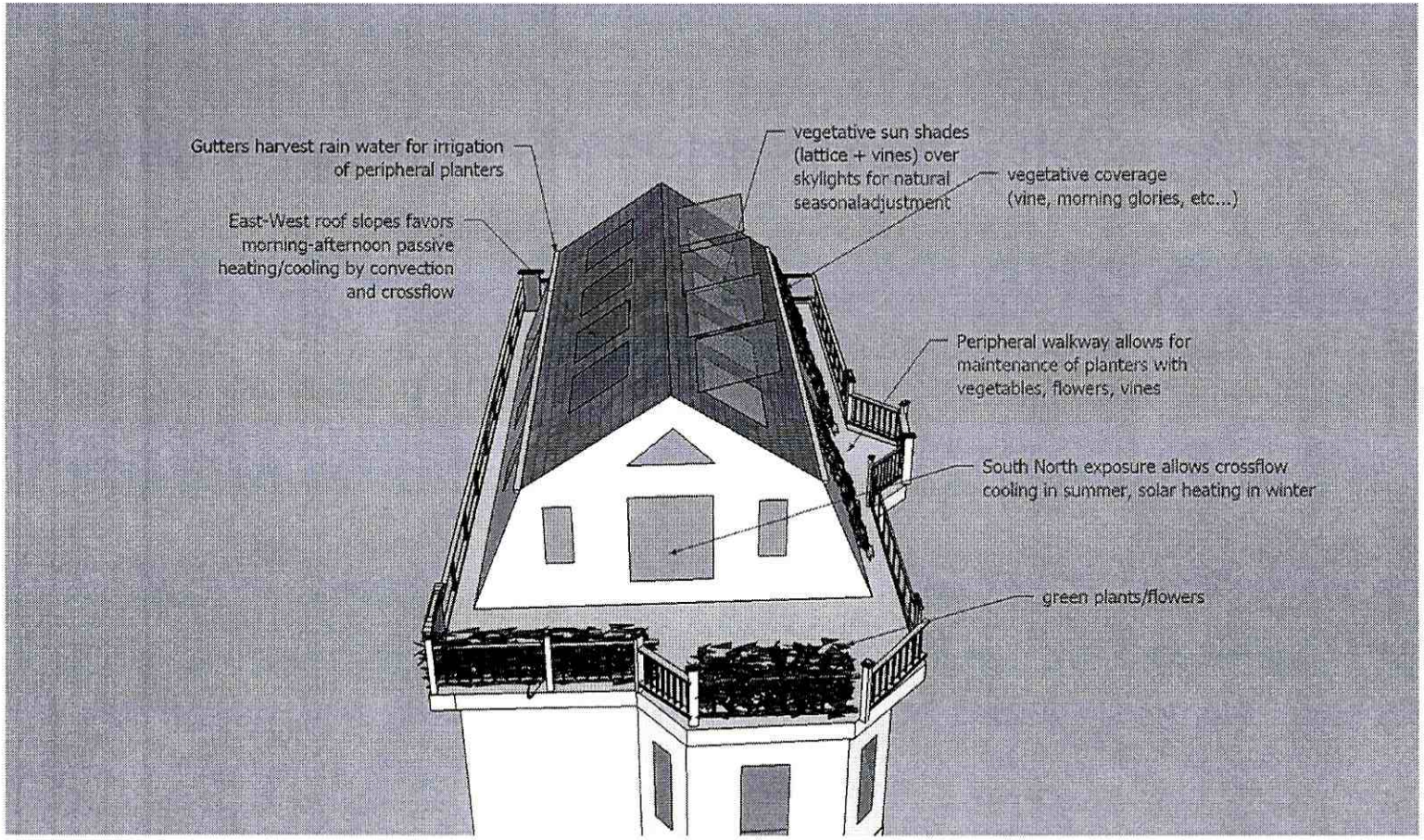
ATTACHMENT A

Z.O. 5.55 an opportunity to "update" flat roofs with mutual benefits to the City and owners



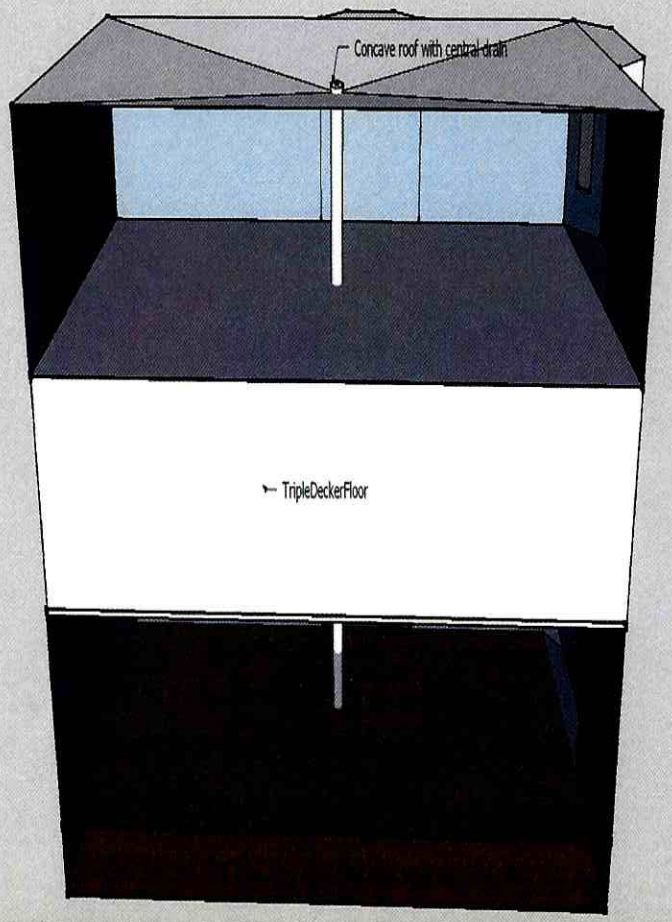
Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

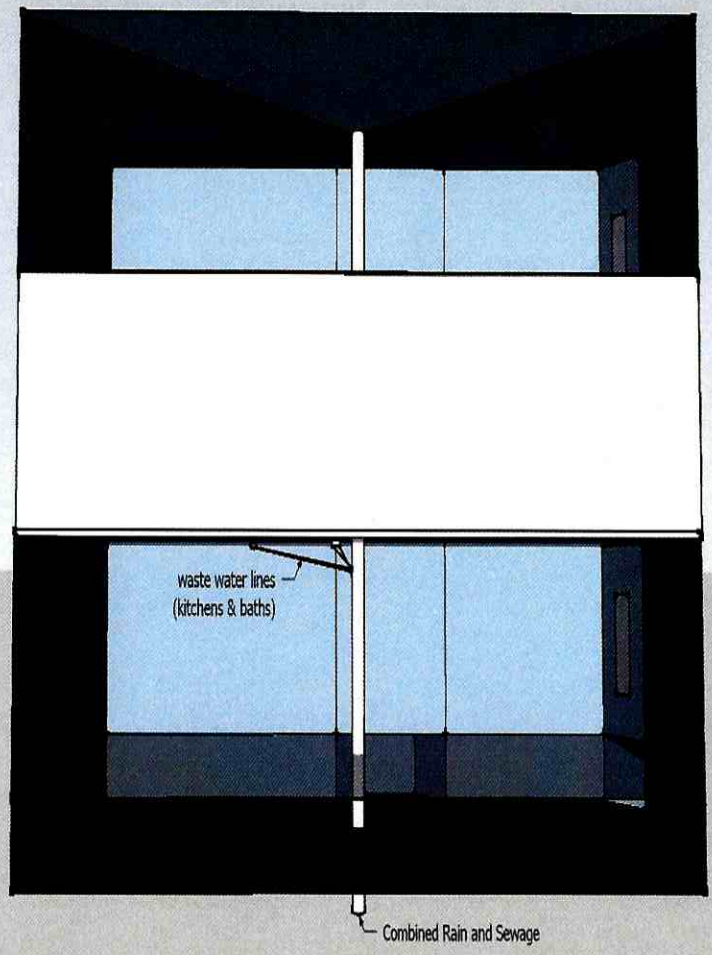
Flat roofs combine rain water with sewage

1. **Liability to homeowners**
2. **Cost to the City >$200K/yr (maybe $1.5M?)**
3. **Z.O. §5.55 incentivizes solutions**
4. **Provides safeguards to ensure neighborhood tranquility**
5. **"Green" opportunities & innovation**

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Existing: concave surface with central drain and interior waste combined





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A single Triple Decker gathers 6,000cf/yr of rain = 60Ccf

- Typical annual water bill is ~130Ccf=$1500
  - 1/3 of sewer input from TplDkr is RAIN!

- Rain from a TplDkr costs the City
  - $600/yr (City bills owners)
  - Or $80/yr (City pays MWRA)

  This $$$ discrepancy is not part of today's discussion

1500s.f. area; 4' annual rainfall; 7.5gals/c.f.; sewer tax $8.3/Ccf (Ccf=100c.f.) - Typical Triple Decker consumes 130Ccf/yr (FY2010data)

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

2400 <TplDkrs in Cambridge=> COSTS

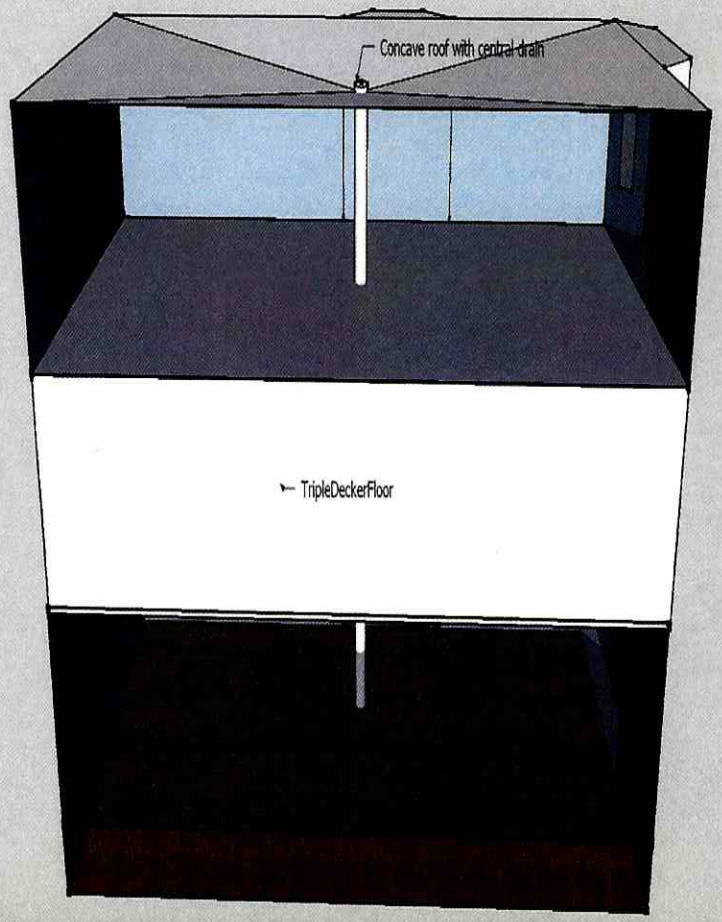
at least $200K/yr @ "MWRA rate"
but maybe

$1,4M/yr @ "tax payers rate"

Two sources: Cambridge BZA at Variance Appeal 12 Apr., 2008 "Cambridge has over 2400 triple deckers"
City=7.13 sq. mi.; estim. 60% of flat area residential buildings (10% business/univ.; 30% green + streets); 10,000 resdnl.bldgs.; 2% TplDkr

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Liability to homeowners: numerous cases



- Pipes crack inside walls
- Frozen drain
  - Causes overflow and overload on roof
  - "Global warming" => increasing snow loads
- Liability when shoveling snow off edge

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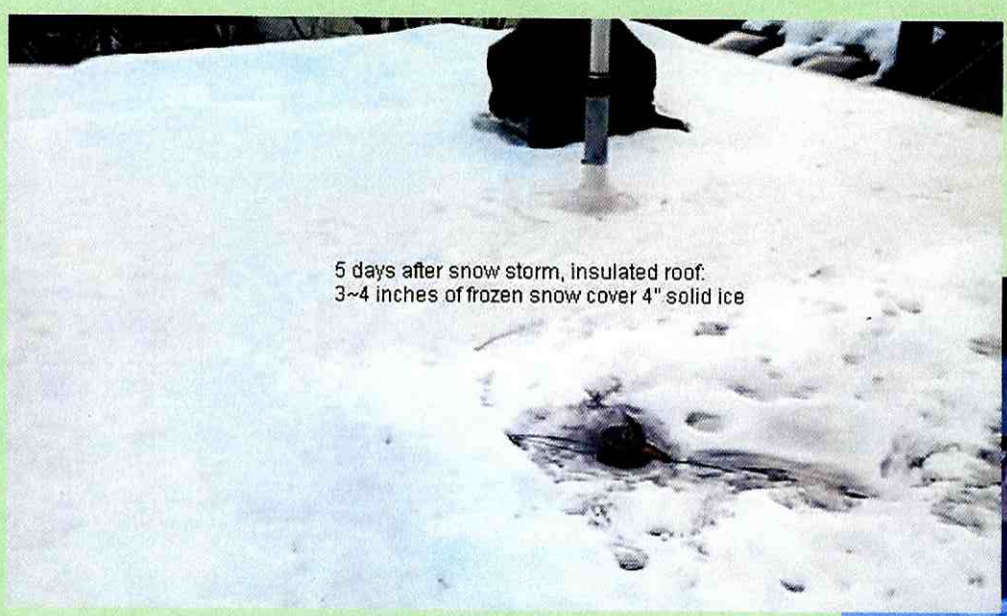
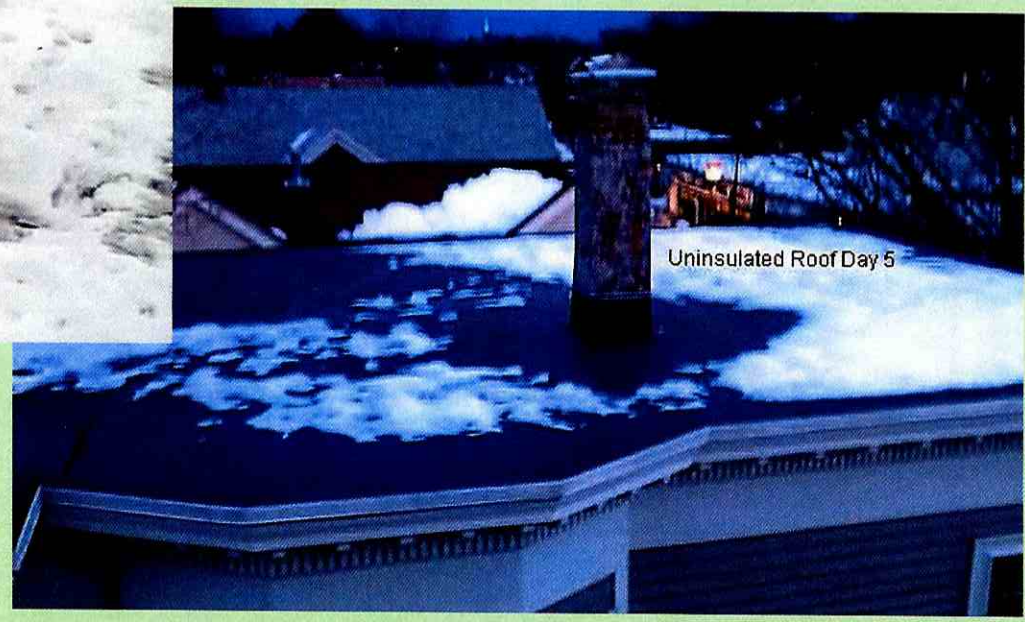
An *inconvenient truth* about insulation

Well insulated flat roof



Poorly insulated flat roof



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Climate change: frozen drain, snow overload!

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Huron-Concord current worksite

- $100M budget to separate sewer/rain
- ~800 homes total
- ~80 homes to be modified (excl. sump pumps) = 10%
- **~150 flat roofs = 20% = TWICE the amount being addressed**
- Even if only 100 roofs, still a huge waste!
- too expensive for City to modify

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Sewer rates increasing 5 times faster than water

FY 09-12 (Block 2, typical triple decker):

- Water: 3.24/3.19 $/Ccf =>1.5%
- Sewer: 8.32/7.71 $/Ccf =>7.9%

Rain dumped into sewer lines Is costing more and more $$$!

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Central drains are bad!

- Liability for homeowner
- Costly sewer input for City and residents
- Disincentive for ecology
  - Heat islands in summer
  - insulation in attics causes drain to freeze

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Additional Concerns

- Warming climate
  - Increasingly intense storms
  - Increased snow density => roof load

- Energy consciousness
  - Increased insulation increases problems
  - But an added level would increase insulation and eliminate problems!

- 387 Huron History: 2009 BZA; 2011 Ordinance Cmtee.; 3 major damages to ceilings + numerous dangerous shoveling expeditions – stop delays, stop risks!

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Z.O. §5.55 solves these problems!

City gains

- Reduced rain water into sewage
- Z.O. §5.55 increases property tax revenue!

Owners gain

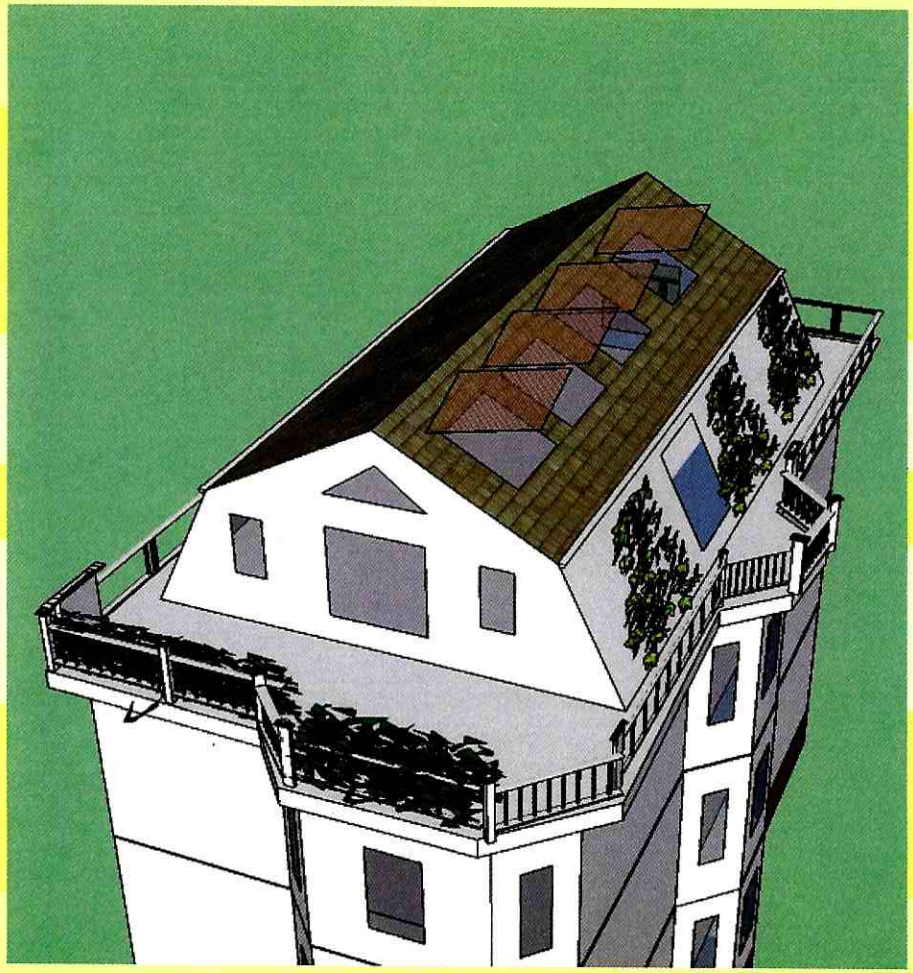
- Peace of mind from risk of failure, snow, etc…
- Added attic space
- Improved insulation & “green” opportunities

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Illustration of a design option

Central Drain eliminated!

Rainwater recycled for use on roof (gutters at gambrel) or diverted to the ground



Passive solar heating

Convective ventilation and cooling

Vegetative roof cover with seasonal shading

High-level flowering plants enhance pollination

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Concerns about relaxing Z.O. limits

1. Impact on neighbors and visual aspect
2. Zoning
   - FAR (floor area ratio ~= living area/lot size)
   - Roof height
3. Increase in population density

First safeguard: ZO 5.55 requires a **SPECIAL PERMIT**

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

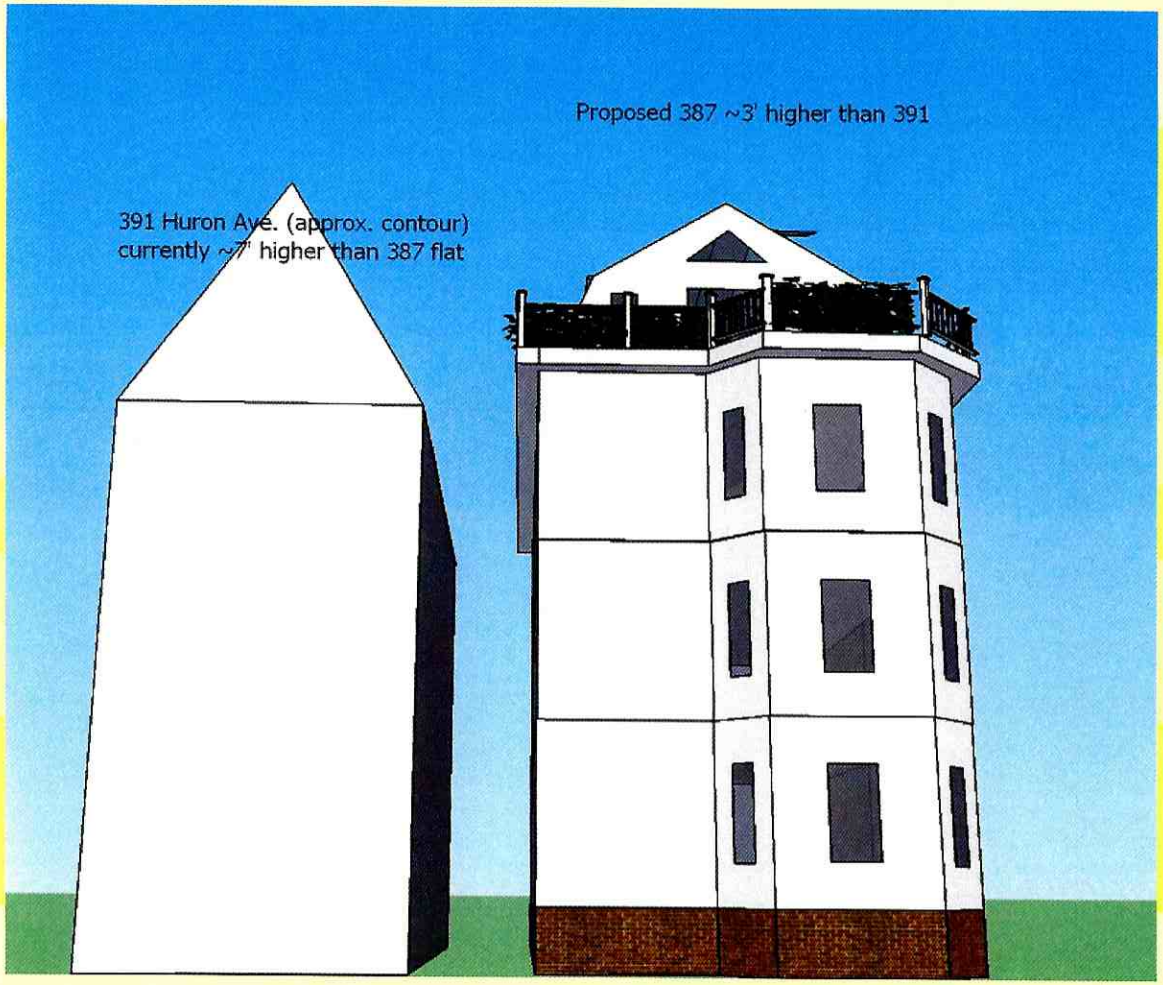
Perspective view of proposed design

Front view from 40ft away

Side view from 15ft away

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

387 Huron: Relative Height Proposed



- New roof being set back offsets the height perception
- Narrow space between buildings renders new roof invisible from neighbors (crown overhang)

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Design proposed would have no impact on neighbor's natural light or view

Crown overhang determines angle for light/view

Even adjacent to a third floor dormer, no impact on natural light

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Zoning concerns

- **FAR**
  - ZO 5.55 places a limit as % over existing
  - ZO 5.55 does not allow a new unit
- **Maximum roof height**
  - Many TrplDkrs 3-10ft lower than neighbors
  - ZO 5.55 limits height gain to 10'
  - 8' raise may be sufficient in some cases

Safeguards placed in ZO 5.55 with input from Cambridge Development Department

"A **Special Permit** may allow the construction of a partial additional level within the following limitations

- Additional height **not to exceed 10 ft**. above the existing roof line of the building
- Additional **FAR not to exceed 20%** of the existing FAR of the building

- This addition **may not become an independent or separate dwelling** from the floor below the roof."

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Z.O. §5.55 Benefits all parties

- Multiple safeguards against abuse
- City saves sewage $$
- City earns tax $$
- Reduce risk of leaks for homeowner
- No intrusion on neighbors
- Incentive for innovative/green design

Win-win situation!

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

"The City should PAY owners willing to do the work for all it would save us!"

(Engineer Dennis Carr, lead Engineer for the City regarding this proposal in the context of Huron Concord area rain/sewer separation survey)

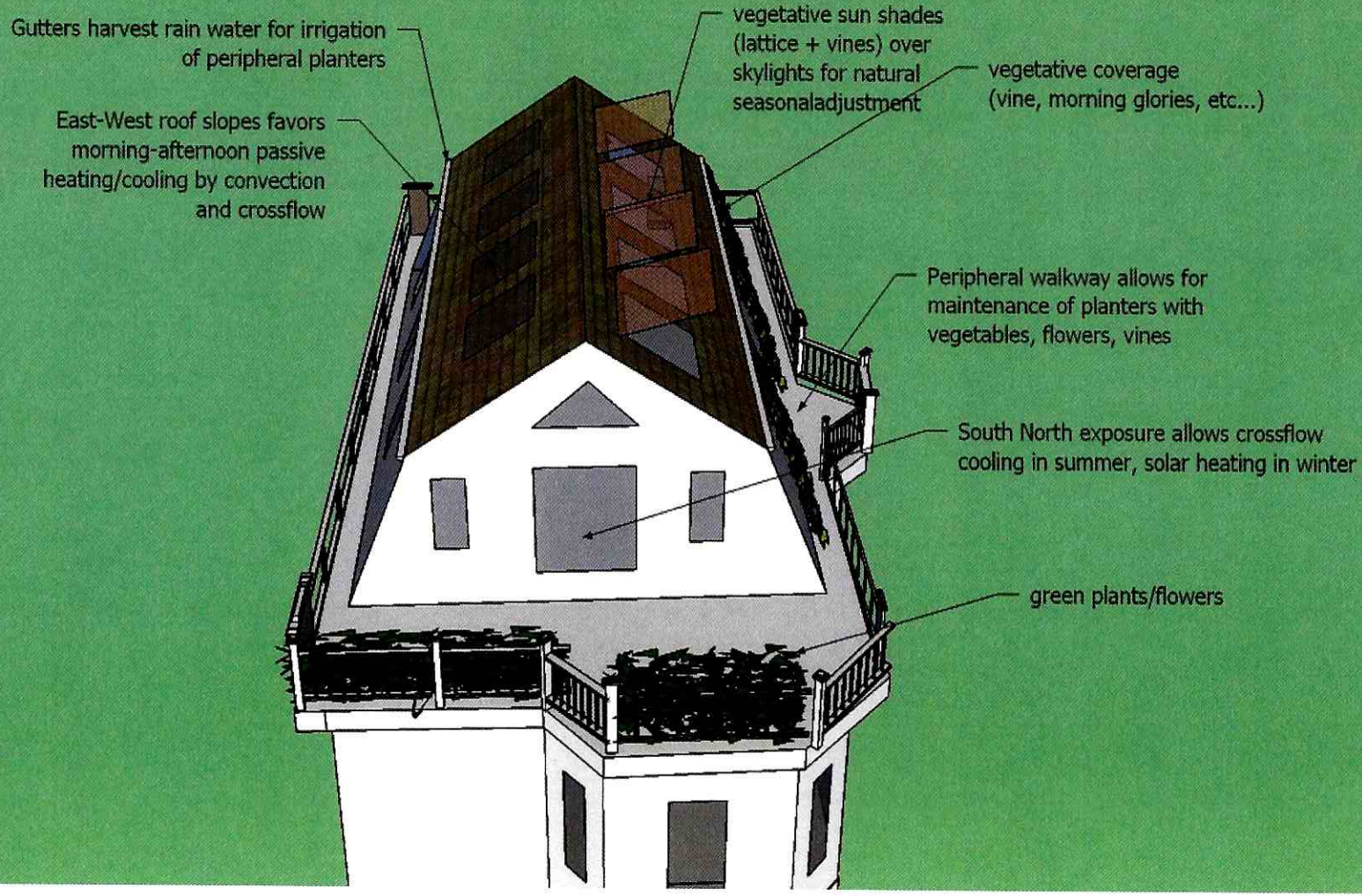
Support from Cambridge architect John Altobello

Z.O. §5.55 saves the city $$ at zero cost, by inciting homeowners to take on the cost of separating rain/sewage water on their flat roof.

Support Z.O. §5.55!

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Peace of mind, Innovation, Ecology, and Economie$
ZO 5.55 is good common sense



ZO 5.55

In an effort to further the City's storm-water management, modifications to the applicable dimensional requirements of this Article 5.000, in particular regarding **FAR and height limitations**, may be authorized by **Special Permit** from the Board of Zoning Appeal **for eliminating rain-water from sewer lines**

On residential buildings with a flat (concave) roof, on which a drain pipe collects water from the roof and combines it with household waste-water, **discharging into a single outflow pipe** to the municipal sewer line
Provided that the resulting construction authorized by the Special Permit **entirely eliminate rain water** entry from the concerned roof into said sewer line and that said rain water is either recycled or led down to the ground to follow its natural path, a Special Permit may allow the construction of a **partial additional level** within the following limitations
Additional height not to exceed 10 ft. above the existing roof line of the building
Additional FAR not to exceed 20% of the existing FAR of the building
This addition may not become an independent or separate dwelling from the floor below the roof.

Furthermore, in **enhancing sustainable development and alternative energy sources** (Article 22), additional positive consideration will be given to "sensibly green" projects that improve the (a) use of passive solar heating, convective cooling, seasonal shading with natural plants, (b) harvesting and/or using rainwater at the roof level or floors below, (c) planting flowering bushes and vegetation attractive to pollinating insects at the roof level, (d) maximizing the use of natural light, and (e) harmonization of the new roof profile with surrounding buildings.

Supporting Amendment 5.55 to Cambridge Zoning Ordinance: option for eliminating rainwater dumping into sewer from residential flat roofs (typical triple-deckers) - Nicolai Cauchy HuronGreenHouse@gmail.com

Lopez, Donna

ATTACHMENT B

From: Elatia Harris [elatiaharris@gmail.com]
Sent: Sunday, June 23, 2013 10:00 PM
To: Lopez, Donna; Paden, Liza; City Council
Cc: Nicolai Cauchy
Subject: Ordinance Committee Meeting on Z.O. 5.55 -- remarks from a Cambridge resident at the meeting

Dear Ms. Lopez,

My name is Elatia Harris Koepfli, and I have lived at 269 Huron Avenue in Cambridge for 15 years. I attended this meeting last Tuesday, and have learned I may write to you about it. Thank you for the privilege -- there was much I wanted to ask the committee about that evening, after the presentation. But the hour was very late and the committee could not invite questions from residents who had attended.

In particular, I was there to hear the presentation for the green roof on the three-decker at 387 Huron Avenue, the residence of my neighbor Nicolai Cauchy, and to see how his proposal fared. I fully support Zoning Ordinance 5.55 relaxing zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system. It's a great idea -- very green and progressive. I was looking forward to hearing it received enthusiastically for several reasons that have to do with the particular location in question. As follows --

a.) 387 Huron Avenue is lower than adjacent houses, as most triple-deckers are lower than 2-storey houses with pitched roofs next door to them. So that's true in general and true in particular here. This is an important basis for Mr. Cauchy's proposal -- no one, neighbor or not, wants three-deckers to start looming larger than they are. There was some evidence, to my hearing, that the committee did not take in this crucial point. This is not a criticism -- the meeting was 2 hrs overtime by then, and Mr. Cauchy had been instructed to reduce the time scheduled for his presentation from 20 minutes to 5 minutes. I believe this worked against an excellent proposal.

b.) The design for Mr. Cauchy's proposal is beautiful and professionally executed, by an architect. Among the renderings that there was no time to look at are those that show exactly how the proposed design would impact the rooflines of Mr. Cauchy's building and its two neighboring buildings. There is no question of lost light to adjacent properties or of any impact on their privacy. The street view of the three buildings would remain unaltered, so the "character of the neighborhood" would not be affected. The value of the property would be enhanced, however, which would positively affect taxes the city could collect. The small roof shed would be a pleasant addition for outdoor living in warm weather, and for working against snow piling up on a flat roof in the winter. Particularly interesting to me are the green benefits: small scale rooftop gardening, seasonal vegetative coverage offering natural shading/sun, cooling by pulling up the hot air rather than heating the atmosphere with A/C exhaust, rainwater harvesting and recirculation.

Thank you for being hospitable to receiving my remarks, Ms. Lopez -- I truly appreciate it.

Sincerely,

Elatia Harris Koepfli

--

Elatia Harris
elatiaharris@gmail.com
617-599-7159
Cambridge, MA 02138
http://about.me/elatiaharris

Lopez, Donna ATTACHMENT C

From: Peggy Fox [peggyfoxwarren@gmail.com]
Sent: Sunday, June 23, 2013 12:01 AM
To: Lopez, Donna; HuronGreenHouse@gmail.com; Paden, Liza; City Council
Subject: Ordinance Committee Meeting on Z.O.

I am writing in support of Nicolai Cauchy's Green Roof proposal and to support Zoning Ordinance 5.5 relaxing zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping.

When Nicolai pointed out how the City of Cambridge could potentially save (and stop wasting!) over a million dollars due to the current dumping of rainwater from flat roof houses into the sewer system , now under repair, and that the Council was resistant to allowing homeowners help rectify the problem by replacing their flat roofs, I was very disappointed and puzzled.

Some of the additional benefits from Zoning Ordinance 5.5 would promote a "greener" solution by eliminating A/C exhaust and allowing for small scale rooftop gardening. He has pointed out that many of the triple decker homes in his and other neighborhoods are actually lower than adjacent houses. Therefore, the issue of building "up" to help solve an important problem should be more carefully considered at this time given the potential cost saving to Cambridge. The zoning change could be specific to this particular construction only, with restrictions safeguarding against other unwanted elevations .

My understanding is that the designs Nicolai has submitted for 387 Huron are aesthetically pleasing, and if he is willing to renovate his flat roof at his own expense, why not consider allowing him to do so as a demonstration project at least? The City Council could benefit from his expertise in these technical matters and gain common sense solutions to some vexing problems. I hope you will consider his proposal and give it more attention this week.

I live at Fresh Pond Place which has 58 Units all under flat roofs, and we spent over $40k in snow removal two winters ago, in part due to getting snow off these roofs which can potentially cause cave ins. Doesn't it make more sense that there be a zoning ordinance against flat roof construction in this type of climate?

Sincerely,
Peggy Fox-Warren

Lopez, Donna ATTACHMENT D

From: Cynthia Sam [cynthia.sam@comcast.net]
Sent: Monday, June 24, 2013 6:08 PM
To: Lopez, Donna
Subject: regarding ordinance Z.0 5.55 scheduled for Wed. June 26th @ 5pm

Being a lifetime Cambridge resident, I would like to give my full support to Nicolai Gauchy for his innovative solutions to the Zoning Ordinance noted in this subject line. It will relax zoning restrictions for certain flat roofs in exchange for the elimination of rainwater being dumped into the sewer system.

Many triple deckers have flat concave roofs which gather rainwater into central pipes which, when they crack or get clogged, cause major damage to the building. In addition, these same pipes dump rainwater with waste water into the sewer lines. Severe storms lead to more chances of branches clogging roof drains. I am especially familiar with repeated damages to 387 Huron Ave . The owner, Nicholai Gauchy has for years presented innovative solution. Raising a pitched roof, although it might slightly exceed the height of adjacent roofs, is actually most pleasing.
Again, I heartily support the architect's design for 387 Huron Avenue.
Cynthia Kennedy Sam
16 Kennedy Road
Cambridge 02138

1

--
belalyonpratt.com

Lopez, Donna ATTACHMENT E

From: Jesse Burkhardt [jesse.burkhardt@gmail.com]
Sent: Monday, June 24, 2013 6:11 PM
To: Lopez, Donna
Cc: HuronGreenHouse@gmail.com; Paden, Liza; City Council
Subject: Nicolaï Cauchy's Zoning Ordinance 5.55

I am writing to support the following request made by Nicolaï Cauchy of 387 Huron Ave.:

Support Zoning Ordinance 5.55 relaxing zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system.

Succint relevant details are as follows, and you can write them in your own words or use as is:

1) Many triple deckers have flat concave roofs that gather rainwater into a central pipe which, if it cracks or becomes clogged, causes major damage to the building

2) These same pipes often dump rainwater combined with the home's waste water into our sewer lines, and that given the City's efforts to separate rainwater from sewage, every opportunity for savings is of great importance (especially given that certain estimates claim that this could amount to many hundreds of thousands of dollars per year in sewage treatment)

3) Climate change seems to fly in the face of energy conservation initiatives for such roofs as insulation causes the central drain to freeze, and snow loads are forecast to increase significantly

4) More severe storms also lead to more chances of branches clogging the roof drain

5) You are particularly familiar with the repeated damages that occurred at 387 Huron and Nicolaï Cauchy's (the owner) 4+ years of ongoing efforts to be permitted an innovative solution

6) raising a pitched roof that might slightly exceed those adjacent but limited in its periphery, as per the renditions you've seen of the architect's design for 387 Huron, is actually visually pleasing

1) beyond the visual appeal, the multiple opportunities for innovative design and green benefits (such as small scale rooftop gardening, seasonal vegetative coverage offering natural shading/sun, cooling by pulling up the hot air rather than heating the atmosphere with A/C exhaust, rainwater harvesting and recirculation)

2) all seems like a mutually-beneficial proposal to which you give your all-out support and hope that the Honorable Councilors and Committee Members will also support

--
Jesse Burkhardt, Cambridge MA
jesse.burkhardt@gmail.com (c) 617-308-5848 (h) 617-354-5523

Lopez, Donna ATTACHMENT F

From: Marilyn Mellowes [j2c68@comcast.net]
Sent: Monday, June 24, 2013 5:39 PM
To: Lopez, Donna
Subject: Zoning Ordinance 5.55

Dear Ms. Lopez: I am writing in support of the Support Zoning Ordinance 5.55 relaxing zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system.

As you know, many triple deckers have flat concave roofs that gather rainwater into a central pipe. If the pipe cracks or becomes clogged, it can cause major damage to the building.

Also, these same pipes often dump rainwater combined with the home's waste water into our sewer lines. Given the City's efforts to separate rainwater from sewage, every opportunity for savings is of great importance (especially given that certain estimates claim that this could amount to hundreds of thousands of dollars per year in sewage treatment). I hope that you and your colleagues will look favorably on Zoning Ordinance 5.55.

Many thanks for your attention and consideration.

Best, Marilyn Mellowes, 190 Lexington Ave., Cambridge 02138

Lopez, Donna ATTACHMENT G

From: Pietroforte, Roberto [roberto@WPI.EDU]
Sent: Tuesday, June 25, 2013 6:04 PM
To: Lopez, Donna
Cc: HuronGreenHouse@gmail.com; Paden, Liza

TO WHOM IT MAY CONCERN:

I strongly support Zoning Ordinance 5.55 that relaxes zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system.

Roberto Pietroforte, Ph.D.
Director of the Architectural Engineering Program Worcester Polytechnic Institute

Lopez, Donna ATTACHMENT H

From: Levine, Edlyn [edlynlevine@fas.harvard.edu]
Sent: Wednesday, June 26, 2013 2:04 AM
To: Lopez, Donna
Cc: HuronGreenHouse@gmail.com
Subject: Support for Zoning Ordinance 5.55

Dear Dona:

I am a Cambridge resident and am emailing regarding the Zoning Ordinance meeting today (Wed. June 26). I would like to request that Zoning Ordinance 5.55 be supported.

This issue has come to my attention via my neighbor in 387 Huron Ave. Supporting Zoning Ordinance 5.55 would allow homeowners the flexibility to be creative in implementing environmentally friendly improvements to our homes, thereby decreasing our community's environmental footprint as a whole. Please give this your consideration.

Kindest regards,
Edlyn Levine

Lopez, Donna ATTACHMENT I

From: Shelley Rieman [shelleyrieman@gmail.com]
Sent: Wednesday, June 26, 2013 11:28 AM
To: Lopez, Donna
Cc: Nicolai Cauchy; City Council
Subject: zoning ordinance 5.55

Hello,

I am writing in support of ZO 5.55 to relax zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system. There are many beneficial green outcomes that could result from this change.

Thank you,

Shelley Rieman
201 Franklin St.
Cambridge, MA 02139

Lopez, Donna ATTACHMENT J

From: Dave Brancazio [dbrancazio@comcast.net]
Sent: Wednesday, June 26, 2013 2:57 PM
To: Lopez, Donna
Cc: HuronGreenHouse@gmail.com; Paden, Liza; City Council
Subject: Ordinance Committee meeting on Z.O. 5.55 scheduled for Wednesday June 26th 4:30PM

To: Ms. Dona Lopez, City Clerk, Cambridge

Dear Ms. Lopez,

Zoning Ordinance 5.55, which relaxes zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system, was brought to my attention by Mr. Cauchy, who is presenting at the Ordinance Committee meeting this afternoon.

I have reviewed the points put forth below by Mr. Cauchy in favor of this ordinance, and as a professional mechanical engineer, I fully agree with their validity, and believe he makes a very strong case:

1) Many triple deckers have flat concave roofs that gather rainwater into a central pipe which, if it cracks or becomes clogged, causes major damage to the building
2) These same pipes often dump rainwater combined with the home's waste water into our sewer lines, and that given the City's efforts to separate rainwater from sewage, every opportunity for savings is of great importance (especially given that certain estimates claim that this could amount to hundreds of thousands of dollars per year in sewage treatment)
3) Climate change seems to fly in the face of energy conservation initiatives for such roofs as insulation causes the central drain to freeze, and snow loads are forecast to increase significantly
4) More severe storms also lead to more chances of branches clogging the roof drain
5) You are particularly familiar with the repeated damages that occurred at 387 Huron and Nicolaï Cauchy's (the owner) 4+ years of ongoing efforts to be permitted an innovative solution
6) raising a pitched roof that might slightly exceed those adjacent but limited in its periphery, as per the renditions you've seen of the architect's design for 387 Huron, is actually visually pleasing
1) beyond the visual appeal, the multiple opportunities for innovative design and green benefits (such as small scale rooftop gardening, seasonal vegetative coverage offering natural shading/sun, cooling by pulling up the hot air rather than heating the atmosphere with A/C exhaust, rainwater harvesting and recirculation)
2) all seems like a mutually-beneficial proposal to which you give your all-out support and hope that the Honorable Councilors and Committee Members will also support.

I am particularly encouraged by the opportunities this ordinance offers for both environmental and financial benefits (these often conflict, so we should jump at the chance to adopt win-win situations like this one). I wholeheartedly hope that you will pass this ordinance and allow Cambridge to continue to forge a path towards adopting both innovative and common-sense energy conservation solutions, and lead other communities by example, in our overall effort towards sustainable housing and living.

Best Regards,
David Brancazio
17 Norumbega Street
Cambridge, MA, 02138

Lopez, Donna ATTACHMENT K

From: forest arbre [arbre224@yahoo.com]
Sent: Wednesday, June 26, 2013 11:55 AM
To: Lopez, Donna
Cc: HuronGreenHouse@gmail.com; Paden, Liza; City Council
Subject: support regarding Ordinance Committee meeting on Z.OI Support Zoning Ordinance 5.55 relaxing zoning restrictions

To Dona Lopez, City Clerk,

This is my support regarding Ordinance Committee meeting on Z.OI Support Zoning Ordinance 5.55 relaxing zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system.

1) most triple-decker homes that you see in your neighborhood are lower than adjacent houses, in particular 387 Huron,
2) that the renditions you've seen of the design proposed for 387 Huron are visually pleasing
3) that they offer multiple innovative green benefits, such as small scale rooftop gardening, seasonal vegetative coverage offering natural shading/sun, cooling by pulling up the hot air rather than heating the atmosphere with A/C exhaust, rainwater harvesting and recirculation.

Thank-you for listening,
Leela Arnet

Lopez, Donna ATTACHMENT L

From: BADELRIO@comcast.net
Sent: Wednesday, June 26, 2013 12:21 PM
To: Lopez, Donna; HuronGreenHouse@gmail.com
Cc: Paden, Liza; City Council
Subject: SUPPORT FOR ZONING ORDINANCE Z.O. 5.55

Dear Dona Lopez, City Clerk,

As a concerned citizen of Cambridge --I have been living in Cambridge since 1982 till the present---, I would like to make you aware of my support for Zoning Ordinance 5.55 relaxing zoning restrictions for certain flat roofs in exchange for their elimination of rainwater dumping into the sewer system.

I'd like to further expand my support by adding:

(1) that most triple-decker homes that I see in my neighborhood are lower than adjacent houses, in particular the 387 Huron Avenue home;
(2) that the renditions I have seen of the design proposed for 387 Huron is visually pleasing to me and all other people I know; and
(3) that they offer multiple innovative green benefits, such as small scale rooftop gardening, seasonal vegetative coverage offering natural shading/sun, cooling by pulling up the hot air rather than heating the atmosphere with A/C exhaust, rainwater harvesting and recirculation, and

I need to also state that this is a great opportunity for the City to save money at no cost while alleviating home owners concerns with potential disasters such as rain pipe failures and clogged roof drains.

I thus strongly petition your support for the passage of this Zoning Ordinance 5.55 which will greatly benefit all of us, the residents of Cambridge.

Every act of all of us can make this a better world, a better place to live in and the passage of this ordinance is one of those acts.

I am a lawyer committed to help people to create better lives by representing abused and neglected children. I believe in making them understand that there is still hope.

I <u>strongly</u> believe that the passage of this Zoning Ordinance 5.55 is giving us hope.

PLEASE, SUPPORT THIS ZONING ORDINANCE 5.55.

Thank you for your thoughtful consideration of my petition.

Beatriz Alba del Rio, Esq.

Lopez, Donna ATTACHMENT M

From: Mark Kon [mkon@bu.edu]
Sent: Wednesday, June 26, 2013 10:00 PM
To: Lopez, Donna
Cc: HuronGreenHouse@gmail.com; Paden, Liza; City Council
Subject: green initiative at 387 Huron Ave.

I would like to support the efforts of Nicolai Cauchy with regard to supporting Ordinance 5.55, related to relaxing zoning restrictions for flat roofs with the attendant caveats.

I have noticed that most flat roof houses are lower than adjacent houses, and the plans that Mr. Cauchy has put together for 387 Huron Ave. are excellent, as is most of the related work that he does. There are a number of green benefits, including upper level gardening, shading, cooling effects of the setup, and rainwater harvesting. Thanks very much for your attention to this!

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