



SAM KACHMAR ARCHITECTS

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Professional Opinion Letter, 27 Loring St.

To Whom It May Concern:

As the Architect and Licensed Design Professional representing our clients at 27 Loring St. in Somerville, I am writing specifically regarding the staff memo interpretation of the width of the building at 27 Loring St. The building is made up of two intersecting gables making up the main body and mass of the house. The width of This building is 27' 6 ¼".

The intersecting gables are what create the mass of the geometry, and thus the width of the house. These are integral portions of the entire house, neither roof can exist without the other for support, and they are what establish the typology of this housing type, a detached single-family residence. This house has been misclassified as a cottage, and that classification is creating a hardship on our clients, for both the value of their home, as well as on their rights to improve their property.

Our team is requesting a correction to this error. We have reviewed this issue with the building department, and the crux of the issue comes down to what parameter matters more in the classification of structures in Somerville: the building size or the lot size? For pre-existing structures, it is the building size; for new construction, the lot size would be the determinate, as there would be no structure there.

After review with the building department, we have arrived at the conclusion that the building size is more relevant than the lot size in classifying the building type. It is called building type, not lot type.

We look forward to resolving this error at our hearing on October 6 and ask that the staff memo be updated in a timely manner to reflect the accurate width of this property, prior to the hearing. Thank you so much for your time.

Samuel Jacob Kachmar
MA licensed Architect #31129

