

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: 227 Concord Ave Nominee Trust

PETITIONER'S ADDRESS: 227 Concord ave Cambridge, MA 02138

LOCATION OF PROPERTY: 221-225 & 227 Concord Ave. Cambridge MA 02138

TYPE OF OCCUPANCY: Retail / 4 & 1 Unit res ZONING DISTRICT: BA-1 / C-1

**REASON FOR PETITION:**

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: <u>Basmt height &amp; Windows</u>	

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Seeking a special permit to exempt basements from the calculation of GFA for 221-225  
227 Concord ave. Also seeking relief for (4) windows within 10' of on-grade parking  
on the first floor of 227 Concord ave.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article 2 Section Definition of Gross Floor Area; Exemptions, Item (16):  
Article \_\_\_\_\_ Section (ordinance #1379)  
Article 6 Section 6.44.1(a)

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

(Petitioner(s)/Owner)

LAUREN MAROJA  
(Print Name)

Address:

PO Box 381092  
CAMBRIDGE MA 02238

Tel. No.:

6173061336

E-Mail Address:

laurenmaroja@gmail.com

Date: 2-6-18

**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 Lauren Harder, trustee  
(OWNER)  
Address: PO Box 381092, Cambridge MA 02138

State that I/We own the property located at 221-225 & 227 Concord ave,  
which is the subject of this zoning application.

The record title of this property is in the name of 227 Concord  
ave Nominee Trust

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

Lauren Harder, tr  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

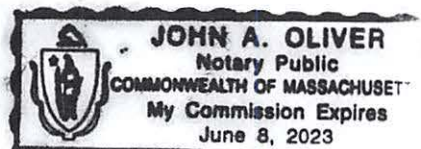
-----  
Commonwealth of Massachusetts, County of Middlesex

The above name Lauren Harder personally appeared before me,  
this 7<sup>th</sup> of February, 2018, and made oath that the above statement is true.

John Oliver Notary

My commission expires: 6/8/23 (Notary Seal)..

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



STATE OF MASSACHUSETTS

IN SENATE,

January 1, 1900.

REPORT

OF THE

COMMISSIONER OF THE LAND OFFICE

FOR THE YEAR 1899.

BOSTON:

WILLIAM B. ALLEN, PRINTER.

1900.

MASSACHUSETTS

OFFICE OF THE COMMISSIONER OF THE LAND OFFICE

STATE HOUSE, BOSTON.

1900.

MASSACHUSETTS

OFFICE OF THE COMMISSIONER OF THE LAND OFFICE

STATE HOUSE, BOSTON.

1900.

MASSACHUSETTS

OFFICE OF THE COMMISSIONER OF THE LAND OFFICE

STATE HOUSE, BOSTON.

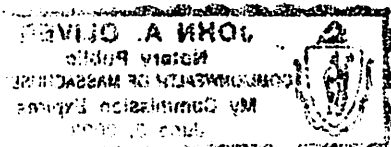
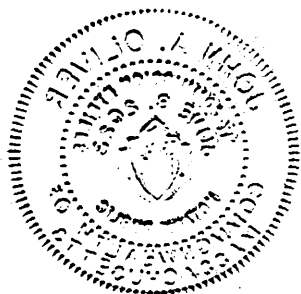
1900.

MASSACHUSETTS

OFFICE OF THE COMMISSIONER OF THE LAND OFFICE

STATE HOUSE, BOSTON.

1900.



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 227 Concord ave (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:

Ordinance #1379 indicates that the area of basements in any structure may be exempt from being considered gross floor area by issuance of a special permit, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district.

- 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:

1. There will be no change in the number of off street parking spaces, so there will be no change in patterns of access or egress.
2. There will be no additional traffic generated by the residential use

- 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 increase in the height of the basement and the exemption from GFA and kitchen windows will not impact the adjacent uses.

- 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 uses are consistent with the current patterns of use in the neighborhood.

- 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:

The exemption of the basements from GFA will not have any above grade impacts and is consistent with the ordinance.

DIMENSIONAL INFORMATION

APPLICANT: 227 Concord Nominee Trust      PRESENT USE/OCCUPANCY: n/a

LOCATION: 227 Concord ave Cambridge, MA 02138      ZONE: BA-1 / C-1

PHONE: 617-306-1336      REQUESTED USE/OCCUPANCY: 4 unit residence

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>8814</u>	<u>No change</u>	<u>9246</u>	(max.)
<u>LOT AREA:</u>		<u>12062</u>	<u>No change</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>		<u>.731</u>	<u>No change</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>2010</u>	<u>No change</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>96.75'</u>	<u>No change</u>	<u>50'</u>	(min.)
	<u>DEPTH</u>	<u>125.1'</u>	<u>No change</u>	<u>n/a</u>	
<u>Setbacks in Front Feet:</u>	<u>FRONT</u>	<u>72.0'</u>	<u>No change</u>	<u>10'</u>	(min.)
	<u>Rear</u>	<u>26.45'</u>	<u>No change</u>	<u>26.2'</u>	(min.)
	<u>LEFT SIDE</u>	<u>7.9'</u>	<u>No change</u>	<u>7.6'</u>	(min.)
	<u>RIGHT SIDE</u>	<u>7.8'</u>	<u>No change</u>	<u>7.6'</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>34.1'</u>	<u>No change</u>	<u>35'</u>	(max.)
	<u>LENGTH</u>	<u>88.2'</u>	<u>No change</u>	<u>n/a</u>	
	<u>WIDTH</u>	<u>25.5'</u>	<u>No change</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>		<u>.398</u>	<u>No change</u>	<u>.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>6 on site</u>	<u>No change</u>	<u>8</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>6 on site</u>	<u>No change</u>	<u>6</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>n/a</u>	<u>No change</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>10.7'</u>	<u>No change</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.; woodframe, concrete, brick, steel, etc.

**On the same lot:**

221 Concord ave: Renovated Retail building

229 Concord ave: Renovated Single Family

**Note: "Existing Conditions" above = As Permitted.**

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**

**GENERAL INFORMATION**

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

Special Permit: X

Variance: \_\_\_\_\_

2018 FEB -7 PM 12:54  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: 227 Concord Ave Nominee Trust

PETITIONER'S ADDRESS: 227 Concord ave Cambridge, MA 02138

LOCATION OF PROPERTY: 221-225 & 227 Concord Ave. Cambridge MA 02138

TYPE OF OCCUPANCY: Retail / 4 & 1 Unit res ZONING DISTRICT: BA-1 / C-1

**REASON FOR PETITION:**

\_\_\_\_\_ Additions

\_\_\_\_\_ New Structure

\_\_\_\_\_ Change in Use/Occupancy

\_\_\_\_\_ Parking

\_\_\_\_\_ Conversion to Addi'l Dwelling Unit's

\_\_\_\_\_ Sign

\_\_\_\_\_ Dormer

\_\_\_\_\_ Subdivision

X Other: Basmt Height & Windows

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Seeking a special permit to exempt basements from the calculation of GFA for 221-225  
227 Concord ave. Also seeking relief for (4) windows within 10' of on-grade parking  
on the first floor of 227 Concord ave.

**SECTIONS OF ZONING ORDINANCE CITED:**

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Original Signature(s):

Lauren Harder, trustee  
(Petitioner(s)/Owner)

LAUREN HARDER  
(Print Name)

Address:

PO Box 381092

CAMBRIDGE MA 02238

Tel. No.:

617 3061330

E-Mail Address:

laurenharder@gmail.com

Date: 2-6-18



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 221-225 & 227 Concord Ave.

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structures are fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
**CHC review of relocation of 227 Concord Ave and partial demolition of 221-225 Concord Ave is complete. No further CHC review required for this plan.**
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date February 7, 2018

Received by Uploaded to Energov

Date February 7, 2018

Relationship to project BZA 15560-2018

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



221-225-4227 Concord Ave  
B7A-015-560-2018





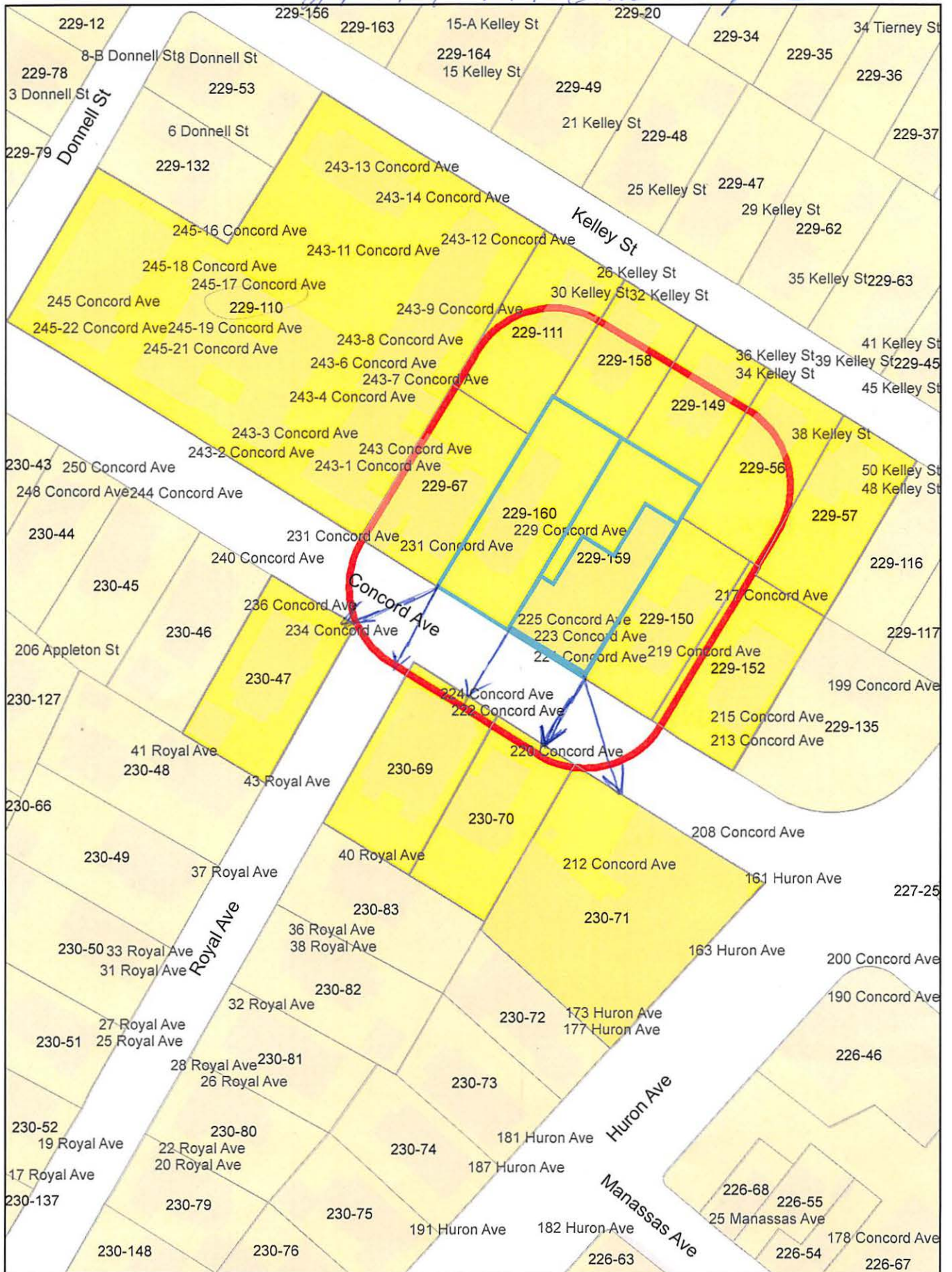








221-225 & 227 Concord Ave



221-2754227 Concord Ave

Petitioner

229-56  
HAWK, TIMOTHY B. & OLIVIA W. LAMBROS  
38 KELLEY ST  
CAMBRIDGE, MA 02139

229-57  
STIRATELLI, ROBERT G. & ALLISON S. BARD  
44 KELLEY ST  
CAMBRIDGE, MA 02138

LAUREN HARDER, TR.  
P.O. BOX 381092  
CAMBRIDGE, MA 02238

229-67  
231 CONCORD AVENUE REAL ESTATE HOLDING  
COMPANY LLC,  
231 CONCORD AVE. UNIT 2  
CAMBRIDGE, MA 02138

229-110  
GALABURDA, ALBERT M. &  
SUSANA E. CAMPOSA  
THE GALABURDA/CAMPOSANO REV TRS  
243-245 CONCORD AVE., #1  
CAMBRIDGE, MA 02138

BOYES-WATSON ARCHITECTS  
C/O HEATHER DAVIES  
30 BOW STREET  
SOMERVILLE, MA 02143

229-110  
ROXBURGH, DAVID J.  
243-245 CONCORD AVE., UNIT #3  
CAMBRIDGE, MA 02138

229-110  
ARYEE, MARTIN & SARAH JOHNSTONE  
243 CONCORD AVE., #4  
CAMBRIDGE, MA 02138

229-110  
MORRIS, CARL N.  
243 CONCORD AVE., #5  
CAMBRIDGE, MA 02138

229-110  
HASTY, CHRISTOPHER  
243 CONCORD AVE., UNIT #6  
CAMBRIDGE, MA 02138

229-110  
SIMPSON, WILLIAM JAMES  
243-245 CONCORD AVE., #7  
CAMBRIDGE, MA 02138

229-110  
TRICHAKIS, NIKOS  
243-245 CONCORD AVE., UNIT #8  
CAMBRIDGE, MA 02138

229-110  
LERNER, JENNIFER  
243 CONCORD AVE., #9  
CAMBRIDGE, MA 02138

229-110  
KHOSHBIN, SHAHRAM  
243 CONCORD AVE., UNIT #10  
CAMBRIDGE, MA 02138

229-110  
LANGE, NICHOLAS T.,  
TRUSTEE THE NICHOLAS T. LANGE REV TR.  
243-245 CONCORD AVE., #11  
CAMBRIDGE, MA 02138

229-110  
DITELLA, RAFAEL M.  
243 CONCORD AVE #12-#13  
CAMBRIDGE, MA 02138

229-67  
VANVALKENBURGH, MICHAEL R. &  
CAROL A. VAN VALKENBURGH  
231 CONCORD AVE., UNIT #1  
CAMBRIDGE, MA 02138

229-110  
WÆSTAD, ODD ARNE  
243 CONCORD AVE., #14  
CAMBRIDGE, MA 02138

229-110  
OLVECZKY, BENEC P.  
C/O ALFORD, WILLIAM  
245 CONCORD AVE., UNIT #15  
CAMBRIDGE, MA 02138

229-110  
ARMITAGE, DAVID R. & JOYCE E. CHAPLIN  
243-245 CONCORD AVE. #16  
CAMBRIDGE, MA 02138

229-110  
WARE, JAMES H. & JANICE WARE  
245 CONCORD AVE., #17  
CAMBRIDGE, MA 02138

229-110  
MONIUS, ANNE E.  
243-245 CONCORD AVE., UNIT #18  
CAMBRIDGE, MA 02138

229-110  
HUTCHINSON, JOHN & LIZZI HUTCHINSON  
PIERCE HALL 315  
29 OXFORD ST  
CAMBRIDGE, MA 02138

229-110  
PERALTA, ERNEST  
245 CONCORD AVE., #20  
CAMBRIDGE, MA 02138

229-110  
GEWIRTZ, HENRY  
243-245 CONCORD AVE  
CAMBRIDGE, MA 02139

229-110  
MITTEN, DAVID GORDON  
245 CONCORD AVE., #22  
CAMBRIDGE, MA 02138

229-110  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

229-111  
KEEFER, ESTELLA L. & DAVID G. KEEFER  
26 ROBERT C. KELLEY  
CAMBRIDGE, MA 02138

229-111  
KEEFER, DAVID G. & ESTELLA L. KEEFER  
28 ROBERT C. KELLEY ST  
CAMBRIDGE, MA 02138

229-149  
RUBIN, KATE  
34 KELLEY ST  
CAMBRIDGE, MA 02138



221-225 & 227 Concord Ave

229-149  
THAL, RICHARD W. & CAROLINE T. CHAUNCEY  
34-36 R. C. KELLEY ST., #36  
CAMBRIDGE, MA 02138

229-150  
AUSTIN, JONATHAN & LAURA SHEFFIELD  
219 CONCORD AVE  
CAMBRIDGE, MA 02140

229-152  
SLAUGHTER, RANDOLPH  
213-215 CONCORD AVE  
CAMBRIDGE, MA 02138

229-158  
BERMAN, DONALD L. & MEREDITH A. MOSS  
32 ROBERT C. KELLEY ST.  
CAMBRIDGE, MA 02138

229-159  
WALDEN HURON LLC &  
SOMERVISTA /CONCORD 1 TRUSTEE OF 219 CONCORD  
AVE NOMINEE TR  
30 BOW ST  
SOMERVILLE, MA 02143

229-160  
WALDEN HURON LLC & SOMERVISTA/CONCORD 1 LLC,  
TRUSTEE OF 227 CONCORD AVE NOMINEE  
30 BOW ST.  
SOMERVILLE, MA 02143

230-47  
NULSEN, PAUL E.J. & SUSAN NULSEN  
234 CONCORD AVE., UNIT #1  
CAMBRIDGE, MA 02138

230-47  
KACHROO, GAYTRI  
236 CONCORD AVE#2  
CAMBRIDGE, MA 02139

230-47  
LEOPOLD, PETER E. & LESLIE A. NYSTUEN  
236 CONCORD AVE., UNIT #3  
CAMBRIDGE, MA 02138

230-69  
MIRABILAS, LLC  
C/O NCP MANAGEMENT CO.  
PO BOX 590179  
NEWTON, MA 02459

230-70  
PATTI, LINO JOSEPHINE PATTI  
2500 E LAS OLAS BLVD  
FT LAUDERDALE, FL 33301

230-71  
RYECROFT LLC  
PO BOX 590179  
NEWTON CENTRE, MA 02459

229-110  
ZIBLATT, DANIEL F  
C/O GUPTA, RAJIV  
243 CONCORD AVE, #2  
CAMBRIDGE, MA 02138



# 221-227 CONCORD AVE, CAMBRIDGE MA

## SPECIAL PERMIT SET

### LIST OF DRAWINGS:

- 00 COVER SHEET & SITE PLAN
- 01 EXISTING PLOT PLAN
- 01b AS-BUILT PLOT PLAN
- 02 GFA CALCULATIONS
- 03 227 CONCORD AVE PLANS
- 04 227 CONCORD AVE ELEVATIONS
- 05 221-225 CONCORD AVE PLANS
- 06 221-225 CONCORD AVE ELEVATIONS

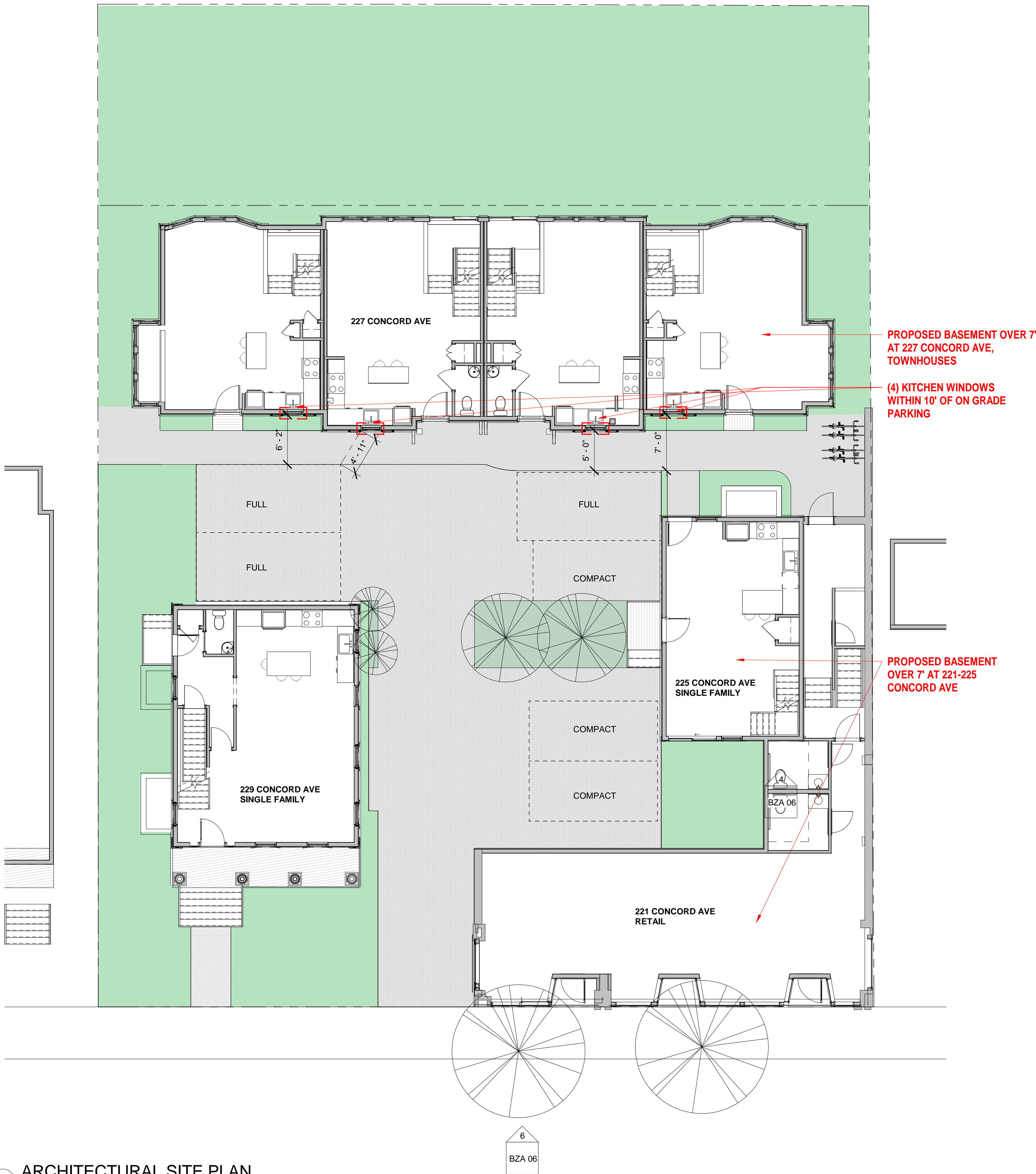
DIMENSIONAL INFORMATION			
NOTE: ALL "EXISTING CONDITIONS" IN DIM FORM = AS PERMITTED.			
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PHONE: 617-306-1336 REQUESTED USE/OCCUPANCY: Res & Retail			
	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA:	8814	No change	9246 (max.)
LOT AREA:	12062	No change	5000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:	.731	No change	.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	2010	No change	1500 (min.)
SIZE OF LOT:			
WIDTH	96.75'	No change	50' (min.)
DEPTH	125.1'	No change	n/a
Setbacks in Front Feet:			
FRONT	72.0'	No change	10' (min.)
REAR			
FRONT	26.45'	No change	26.2' (min.)
LEFT SIDE	7.9'	No change	7.6' (min.)
RIGHT SIDE	7.8'	No change	7.6' (min.)
SIZE OF BLDG.:			
HEIGHT	34.1'	No change	35' (max.)
LENGTH	88.2'	No change	n/a
WIDTH	25.5'	No change	n/a
RATIO OF USABLE OPEN SPACE TO LOT AREA:	.398	No change	.30 (min.)
NO. OF DWELLING UNITS:	6 on site	No change	8 (max.)
NO. OF PARKING SPACES:	6 on site	No change	6 (min./max)
NO. OF LOADING AREAS:	n/a	No change	n/a (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	10.7'	No change	10' (min.)

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

On the same lot:  
229 Concord ave: Renovated Single Family

Note: "Existing Conditions" above = As Permitted.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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

No.	Description	Date

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
SITE PLAN  
project  
221-227 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON  
ARCHITECTS  
thirty bow street  
somerville, ma 02143  
architects@boyes-watson.com  
phone: (617) 625-8200  
fax: (617) 625-8201

job number 19180

scale 1/8" = 1'-0"

date issued 02/07/18

sheet no.

BZA 00



LEGEND:

	UNDERGROUND COMBINED SEWER/DRAIN LINE
	UNDERGROUND DRAIN LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND STEAM LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND ELECTRIC LINE
	EXISTING CONTOUR
	OVERHEAD WIRES
	DRAIN MANHOLE
	CATCH BASIN
	SEWER MANHOLE
	UTILITY POLE
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	MONITOR WELL
	ROOF DRAIN
	CLEAN OUT
	UNABLE TO MEASURE
	ELECTRIC HANDHOLE

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE: 1-800-322-4844

CURRENT OWNER: 221-225 CONCORD AVENUE, WALDEN HURON LLC.  
227 CONCORD AVENUE, WALDEN HURON LLC.

TITLE REFERENCE: BOOK 66063 PAGE 239 221-225 CONCORD AVENUE.  
BOOK 66063 PAGE 267 227 CONCORD AVENUE.

PLAN REFERENCE: PLAN No. 487 OF 1975  
PLAN No. 801 OF 1981  
PLAN No. 758 OF 2001  
PLAN No. 1236 OF 1996

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:

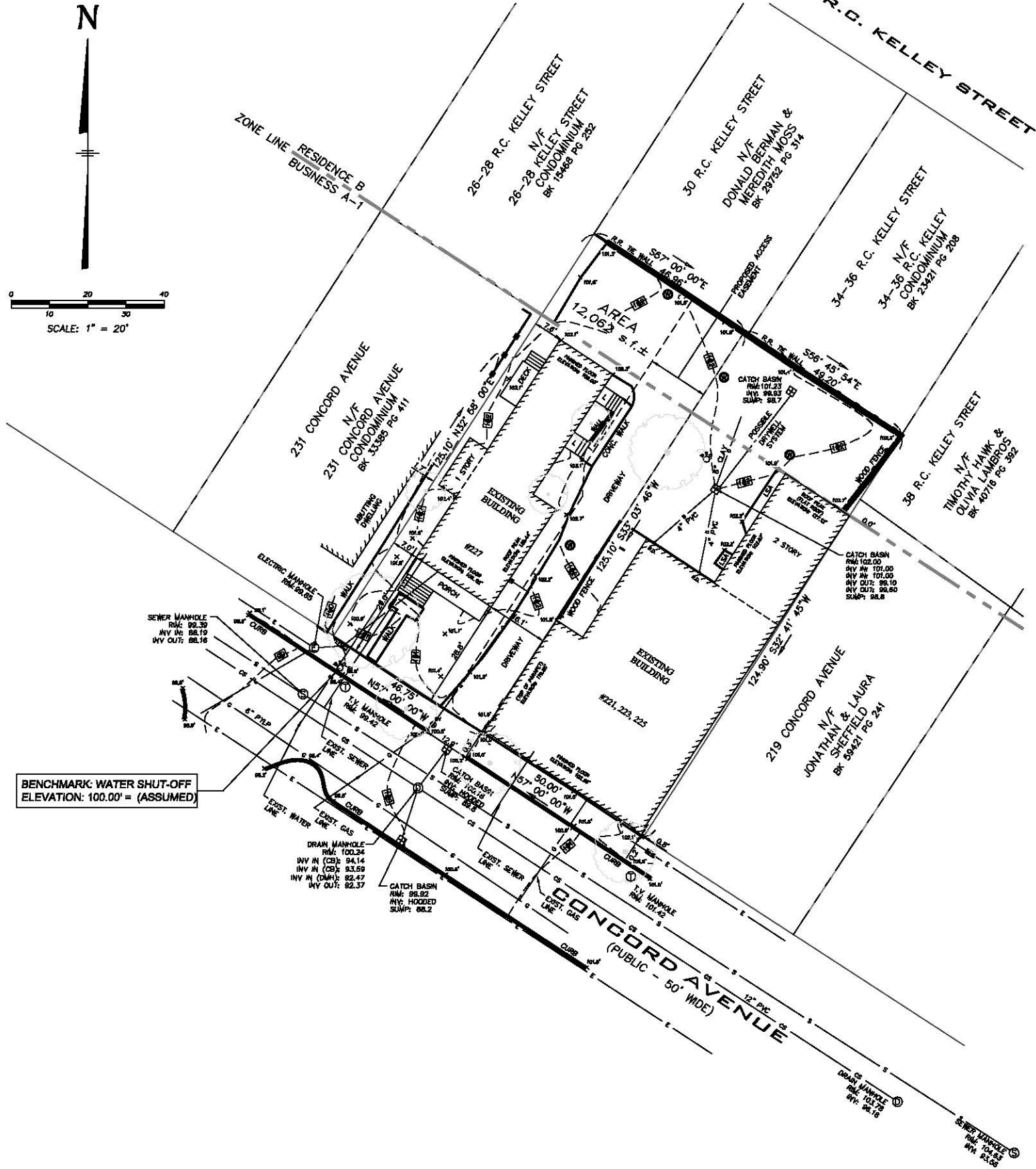
TO: LAUREN HARDER

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: MARCH 11, 2016  
DATE OF PLAN: MARCH 15, 2016

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

DATE:



TOPOGRAPHIC  
PLAN OF LAND  
221-227 CONCORD AVENUE  
CAMBRIDGE, MA.  
(MIDDLESEX COUNTY)

MEDFORD  
ENGINEERING  
& SURVEY

ANGELO B. VENEZIANO ASSOCIATES  
19 HALL STREET, MEDFORD, MA 02155  
781-396-4466 Fax: 781-396-0082

PREPARED BY:

DESCRIPTION OF REVISION

DATE

LAUREN HARDER

SHEET 1 OF 1



CURRENT OWNER: 221-225 CONCORD AVENUE, WALDEN HURON LLC.  
227 CONCORD AVENUE, WALDEN HURON LLC.

TITLE REFERENCE: BOOK 66063 PAGE 239 221-225 CONCORD AVENUE.  
BOOK 66063 PAGE 267 227 CONCORD AVENUE.

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PLAN No. 801 OF 1981  
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SURVEYOR'S CERTIFICATION:

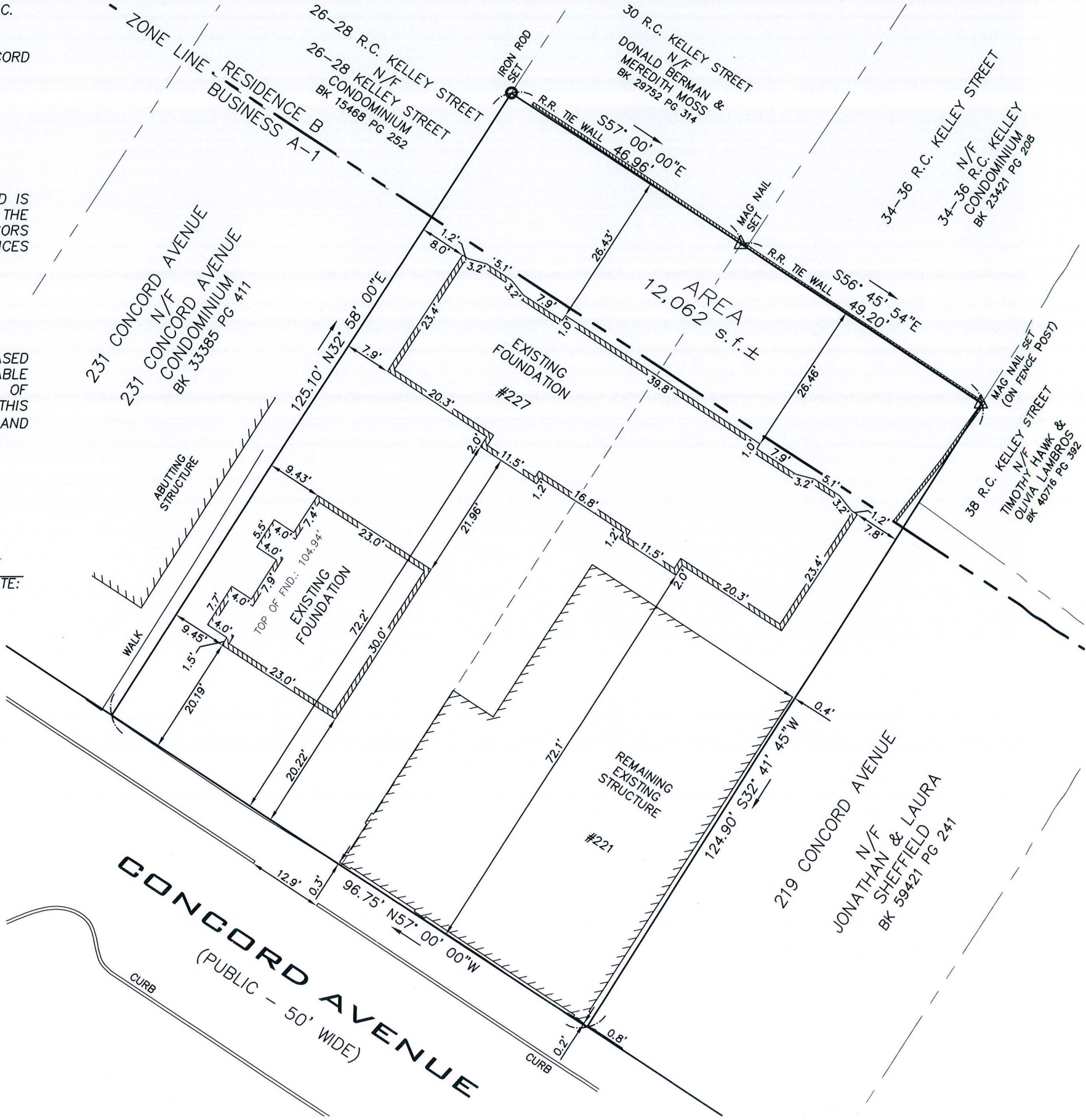
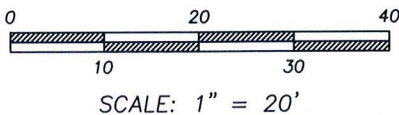
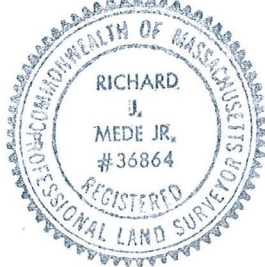
TO: LAUREN HARDER

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: NOVEMBER 22, 2017  
DATE OF PLAN: NOVEMBER 27, 2017

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

DATE: 11/27/2017



FOUNDATION AS-BUILT  
PLAN OF LAND  
221-229 CONCORD AVENUE  
CAMBRIDGE, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD  
ENGINEERING  
& SURVEY**



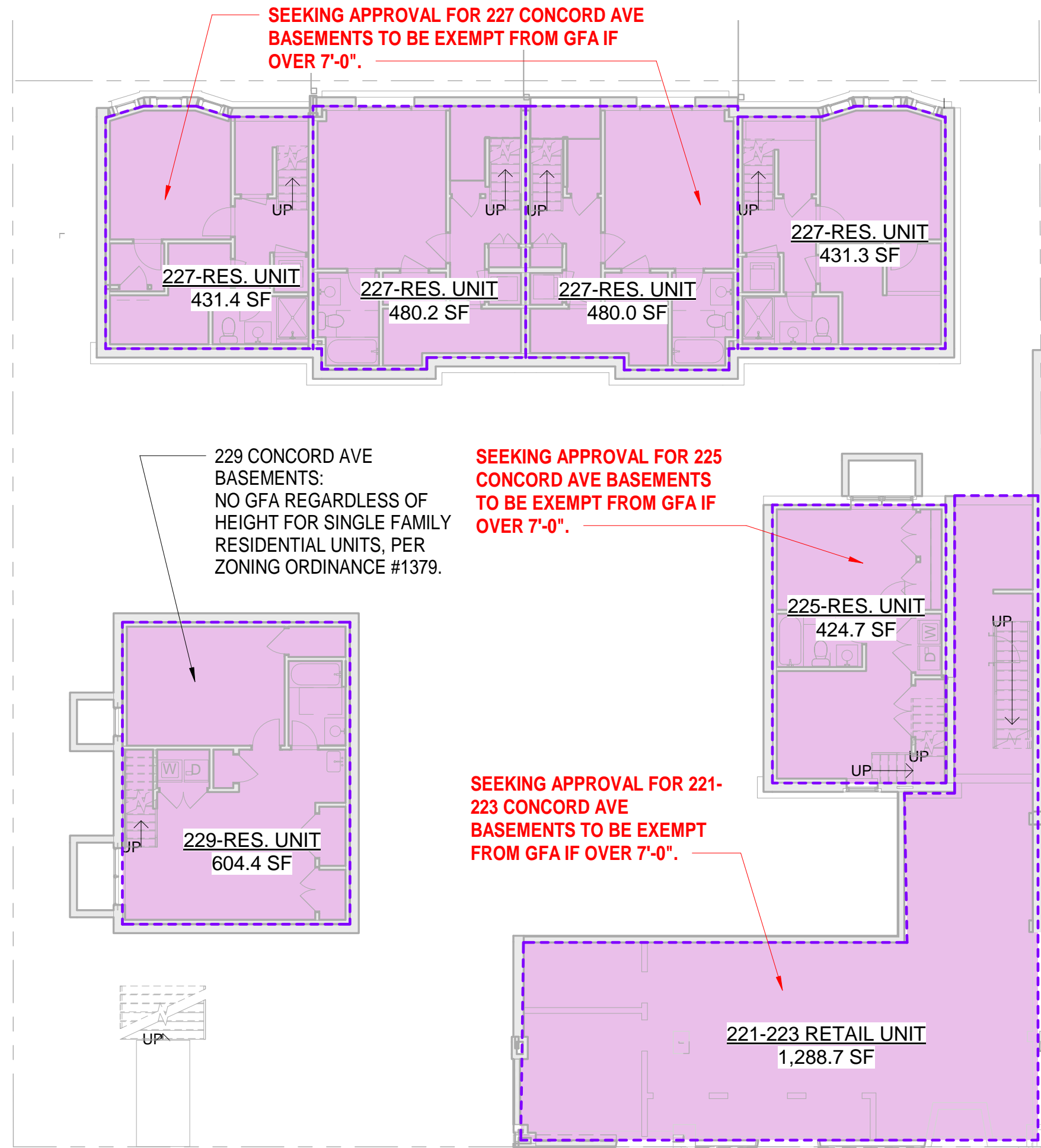
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:

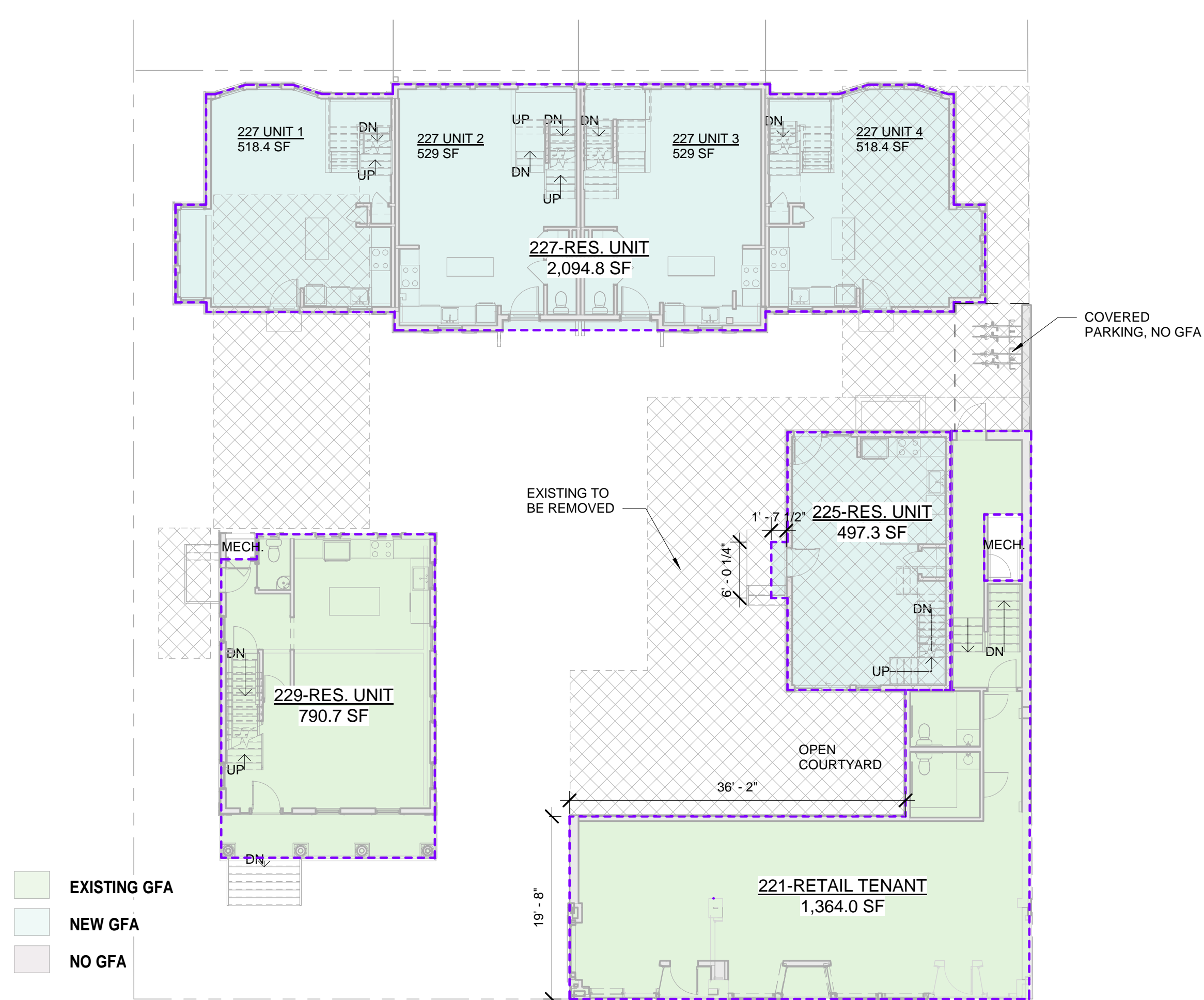
LAUREN HARDER

DRAWN	CHECKED	FILE No.
KKG	RJM	19327

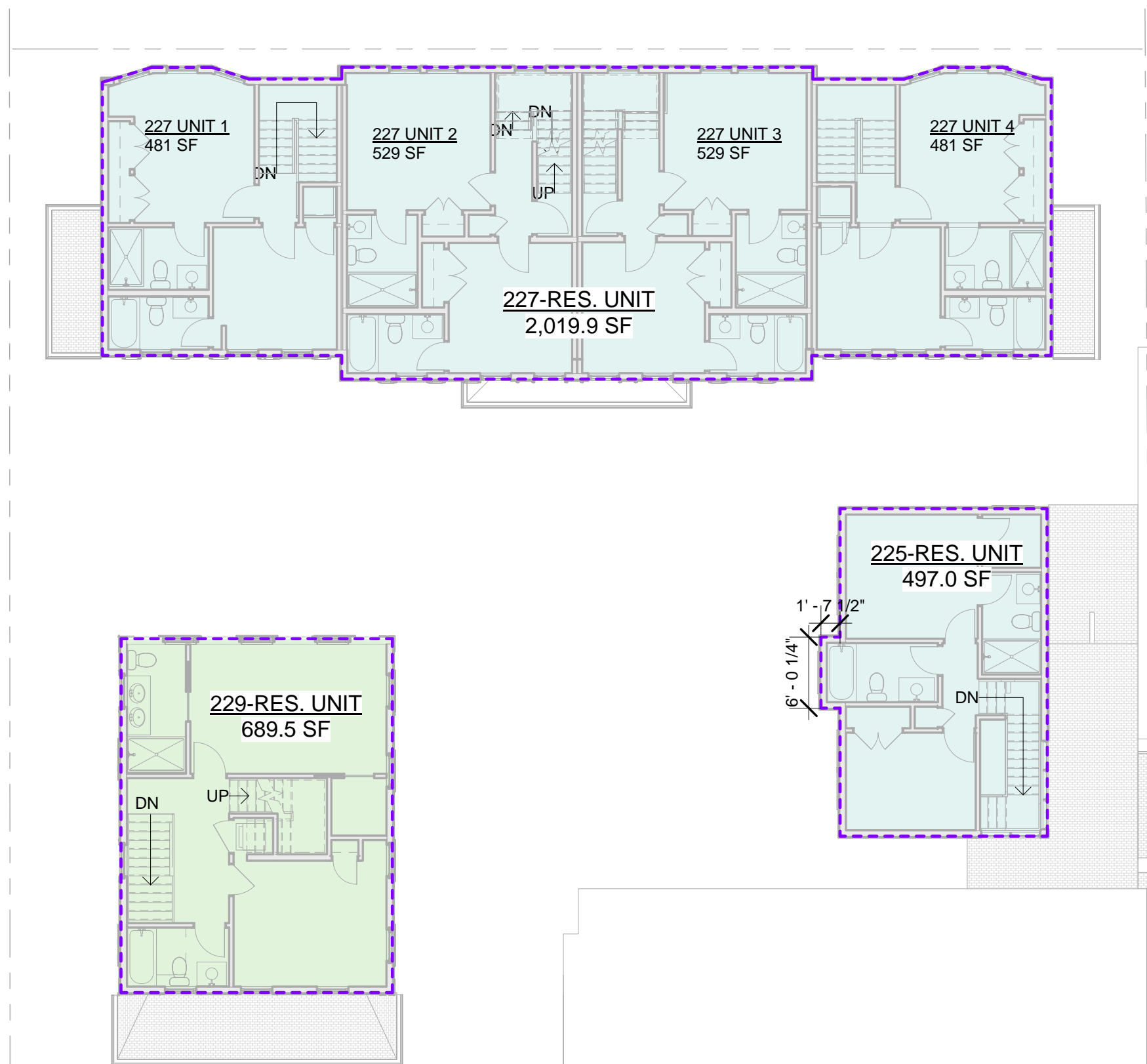




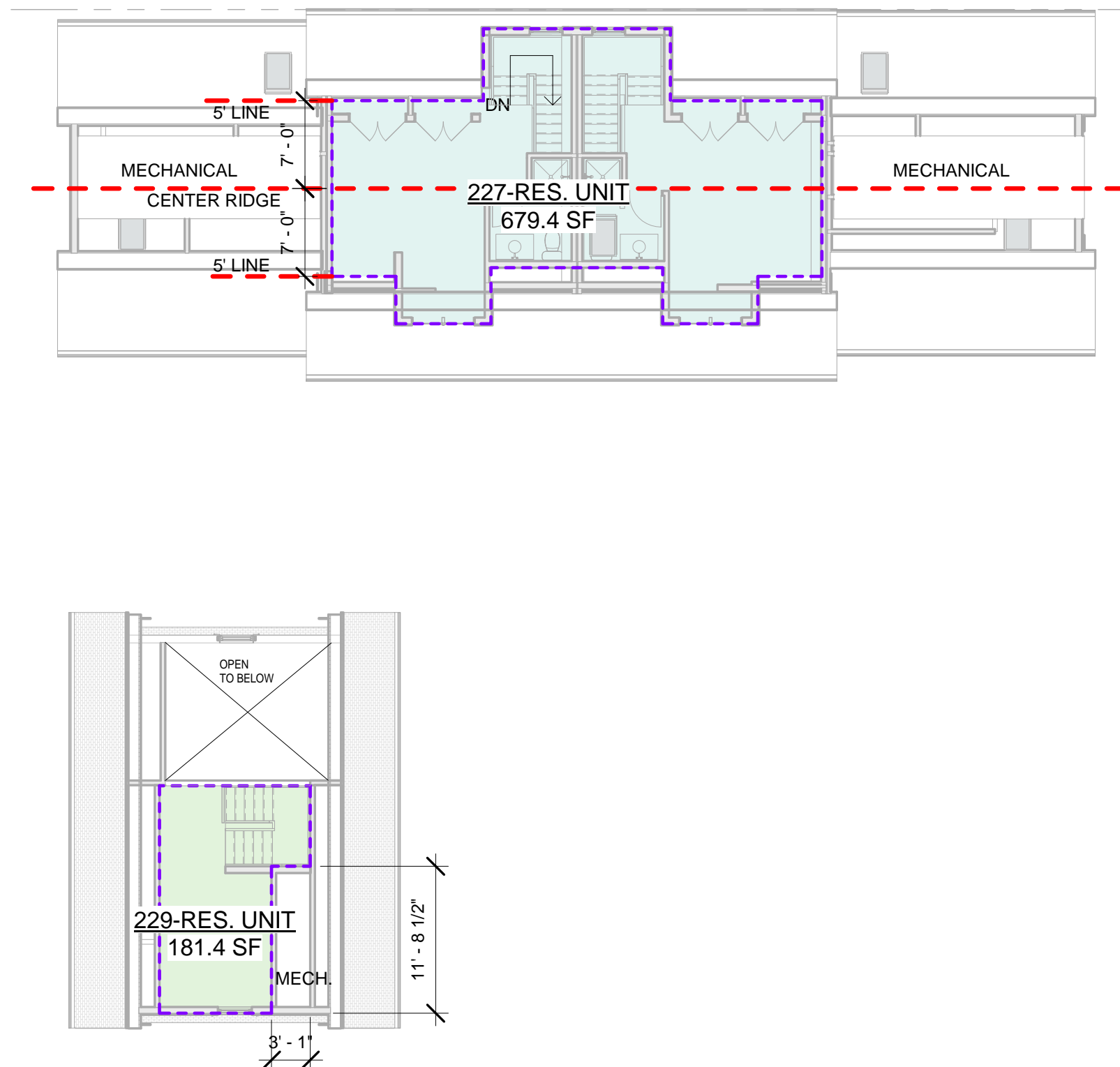
1 AREA PLAN - BASEMENT  
3/32" = 1'-0"



2 AREA PLAN - FIRST FLOOR  
3/32" = 1'-0"



3 AREA PLAN - SECOND FLOOR  
3/32" = 1'-0"



4 AREA PLAN - THIRD FLOOR  
3/32" = 1'-0"

**GFA CALCULATION RULES & NOTES:**

1. GFA CALCULATIONS ARE TAKEN 6" FROM INTERIOR FACE OF WALL (EQUAL TO EXTERIOR FACE OF STUD WALL) PER CAMBRIDGE ZONING ORDINANCE 22.43.1.
2. GFA CALCULATIONS TAKEN TO EXISTING EXTERIOR FACE OF BRICK WALL AT EXISTING BUILDING #1.
3. ALL BASEMENT SLABS TO BE 6'-11" BELOW UNDERSIDE OF JOISTS FOR NO GFA.
4. BUILDING #3 TOWNHOUSES TO HAVE MECHANICAL SPACE IN ATTIC FOR NO GFA.
5. A DWELLING IN A BUSINESS A-1 ZONE TRANSITIONS TO ZONING RESTRICTIONS OF A RESIDENTIAL C-1 ZONE PER THE CAMBRIDGE ZONING ORDINANCE 5.28.1b.

**ALLOWABLE GFA CALCULATIONS:**

PROPOSED RETAIL:	1364 x 1.0=	1365 SF
BA-1 ZONE:	96.8' x 100' = 9680	
	9680 - 1364 = 8316	
	8316 x .75 =	6237 SF
RES B ZONE:	96.8' x 25.1' =2430	
	2430 x .5 =	1215 SF
TOTAL RESIDENTIAL ALLOWED:		
(BA-1 + RES B ZONE)		
6149 + 1215 =		7452 SF
TOTAL PROPOSED RESIDENTIAL:		7450 SF

**Area Schedule (GFA)**

221-RETAIL TENANT	
EXISTING GFA	
1ST FLOOR	1,364.0 SF
	1,364.0 SF
225-RES. UNIT	
New GFA	
1ST FLOOR	497.3 SF
2ND FLOOR	497.0 SF
	994.3 SF
227-RES. UNIT	
New GFA	
1ST FLOOR	2,094.8 SF
2ND FLOOR	2,019.9 SF
3RD FLOOR	679.4 SF
	4,794.1 SF
229-RES. UNIT	
EXISTING GFA	
1ST FLOOR	790.7 SF
2ND FLOOR	689.5 SF
3RD FLOOR	181.4 SF
	1,661.6 SF
TOTAL GFA	8,814.0 SF

TOTAL RESIDENTIAL: 7,450 SF

No.	Description	Date
1		

stamp

client

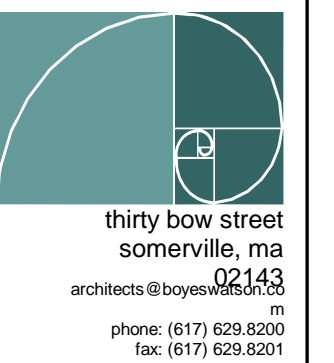
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title ZONING COMPLIANCE

project

221-227 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON  
ARCHITECTS



thirty bow street  
somerville, ma 02143  
architects@boyes-watson.com  
phone: (617) 625-8200  
fax: (617) 625-8201

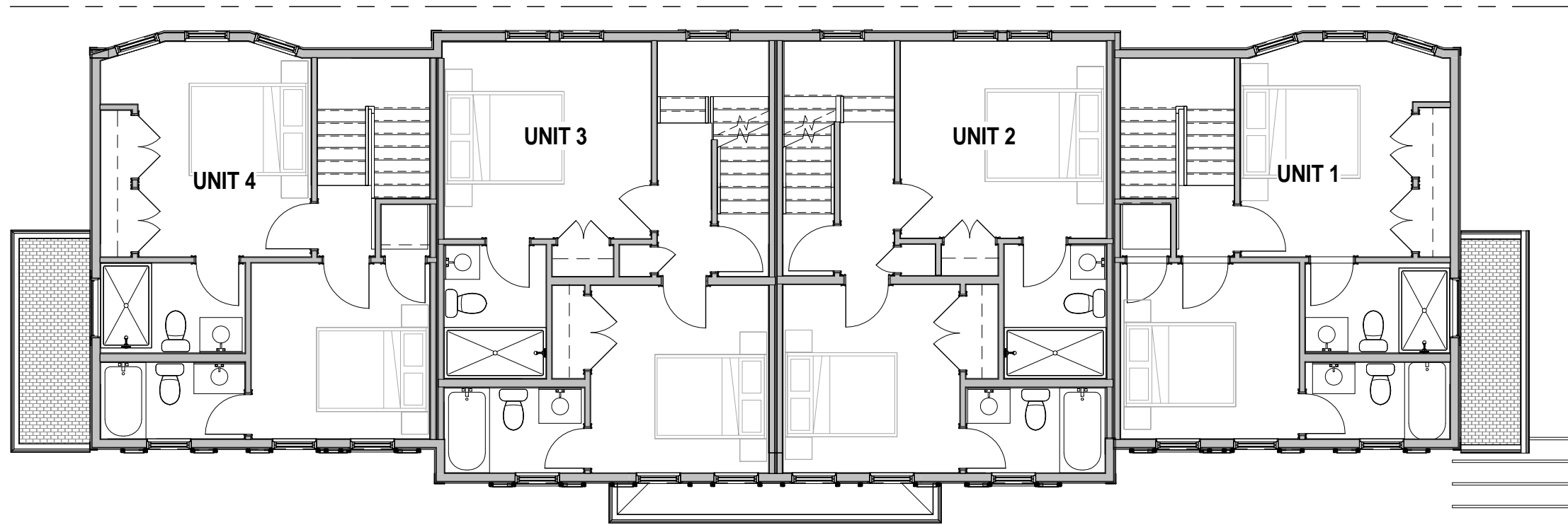
job number 19180

scale 3/32" = 1'-0"

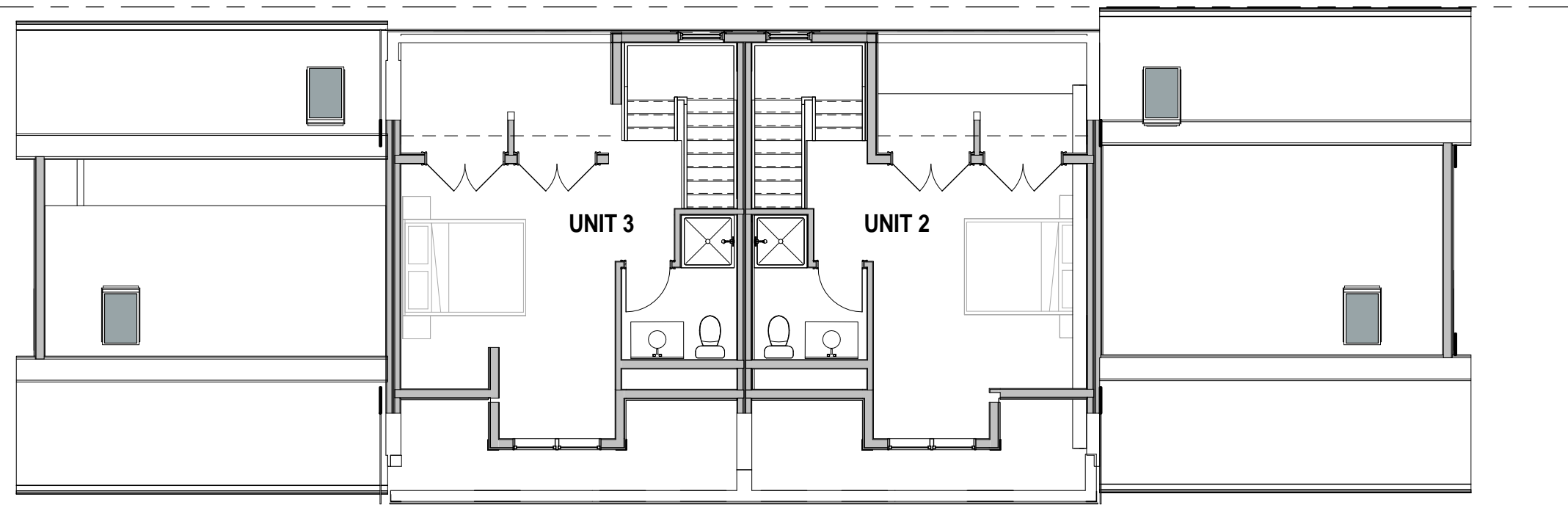
date issued 02/07/18

221-227  
CONCORD  
Sheet no.

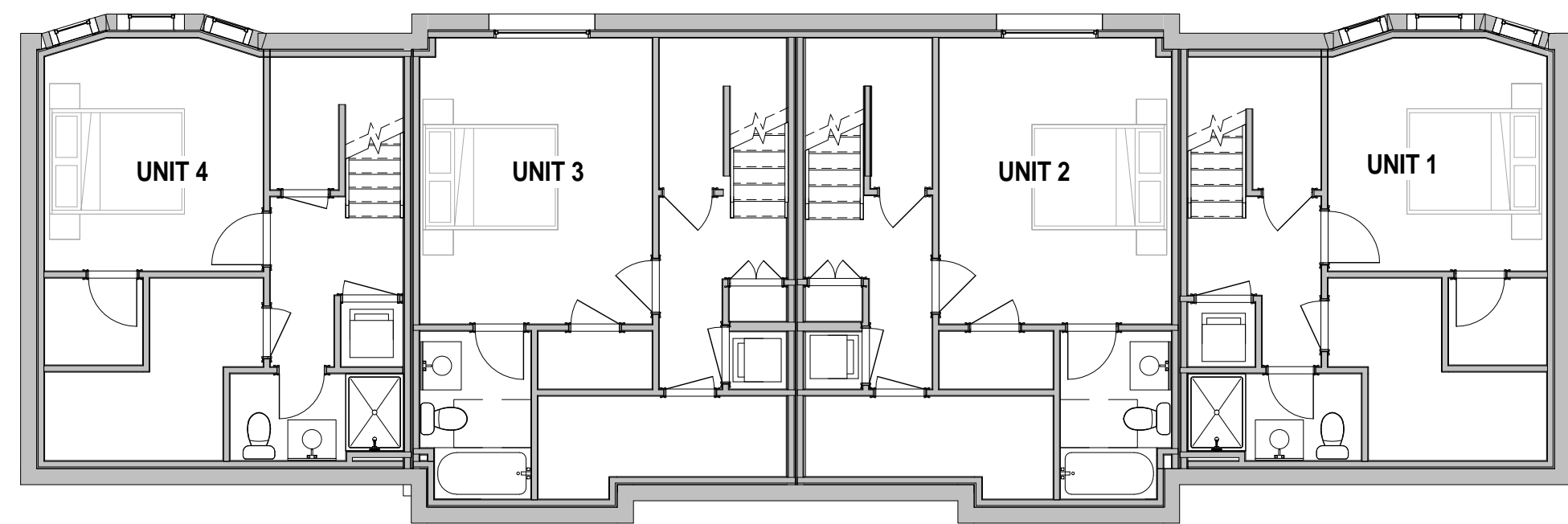
BZA 02



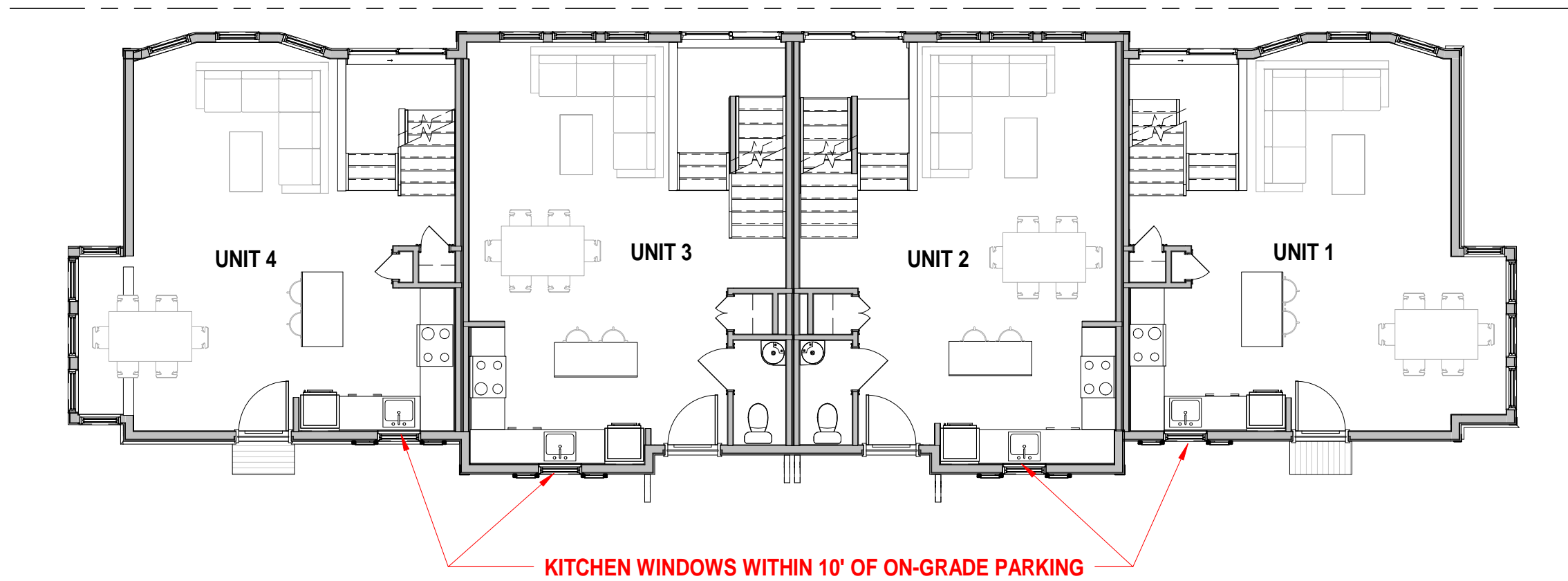
③ 227 SECOND FLOOR PLAN  
1/8" = 1'-0"



④ 227 THIRD FLOOR PLAN  
1/8" = 1'-0"



① 227 BASEMENT FLOOR PLAN  
1/8" = 1'-0"



② 227 FIRST FLOOR PLAN  
1/8" = 1'-0"

No.	Description	Date

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
227 CONCORD FLOOR PLANS  
project  
221-227 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON  
ARCHITECTS

thirty bow street  
somerville, ma 02143  
architects@boyes-watson.com  
phone: (617) 625-8200  
fax: (617) 625-8201

job number 19180

scale 1/8" = 1'-0"

date issued 02/07/18

sheet no.

BZA 03



[illegible]

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

## 227 CONCORD ELEVATIONS

221-227 CONCORD AVE CAMBRIDGE, MA



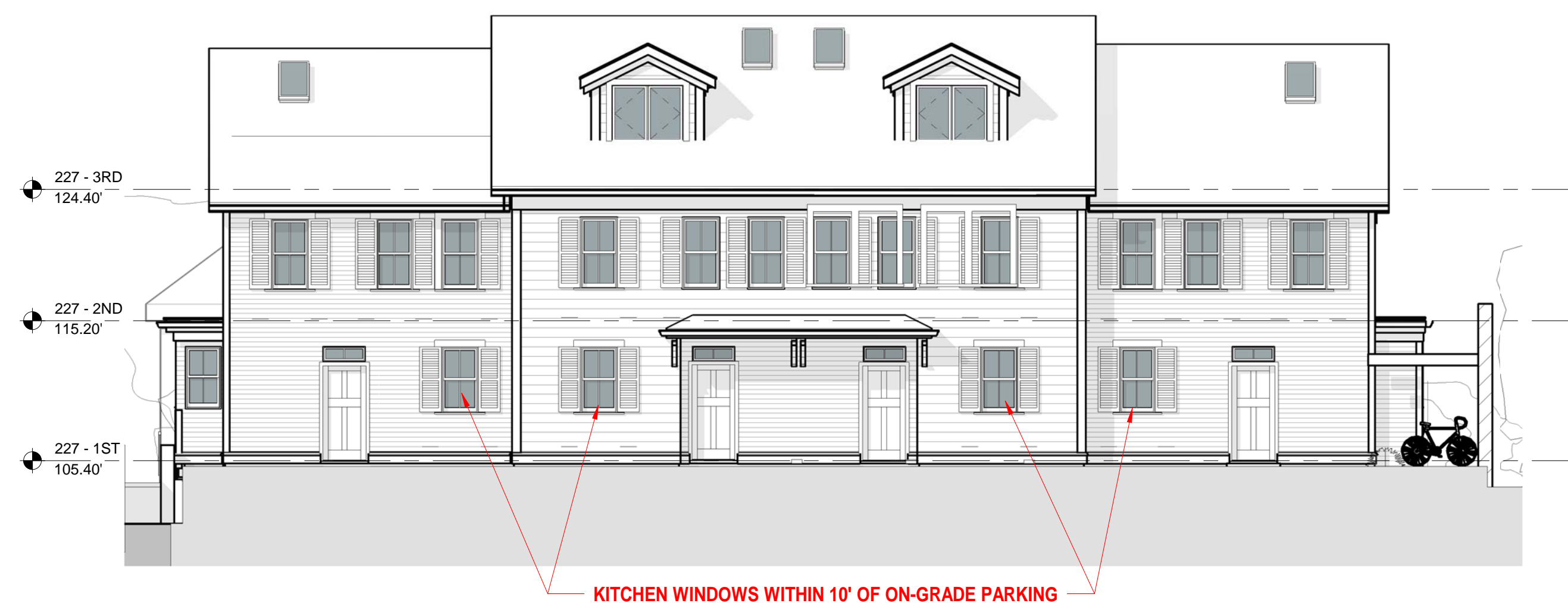
job number 19180

scale  $1/8" = 1'-0"$

date issued 02/07/18

sheet no.

BZA 04



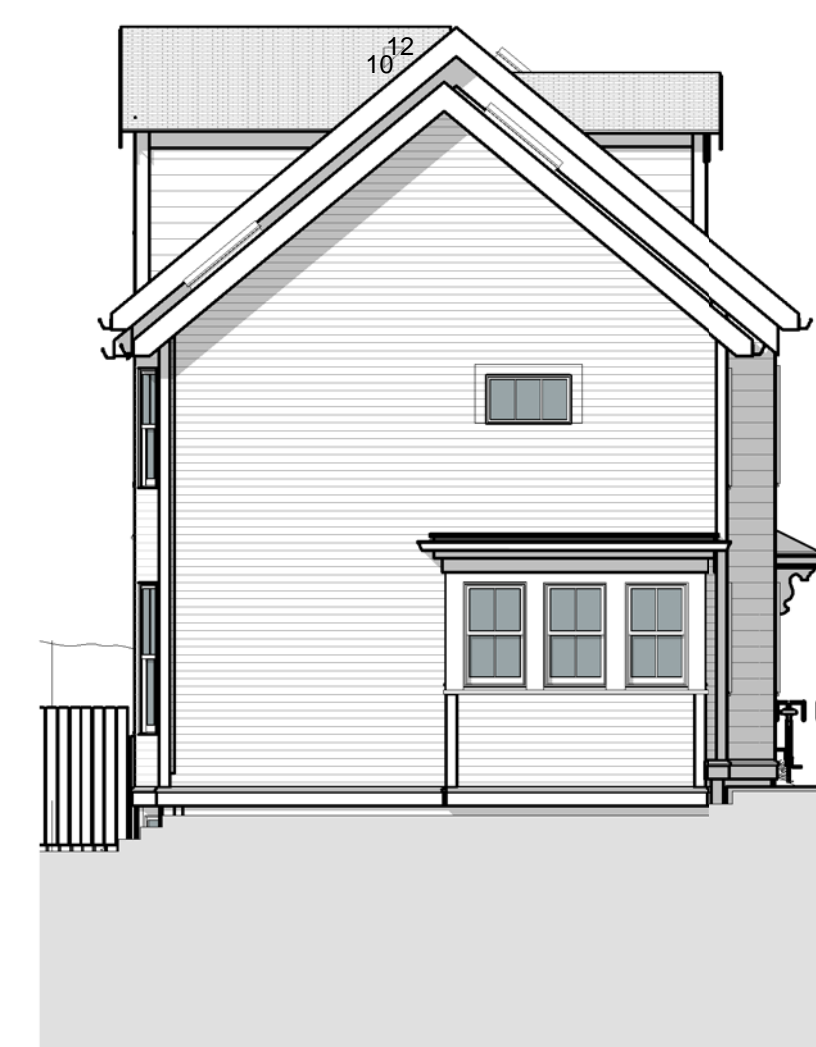
② 227 - FRONT / SOUTH ELEVATION  
1/8" = 1'-0"



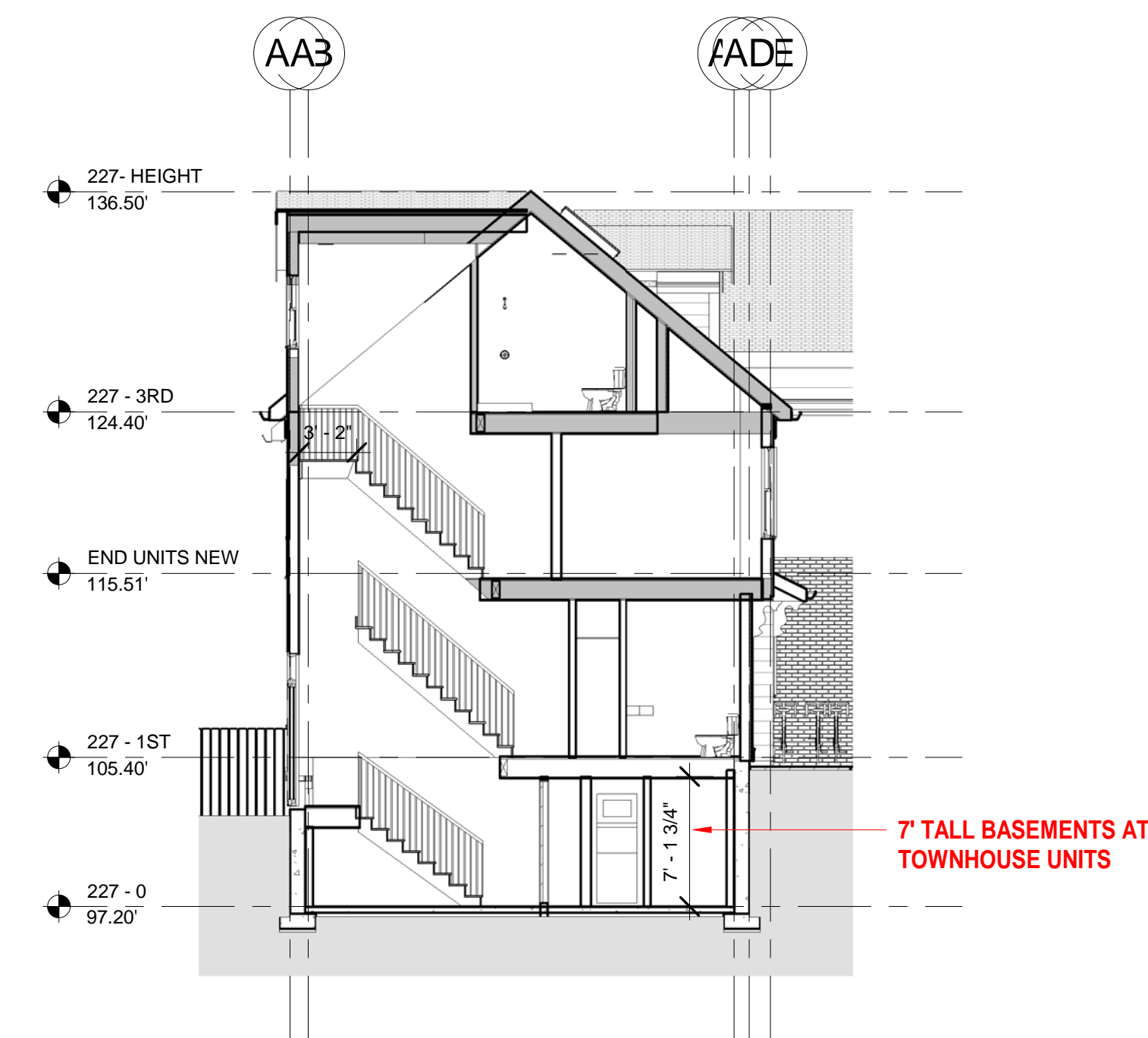
① BZA - 227 EAST ELEV  
 $\frac{1}{8"} = 1'-0"$



③ BZA - 227 REAR ELEVATION  
1/8" = 1'-0"



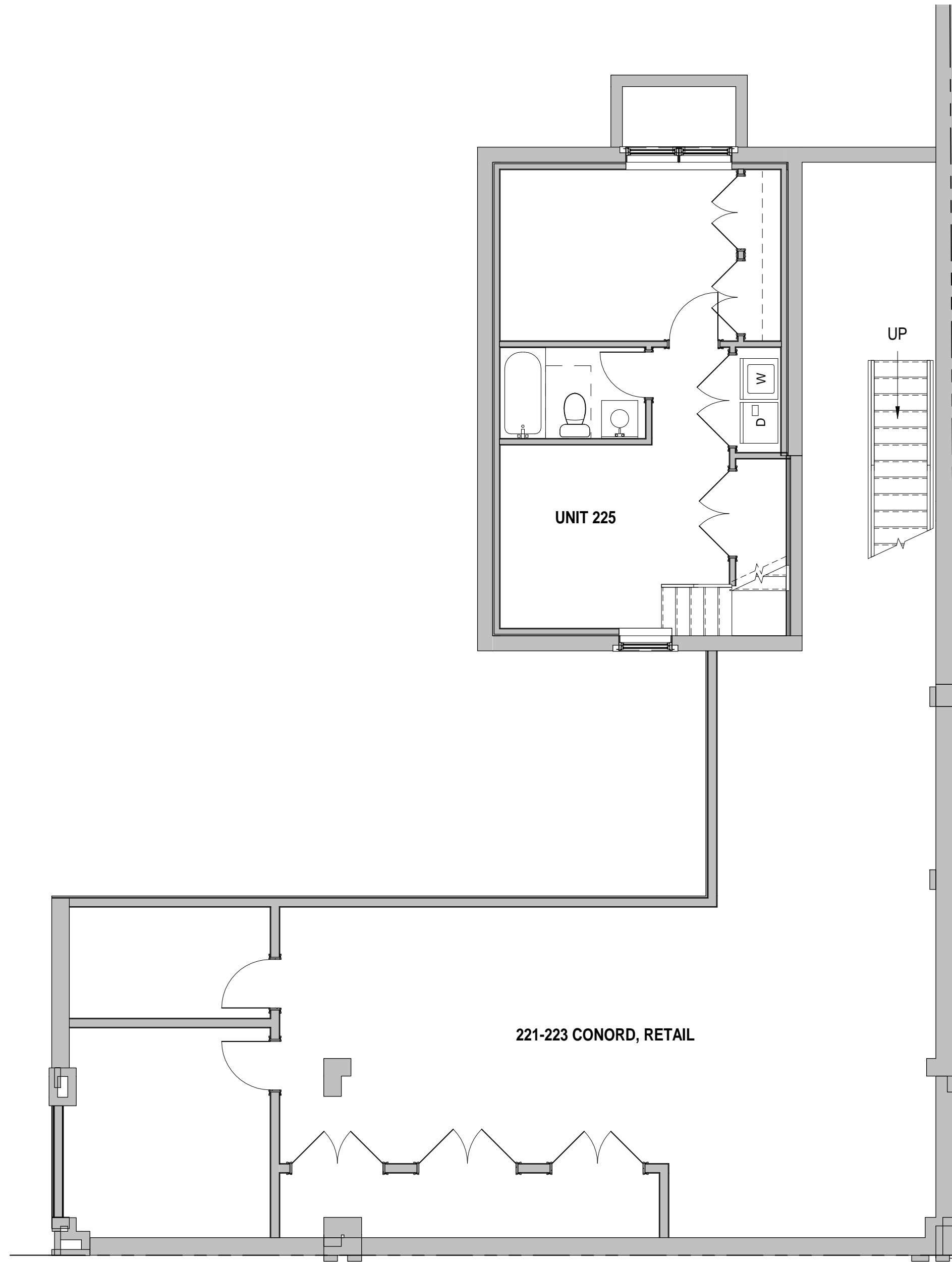
④  $\frac{\text{BZA} - 227 \text{ WEST ELEV}}{1/8" = 1'-0"}$



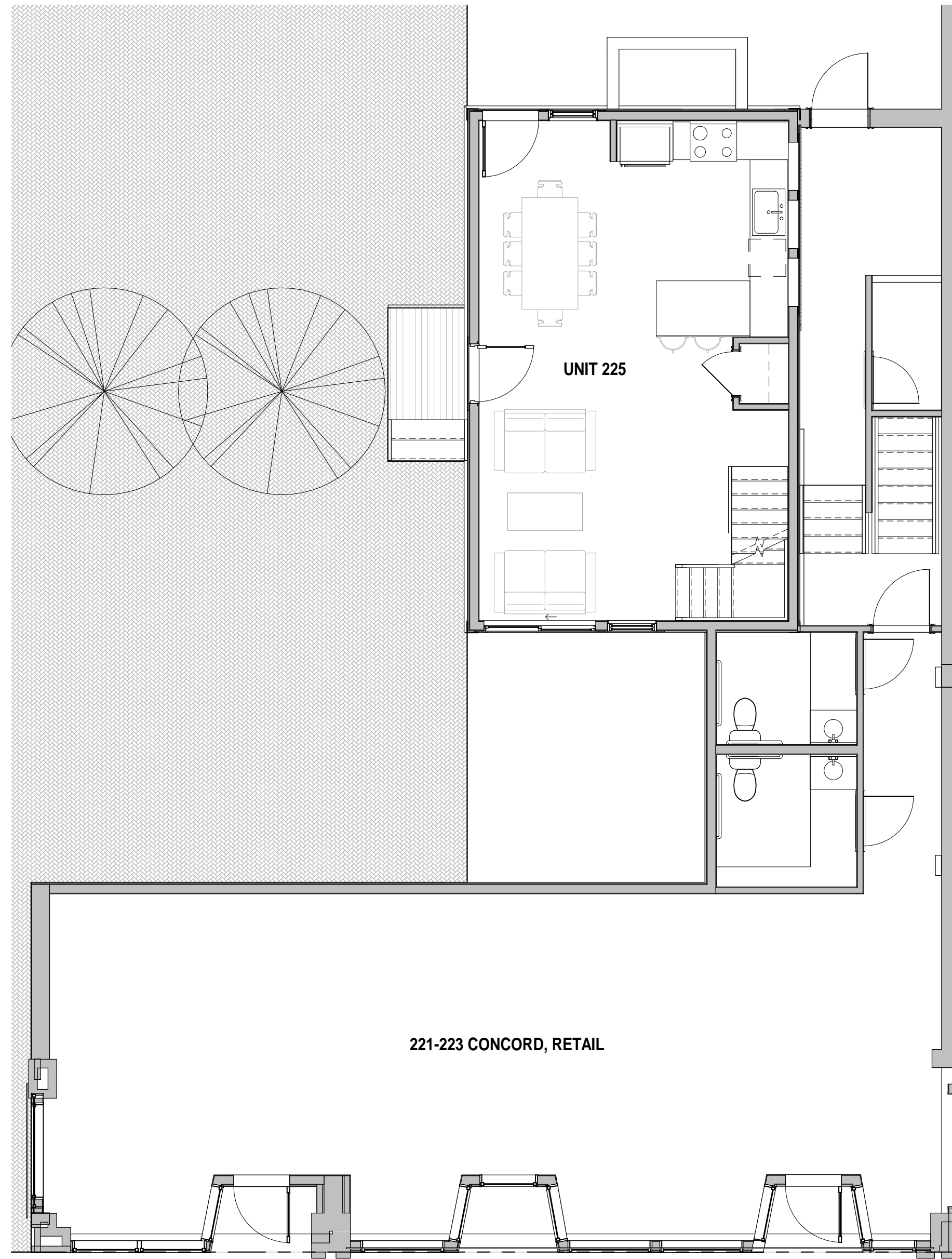
5 BZA - 227 SECTION  
1/8" = 1'-0"



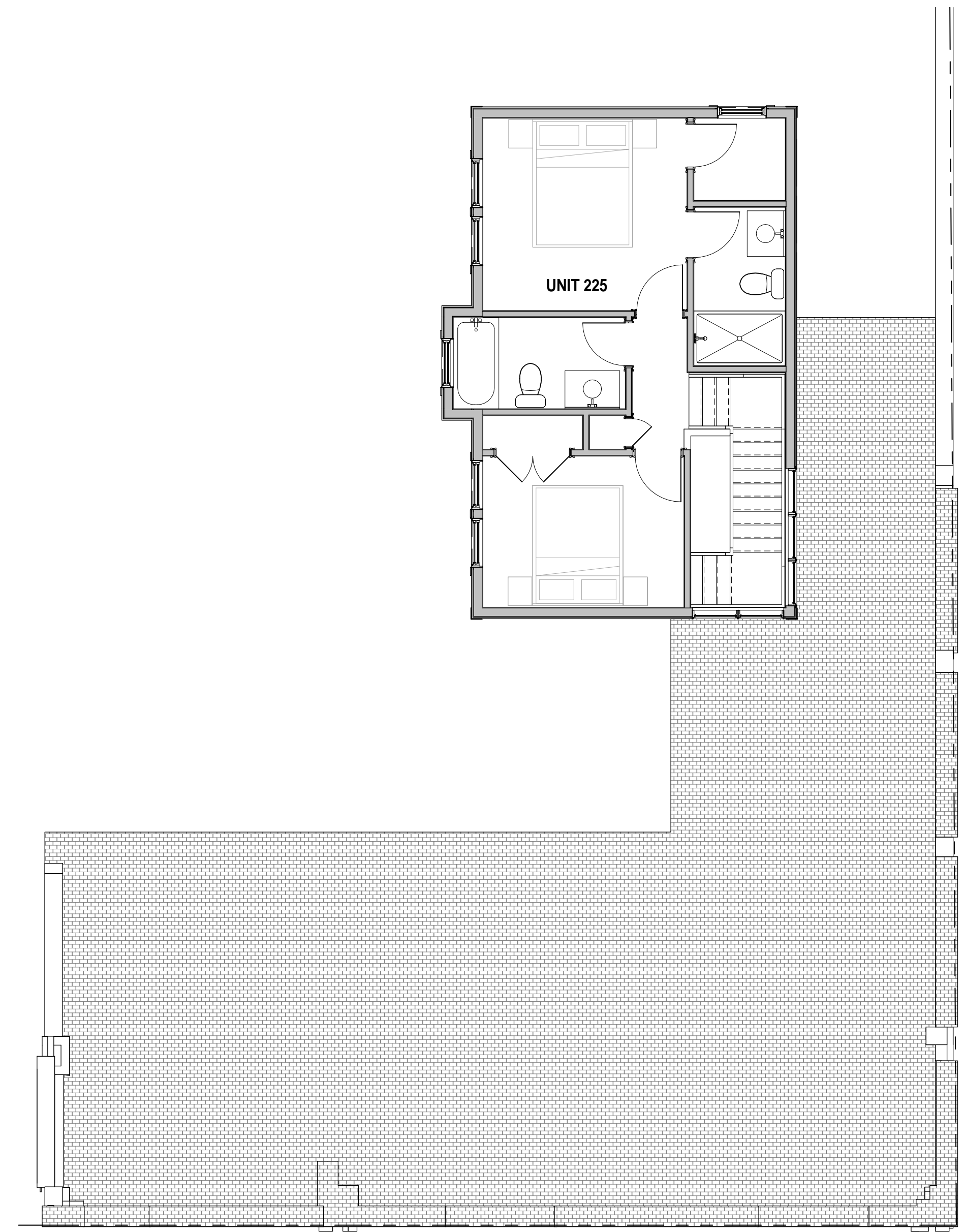
2/8/2018 10:02:08 AM



① 221-225 BASEMENT FLOOR PLAN  
3/16" = 1'-0"



② 221-225 FIRST FLOOR PLAN  
3/16" = 1'-0"



③ 221-225 SECOND FLOOR PLAN  
3/16" = 1'-0"

No.	Description	Date

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
221-225 CONCORD - PLANS  
project  
221-227 CONCORD AVE CAMBRIDGE, MA



job number 19180

scale 3/16" = 1'-0"

date issued 02/07/18

sheet no.

BZA 05





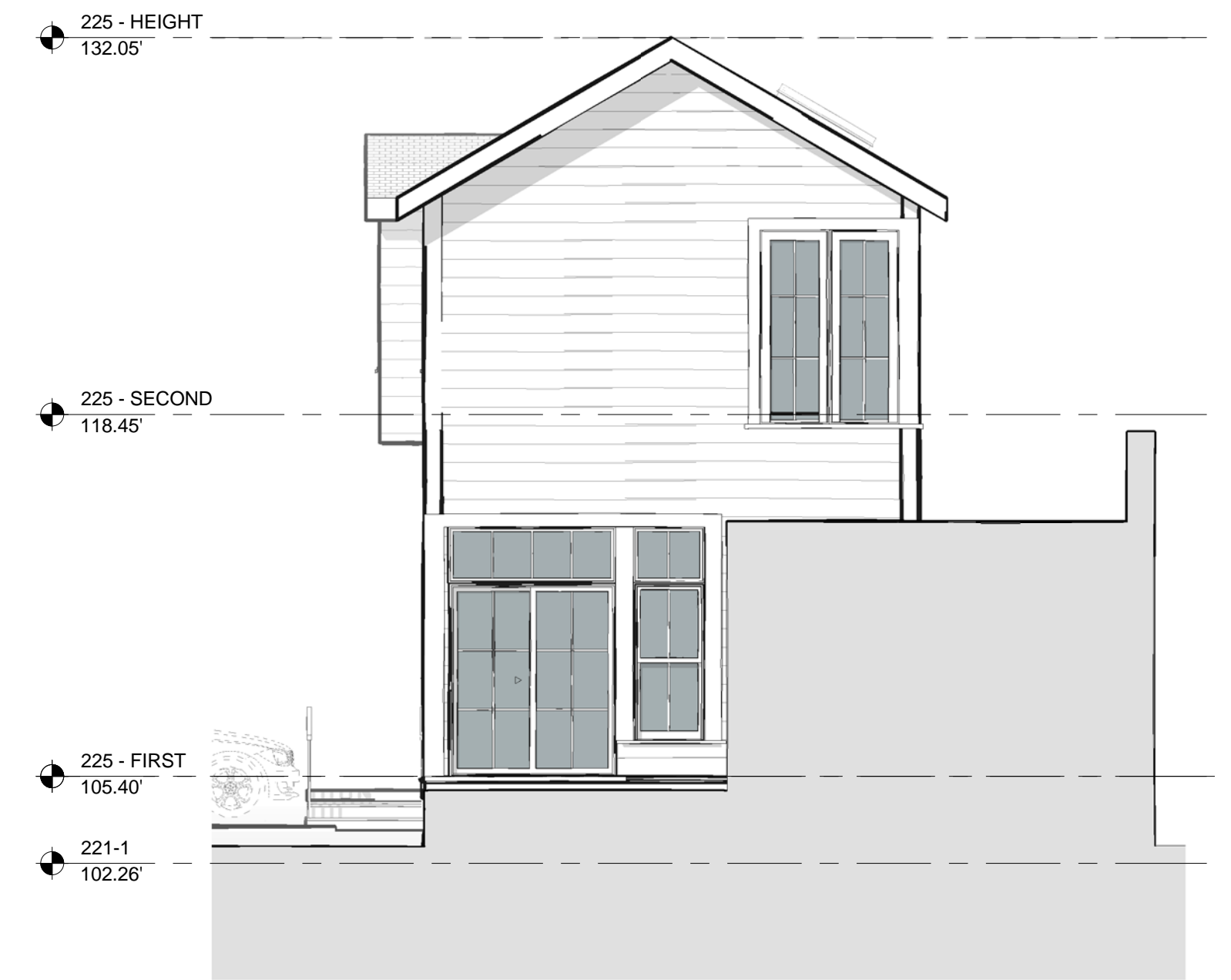
1 225 WEST ELEVATION  
3/16" = 1'-0"



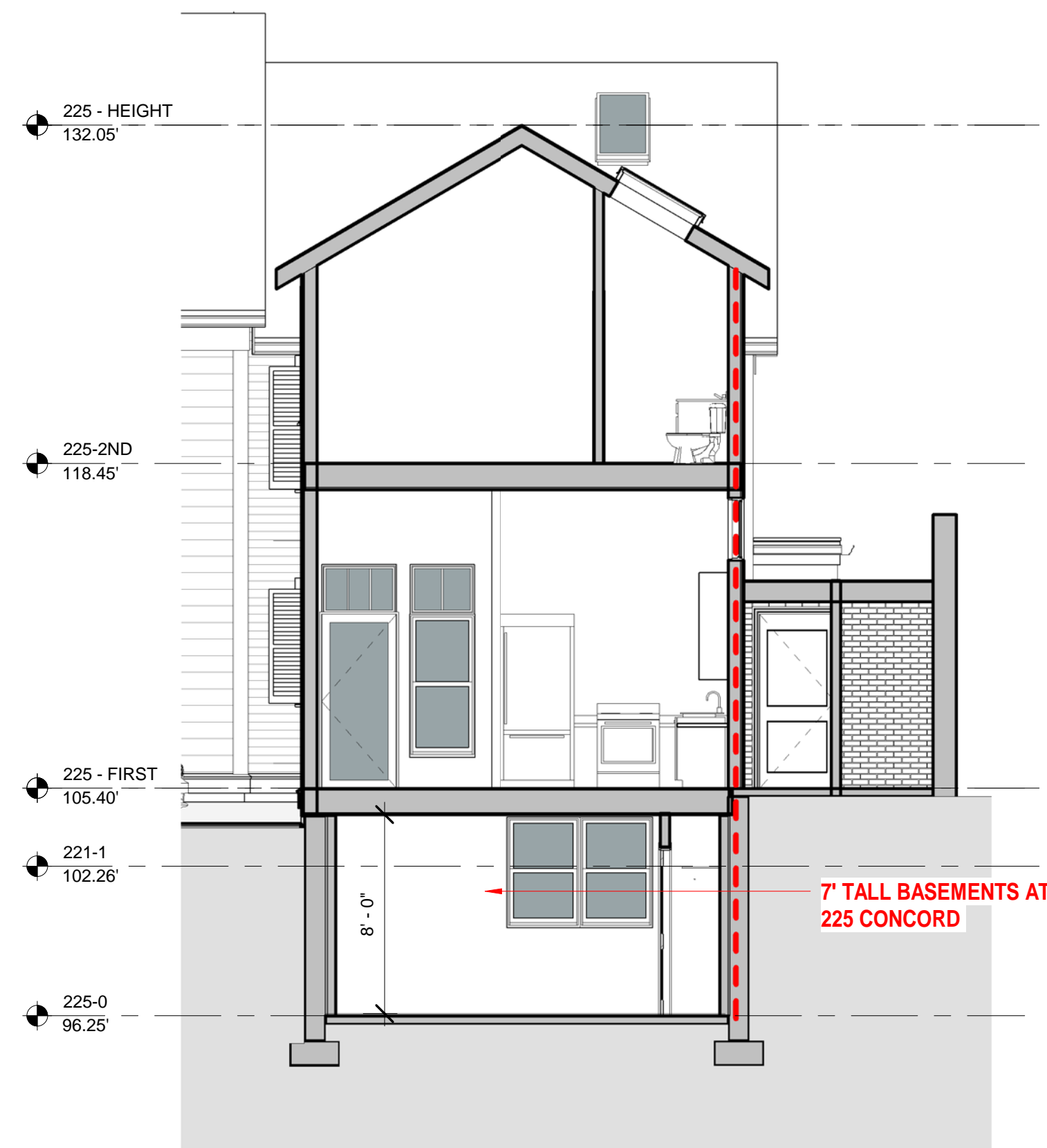
2 225 EAST ELEVATION  
3/16" = 1'-0"



3 225 NORTH ELEVATION  
3/16" = 1'-0"



4 225 SOUTH ELEVATION  
3/16" = 1'-0"



5 225 SECTION  
3/16" = 1'-0"



6 RETAIL STREET ELEVATION  
3/16" = 1'-0"

No.	Description	Date

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

title  
221-225 CONCORD - ELEVATIONS  
project  
221-227 CONCORD AVE CAMBRIDGE, MA



job number 19180

scale 3/16" = 1'-0"

date issued 02/07/18

sheet no.

BZA 06