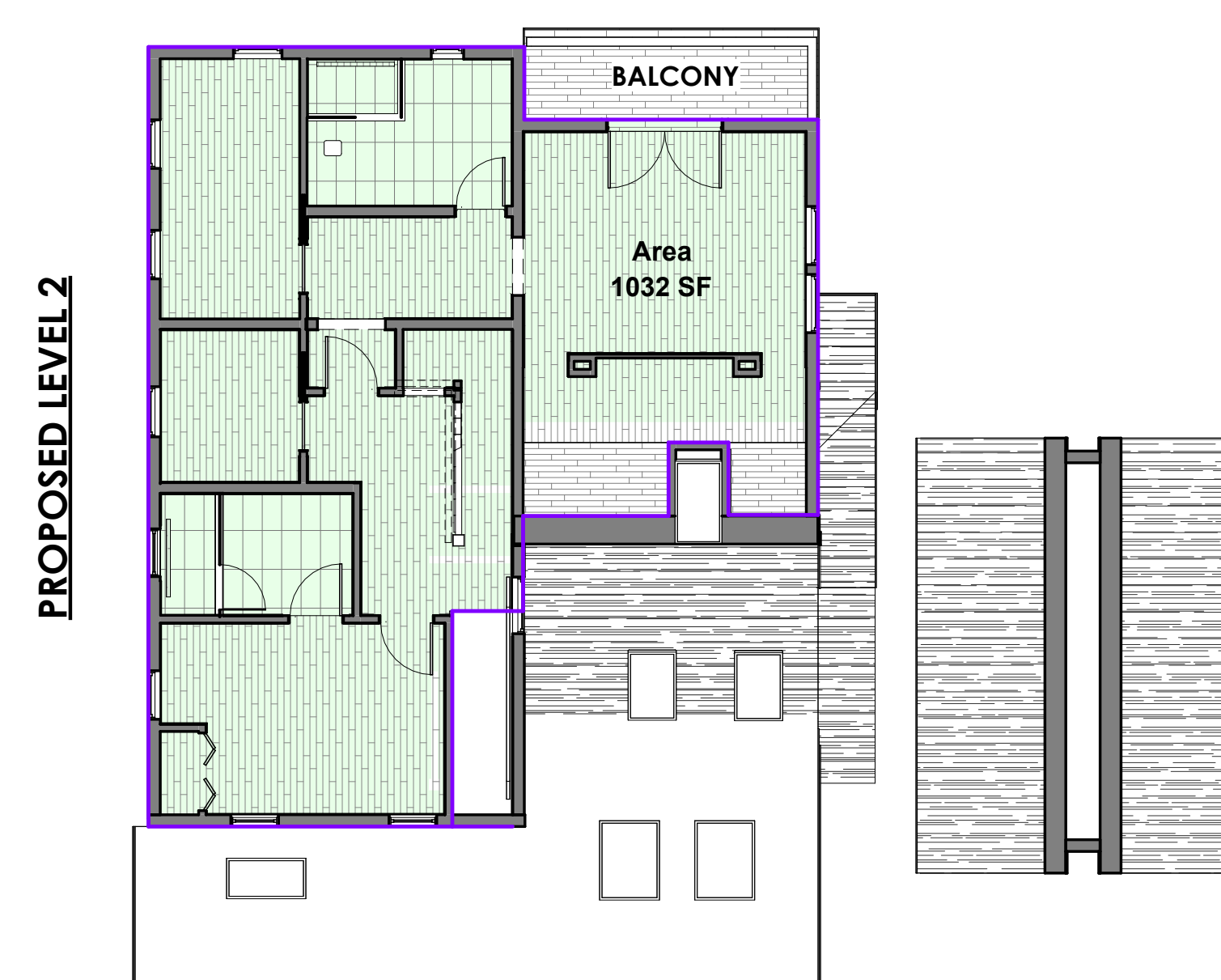
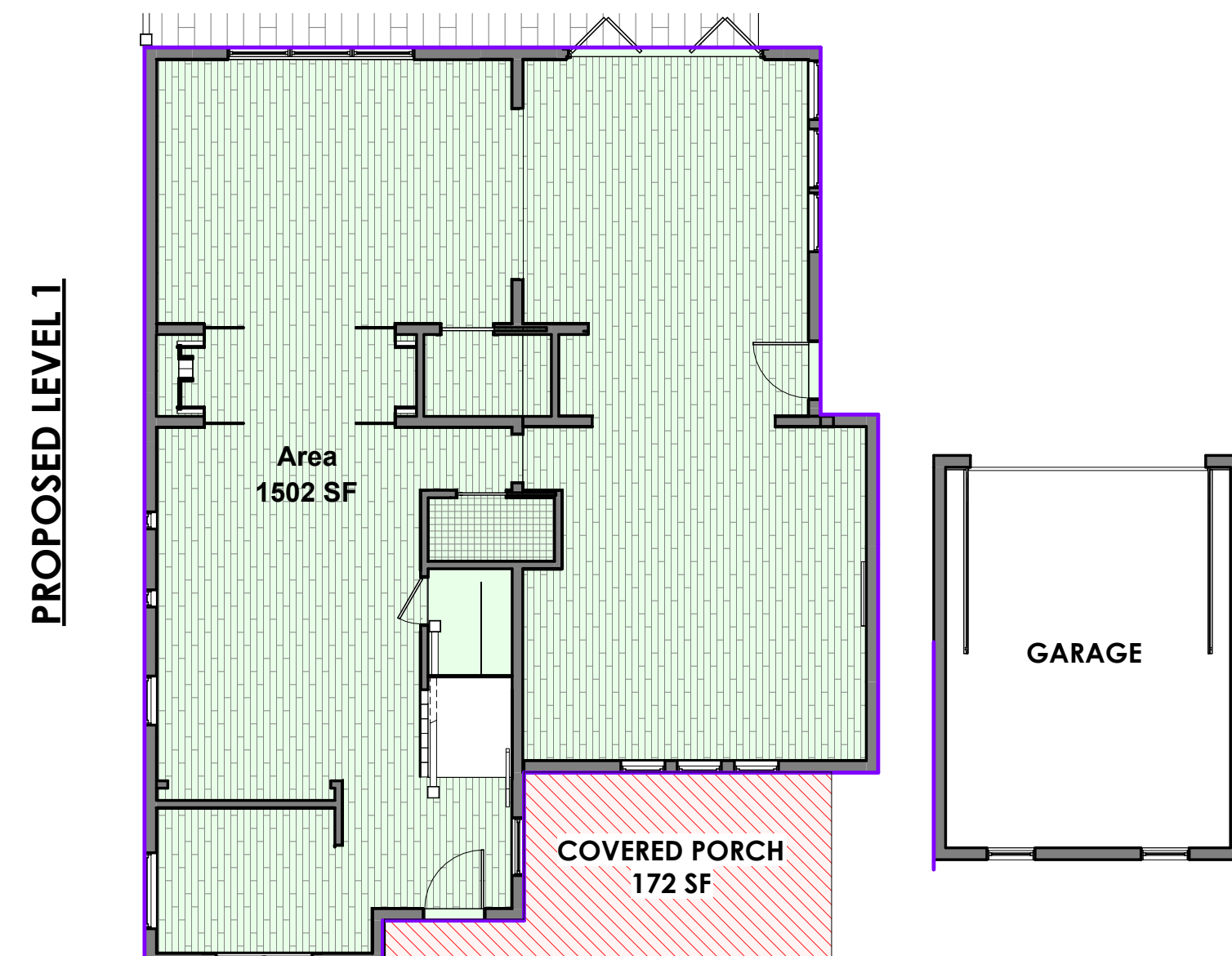
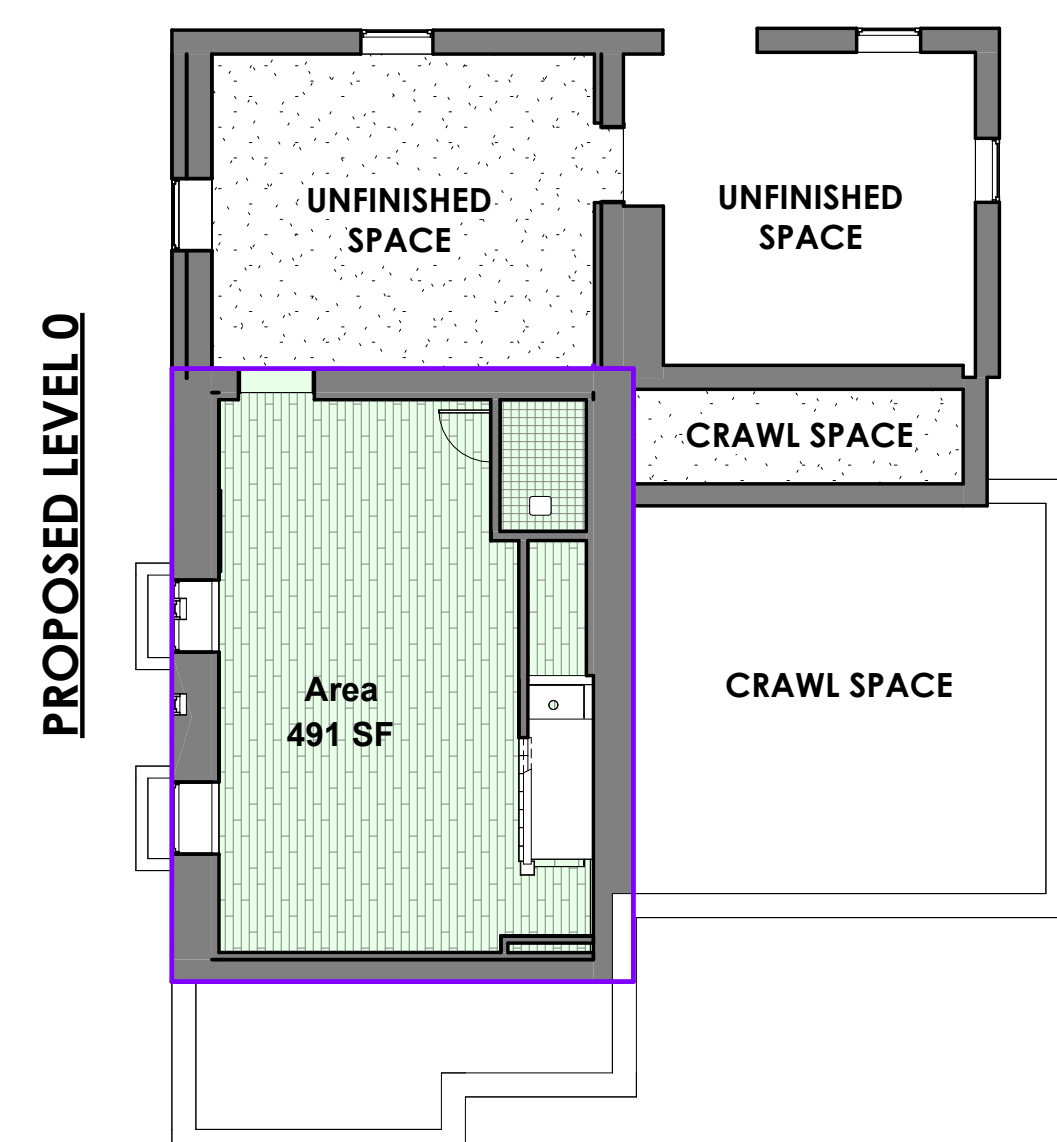
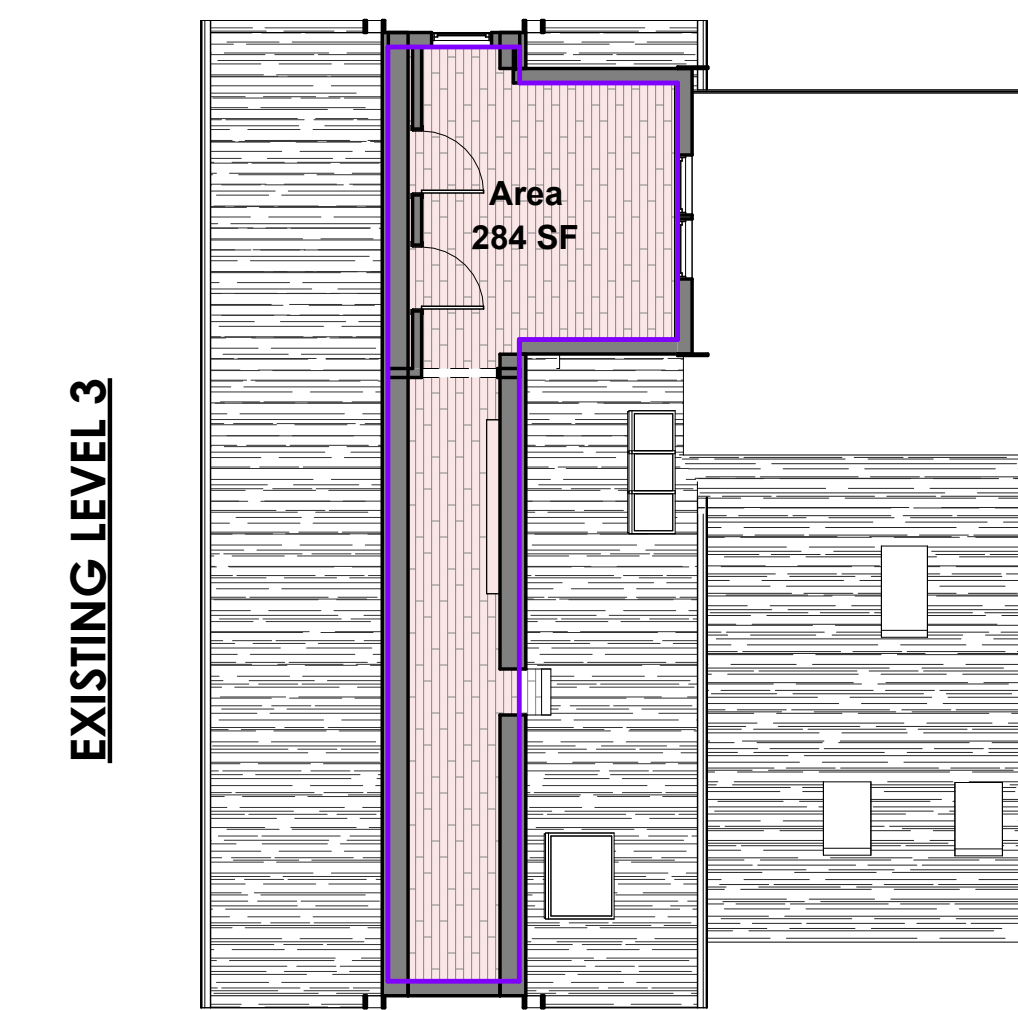
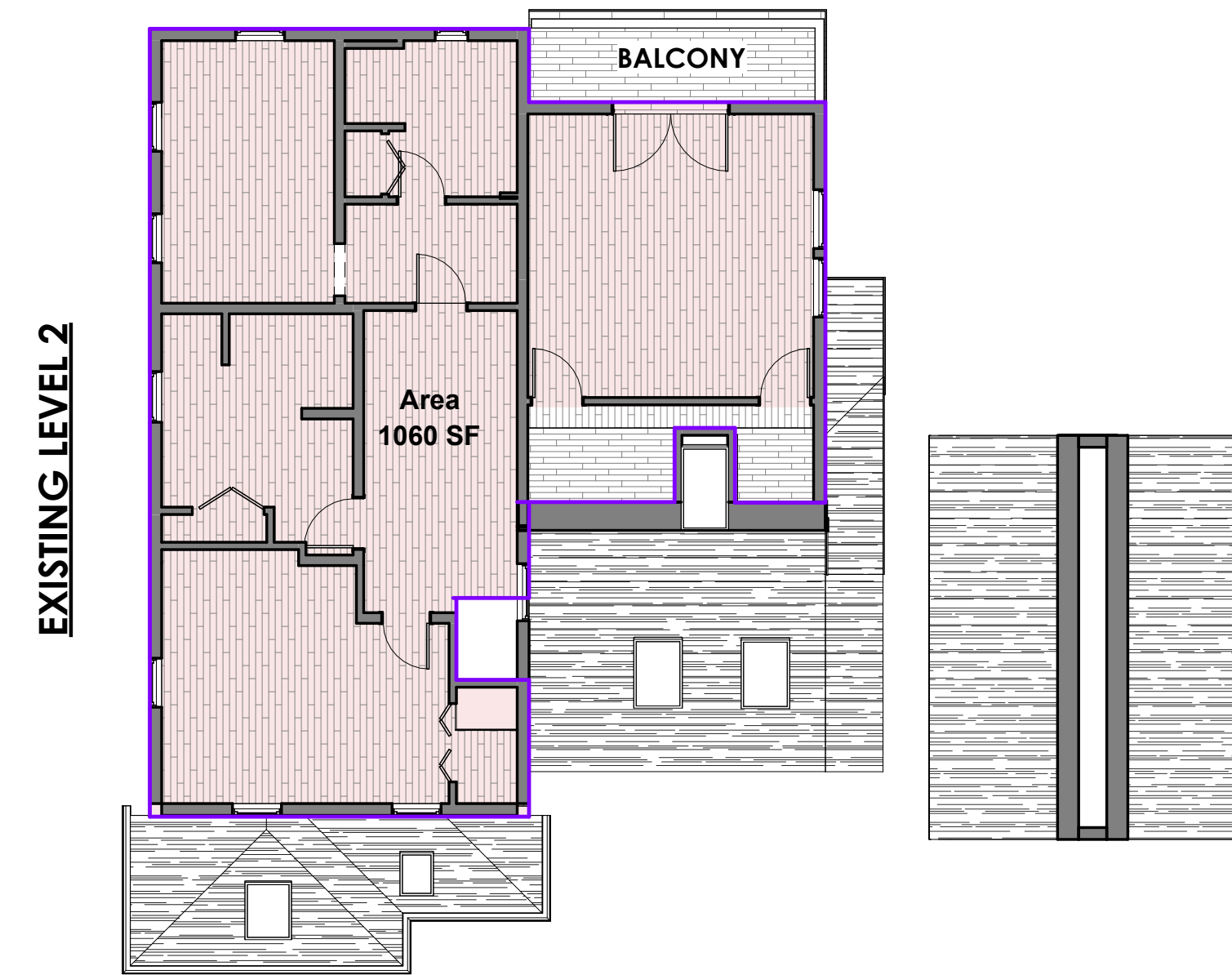
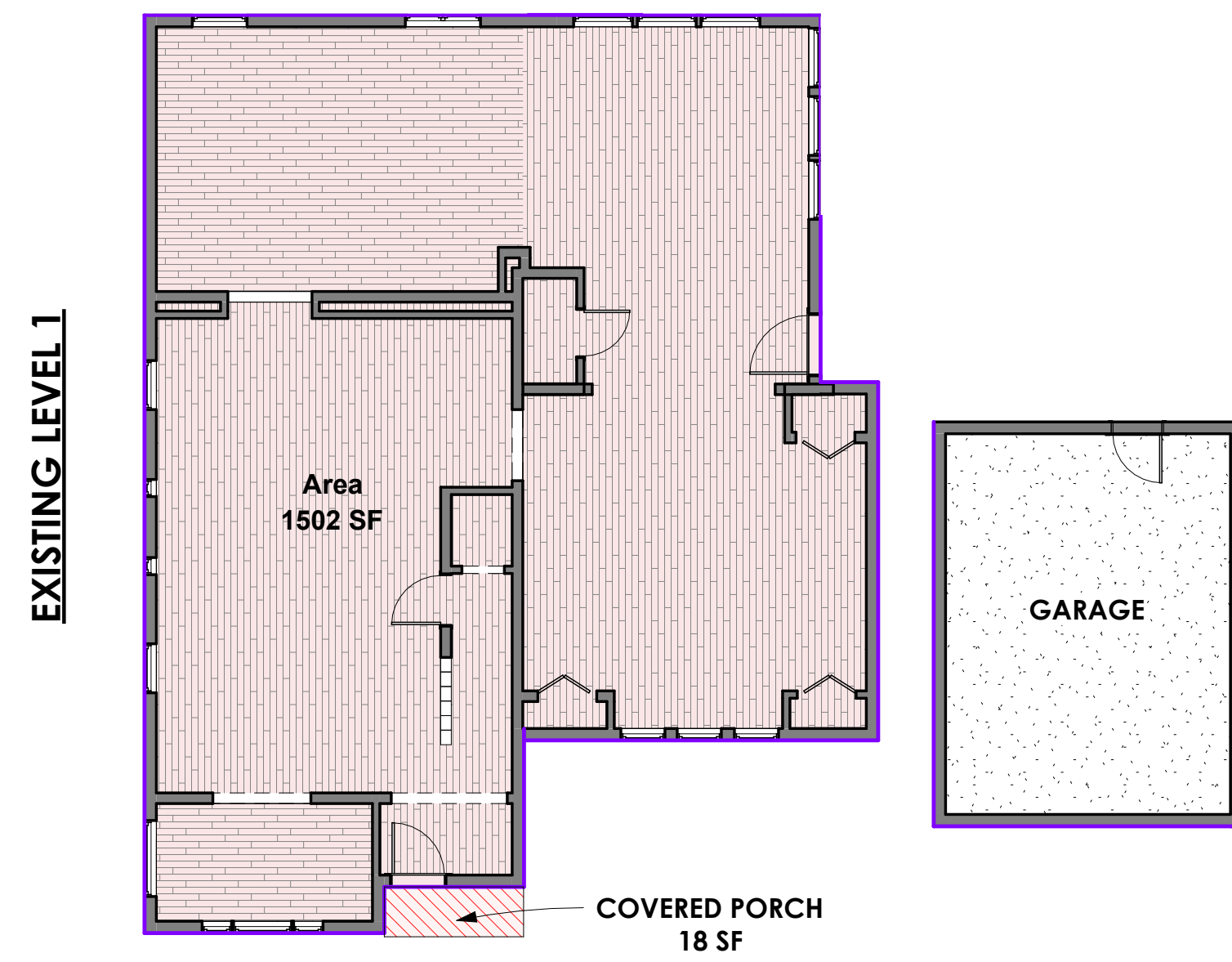
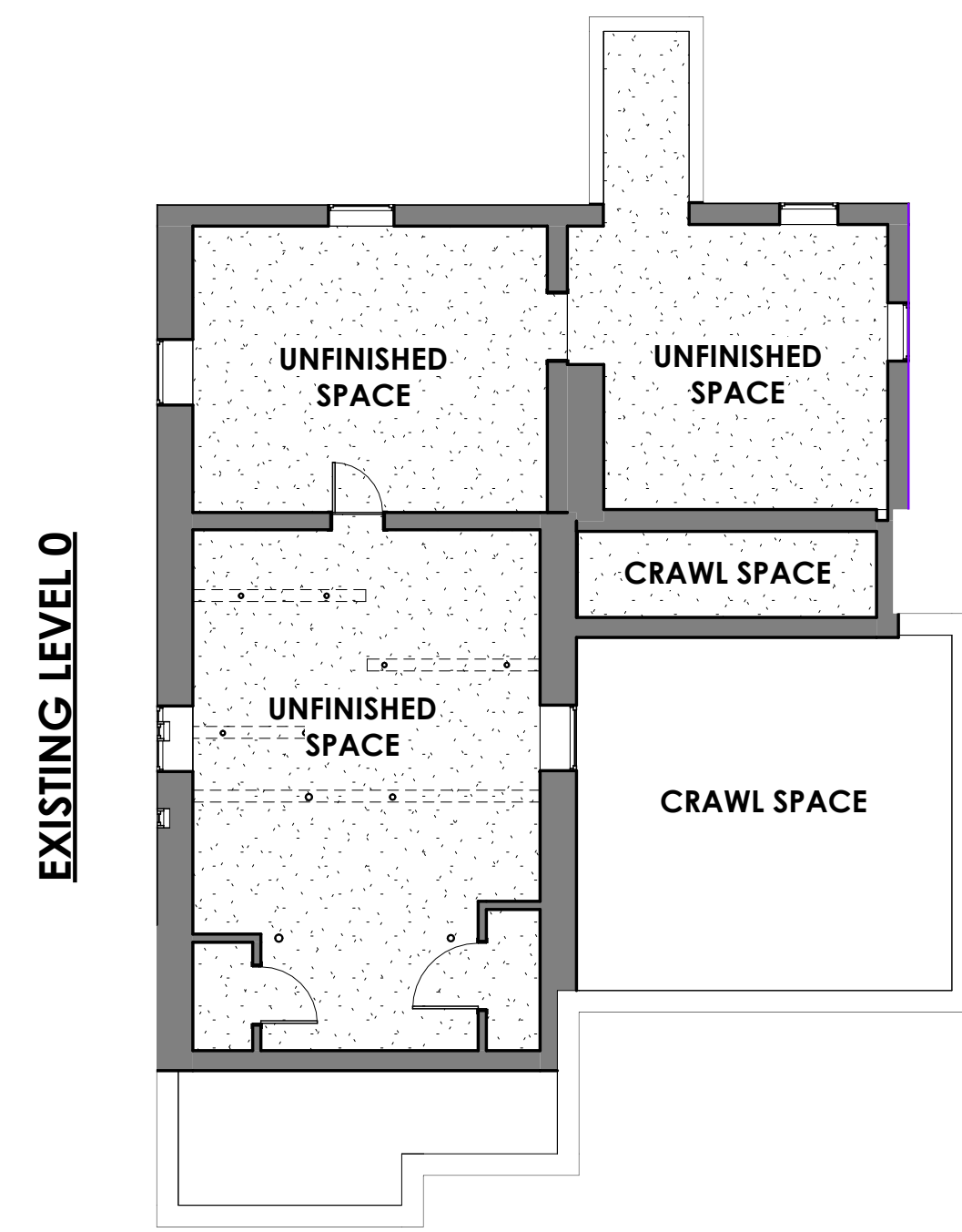
LEVEL	NAME	AREA
PROPOSED LEVEL 1	FINISHED LIVING SPACE	1502 SF
PROPOSED LEVEL 1	COVERED PORCH	172 SF
PROPOSED LEVEL 2	FINISHED LIVING SPACE	1032 SF
PROPOSED LEVEL 3	FINISHED ATTIC	552 SF
<b>TOTAL = 3,258 SF</b>		

### FAR CALCULATIONS

LOT AREA = 5,301 SF	EXISTING FAR = 0.54	PROPOSED = <b>0.61</b>
MAX. FAR = 0.75	EXISTING HEIGHT = 27.8'	PROPOSED HEIGHT = <b>32.4</b>
MAX. HEIGHT = 35'	EXISTING OPEN SPACE = 65%	PROPOSED OPEN SPACE = <b>53%</b>
MIN. OPEN SPACE = 30%		



OPEN SPACE RATIO	= 53%	ALLOWED	PROVIDED
TOTAL LAND AREA: 5,301			
MINIMUM TOTAL OPEN SPACE (30%) =		5301 x 0.3 = 1590	2828 - 53%
50% OF TOTAL REQUIRED @15'X15'		1590 x 0.5 = 795	828 x 0.5 = 1414
DECKS <25% OF TOTAL PROVIDED		2828 x 0.25 = 707	658 - 23%



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AREA PLANS

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

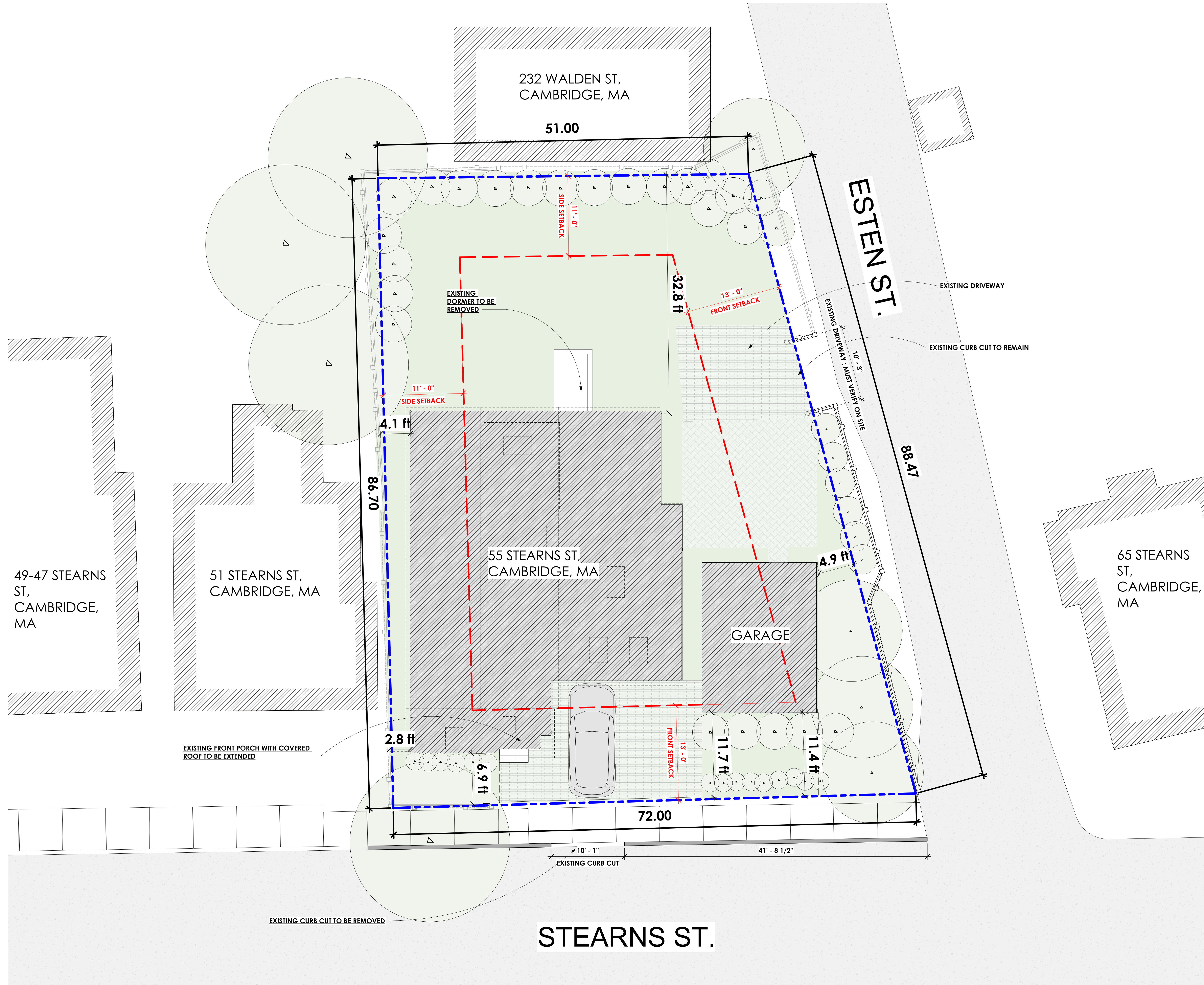
Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker
<b>BZA-002</b>	
Scale	As indicated



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**KEY:**

SETBACK LINE

PROPERTY LINE

GARAGE SETBACK LINE

EXISTING SITE PLAN

LYNGBAEC RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEC  
 MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-003**

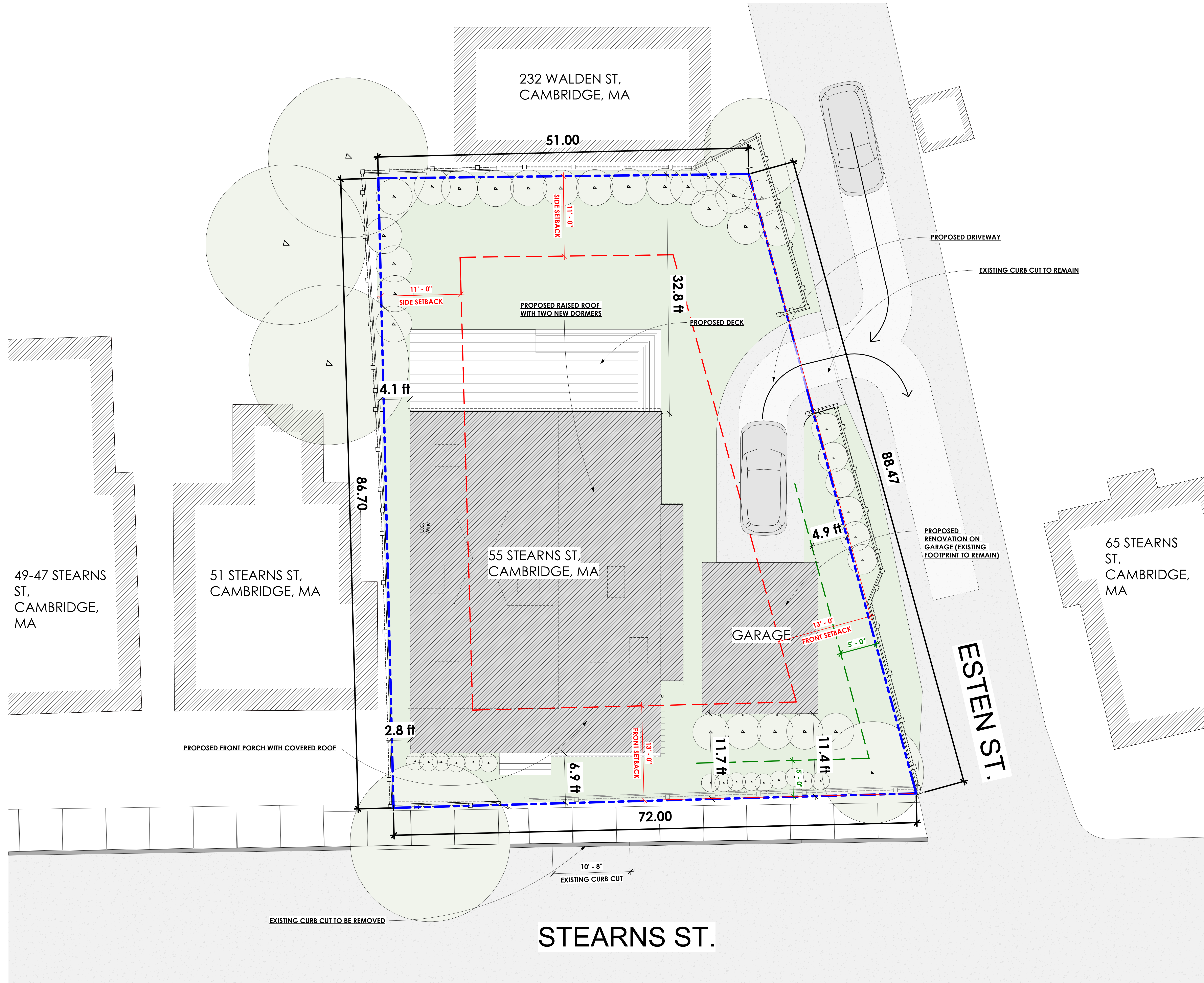
Scale 3/16" = 1'-0"



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**KEY:**

- SETBACK LINE
- PROPERTY LINE
- GARAGE SETBACK LINE

PROPOSED SITE PLAN

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-004**

Scale 3/16" = 1'-0"

EXISTING



PROPOSED



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EXISTING/PROPOSED SITE AXON

LYNGBAEK RESIDENCE

MEREDITH & STEFFEN LYNGBAEK

MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-005**

Scale





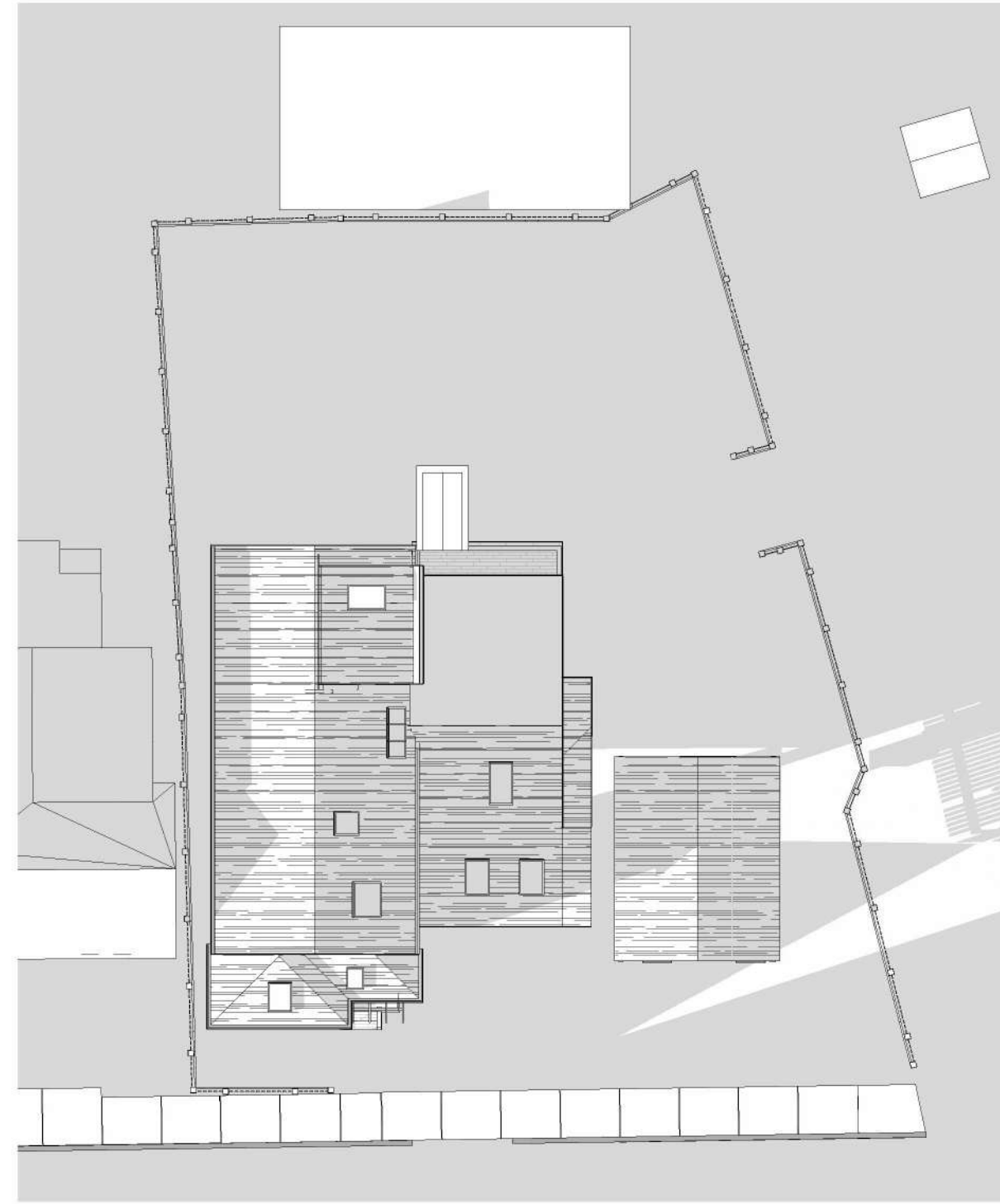
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AFTERNOON - 3PM

WINTER SOLSTICE - EXISTING



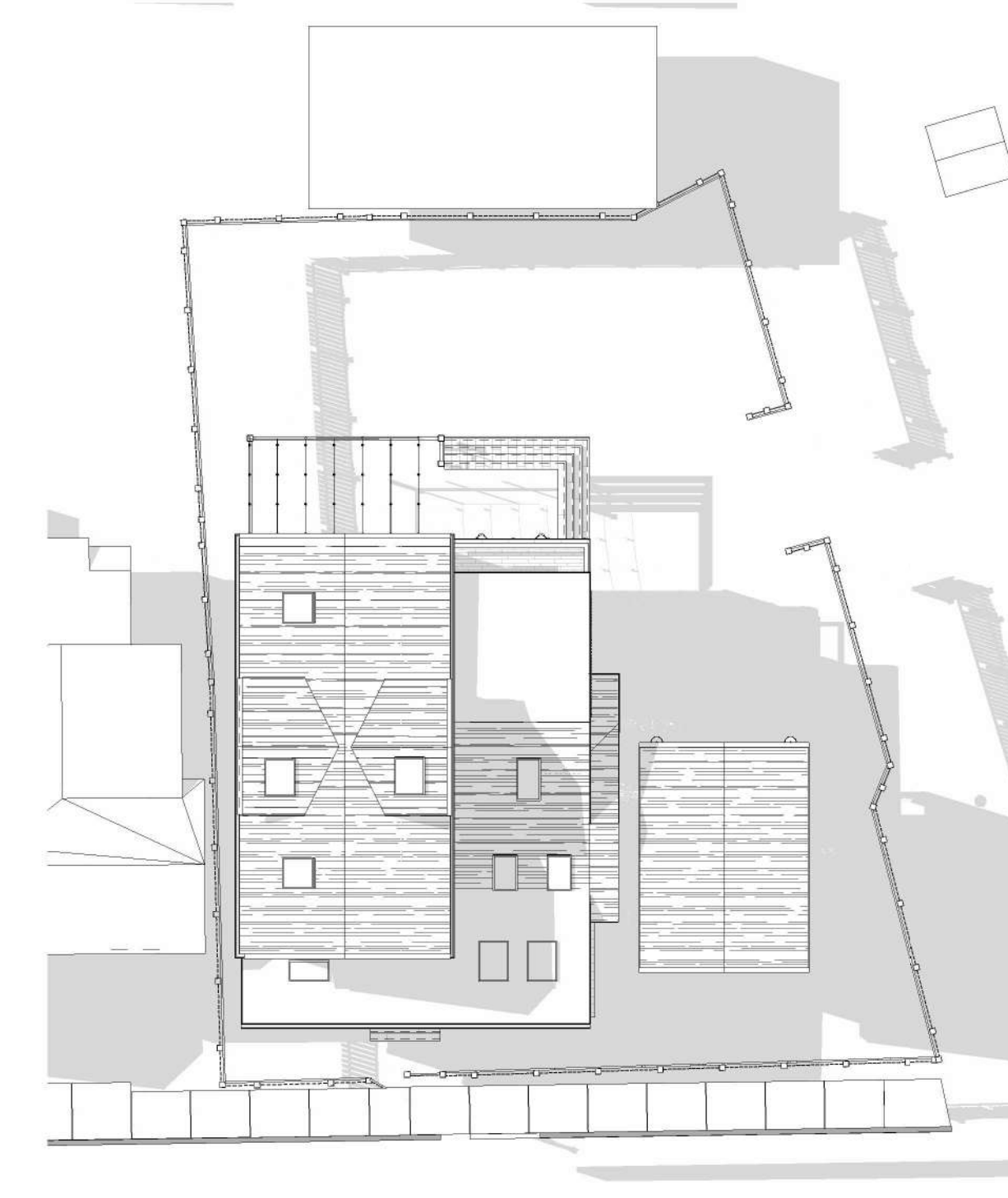
WINTER SOLSTICE - PROPOSED



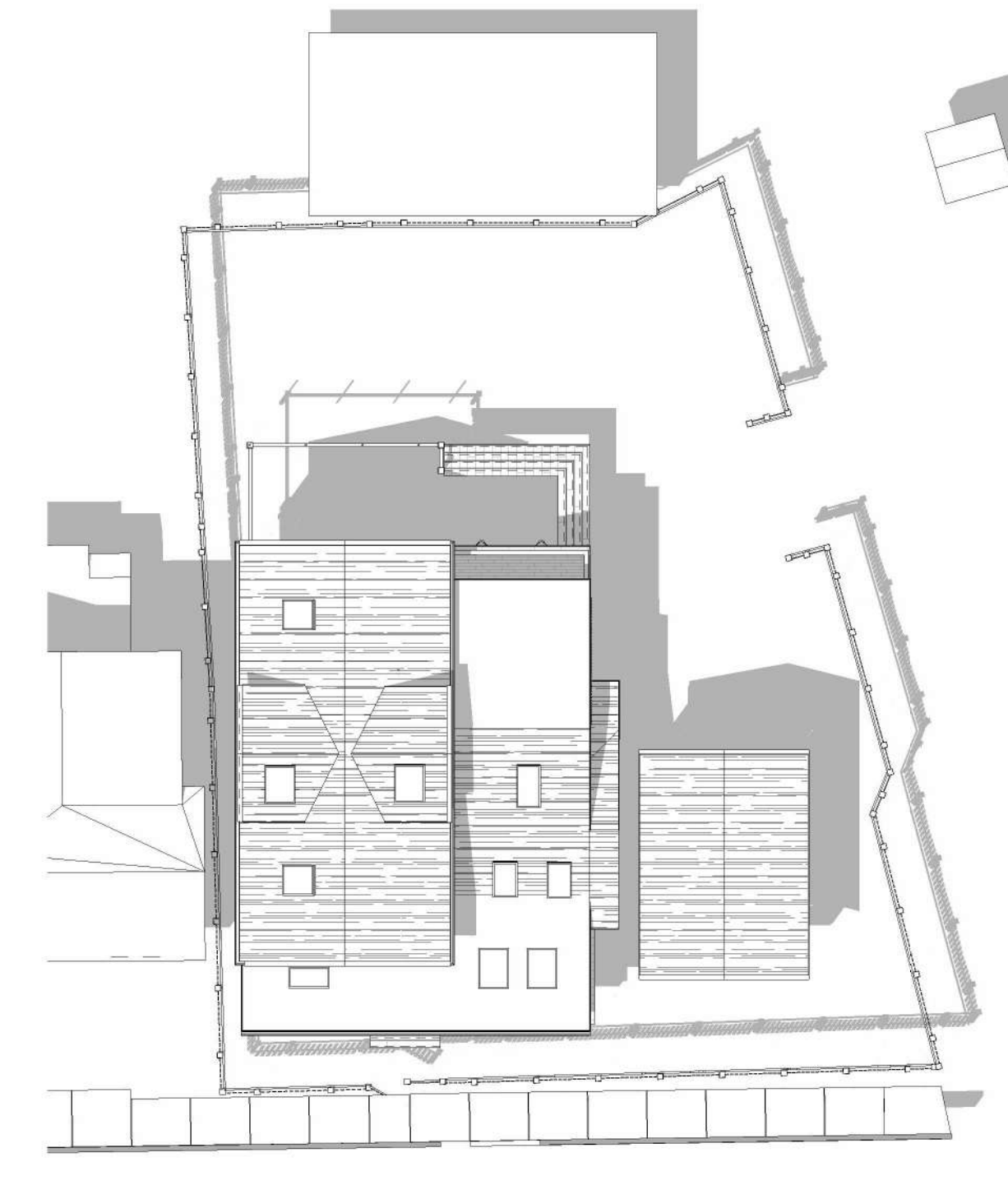
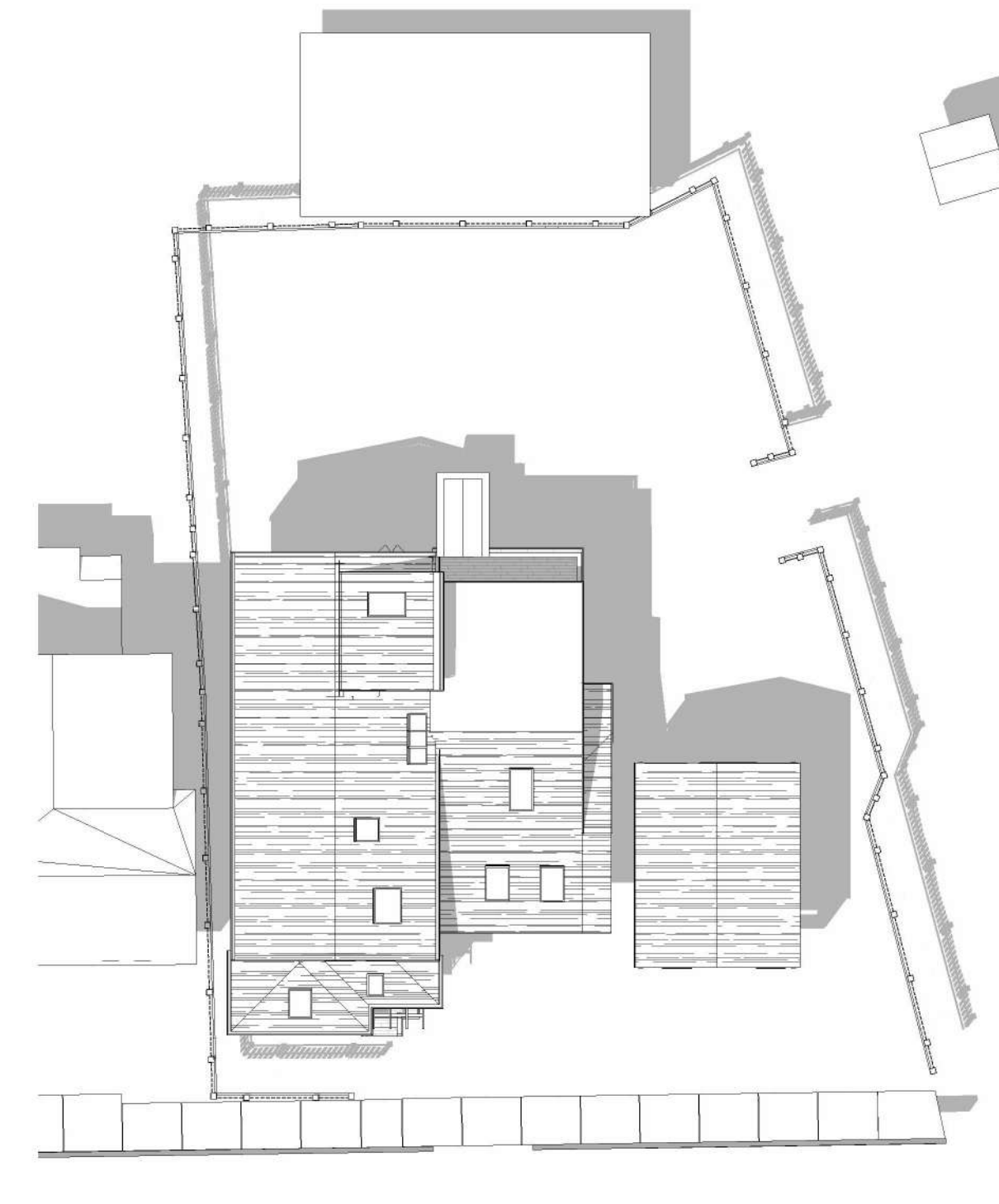
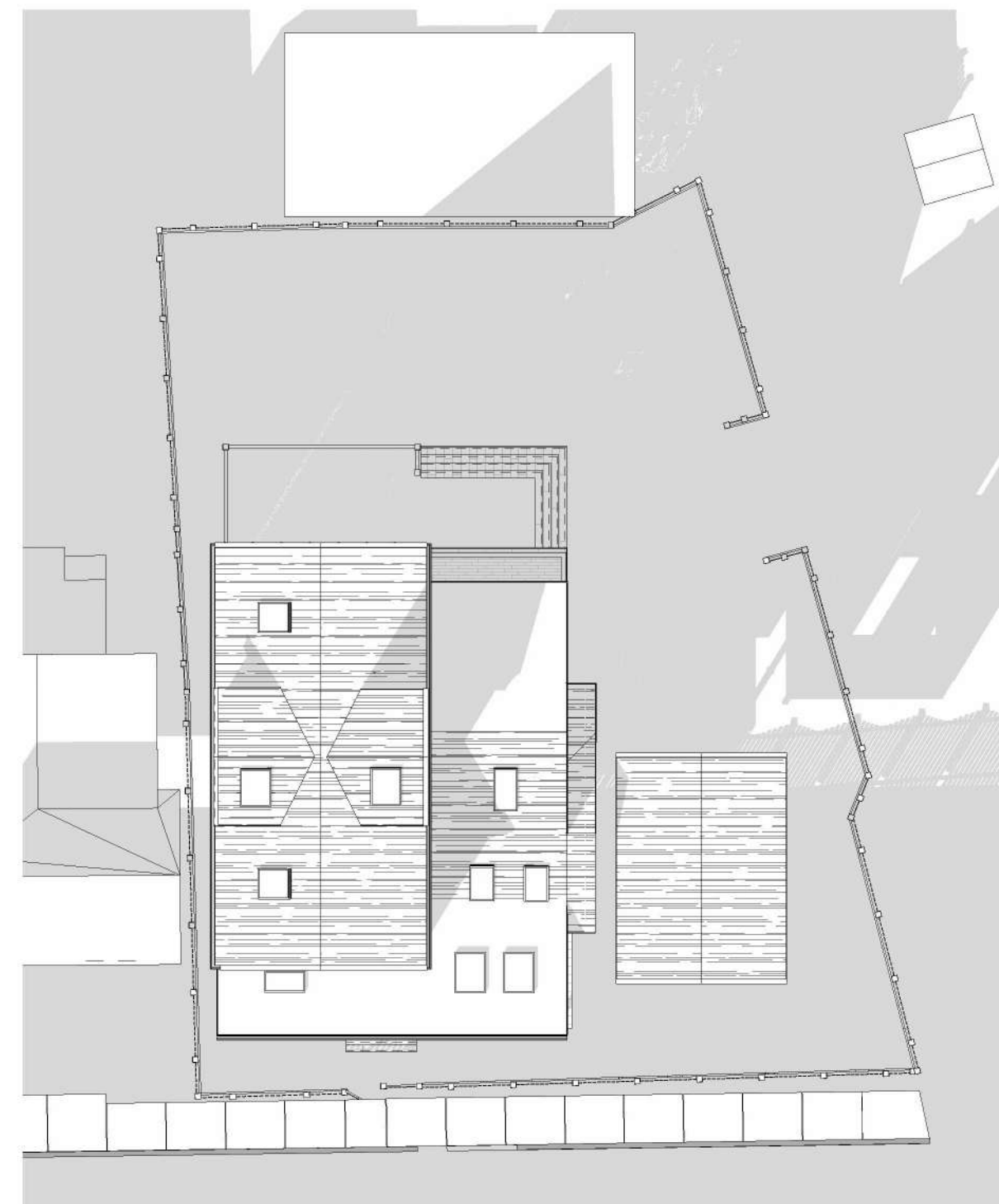
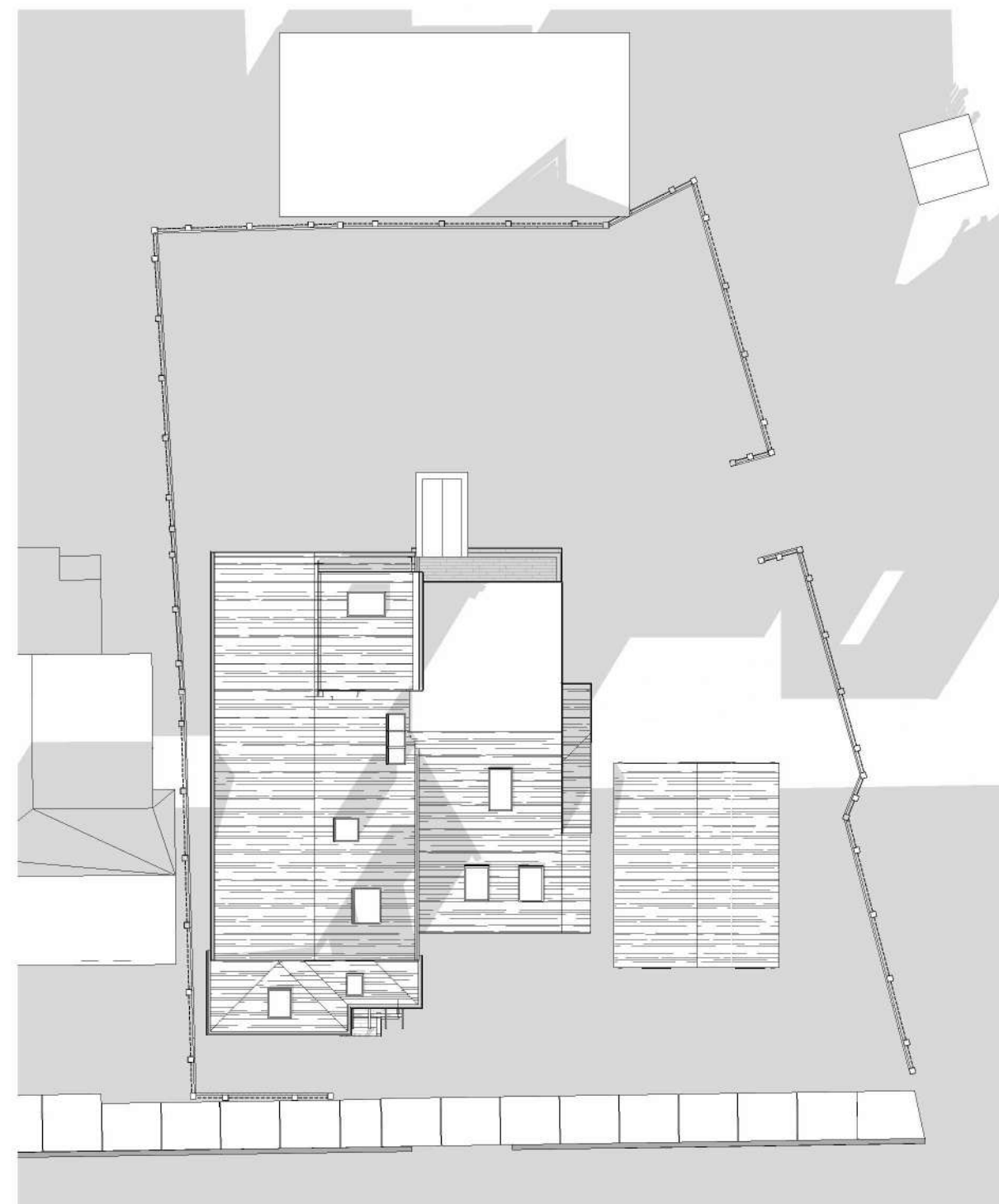
SUMMER SOLSTICE - EXISTING



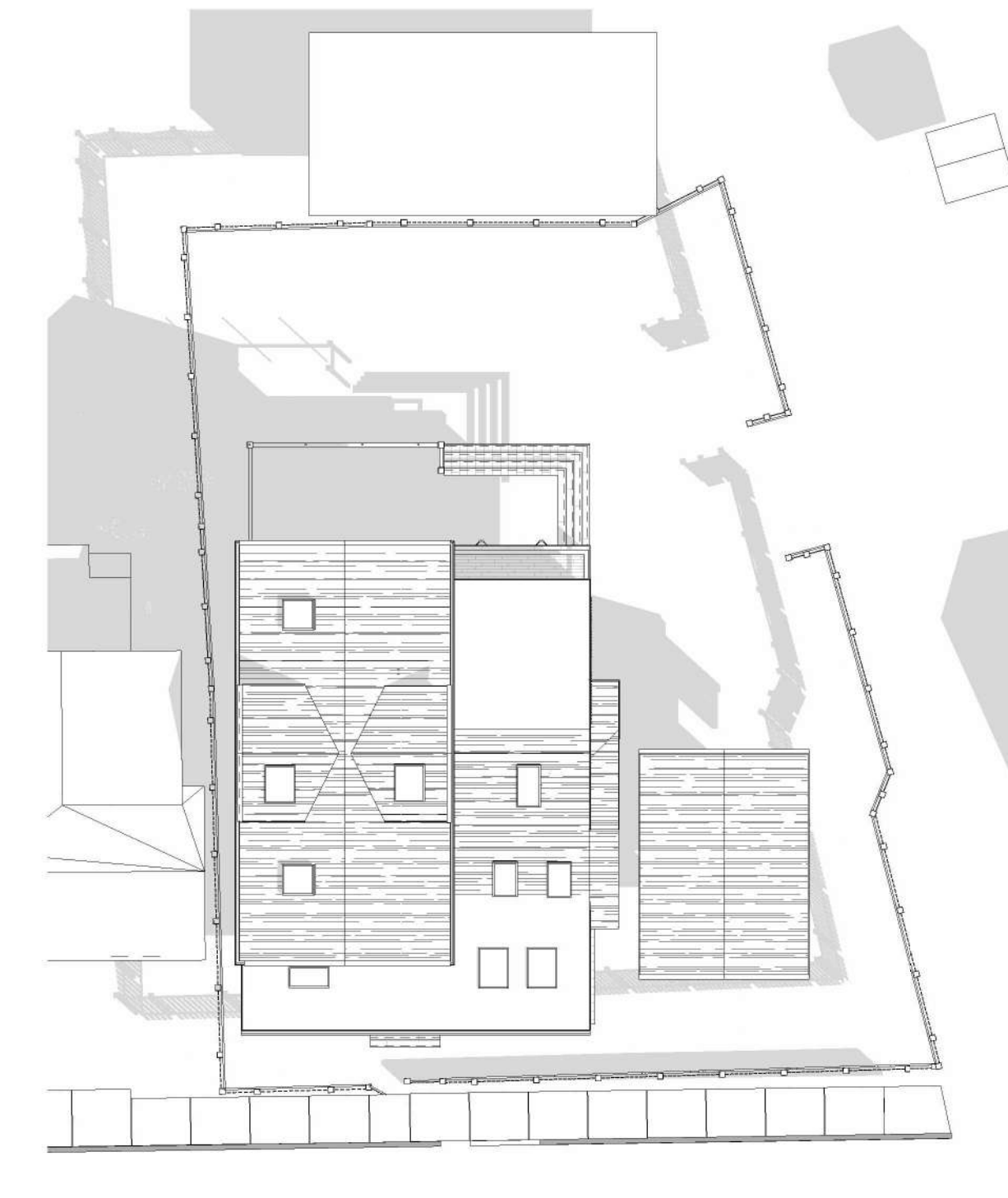
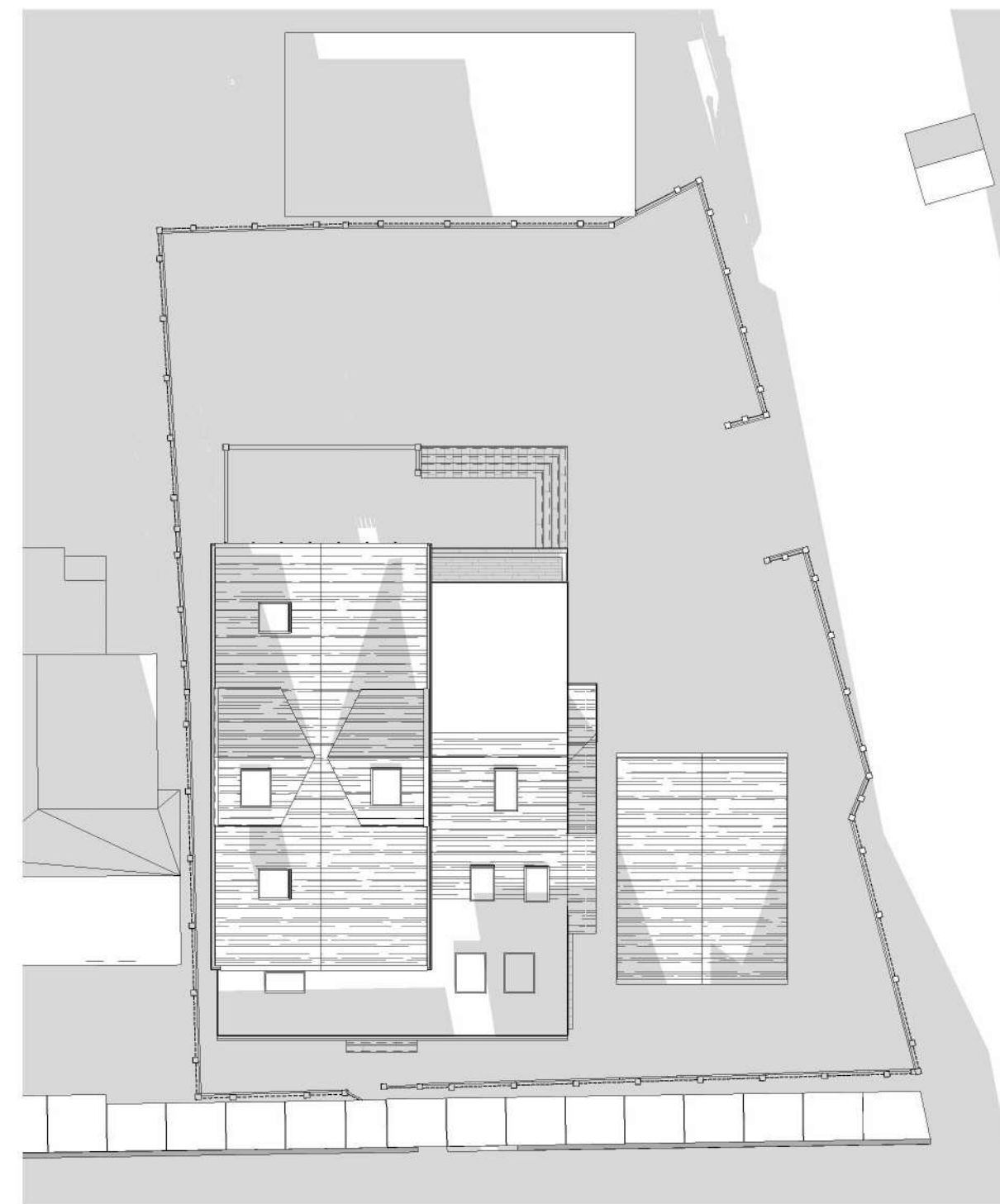
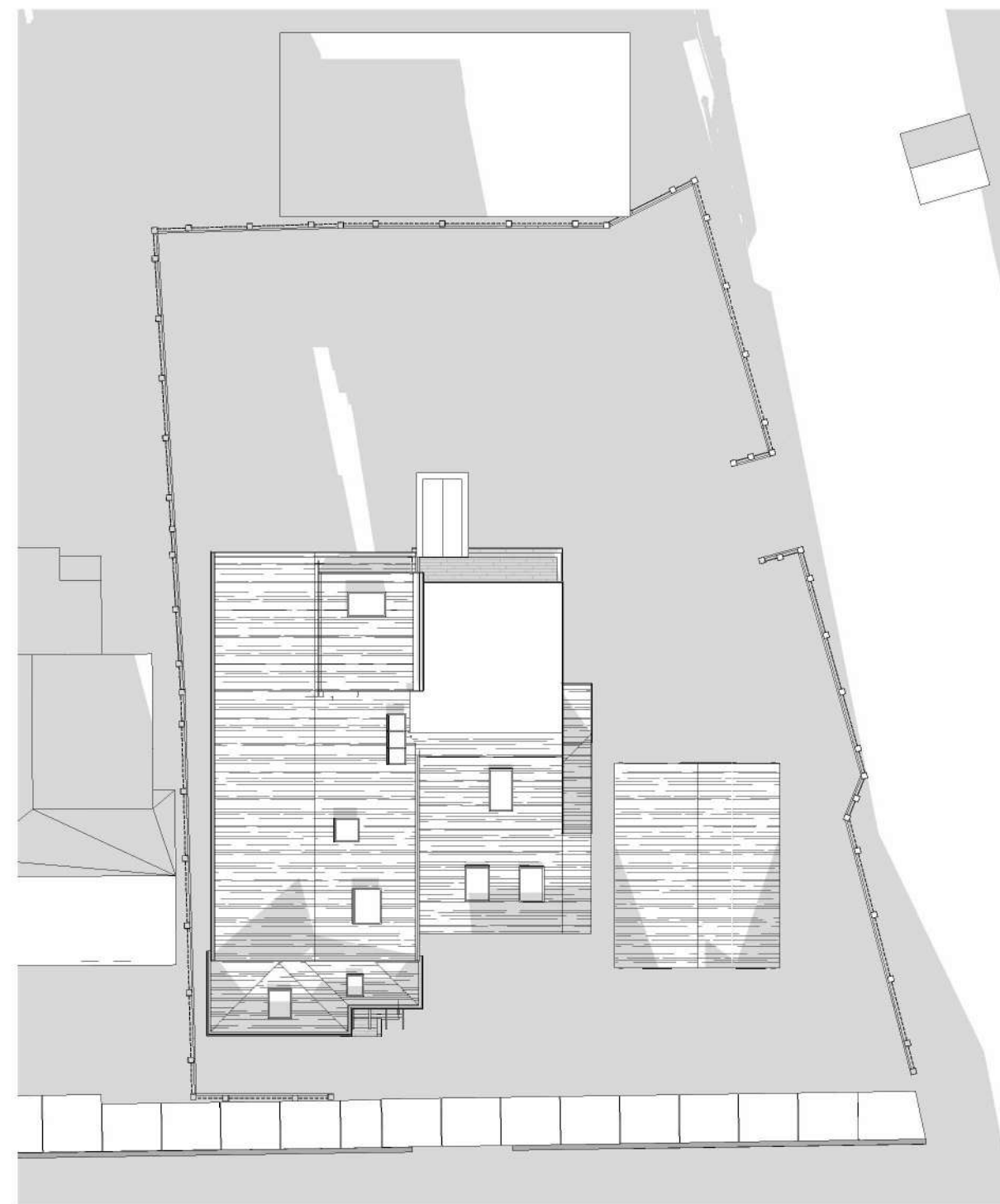
SUMMER SOLSTICE - PROPOSED



NOON - 12PM



MORNING - 9AM



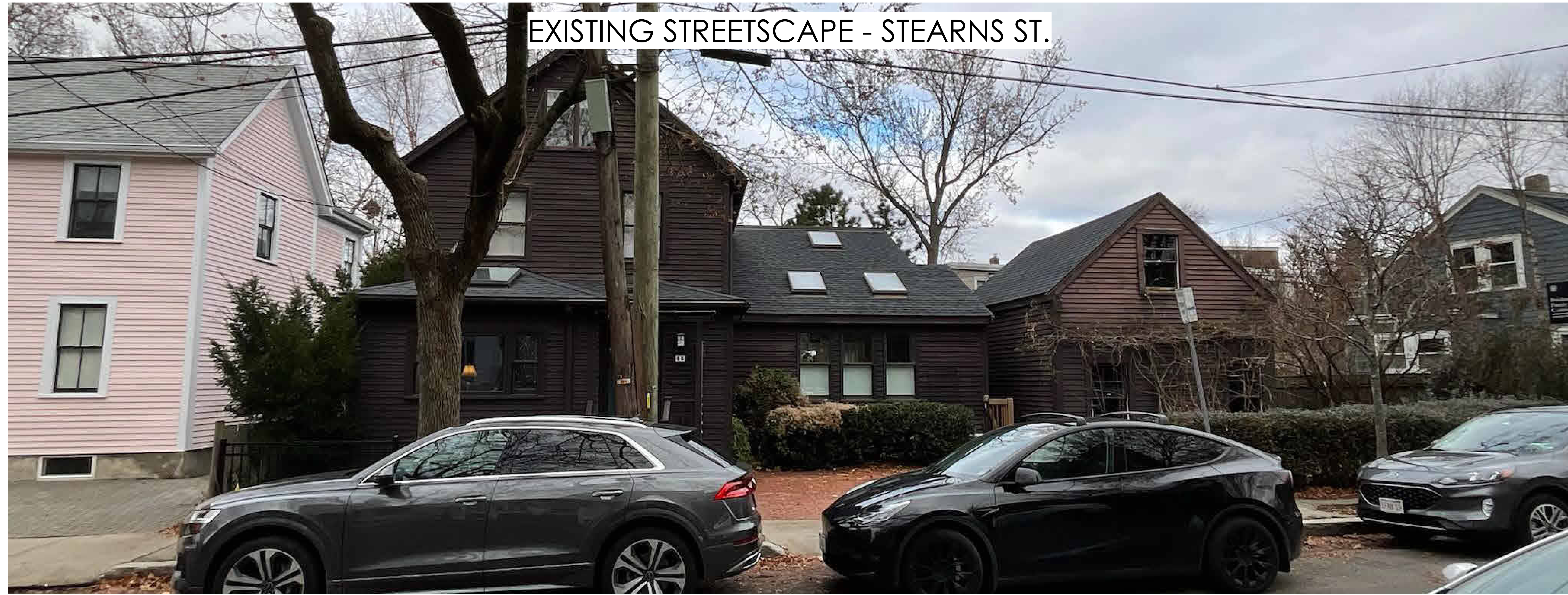
SOLAR STUDY

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-006**

Scale 1/16" = 1'-0"



EXISTING STREETScape - STEARNS ST.



PROPOSED STREETScape - STEARNS ST.



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STREETScape - STEARNS ST.

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	12/07/2023
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Checked by	Checker

**BZA-007**

Scale



EXISTING STREETScape - ESTEN ST.



PROPOSED STREETScape - ESTEN ST.



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STREETScape - ESTEN ST.

LYNGBAEC RESIDENCE

MEREDITH & STEFFEN LYNGBAEC

MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-007B**

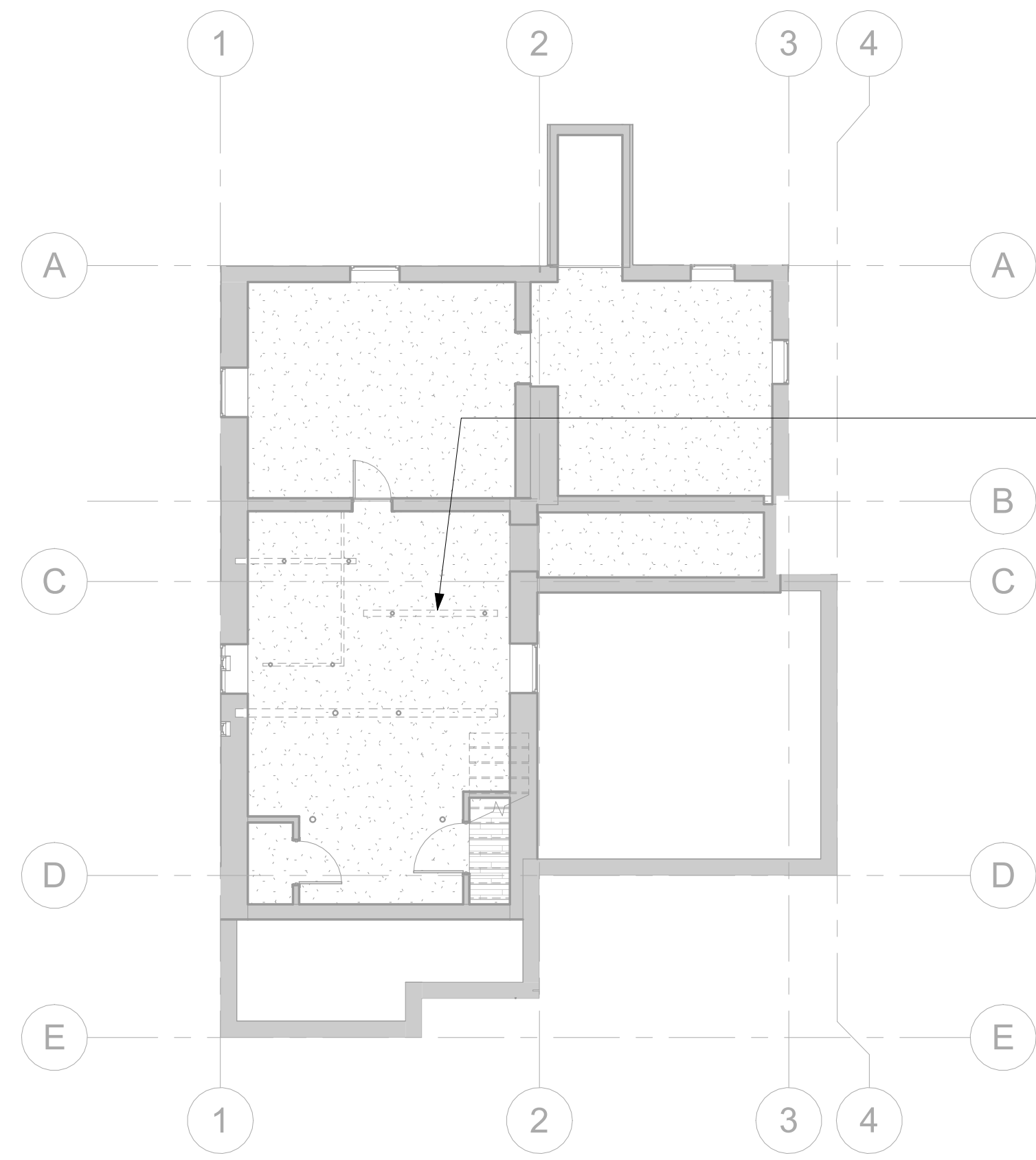
Scale



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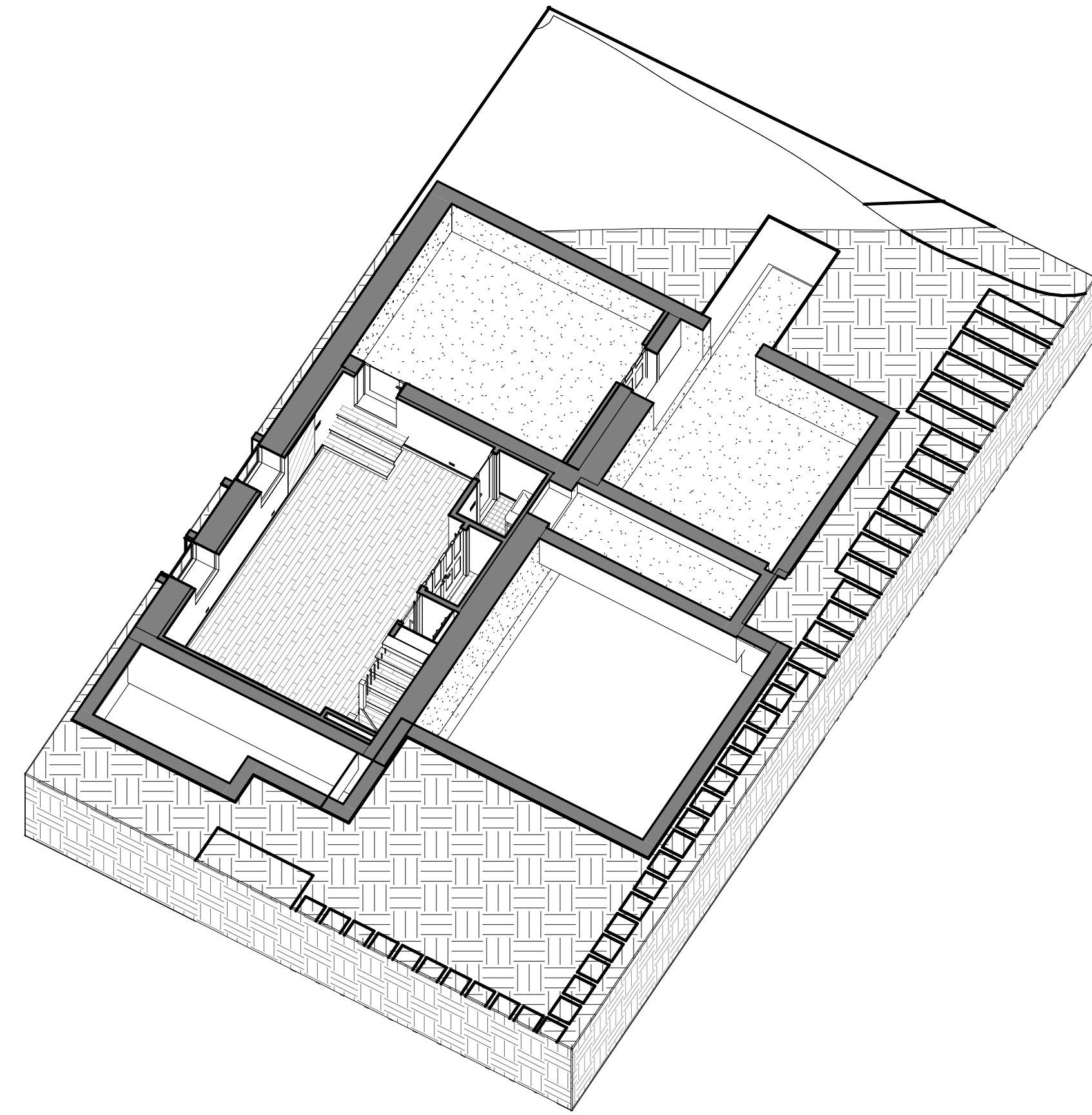
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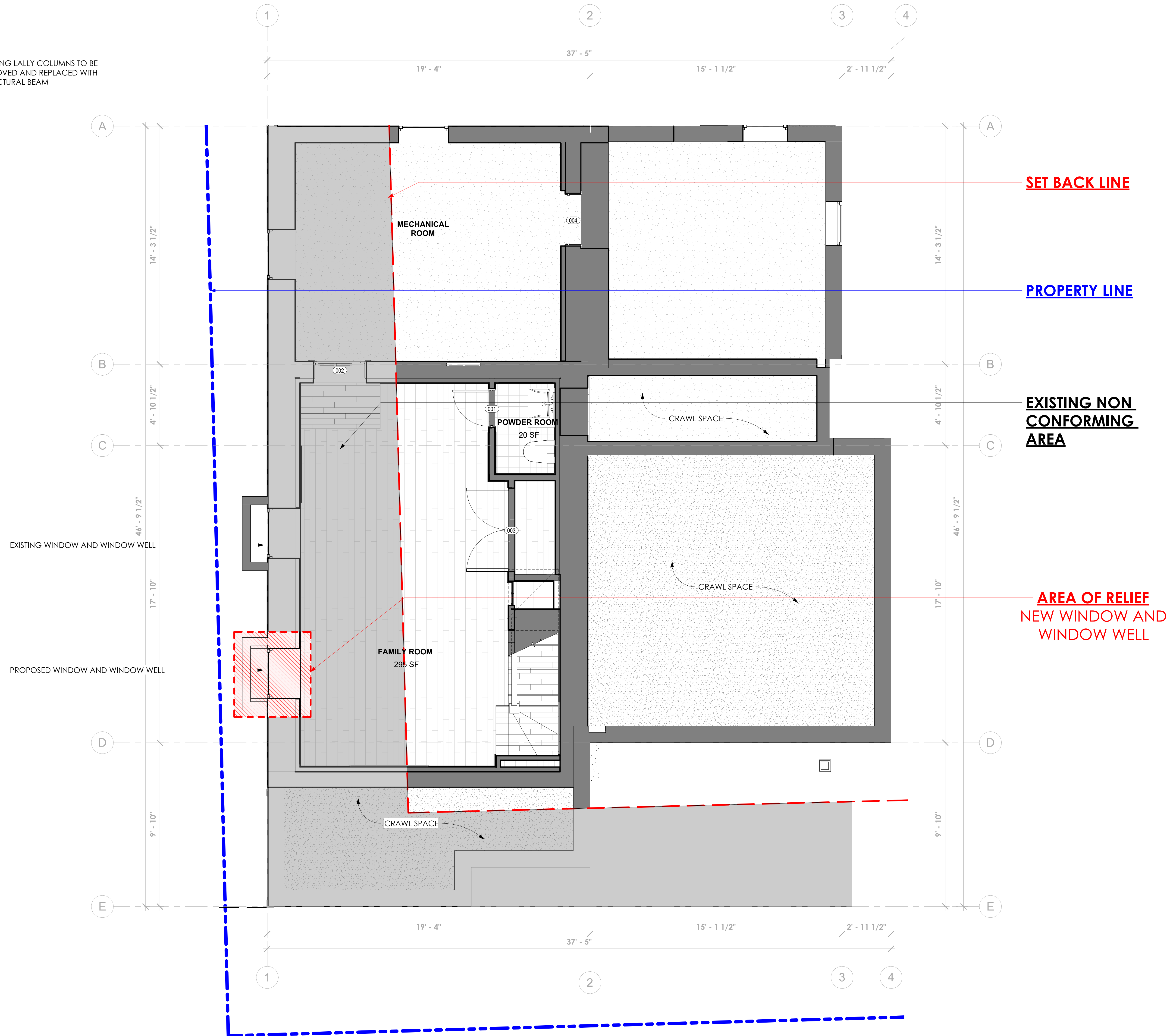
2 EXISTING-LEVEL 0 BZA

1/8" = 1'-0"



3 AXON - FLOOR 0 BZA

EXISTING LALLY COLUMNS TO BE REMOVED AND REPLACED WITH STRUCTURAL BEAM



1 PROPOSED - LEVEL 0 BZA

3/8" = 1'-0"

LEVEL 0

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

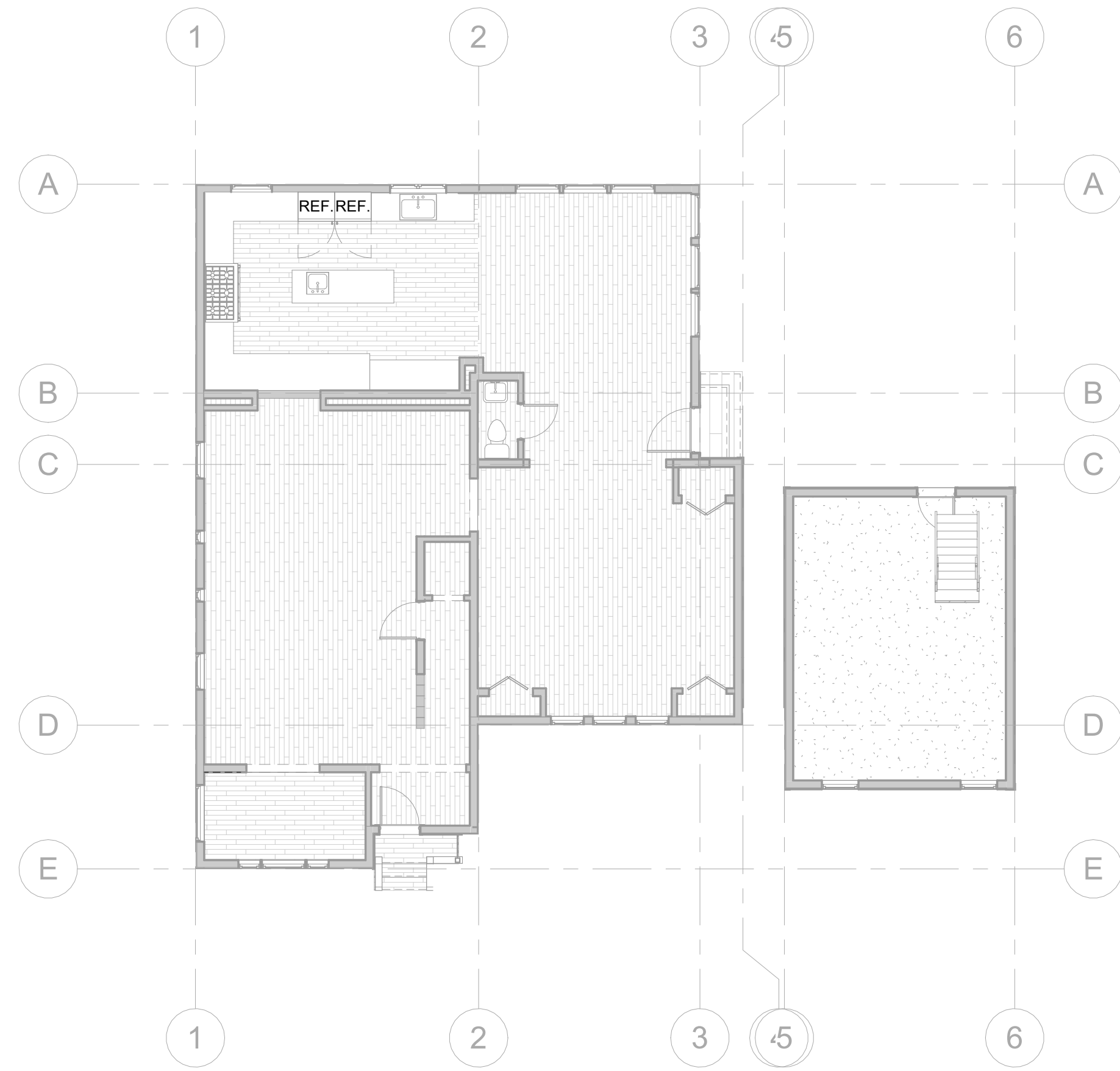
**BZA-008**

Scale As indicated

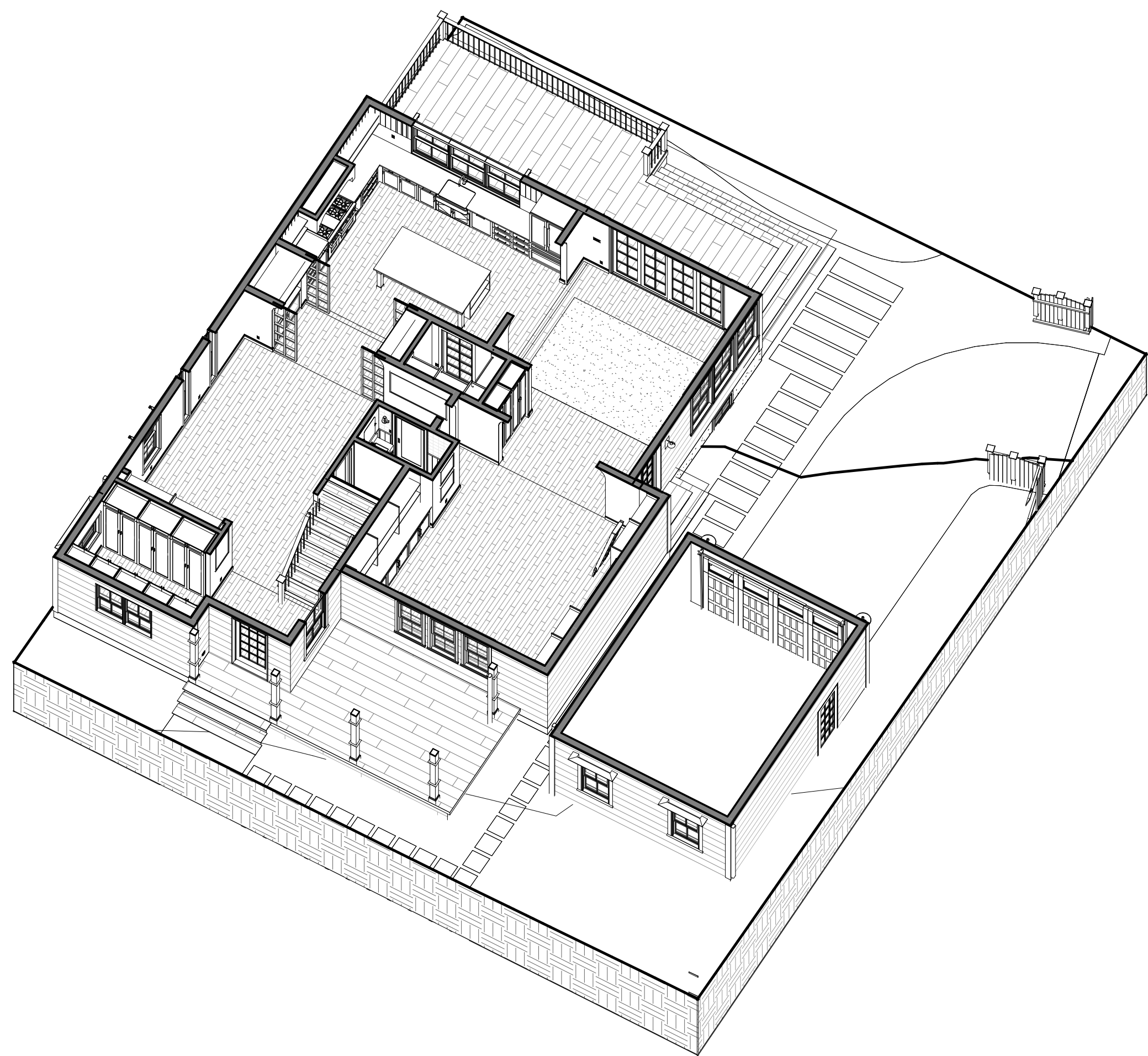


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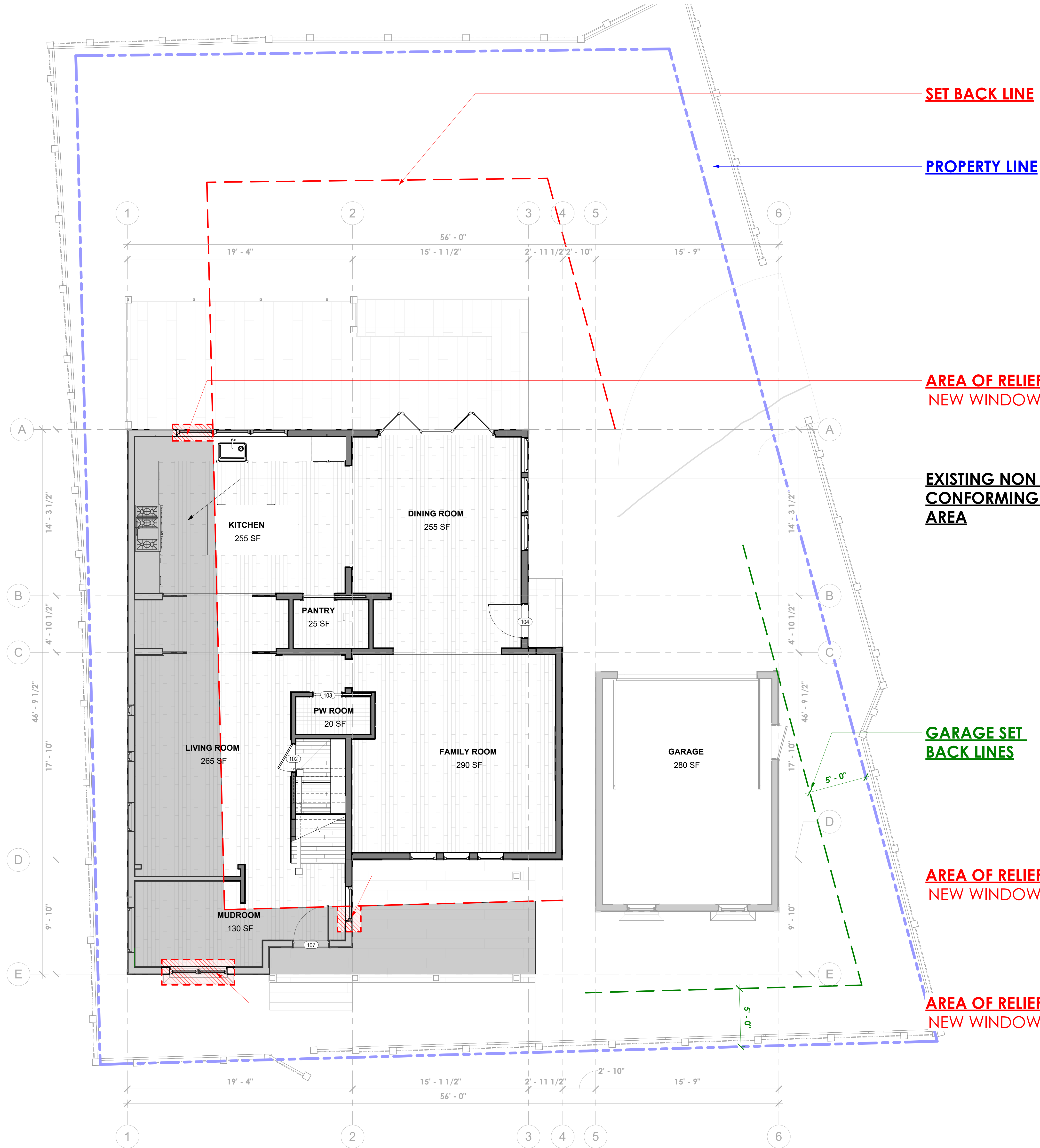
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1 EXISTING-LEVEL 1 BZA  
 1/8" = 1'-0"



3 AXON - 1ST FLOOR OPTION BZA



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

LEVEL 1

LYNGBAEC RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEC  
 MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

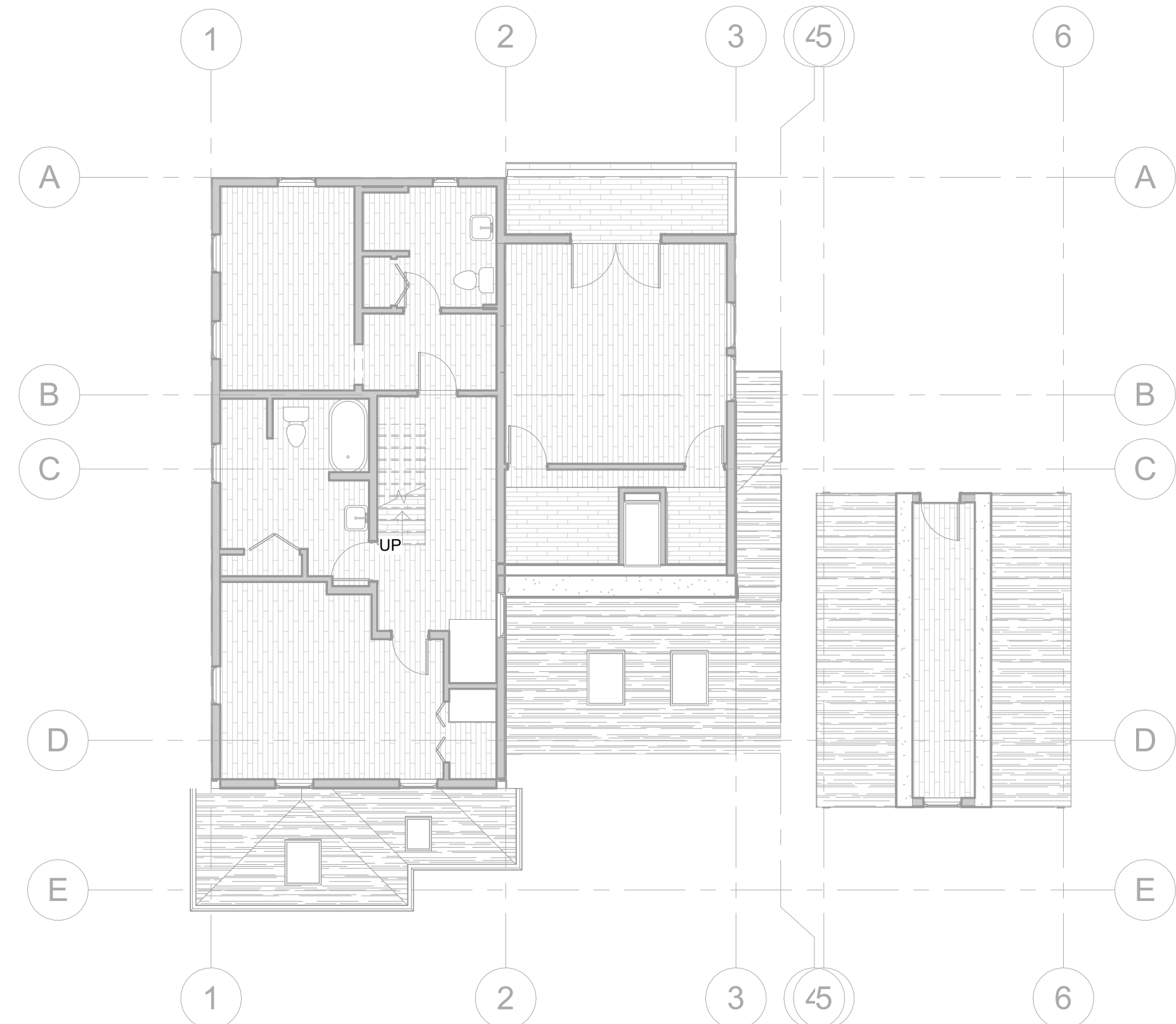
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Scale As indicated

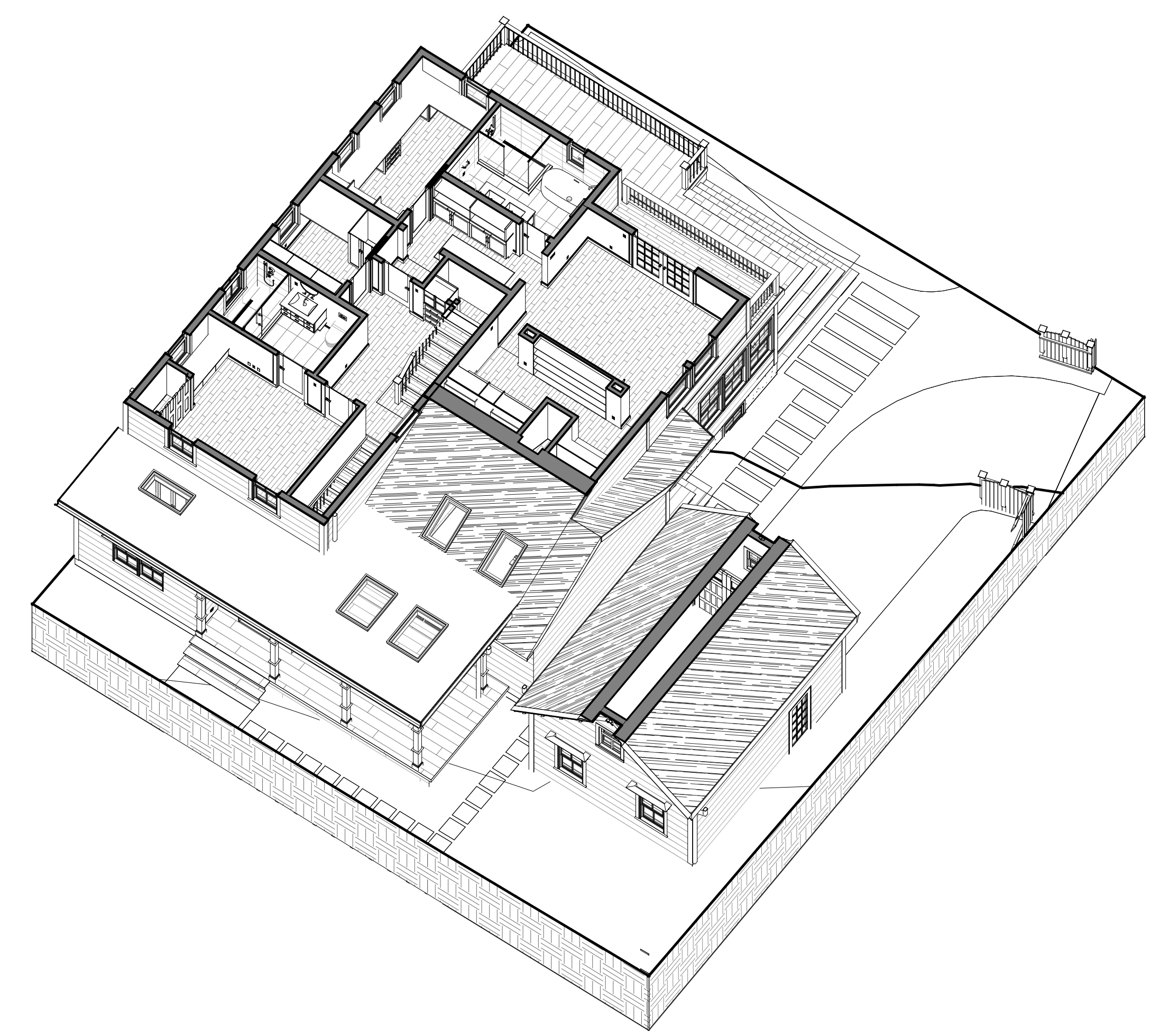


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1 EXISTING - LEVEL 2 BZA  
 1/8" = 1'-0"



3 AXON - 2ND FLOOR BZA



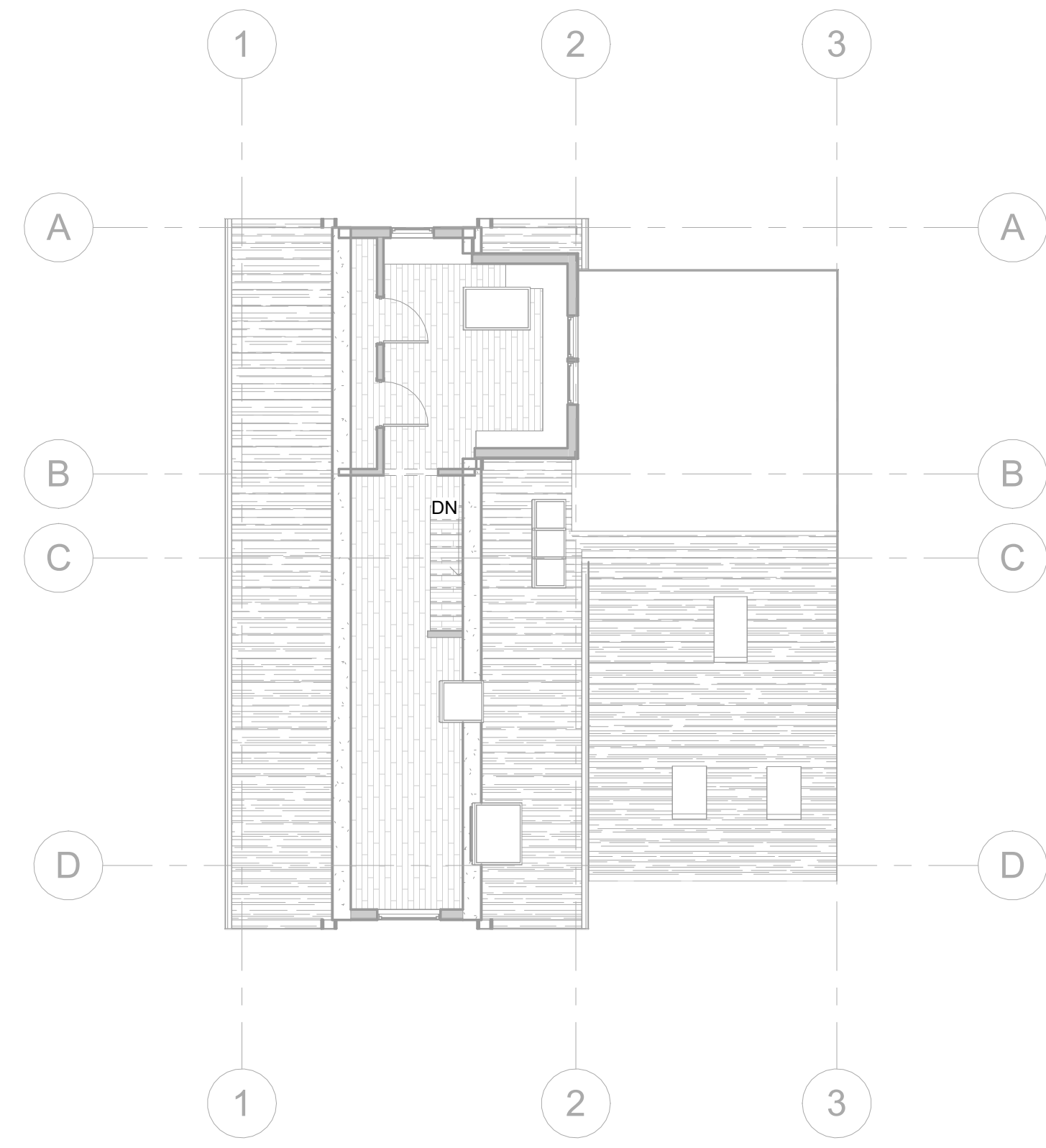
2 PROPOSED - LEVEL 2 BZA  
 3/8" = 1'-0"

LEVEL 2

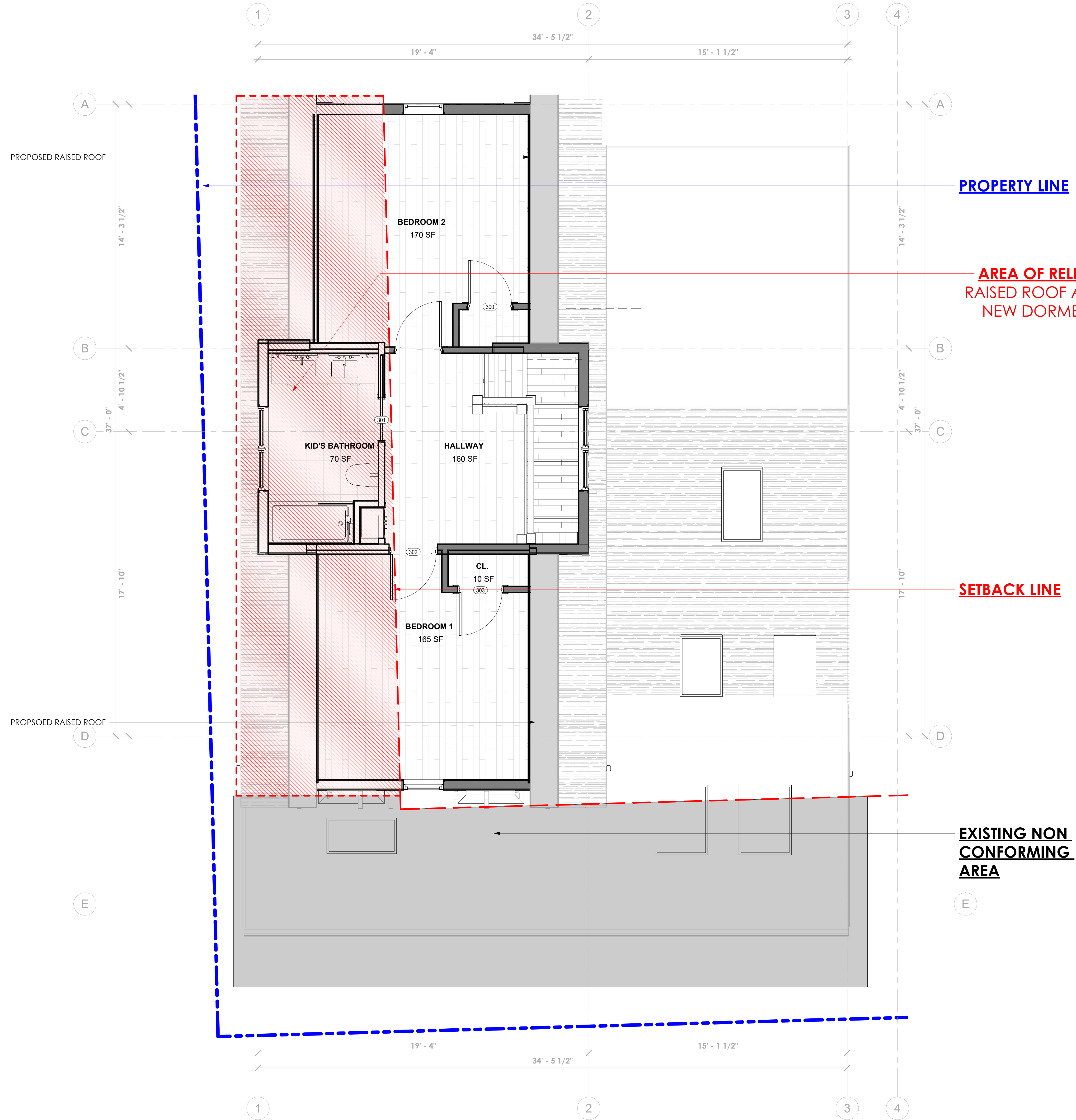
LYNGBAEC RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEC  
 MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

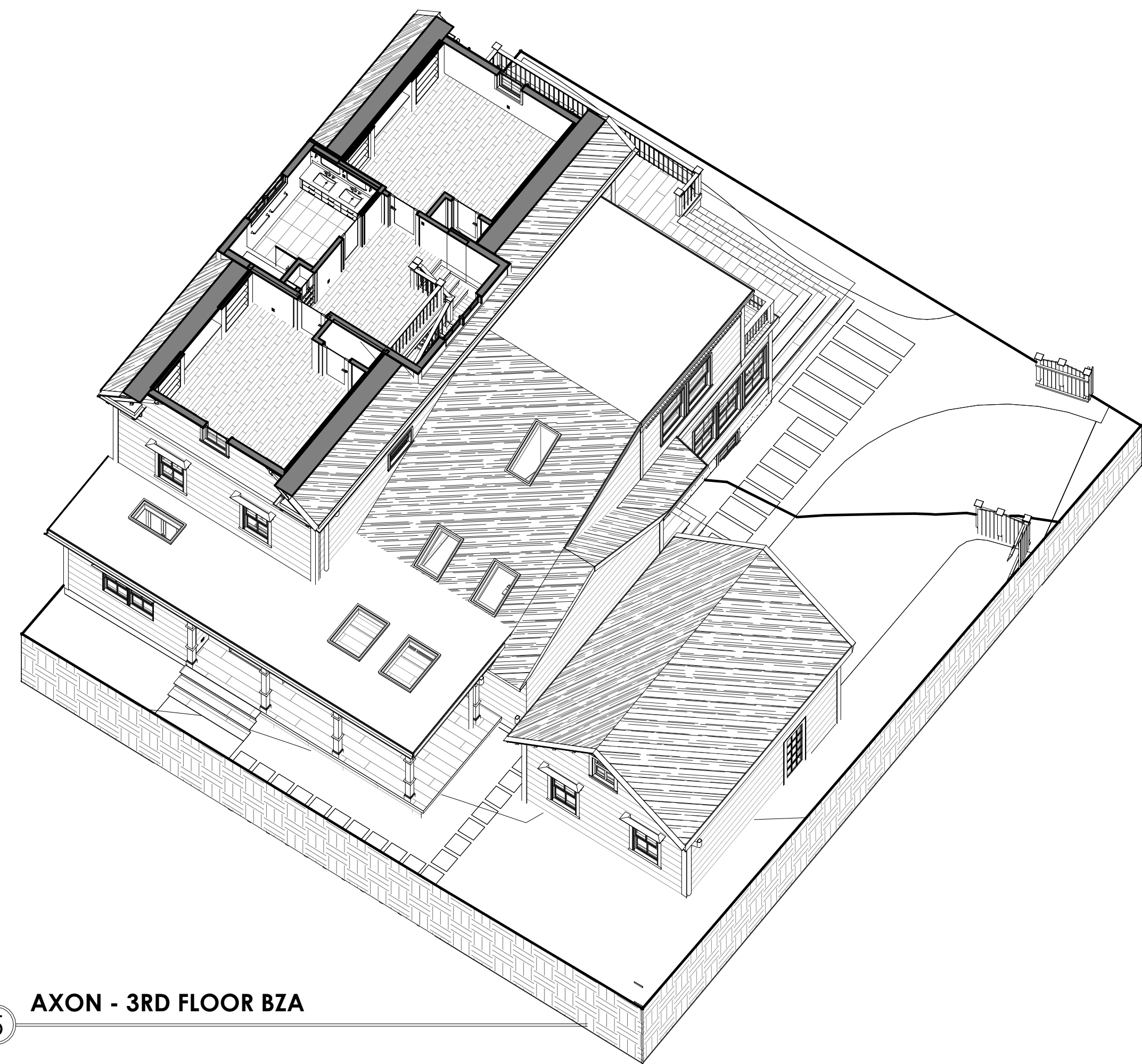
**BZA-010**  
 Scale As indicated



1 EXISTING - LEVEL 3 BZA  
1/8" = 1'-0"



2 PROPOSED - LEVEL 3 BZA  
3/8" = 1'-0"



5 AXON - 3RD FLOOR BZA

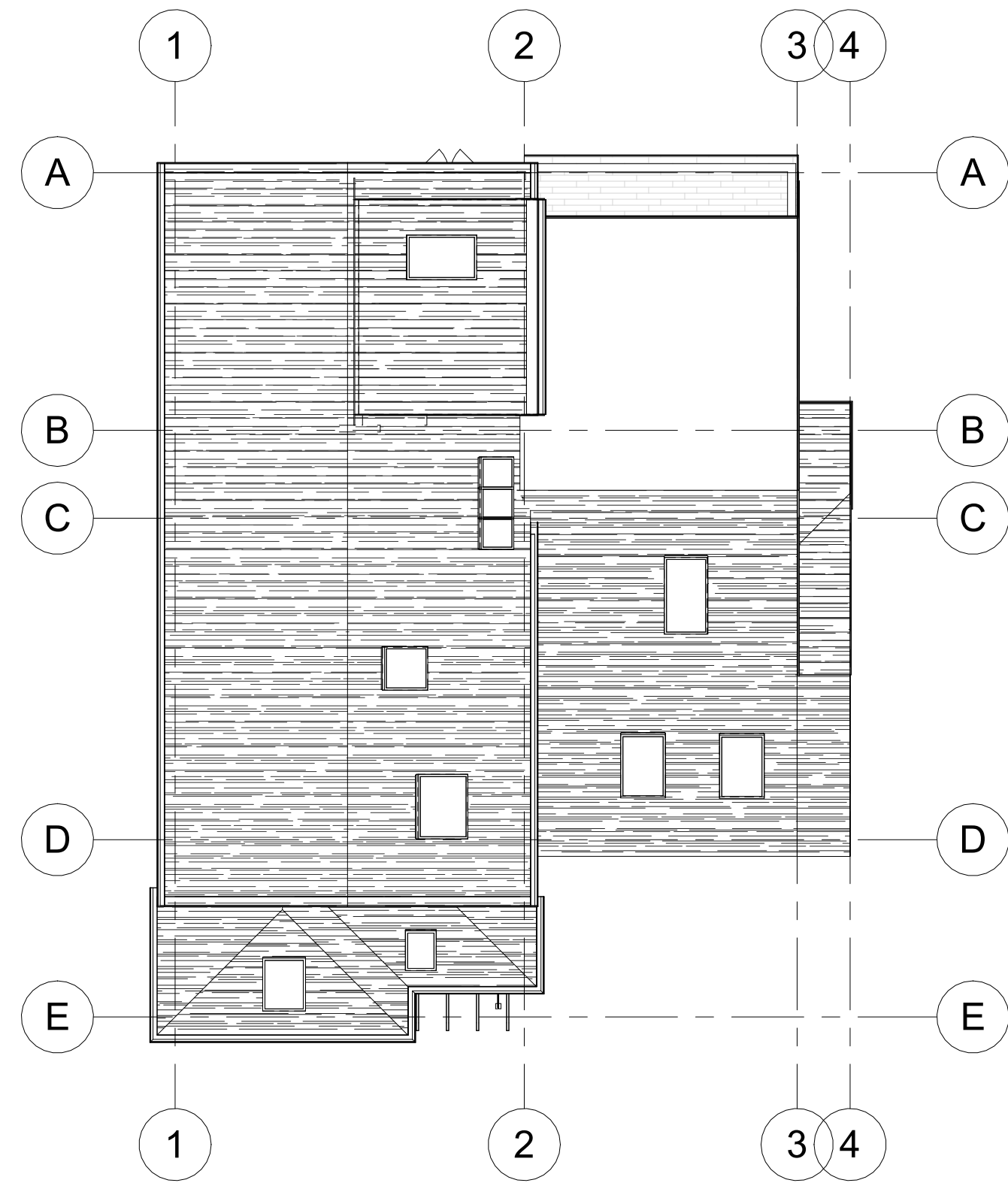


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LEVEL 3

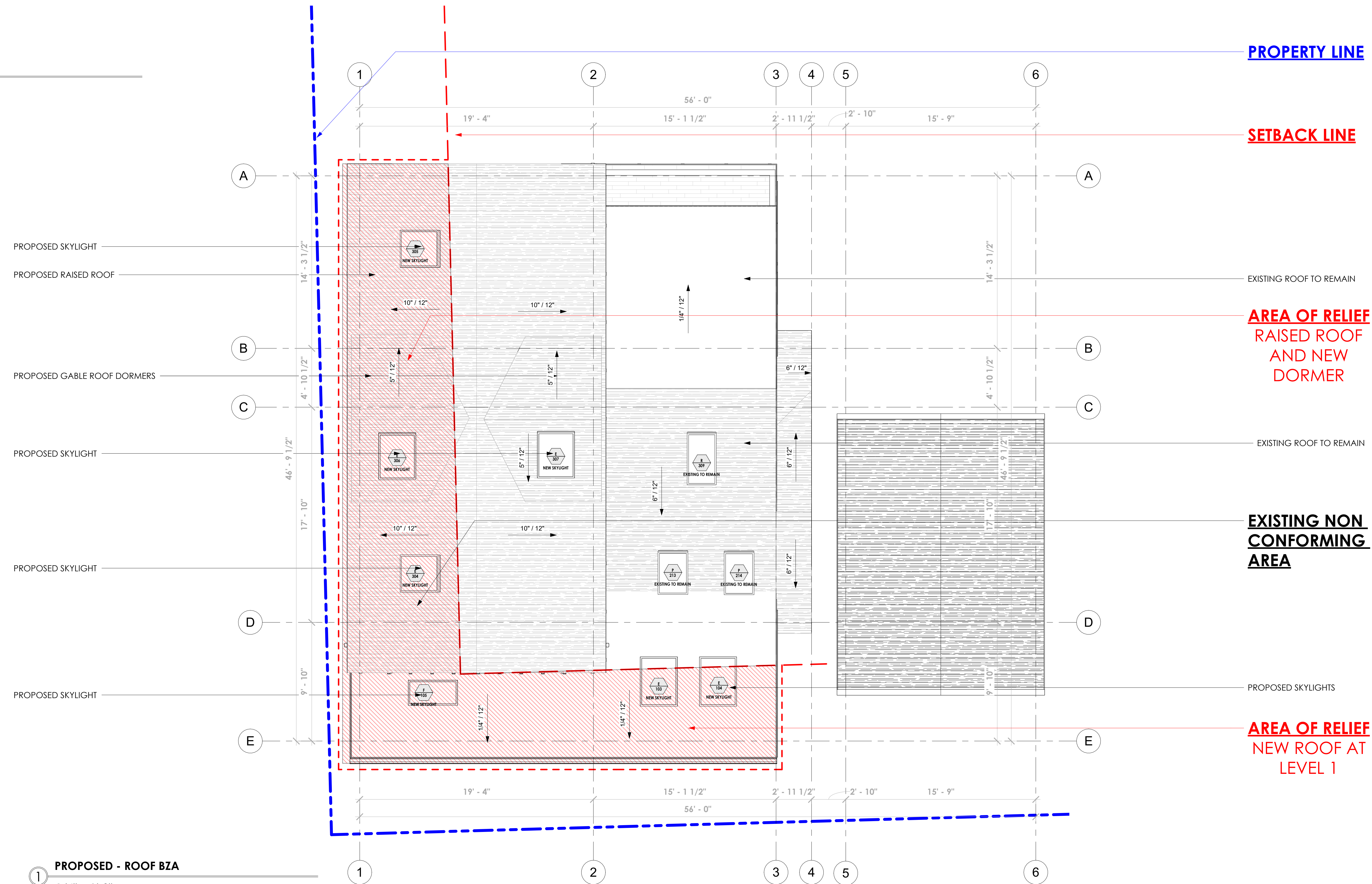
LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker
<b>BZA-011</b>	
Scale	As indicated



3 ROOF AXON - BZA

2 EXISTING - ROOF BZA  
1/8" = 1'-0"



1 PROPOSED - ROOF BZA  
1/4" = 1'-0"



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ROOF

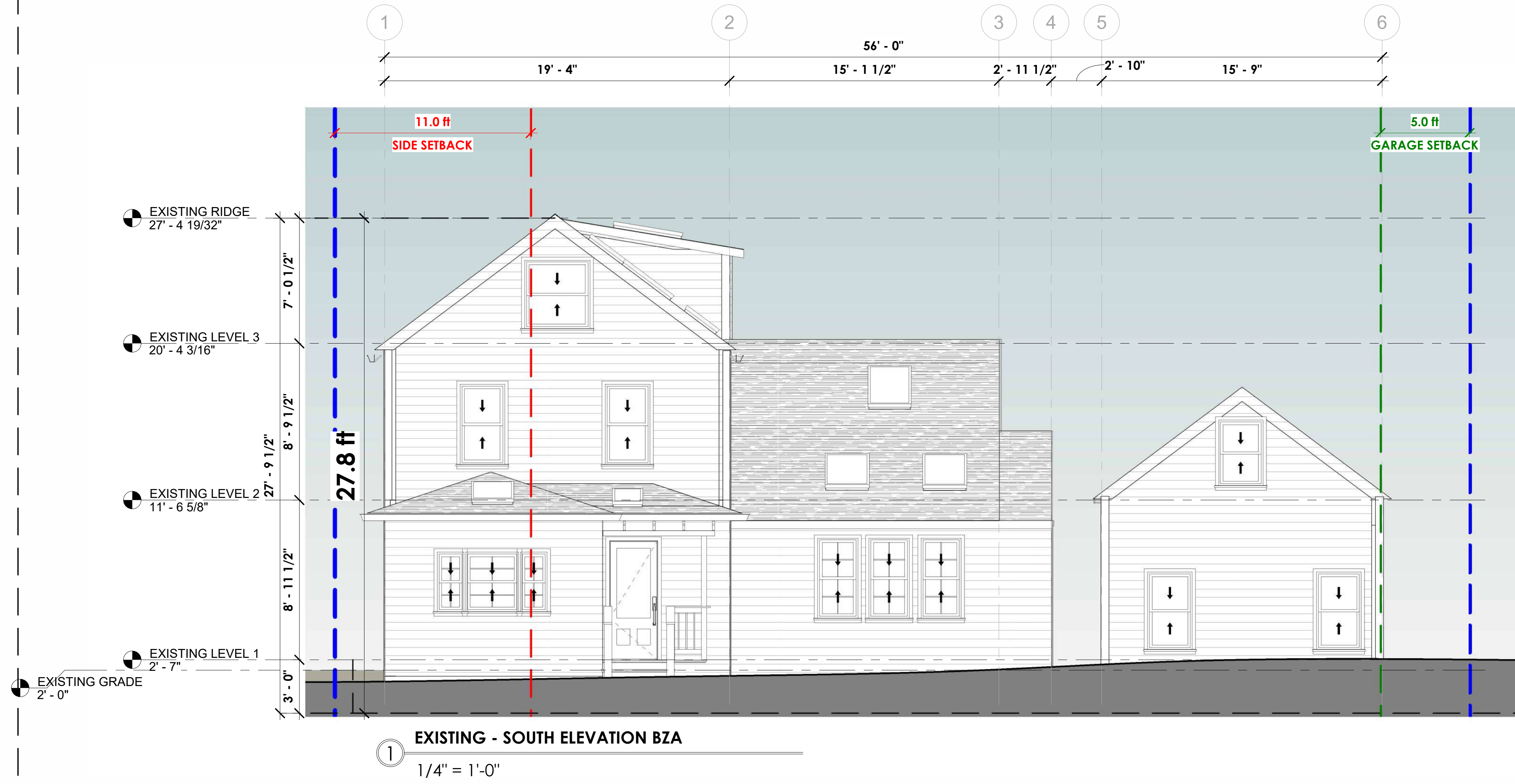
LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

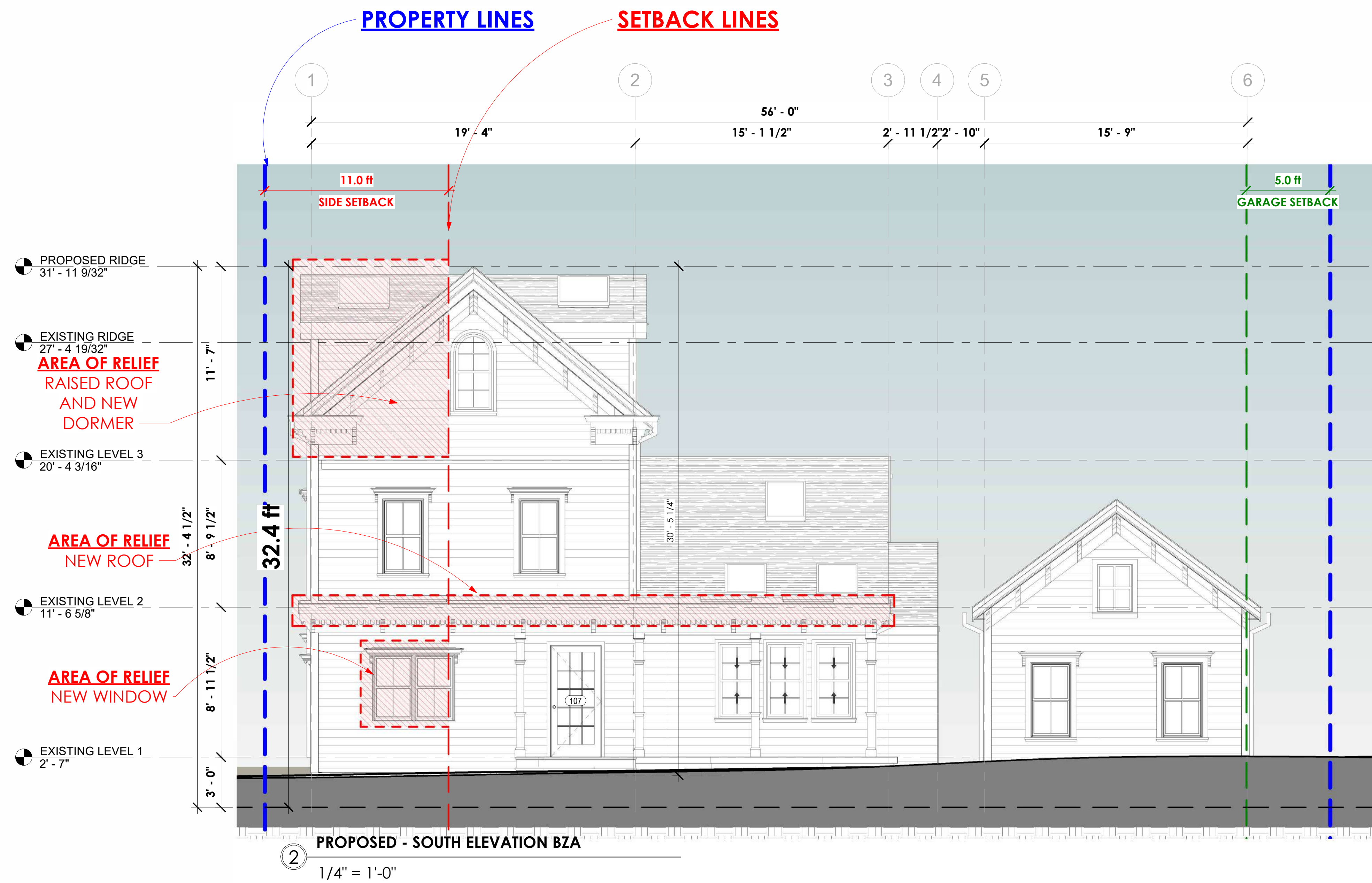
**BZA-012**  
Scale As indicated



EXISTING



PROPOSED



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ELEVATION SOUTH

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-013**  
Scale 1/4" = 1'-0"

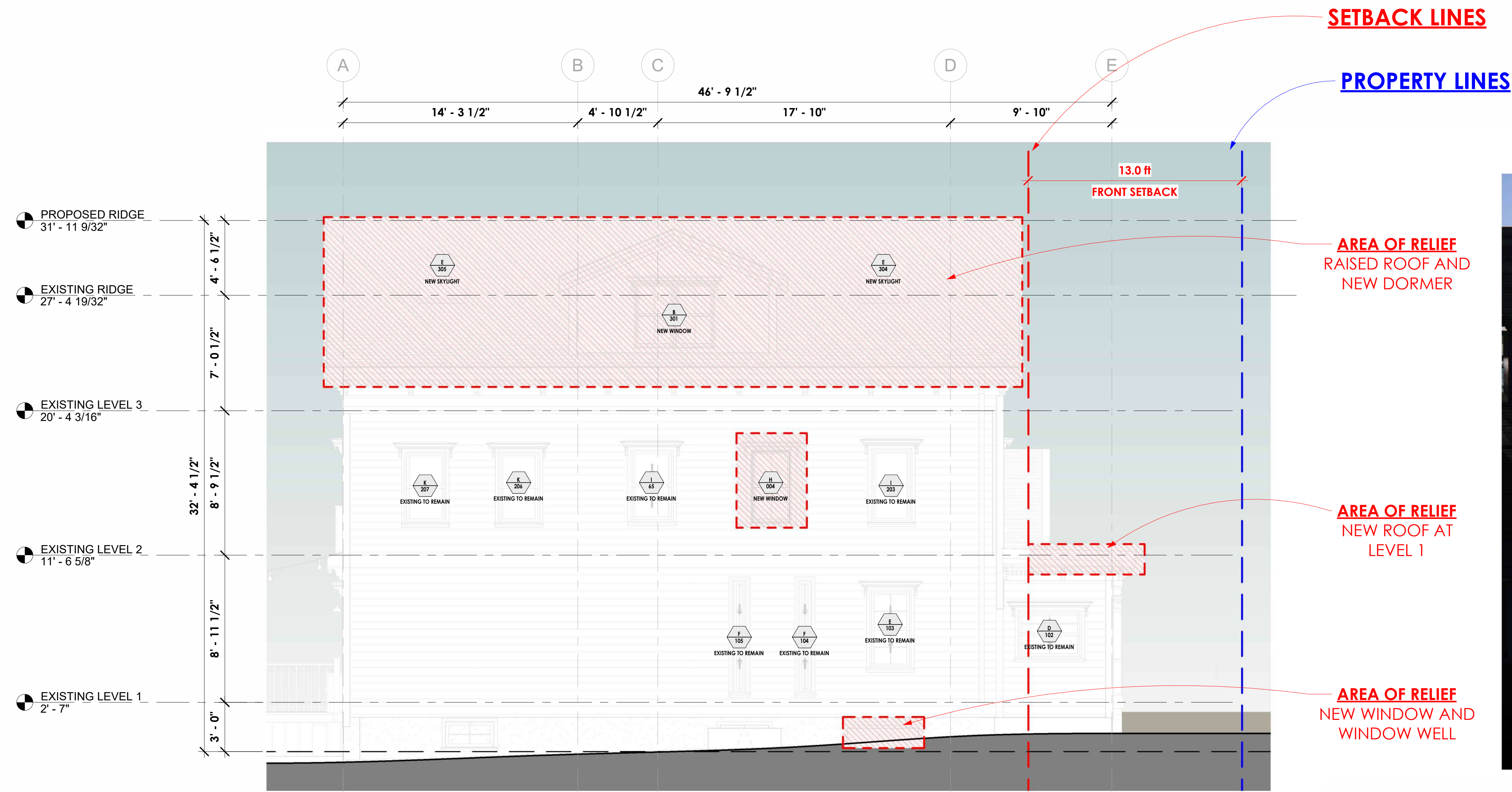
**EXISTING**



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



**PROPOSED**



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



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ELEVATION WEST

LYNGBAEC RESIDENCE

MEREDITH & STEFFEN LYNGBAEC

MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-014**

Scale 1/4" = 1'-0"

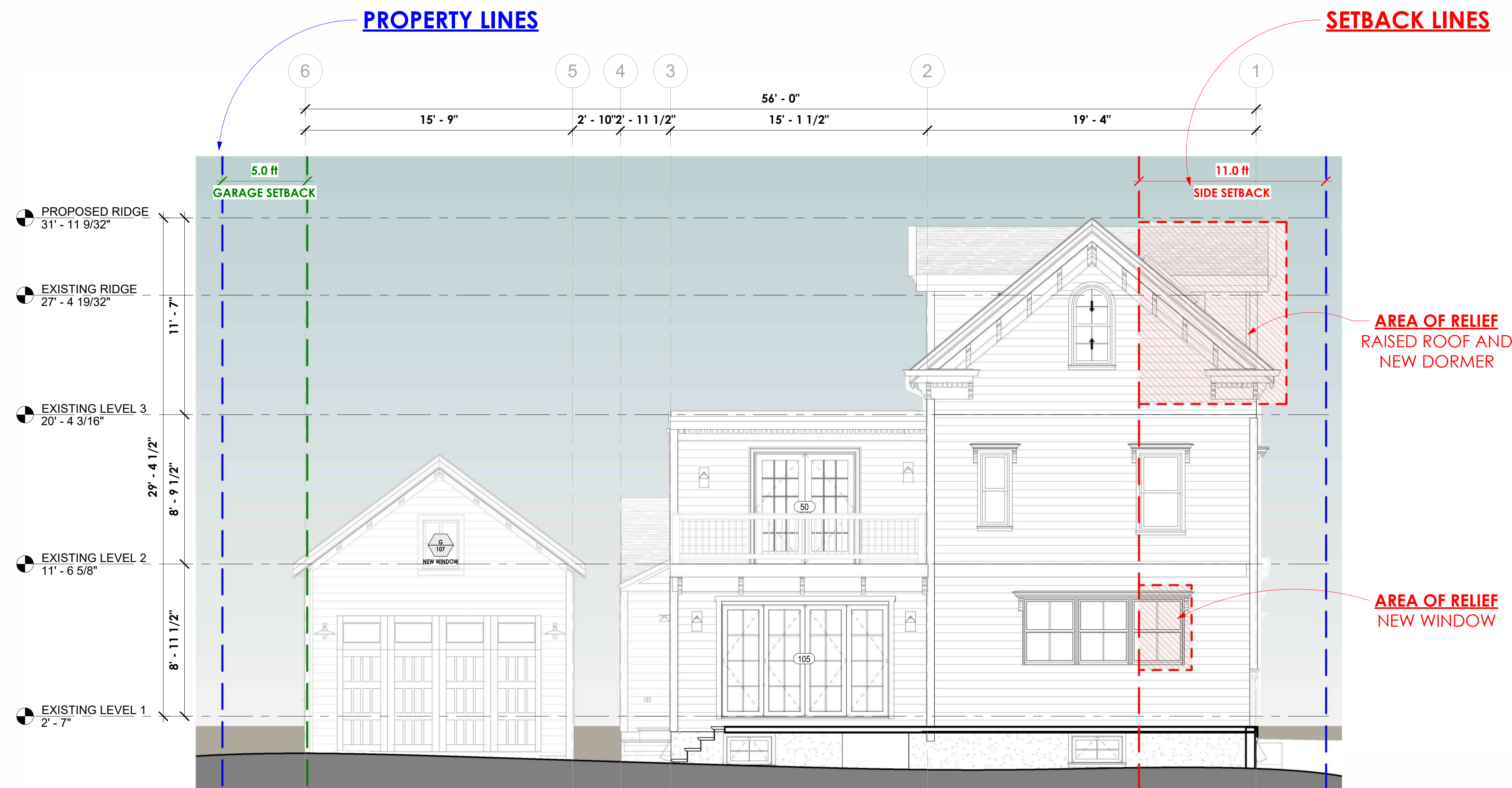
EXISTING



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



PROPOSED



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



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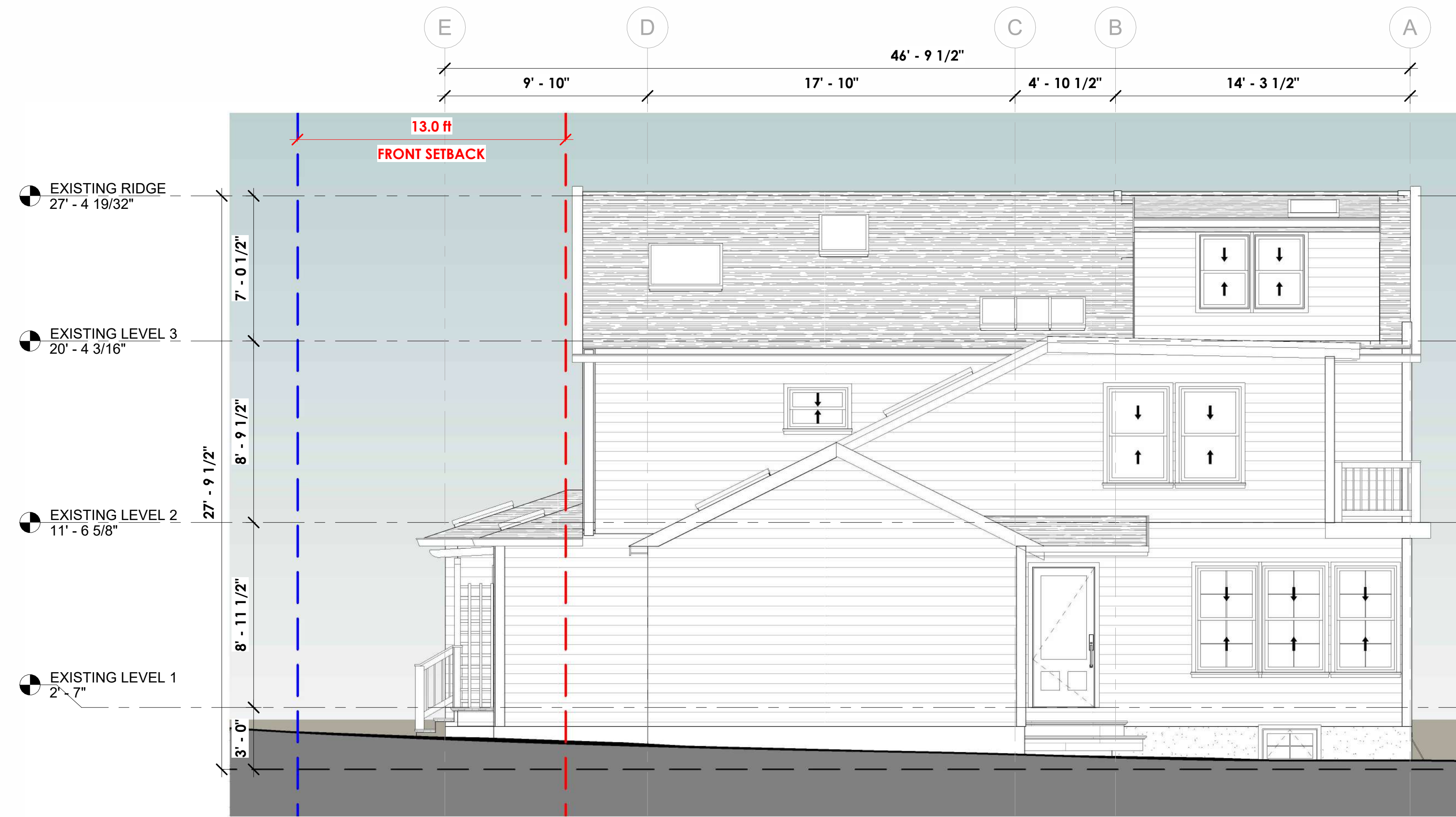
ELEVATION NORTH

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-015**  
Scale 1/4" = 1'-0"

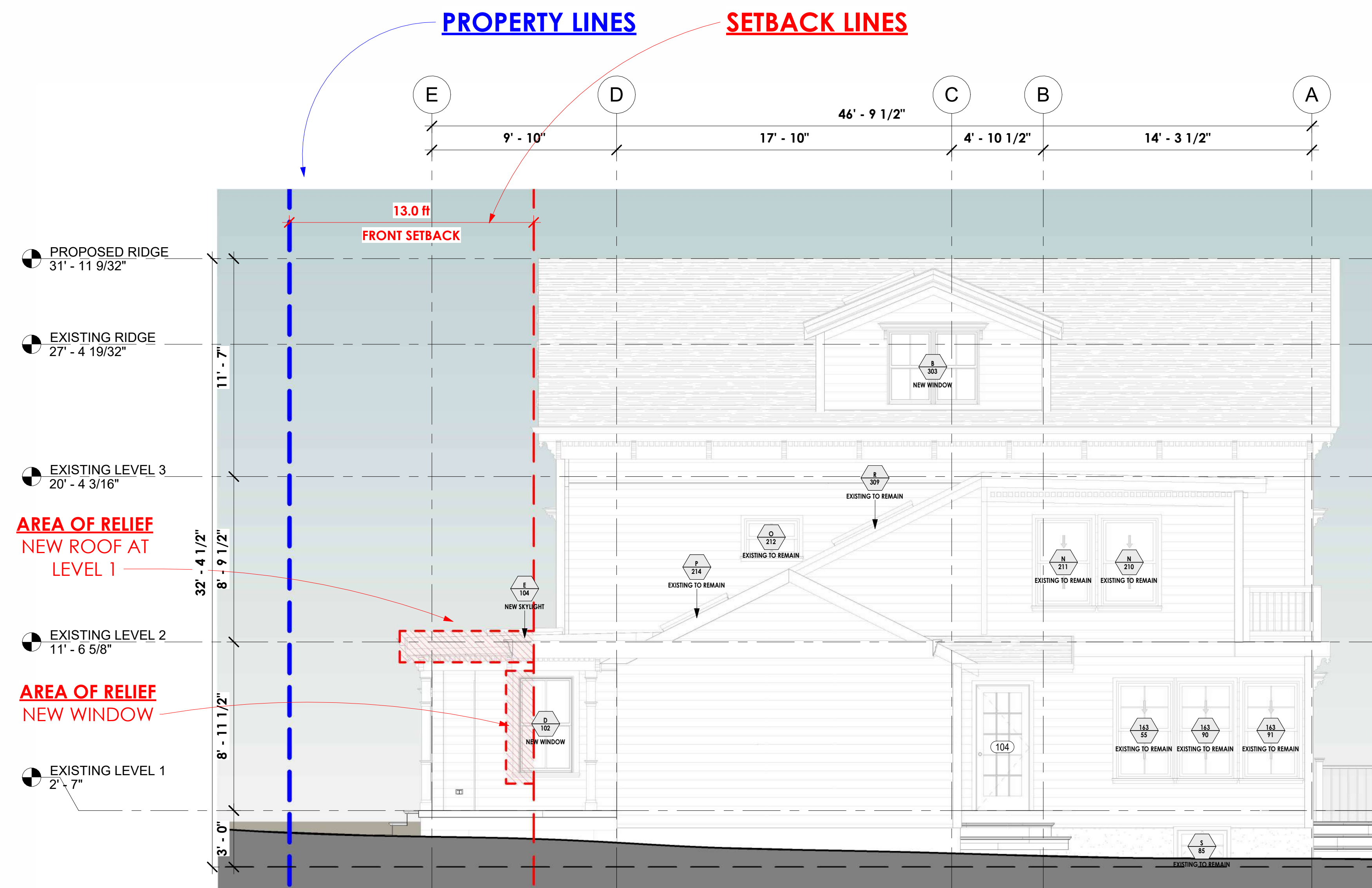
EXISTING



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



PROPOSED



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

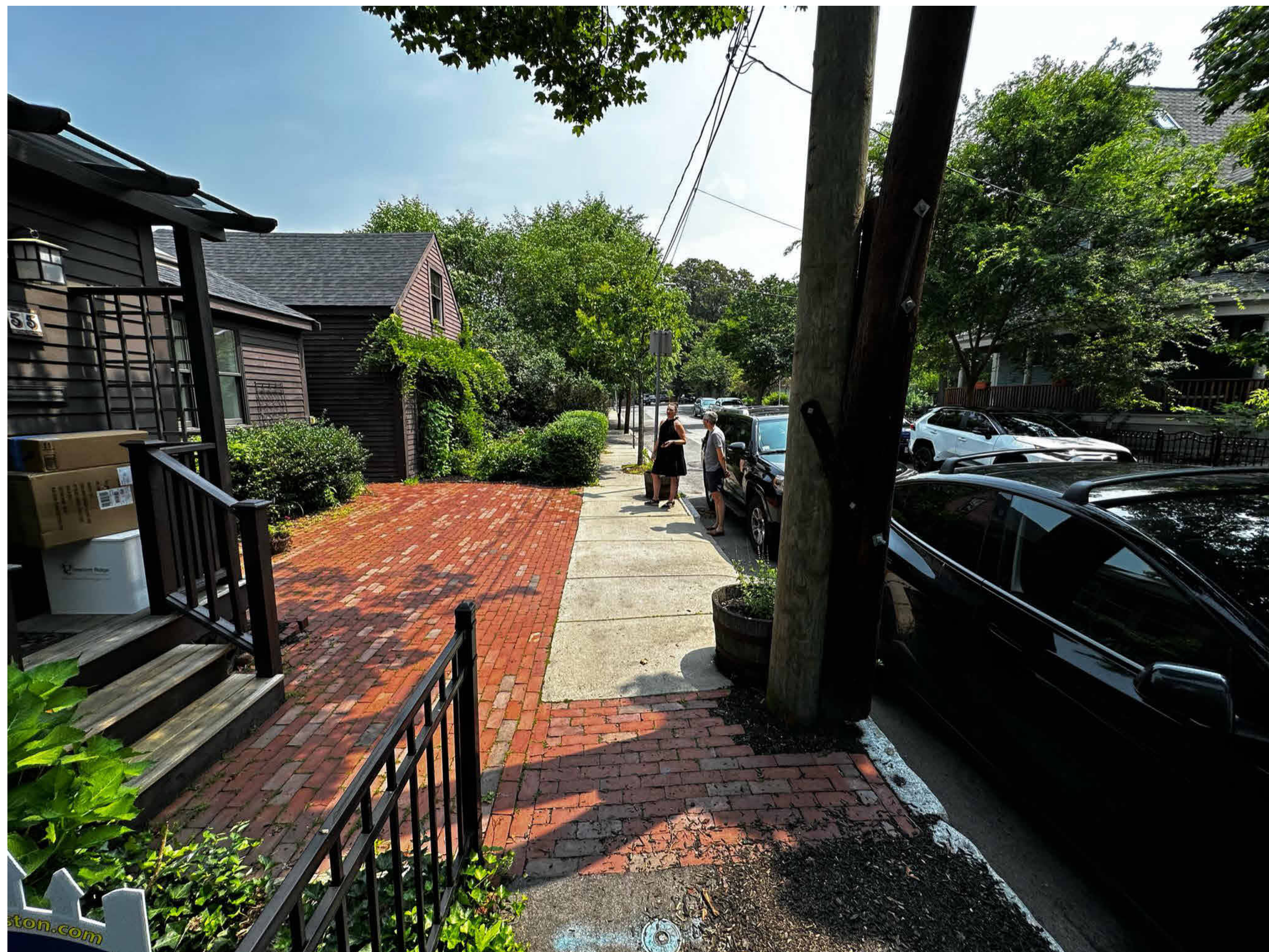


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ELEVATION EAST

LYNGBAEC RESIDENCE  
MEREDITH & STEFFEN LYNGBAEC  
MEREDITH & STEFFEN LYNGBAEC

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker
<b>BZA-016</b>	
Scale	1/4" = 1'-0"



SAM KACHMAR ARCHITECTS

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 357 HURON AVE  
 CAMBRIDGE MA, 02138

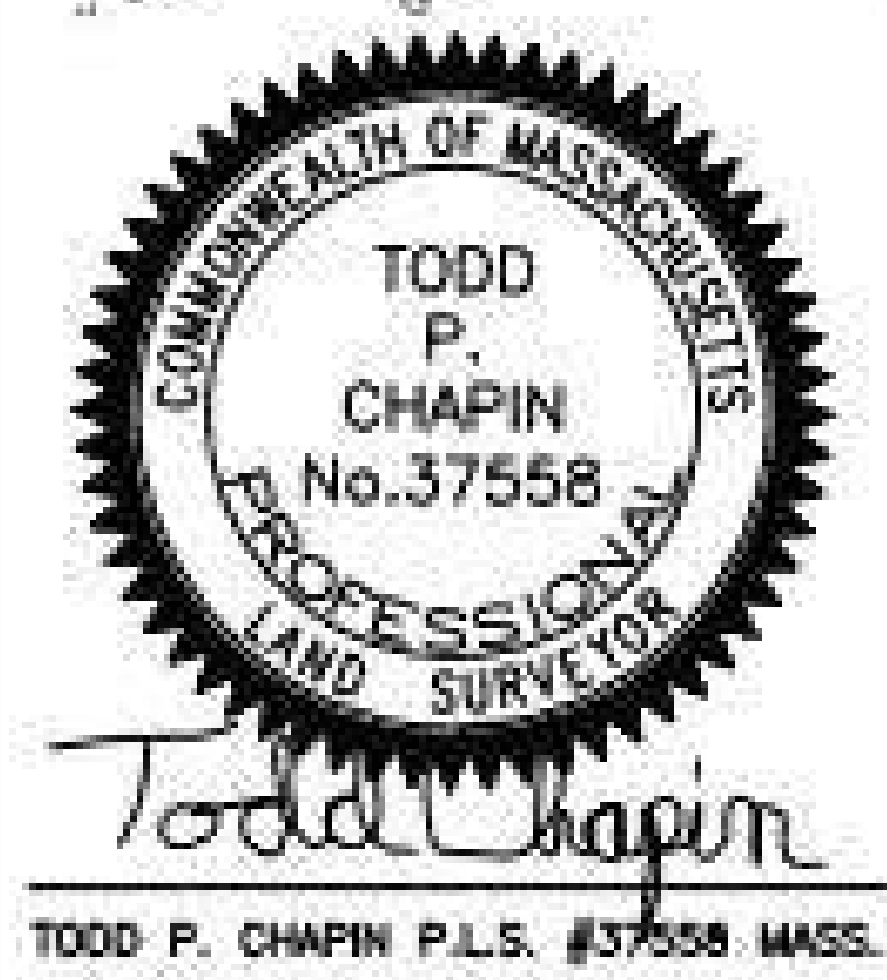
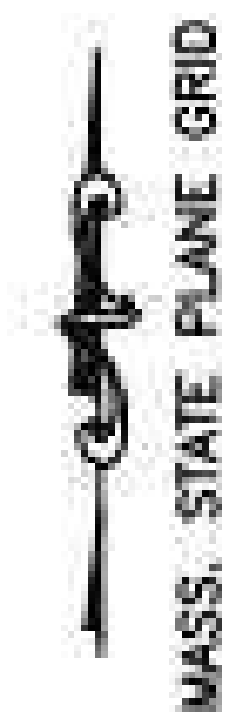
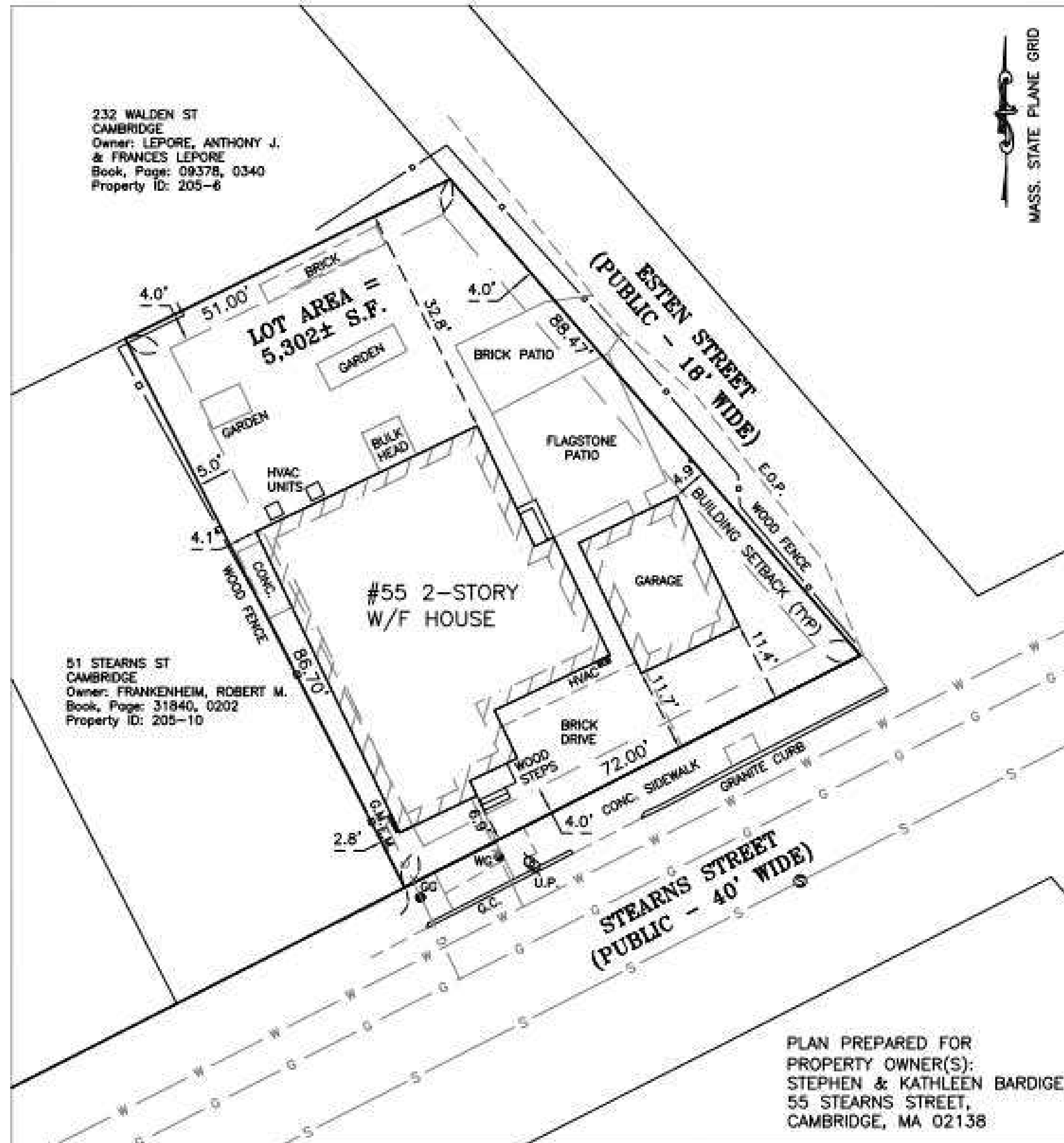
EXISTING CONDITIONS PHOTOS

LYNGBAEK RESIDENCE  
 MEREDITH & STEFFEN LYNGBAEK  
 MEREDITH & STEFFEN LYNGBAEK

Project number	Project Number
Date	12/07/2023
Drawn by	Author
Checked by	Checker

**BZA-016B**

Scale



ASSESSORS MAP: 205-9  
ZONING DISTRICT: C-1  
MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD = 4.0'  
SIDE YARD = 5.0'  
REAR YARD = 4.0'  
MAX. BUILDING HEIGHT = 35'  
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA = 30%

FIELD SURVEY: JP CALC. MT REVIEW TC

**RealMapInfo LLC**  
420 LAKESIDE AVENUE SUITE 403  
MARLBOROUGH, MA 01752  
REALMAPINFO.COM 774-570-0842

**EXISTING CONDITIONS**

PLOT PLAN OF LAND IN  
**CAMBRIDGE, MASS**

SCALE: 1"=20'      DATE: 10/13/2023

DEED REF: BOOK: 12514 PAGE: 130

PLAN BOOK 68 PLAN 4

RECORDED @ MIDDLESEX COUNTY REGISTRY OF DEEDS



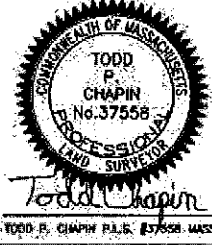
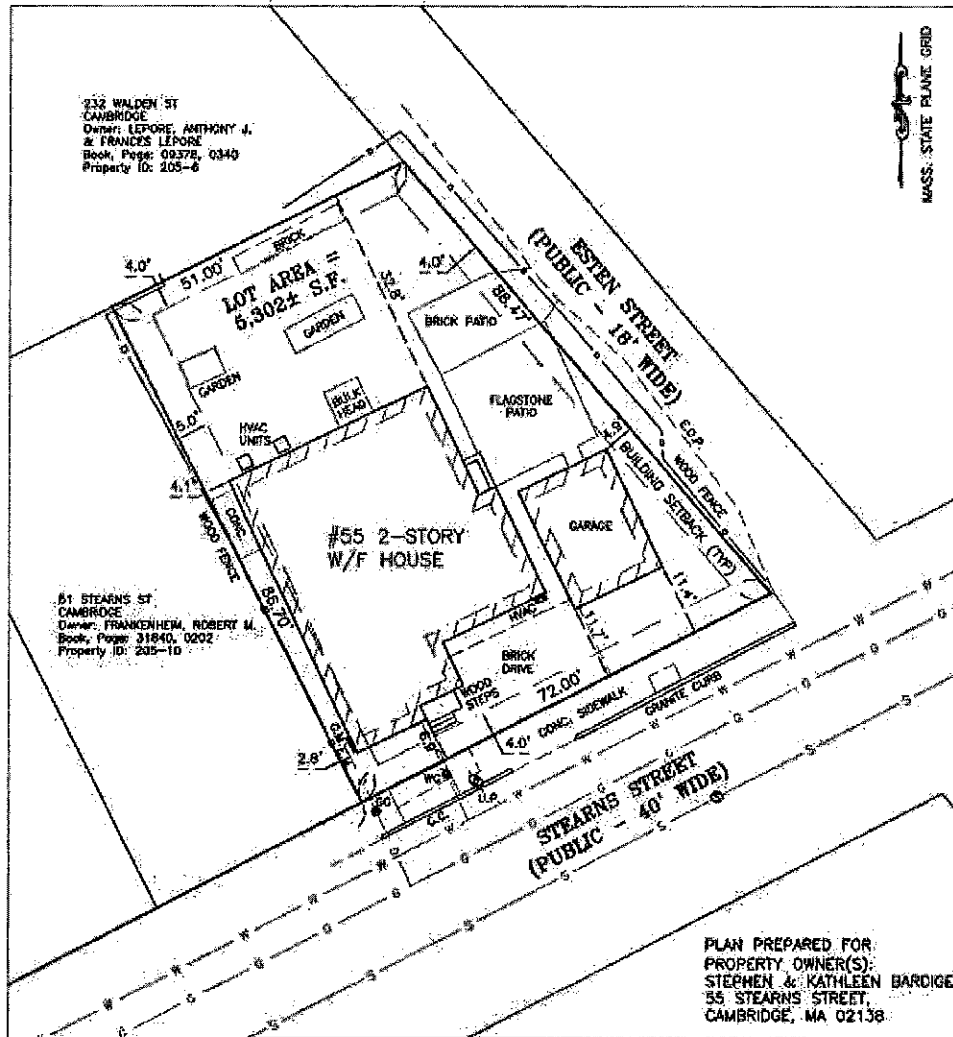
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CAMBRIDGE MA, 02138

CERTIFIED PLOT PLAN

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project number      Project Number  
Date      12/07/2023  
Drawn by      Author  
Checked by      Checker

**BZA-017**  
Scale



ASSESSORS MAP: 205-9  
ZONING DISTRICT: C-1  
MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD = 4.0'  
SIDE YARD = 2.0'  
REAR YARD = 4.0'  
MAX. BUILDING HEIGHT = 36'  
MAX. RATIO OF PRIVATE OP. SP. TO LOT AREA = 30%

**EXISTING CONDITIONS**

PLOT PLAN OF LAND IN  
**CAMBRIDGE, MASS**

FIELD SURVEY BY: CHAP, MT. REVIEW TO: [ ]

**RealMapInfo LLC**  
420 LAKEBOK AVENUE SUITE 403  
WATERBOROUGH, NH 03102  
REALMAPINFO.COM 774-570-0642

SCALE: 1"=20'

DATE: 10/13/2023

DEED REF: BOOK 12514 PAGE 118

PLAN BOOK: 88, PLAN 4

RECORDED @ MIDDLESEX COUNTY, REGISTRY OF DEEDS



CERTIFIED PLOT PLAN

LYNGBAEK RESIDENCE  
MEREDITH & STEFFEN LYNGBAEK  
MEREDITH & STEFFEN LYNGBAEK

Project Number: 12/07/2023  
Scale: BZA-017



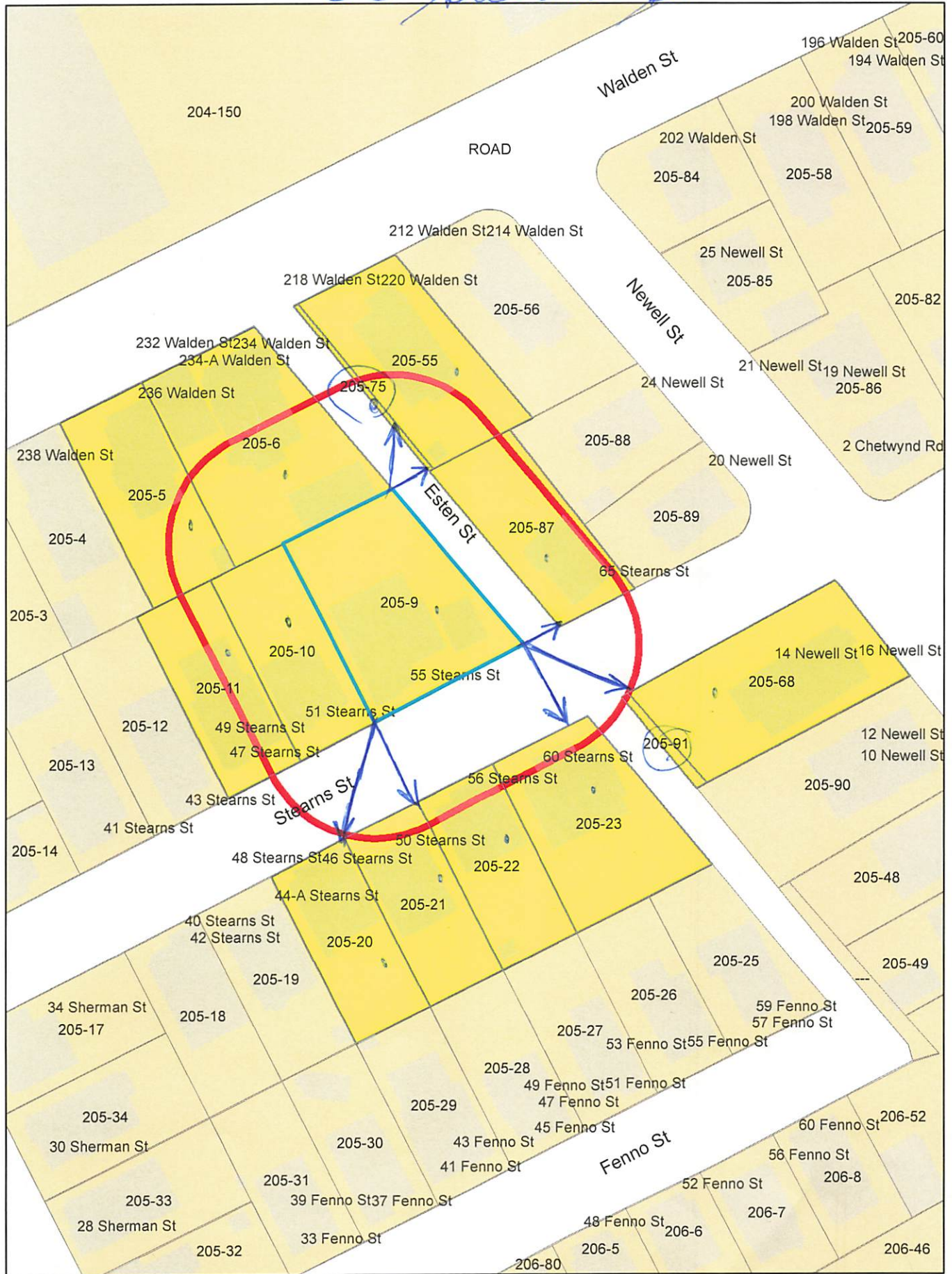








55 Stearns St.



55 Stearns St.

Petitioner

205-10  
FRANKENHEIM, ROBERT M.  
51 STEARNS ST.  
CAMBRIDGE, MA 02138

205-11  
DOLAN, YVONNE E. LIFE ESTATE  
49 STEARNS ST  
CAMBRIDGE, MA 02138

WESTON PATRICK, P.A  
C/O MICHAEL W. WIGGINS, ESQ.  
ONE LIBERTY SQUARE – STE 1210  
BOSTON, MA 02109

205-55  
MESSENGER, KAREN D.  
220 WALDEN STREET  
CAMBRIDGE, MA 02140-3545

205-68  
EXUM, CHARLOTTE JUNE A LIFE ESTATE  
14 NEWELL ST  
CAMBRIDGE, MA 02140-2604

205-9  
LYNGBAEK, STEFFEN  
MEREDITH RYAN LYNGBAEK  
55 STEARNS ST  
CAMBRIDGE, MA 02138

205-22  
ELSTON, MARY B.  
4686 DODGEWOOD RD.  
RIVERDALE, NY 10471

205-21  
MCCLELLAN, ANITA DEIDAMIA  
50 STEARNS ST  
CAMBRIDGE, MA 02138-6727

205-87  
BARGMANN, MARTHA S.  
65 STEARNS ST  
CAMBRIDGE, MA 02138

205-6  
232-234 WALDEN STREET LLC  
50 FOLLEN ST.  
CAMBRIDGE, MA 02138

205-6  
MAHONEY, JAMES J.  
234 WALDEN ST. UNIT#4  
CAMBRIDGE, MA 02140

205-6  
232-234 WALDEN STREET LLC  
50 FOLLEN ST.  
CAMBRIDGE, MA 02138

205-6  
232-234 WALDEN STREET LLC  
50 FOLLEN ST  
CAMBRIDGE, MA 02138

205-5  
HUDSON, WILLIAM CANFIELD ELIZABETH CLARK  
POLNER HUDSON  
236 WALDEN ST  
CAMBRIDGE, MA 02140

205-23  
GARLAND JEFFREY A  
58-60 STEARNS ST  
CAMBRIDGE, MA 02138

205-75-91  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

205-75-91  
CITY OF CAMBRIDGE  
C/O MEGHAN BAYER  
CITY SOLICITOR

205-20  
MITCHELL, ADAM & MING-CHUN AILEEN HSU  
48 STEARNS ST  
CAMBRIDGE, MA 02138-6727

## Pacheco, Maria

---

**From:** Martha Bargmann <m.bargmann@verizon.net>  
**Sent:** Monday, January 8, 2024 2:38 PM  
**To:** Pacheco, Maria  
**Subject:** Zoning appeal; case no.: BZA-251-720

Dear Ms. Pacheco:

I am in favor of the proposed changes for my neighbor @ 55 Stearns Street in Cambridge, MA.

The case number is above and the petitioners are Steffen Lyngbaec and Meredith Lyngbaec.

Any other information needed? Please ask,

Martha Bargmann

65 Stearns Street, Cambridge, MA

[Sent from the all new AOL app for iOS](#)



# 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: Meredith Lyngbaek Date: 1/8/24  
(Print)

Address: 55 Stearns St

Case No. BZA-251720

Hearing Date: 1/25/24

Thank you,  
Bza Members



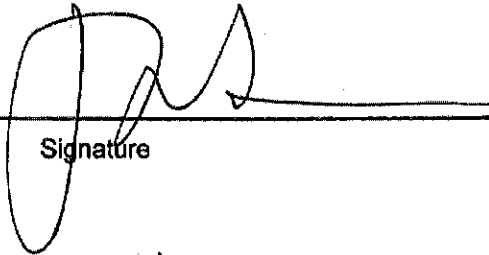




Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 6, 202~~3~~4

I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.



Signature

1/6/23  
Date

16 Newell St.

Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 12, 2024

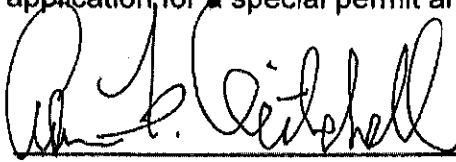
I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.

<u>Paula Cortes</u>	<u>1/14/2024</u>
Signature	Date
<u>Paula Cortes</u>	<u>25 Newell St, Cambridge</u>
Name	Address

Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 6, 2023<sup>4</sup>


I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.



Signature

1.09.24

Date



1.06.24

48 Stearns St. 02138

Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 6, 2024

I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.

*Aimee McCallan*

Signature

*1/6/2024*


Date

*50 Stearns St.  
617 312-6005 cell*

Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 6, 202~~3~~4

I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.

  
Signature

1/8/24

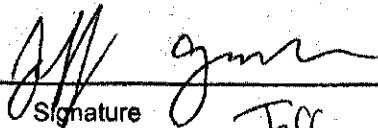
Date


Justi Godoy (56 Stearns Street)

Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 6, 2023/4

I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.

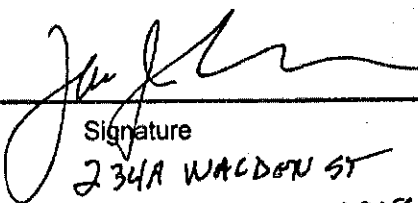
 1/7/23  
Signature Date  
Jeffrey Garland, 60 Stearns St

 1/7/23  
ASTRID WERNER, 60 STEARNS ST.

Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 6, 2024

I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.

 JAMES MAHOWDY 1/6/24  
\_\_\_\_\_  
Signature Date  
234A WALDEN ST  
ABUTS 55 STEARNS.



Boarding Zone of Appeal  
For the City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

January 12, 2024

I have been shown the plans for the renovation of Meredith and Steffen Lyngbaek's home and relocation of the curb cut at 55 Stearns Street, and am in support of their application for a special permit and variance.

  
Signature \_\_\_\_\_ Date 1/12/2024

William Hudson 236 Walden St., Cambridge, MA  
Name Address 02140