



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 211208

General Information

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

Special Permit: X

Variance: _____

Appeal: _____

PETITIONER: 18-20 Fairmont LLC C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , Cambridge, MA 02138

LOCATION OF PROPERTY: 18 Fairmont St , Cambridge, MA

TYPE OF OCCUPANCY: 2-Fam Residential

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Additions/ /New Window and Door Openings /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Enlarge Existing Structure in Rear
New Mansard Roof Addition
New Window and Door Openings
Increase FAR

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table Dimensional Requirements).
Article: 8.000	Section: 8.22.2.c & 8.22.2.d (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam J. Glassman R.A. / GCD ARCHITECTS

(Print Name)

2 Worthington St Cambridge MA 02138

Address:

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

2023 FEB 17 AM 10:46
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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.

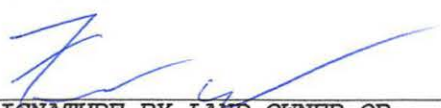
I/We Fraser Allan (18-20 Fairmont St LLC)
(OWNER)

Address: 200 Falcon St East Boston 02128

State that I/We own the property located at 18-20 Fairmont St Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
18-20 Fairmont St LLC

*Pursuant to a deed of duly recorded in the date 2/01/2023, Middlesex South
County Registry of Deeds at Book 01598, Page 195; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

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

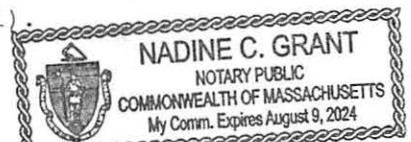
Commonwealth of Massachusetts, County of Middlesex

The above-name Fraser Allan personally appeared before me,
this 8 of Feb, 2023, and made oath that the above statement is true.



Notary

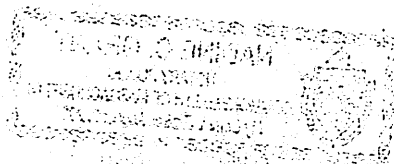
My commission expires 8/9/2024 (Notary Seal).



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

NOTIFICATION OF DEATH - DECEASED

to be completed by the Board of Health and returned to the Board of Health.



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 18 Fairmont 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:

The proposed work will cause no detriment to the direct abutters or to the neighborhood in general. There will be no loss of privacy, no creation of any substantial shadows on the abutting lots. The scale and character of the house and neighborhood will remain unchanged. There will be no additional dwelling units and no new non-conforming lot conditions. The existing non-conforming lot conditions will not be increased.

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 2 family house will remain a 2 family house. The (2) existing parking spaces will remain. The scale and character of the house will remain mostly unchanged. The new mansard roof and rear addition are consistent with other similar houses on the street. The existing exterior of the house is in bad shape and an eyesore which will be tastefully renovated to be consistent with the original design of the house and the traditional character of the neighborhood. The existing driveways, walkway and yard spaces will receive the cosmetic upgrades they badly need with new pervious pavers and landscaping. In sum, there will be no change to existing traffic patterns, no increase in congestion, no loss of off street parking, no added density, and no change to the established character of the neighborhood.

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 proposed renovations and additions will have no impact on the adjacent property uses and are consistent with the current 2-family residential use of the property.

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 proposed renovations and additions will create no new air or light pollution, the existing 2-family residential use will remain. There will be no loss of privacy.

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 proposed project is consistent and in harmony with the uses and character of the neighborhood, and upholds the intents of the zoning ordinance as there will be no creation of any detriment whatsoever.

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 18-20 Fairmont LLC
Location: 18 Fairmont St., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: 2-Fam Residential
Zone: Residence C Zone
Requested Use/Occupancy: 2 Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,706.00	4,600.00	3,000.00	(max.)
<u>LOT AREA:</u>		5,000	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.74	.92	.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,500.00	NO CHANGE	1,800.00	
<u>SIZE OF LOT:</u>	WIDTH	50	No Change	50	
	DEPTH	100	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	15	15	10	
	REAR	26.8	26.8	20.0	
	LEFT SIDE	10.4	10.4	17.5	
	RIGHT SIDE	9.9	9.9	17.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	32.4'	No Change	35.0'	
	WIDTH	57' +/-	No Change	NA	
	LENGTH	30	No Change	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		34%	40%	36%	
<u>NO. OF DWELLING UNITS:</u>		2	No Change	2 allowable	
<u>NO. OF PARKING SPACES:</u>		2	No Change	0	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		13	0 per covered patio removal	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.:

Existing wood frame patio roof to be removed.
Existing house and new additions to be wood frame.

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'.

Pacheco, Maria

From: Emily Holman <emily.holman@gmail.com>
Sent: Monday, March 20, 2023 4:41 PM
To: Pacheco, Maria
Subject: Letter regarding 18-20 Fairmont Street LLC
Attachments: Letter_18-20 Fairmont Street.pdf

Hi Maria,

I am electronically conveying the attached letter on behalf of our neighbor John Summers at 25 Fairmont Street, who joins us in expressing concern regarding the special permit application for 18-20 Fairmont Street.

Thank you for your assistance.

Best,
Emily Holman
24 Fairmont Street

March 13, 2023

Dear Members of the Board of Zoning Appeals:

We are the neighbors directly abutting or living near the property at 18-20 Fairmont Street. We would like to express our strong objection to the proposed special permit allowing for an increase in height, volume, and building area and for new windows in the setback. The proposed increase in the size of an already large building will have negative impacts on the abutters and set a terrible precedent for the neighborhood.

The special permit application states that:

A) Requirements of the Ordinance can or will be met for the following reasons:

*The proposed work will cause no detriment to the direct abutters or to the neighborhood in general. There will be **no loss of privacy, no creation of any substantial shadows on the abutting lots.** The **scale and character of the house and neighborhood will remain unchanged.** There will be no additional dwelling units and no new non-conforming lot conditions. **The existing non-conforming lot conditions will not be increased.***

The statements in bold are patently false.

1. **No Shadows and no Loss of Privacy.** By increasing the volume by over 20% and by increasing the massing of the third floor and the height of much of the building, the applicant will definitely cast broader shadows on the abutting lots and reduce privacy on an already tight intersection of homes. The applicant has not shown any data on how his property relates to the adjacent properties. The notion that the 32' x 60'+ wall-like block the applicant proposes to build inside the setback will not cast shadows defies belief. The attached pictures from the neighboring buildings are indicative of actual conditions, indicating the extent to which the increase in height inside the setback and the new windows in the rear of the building within that setback will create privacy issues.
 2. **Scale and Character of the House and Neighborhood Will Remain Unchanged.** The applicant proposes to build a 32' tall wall within the setback that extends 60'+ feet. He also proposes a .92 FAR excluding the basement, while his neighbors to the west at 22-24 Fairmont Street have a .6 FAR and his neighbors to the east at 16 Fairmont have a .64 FAR, according to the Cambridge property database. How then is his proposal in keeping with the "scale and character of the neighborhood"? The proposed density of 18-20 Fairmont Street is currently at .72 FAR. The developer already has the ability to add FAR by finishing the basement. His house is already larger than the FAR of the abutting properties and exceeds the FAR of .6 allowed in the district. The developer is not considering the neighborhood at all, as indicated by the fact that he has made no attempt to discuss his plans with any of us.
 3. **Failure to Meet Letter and Spirit of Article 8.** First, the purpose of article 8 is to allow for otherwise non-conforming but smaller structures to modernize (add a bathroom, make use of an attic), not redesign the neighborhood with an FAR pushing
-

1.0 (again: 16 Fairmont has an effective FAR of .64 and the two condos at 22/24 Fairmont have a combined FAR of .6 - and he wants a .92!!! a 50% increase over his closest adjacent neighbors). Second, by increasing the volume and average height of the building, the applicant is effectively worsening the nonconformity of the setback by increasing the setback requirement, which is based on a formula based on height plus length. The purpose of that formula in our district is to ensure that setbacks relate to the mass of the vertical plane on that side yard: in other words, the conformity of the vertical plane of the building depends on its massing as a function of height plus length. The applicant is significantly increasing the side yard setback requirement, which clearly increases the nonconformity of the plane along that side yard.

D & E) These sections of the application state essentially the same thing. All our above objections apply here. That he wants to increase a home already 10-25% larger than adjacent properties is not "consistent and in harmony" with the character of the neighborhood.

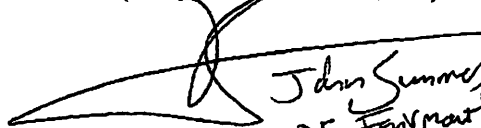
The section under which the applicant is seeking relief states: "In order to grant the special permit the Board of Zoning Appeal is required to find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria in Section 10.43." The neighbors at 16 and 22-24 Fairmont Street are the most impacted in "the neighborhood." At a minimum, we would argue that the increased volume and height of the proposed building will be detrimental because 1) it will create more shadows; 2) new windows on a plane in a nonconforming setback will impinge on privacy; 3) the home is already larger than either abutters and there is no public good in granting relief to profiteers; 4) the massive proposed wall-like structure inside the setbacks will cause an uncharacteristic and, to us, aesthetically objectionable "block-like" building that will be an eyesore for immediate abutters and passersby.

The proposed increase in volume, area, and height, making the building nearly 1.0 FAR and close to 1.2 with the finished basement is not in keeping with the neighborhood and sets a negative precedent for the neighborhood. Allowing for significant increases in the massing of already nonconforming planes inside setbacks - and then adding windows there - also sets a negative precedent for the neighborhood.

Thank you for your consideration.

Signed,

(Name and address follow)


John Summers
25 Fairmont St.
(417-547-035)

March 20, 2023

Dear Members of the Board of Zoning Appeals:

We are the neighbors at 24 Fairmont Street directly abutting the property at 18-20 Fairmont Street. We would like to express our strong objection to the proposed special permit allowing for an increase in the height, volume, and area of an already nonconforming building and for new windows on a new plane being built in a nonconforming setback. The proposed increase in the size of an already large building will have a detrimental impact on us as abutters and is not in harmony with the FAR norms of the neighborhood.

The developer's special permit application states that:

"A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed work will cause no detriment to the direct abutters or to the neighborhood in general. There will be no loss of privacy, no creation of any substantial shadows on the abutting lots. The scale and character of the house and neighborhood will remain unchanged. There will be no additional dwelling units and no new non-conforming lot conditions. The existing non-conforming lot conditions will not be increased."

The statements in bold are patently false.

1. **No Shadows and no Loss of Privacy.** By increasing the height of much of the building, including replacing a 35 degree pitched roof in the front part of the building with a full one story addition, and replacing a 30 degree pitched roof in the rear with a full two story addition, and then moving the rear of the building nearly 3' closer into the setback, the applicant will definitely cast broader shadows on the abutting lots and windows and reduce privacy on an already tight intersection of homes. The developer has not shown any data on how his property relates to the adjacent properties.

This is not a small addition, but a significant increase in volume and massing (see Exhibit A). The notion that the 32.4' x 55.4'+ wall-like block that the applicant proposes to build along the side yards will create "no" "substantial shadows" is hard to believe. The attached pictures (see Exhibit B) from our first and second floors, showing light at different times of day, point to actual conditions, indicating the extent to which the increase in height and the new windows in the rear of the building will block sunshine and create privacy issues in our kitchen, dining room, and in our two children's bedrooms.

2. **Scale and Character of the House and Neighborhood Will Remain Unchanged.** The applicant proposes to build a 32.4' tall vertical structure within the setback that extends 55.4'+ feet. He also proposes a .92 FAR excluding the basement, while the immediate neighbors around him have the following FARs: the neighbors to the west at 22-24 Fairmont Street have a .6 FAR, the neighbor at 26-28 Fairmont Street has a .54 FAR, his neighbors to the east at 16 Fairmont have a .64 FAR, and the neighbor at 15 Fairmont has a .67 FAR, according to the Cambridge property database. How then is his proposal in keeping with the "scale and character of the neighborhood"?

The proposed density of 18-20 Fairmont Street is **currently at .74 FAR**. The developer is already availing himself of his ability to add 1440sf of floor area (on top of the .74 FAR) by finishing the basement. His house is already 20% larger than the FAR of the abutting properties and exceeds the FAR of .6 allowed in the district. The developer has not considered the neighbors or neighborhood in these designs, further indicated by his choosing not to consult with us as abutters before drawing up and submitting the plans.

D & E). These sections of the application state essentially the same thing. All our above objections apply here. The developer further states that his proposal will not “derogate from the intent or purpose of this ordinance for the following reasons: The proposed project is consistent and in harmony with the uses and character of the neighborhood, and upholds the intents of the zoning ordinance as there will be no creation of any detriment whatsoever.”

We again disagree with the statement there will “no creation of any detriment whatsoever.” Moreover, increasing a home already 20% larger than adjacent properties is not “consistent and in harmony” with the character of the neighborhood. The proposal also fails to meet the letter and spirit of the zoning ordinance for four reasons:

First, the purpose of article 8 is to allow for otherwise non-conforming but smaller structures to modernize (add a bathroom, make use of an attic), not redesign the neighborhood with an FAR pushing 1.0 (again: 16 Fairmont has an effective FAR of .64 and the two condos at 22/24 Fairmont have a combined FAR of .6 - and he wants a .92 FAR, a 50% increase over his closest adjacent neighbors).

Second, the applicant did not correctly calculate the existing versus required side yard setbacks. According to the logic and spirit of the code, he should use average height and the multi-plane formula under 5.24, as well as the denominator of 7, to calculate the existing and required setback to show that the existing setback does not conform. (Choosing not to use such elements to create – in order to then increase – a nonconformity is not in keeping with the spirit or intent of the code.) The error of choosing 5 instead of 7 for the denominator in the H+L calculation vastly exaggerates the requirements to make the setbacks look nonconforming. These errors make it impossible to ascertain from the application whether the setbacks do or do not in fact conform.

Third, if the existing building is indeed nonconforming along the right side yard, it is patently clear that moving the rear 16' of the building nearly 3' further into the side yard and increasing its height from approximately 15' to the edge of the 30 degree pitched roof to a 32.4' wall (including the mansard, which is essentially vertical) would block light, creating a significant detriment, and not be consistent with the intent of the code. The purpose of the H+L formula in our district is to ensure that setbacks relate to the mass of the vertical plane on that side yard. In other words, the conformity of the vertical plane of the building depends on its massing as a function of height plus length. By increasing the height of the rear portion of the building, the applicant is **significantly** increasing the nonconformity of the side yard setback. For this reason, the project is not consistent with the intent of the code, which is to “to provide adequate light and air” (see the Preamble) – not to massively expand an already oversized existing two-family house into a 6100sf two-family house for the purpose of increasing a developer's profit margin.

Fourth – and most essentially – the section under which the applicant is seeking relief states: “In order to grant the special permit the Board of Zoning Appeal is required to find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria in Section 10.43.” We abutters are the most impacted in “the neighborhood.” The increased volume and height of the proposed building will be detrimental because 1) it will create more shadows; 2) *new* windows on a *new* plane in a nonconforming setback will impinge on privacy (the developer is not just rearranging existing windows, but adding windows on a new floor in a nonconforming setback that look directly into our children’s bedrooms); 3) the home is already larger than either abutters and there is no public good in granting relief to profiteers; 4) the massive proposed wall-like structure inside the setbacks will cause an uncharacteristic and, to us, aesthetically objectionable 55’ long “block-like” building that will be an eyesore for abutters; and 5) the building will violate 19.30 (to which article 10.43(f) requires adherence); we especially note 19.33, which requires that building construction be “designed and sited to minimize shadow impacts on neighboring lots”; and that “Building scale and wall treatment, including the provision of windows” be “sensitive to existing residential uses on adjacent lots.”

Any one of these reasons is enough for the BZA to reject the petition now.

Finally, we note that the special permit application contains numerous errors. First, the survey indicates that the house faces south, but it in fact faces north. We wonder if this is the basis for the applicant’s false claim respecting shadows. Second, the “Reason for Petition” and “Description of Petitioner’s Proposal” do not actually say what relief is being requested; does the advertising language of the petition do so?

The proposed increase in volume, area, and height, making the building nearly 1.0 FAR and close to 1.2 with the finished basement, has a serious impact on our exposure to sun and privacy, is not in keeping with the neighborhood, and sets a negative precedent for the neighborhood and district. Allowing for significant increases in the massing of already nonconforming planes inside setbacks – and then adding windows there – also sets a negative precedent for the neighborhood.

We accordingly urge you to reject this special permit petition.

Signed,

Two handwritten signatures in blue ink. The first signature is more complex and stylized, while the second is simpler and more cursive.

Emily Holman and Hassanaly Ladha
24 Fairmont Street

Exhibit A
Volume Calculation and Detrimental Effect on Sunshine

We note that the developer has not provided a volume change calculation. Our best estimate from the applicant's petition is that **the proposed addition will increase the volume of an already oversized, nonconforming building by 44%**. It is hard to believe that anything close to such a number will have no detrimental impact, including on light. We estimate a 44% increase over the existing volume above the basement as follows: we take the total existing volume of 43,496 cubic feet (see Z10 of the application), subtracting the basement volume of 11,296 (7'10' height x area of 1442 sf – see D2.1 and Z9) to get an existing volume of 32,300 cubic feet. The proposal will remove volume of 6,307 cubic feet (see Z10) and add 9.97' height x 1357 sf area on the new third floor, or 13,529 cubic feet, and approximately 10' x 580sf on the second floor, or 5,800 cubic feet, and 123 sf x 10' on the first floor, or 1230 cubic feet, for a total of 20,559 cubic feet less the 6,307 feet removed = 14,252 cubic feet added divided by 32,300 = a 44% increase in volume.

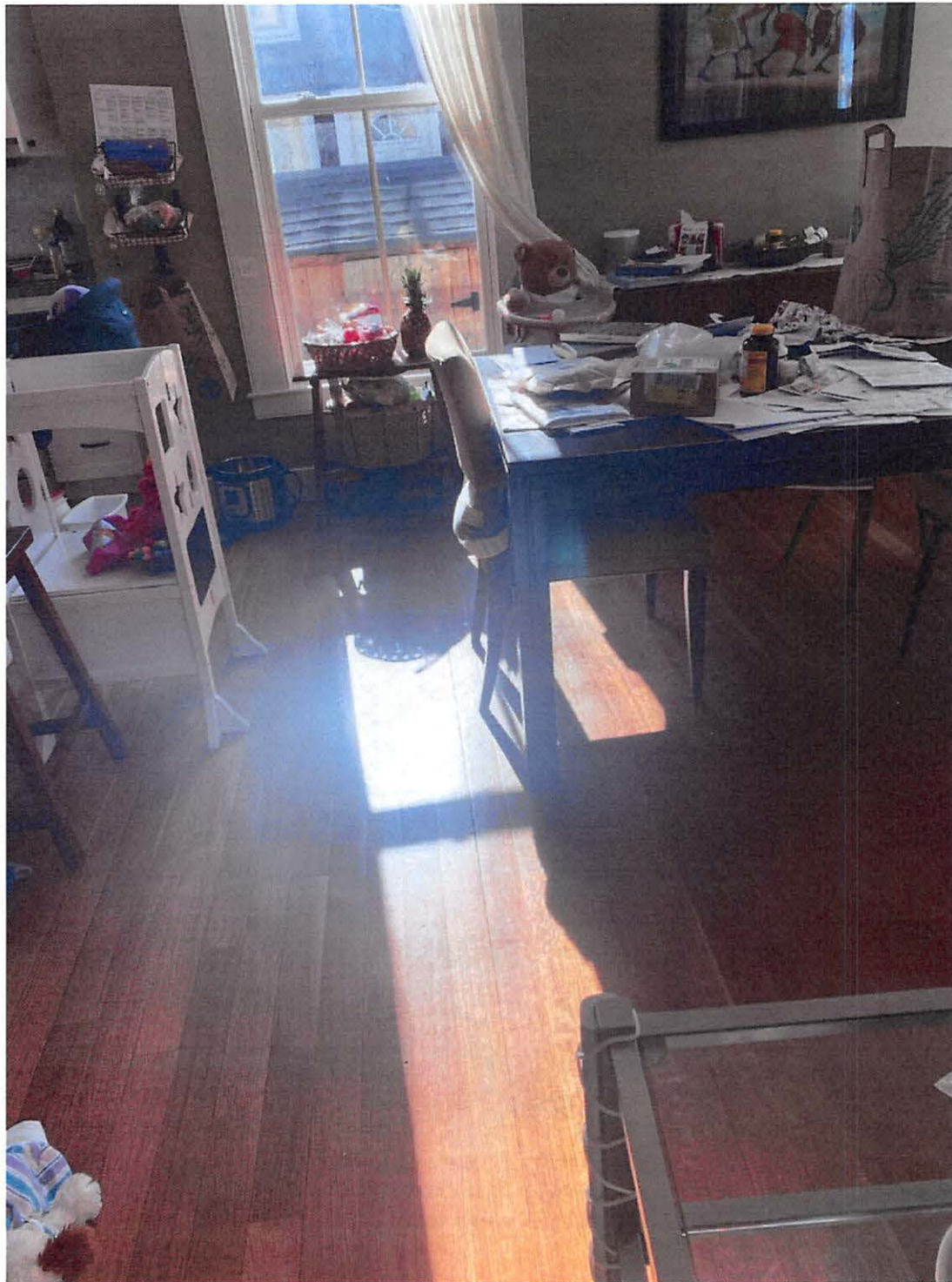
The purpose of this massive increase in volume and massing is to increase what is already a significant developer margin (he purchased the house for \$2.05 million or \$400 per square foot for 5000 saleable square feet including the basement – in a neighborhood where luxury housing sells for upwards of \$1000 or \$1100 per square foot).

This grab at an additional 1100 sf for the pure motive of profiteering will literally occur at the expense of sunshine available for our children and family.

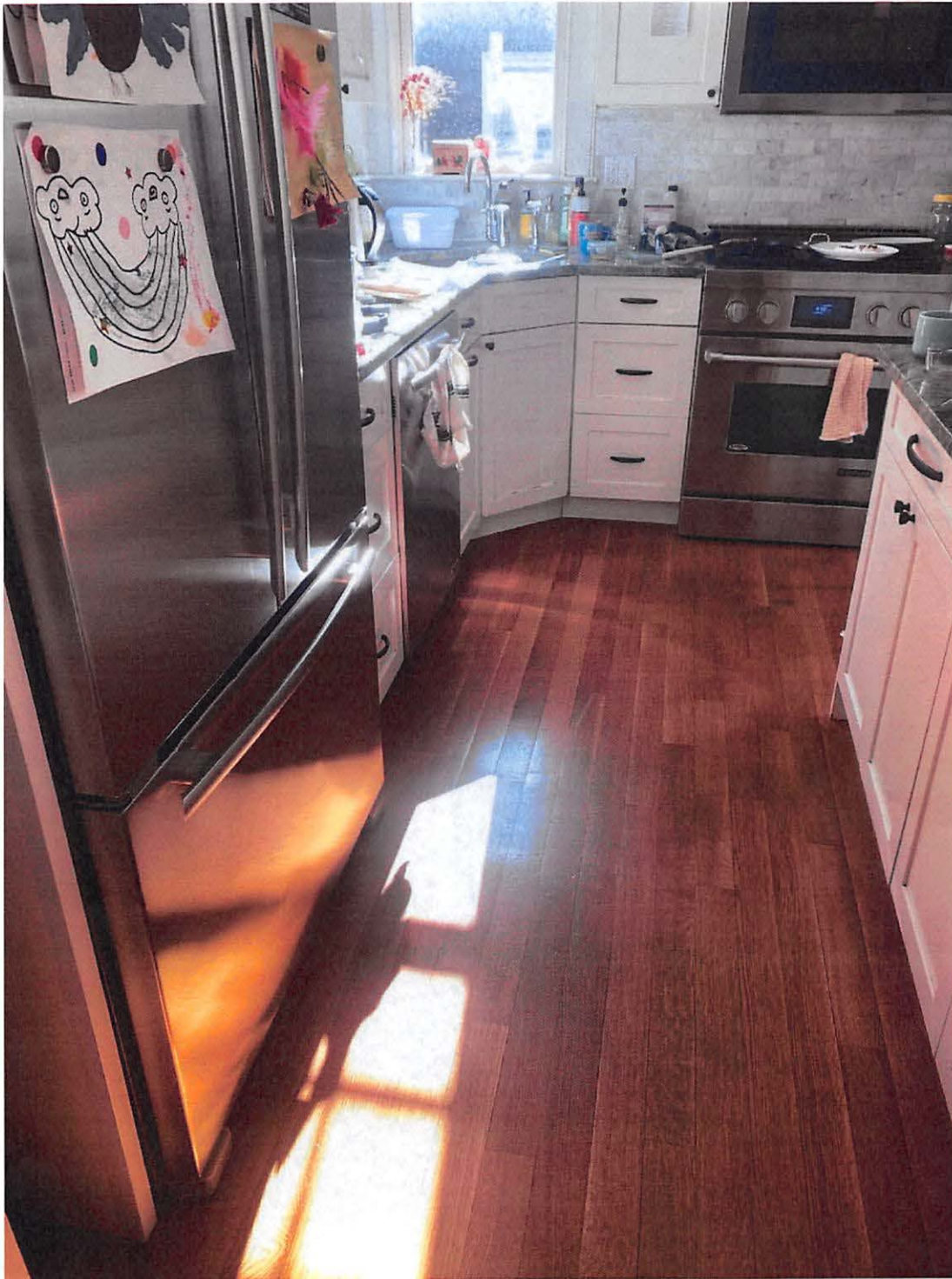
**Exhibit B
Images**



Morning light at 9:50am comes in over the 30 degree pitched roof in the rear and fills our kitchen, dining room, and living room with light. Increasing the height from 15' at the eave to 32.4' and moving the entire plane nearly 3' closer to us will block this light.



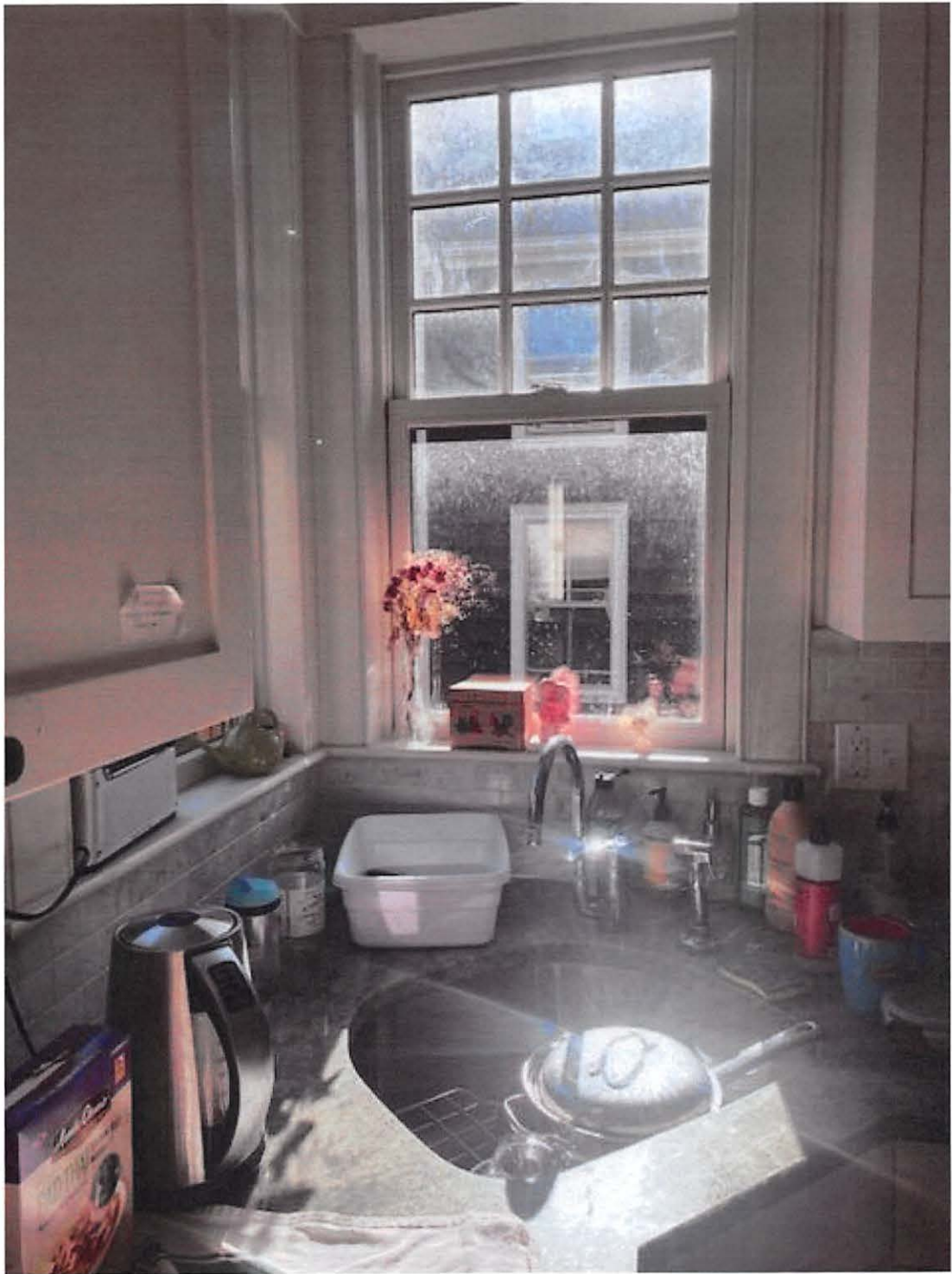
Morning light coming into our dining room on the first floor will be blocked.



Our kitchen is in the northeastern corner of our plan in the first floor. This morning light will be blocked.



This is late morning – even that sun won't get through.



Morning light from southeast in kitchen will be blocked.



This is looking out our dining room window at 9:45 a.m. – you can see that will have lost all this morning sunshine up until this point with a lot more to go -- the sun coming over the back section of 18 Fairmont is not even yet parallel to the existing roof line of the front part of the house, which is much lower than the proposed higher roofline for both front and back sections.



View from dining room where our youngest plays when we're in the kitchen. Bringing plane forward and building it up from 15' at eave to 32.4' will block the sun!



Light in kids room 1 will be blocked; privacy will be detrimentally affected.



If you bring that rear part forward and add windows, it will impinge on privacy in kids room
1.



Privacy in kids room 2. They propose bringing that vertical plane closer 3' and going up from 15' at the eave to 32.4' – and then adding lots of windows on third floor directly across. This will block light and impinge on privacy.



Adam Glassman <ajglassman.ra@gmail.com>

18 Fairmont Cambridge

David Nolan <dnolan@pnasurveyors.com>

Tue, Mar 21, 2023 at 10:13 AM

To: Adam Glassman <ajglassman.ra@gmail.com>, Paige McLaughlin <paigem@spruhaneng.com>

Cc: Peter Nolan <pnolan@pnasurveyors.com>, Omar Guzman <omarg@spruhaneng.com>, Margarita Guerra <margaritag@spruhaneng.com>

Hi Adam.

My apologies for the unintentional error on the North Arrow on the previous PDF.

I have corrected this and attached the new PDF here for your reference.

If you need anything else, please let me know.

Thank you,

David Nolan

Peter Nolan & Associates, LLC

80 Jewett St, Suite 1, Newton, MA 02458

Cell: 617-838-3341

Email: DNolan@pnasurveyors.com

Website: www.pnasurveyors.com

From: David Nolan <dnolan@pnasurveyors.com>

Sent: 21 March 2023 13:09

To: Adam Glassman <ajglassman.ra@gmail.com>; Paige McLaughlin <paigem@spruhaneng.com>

Cc: Peter Nolan <pnolan@pnasurveyors.com>; Omar Guzman <omarg@spruhaneng.com>; Margarita Guerra <margaritag@spruhaneng.com>

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18-20 Fairmont St, Cambridge, MA - Proposed Plot Plan Rev. A.pdf

144K

SPECIAL PERMIT REQUIRED:

- 1. NEW WINDOW OPENINGS & ENTRY CANOPY ADDITIONS ON LEFT AND RIGHT SIDES PER EXISTING NON-CONFORMING SETBACKS
- 2. WIDEN EXISTING REAR SECTION WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
- 3. INCREASE EXISTING NONCONFORMING FAR FROM .74 TO .92 (.60 MAX ALLOWABLE)
- 4. NEW MANSARD ROOF ADDITION WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
- 5. INCREASE EXISTING NON CONFORMING STRUCTURE BETWEEN 10%-25% OF EXISTING STRUCTURE AS OF 1940.



EXISTING STREET VIEW

PROPOSED RENOVATIONS AND ADDITIONS

18-20 Fairmont Street Cambridge, MA

3-21-2023


SUBMITTED IN RESPONSE TO NEIGHBORHOOD COMMENTS SUBMITTED TO THE FILE ON MARCH 20 2023

NOTES:

- 1. NEW CONSTRUCTION OUTSIDE OF THE EXISTING BUIDLING ENVELOPE FALLS UNDER RES-C DIMENSIONAL REQUIREMENTS
- 2. MULTIPLANE SET BACK ANALYSIS = NON-CONFORMING



PROPOSED STREET VIEW

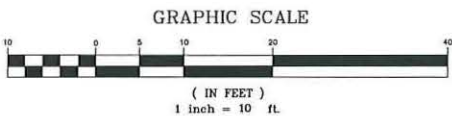
	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	2/24/2023	18-20 Fairmont Street Cambridge, MA	Title Sheet		C01

NOTES:

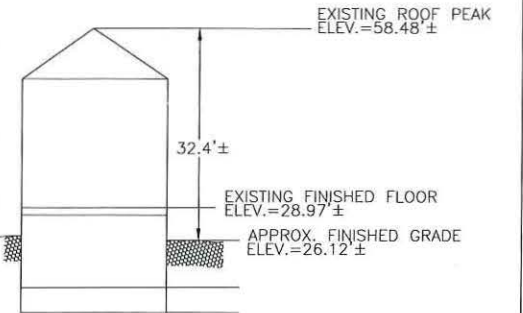
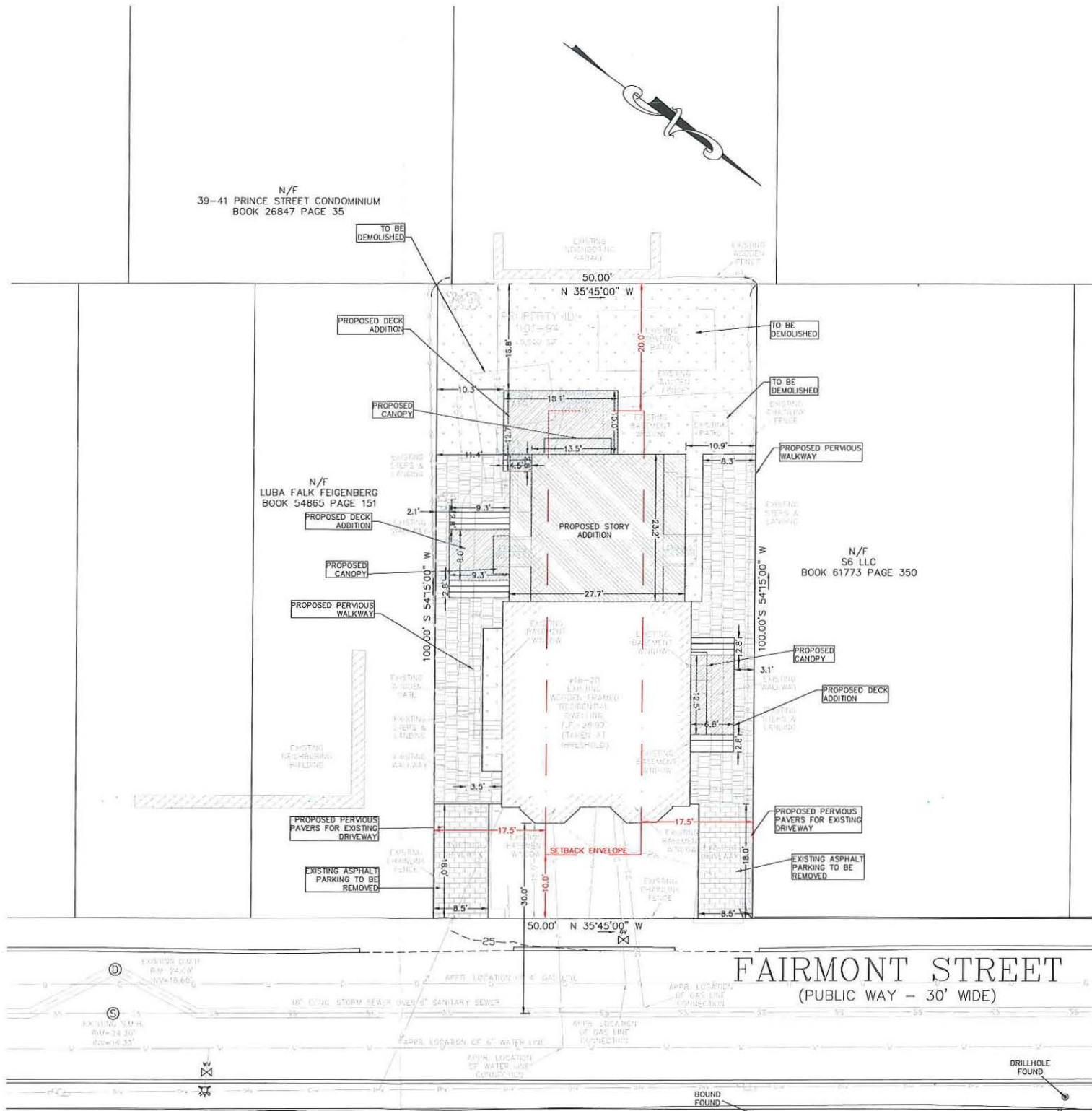
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/19/2022.
2. DEED REFERENCE: BOOK 1290, PAGE 97
PLAN REFERENCE 1: PLAN NO. 3419A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT: RESIDENCE C.

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.5	0.7	0.95
MIN. AREA	5,000 S.F.	5,000 S.F.	5,000 S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	—	1,800 S.F.	—
MIN. LOT WIDTH	50'	50'	50'
MIN. YARD FRONT	30' CENTER L. 15' STREET L.	30' CENTER L. 15' STREET L.	30' CENTER L. 15' STREET L.
SIDE (LEFT)	17.5'	10.4'	10.4'
SIDE (RIGHT)	17.5'	9.9'	9.9'
REAR	20'	26.8'	26.8'
MAX. BLDG. HEIGHT	35'	32.4'	32.4'
MIN. OPEN SPACE	36%	34%	40%

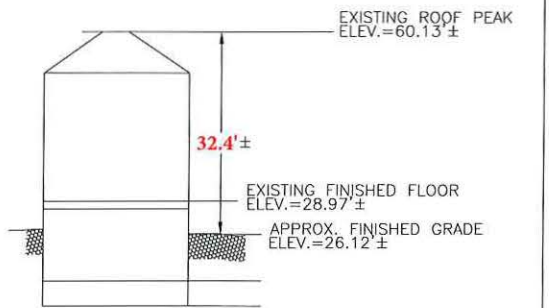
LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONDUIT LINE (AIR)
	CONDUIT LINE (BVS)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR AND FOR THE SAFETY OF THE OPERATIONS OPERATED, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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EXISTING PROFILE
NOT TO SCALE



PROPOSED PROFILE
NOT TO SCALE

SCALE 1"=10'	REV	DATE	REVISION	BY
DATE 02/13/2023				
SHEET 1	18-20 FAIRMONT STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, NEWTON, MA. SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com			
DRAWN BY MG				
CHKD BY ETS				
APPD BY PUN				
SHEET NO. 1				


Dimension Regulation - ZONE RESIDENCE C				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	0.74	0.92	0.60	EXISTING NON CONFORMING
MIN. LOT SIZE	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	YES
MIN. LOT AREA PER DWELLING UNIT	2,500 sq. ft.	2,500 sq. ft.	1,800 sq. ft.	YES
MIN. LOT WIDTH	50'	50'	50'	YES
MIN. FRONT SETBACK	30' - CENTER L. 15' - STREET L.	30' - CENTER L. 15' - STREET L.	(H+L)/4 MIN.10'	YES
MIN. LEFT SIDE SETBACK	10.4'	10.4'	(*) EXTG.= 16.80' (**) PROPOSED = 17.6'	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	9.9'	9.9'	(*) EXTG.= 16.80' (**) PROPOSED = 17.6'	EXISTING NON CONFORMING
MIN. REAR SETBACK	26.8'	26.8'	20'	YES
MAXIMUM HEIGHT	32.4'	32.4'	35'	YES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	34%	40%	36%	YES

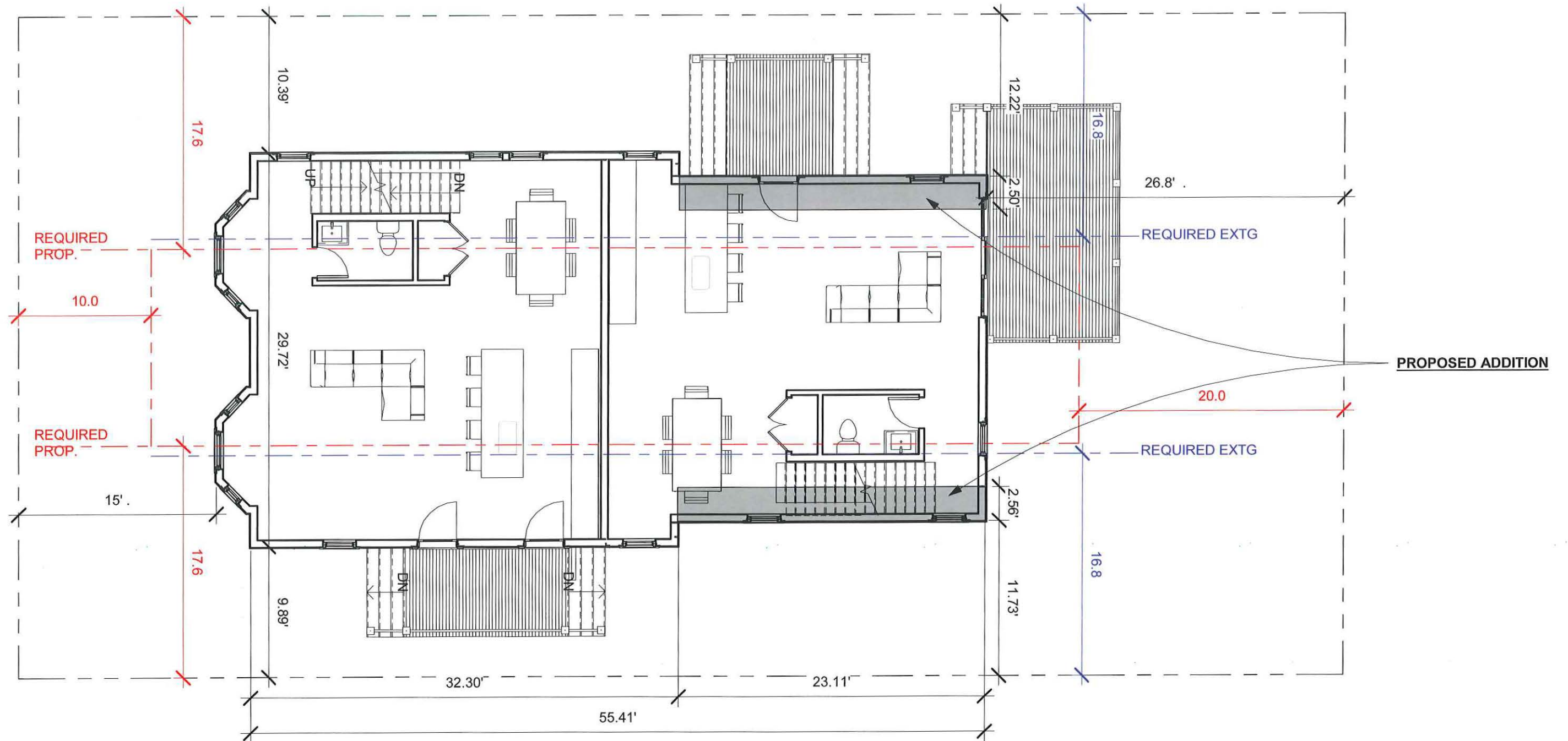
(*) CALCULATION FOR EXTG. SIDE SETBACKS

EXTG. AVERAGE HEIGHT = (H1xL1) + (H2xL2) / (L1+L2) = (32.4'x32.30') + (23.29'x23.11') / (32.30'+23.11') = 28.60'

(*) REQUIRED EXTG. SETBACK = (H+L) / 5 = (28.60' + 55.4') / 5 = **16.80'**

() REQUIRED PROPOSED SETBACK** = (H+L) / 5 = (32.4'+55.4' / 5)= **17.6'**

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	2/24/2023	18-20 Fairmont Street Cambridge, MA	Zoning Analysis - Zone C		Z.1.1



ARCHITECT

GCD ARCHITECTS

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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

**Zoning - Setback
plan- Zone C**

SCALE

1/8" = 1'-0"

DRAWING

Z.1.2

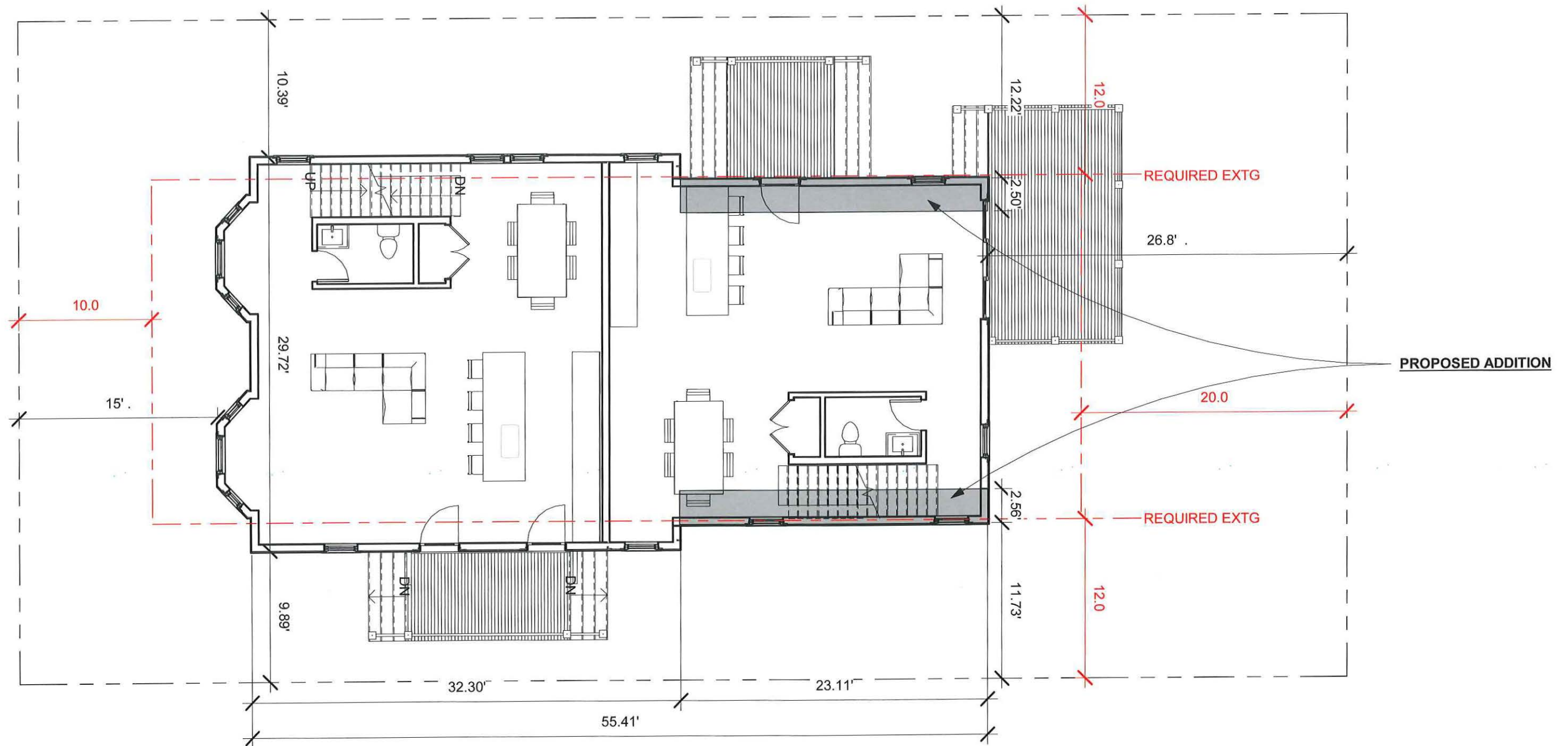
Dimension Regulation - ZONE RESIDENCE C-1				
	.EXISTING	.PROPOSED (***)	.REQUIRED	.EXISTING CONFORMITY
MIN. LOT SIZE	5,000 sq. ft.	N/A	5,000 sq. ft.	YES
MAX FAR	0.74	N/A	0.75	YES
MIN. LOT WIDTH	50'	N/A	50'	YES
MIN. FRONT SETBACK	30' CENTER L. 15' STREET L.	N/A	(H+L)/4 MIN.10'	YES
MIN. LEFT SIDE SETBACK	10.4'	N/A	(*) EXTG.= 12'	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	9.9'	N/A	(*) EXTG.= 12'	EXISTING NON CONFORMING
MIN. REAR SETBACK	26.8'	N/A	20'	YES
MAXIMUM HEIGHT	32.4'	N/A	35'	YES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	34%	N/A	30%	YES
MIN. LOT AREA PER DWELLING UNIT	2,500 sq. ft.	N/A	1,500 sq. ft.	YES

(*) CALCULATION FOR EXTG. SIDE SETBACKS

EXTG. AVERAGE HEIGHT = (H1xL1) + (H2xL2) / (L1+L2) = (32.4'x32.30') + (23.29'x23.11') / (32.30'+23.11') = 28.60'

(*) REQUIRED EXTG. SETBACK = (H+L) / 7 = (28.60' + 55.4') / 7 = 12'

(*) C1 DIMENSION REQUIREMENTS DO NOT APPLY FOR NEW CONSTRUCTION**



ARCHITECT

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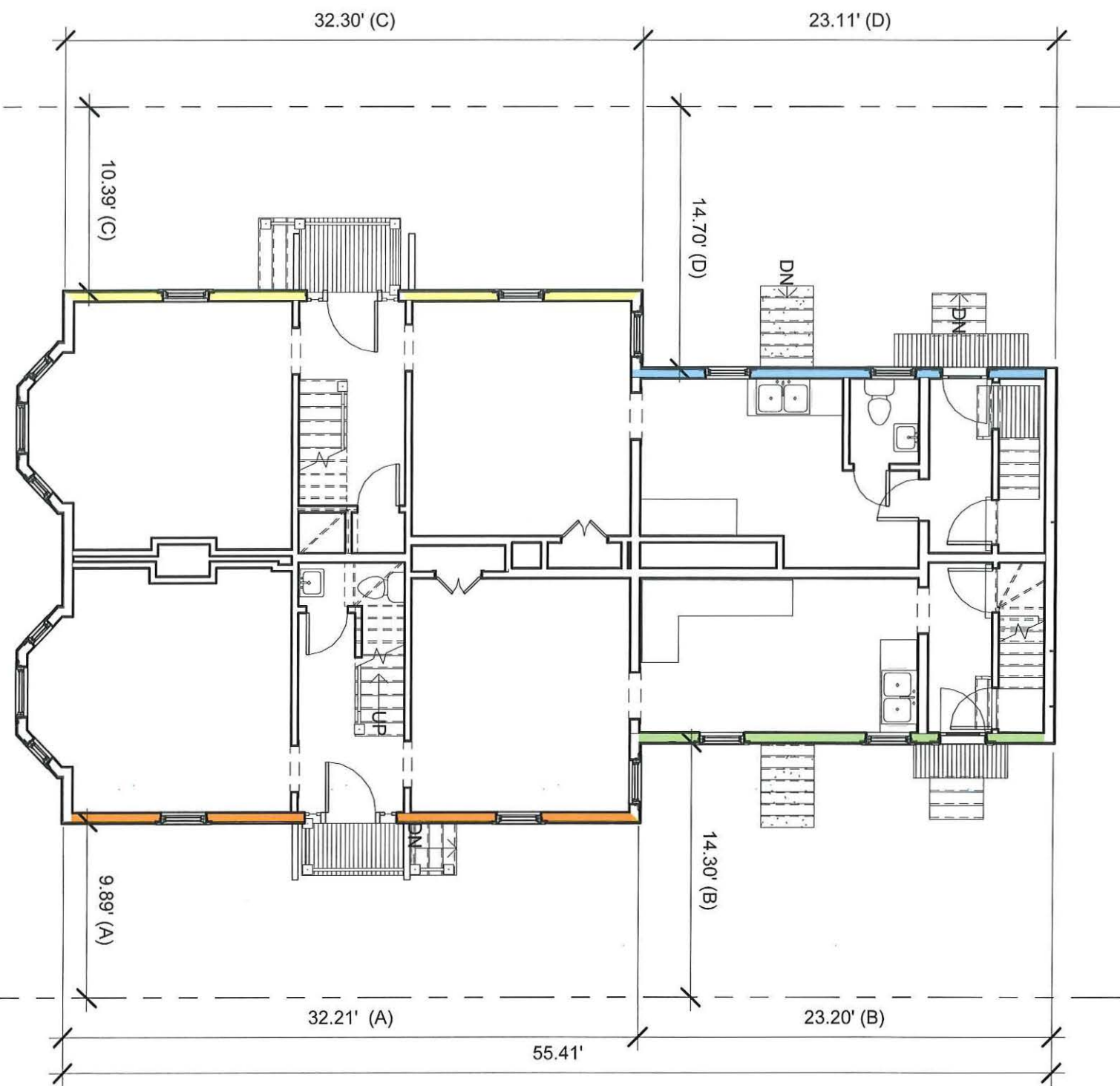
**Zoning - Setback
plan - Zone C1**

SCALE

1/8" = 1'-0"

DRAWING

Z.2.2



② Extg. Right MULTIPLANE
1/8" = 1'-0"



③ Extg. Left MULTIPLANE
1/8" = 1'-0"

ARCHITECT

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PROJECT

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Cambridge, MA

TITLE

**Zoning - Setback
Plan - MULTIPLANE
CALCS- Zone C1**

SCALE

1/8" = 1'-0"

DRAWING

Z.2.3



EXTG. LEFT SIDE ELEVATION MULTIPLANE CALCULATION								
INDIVIDUAL PLANES CALCULATION						VOLUME CALCULATION		
PLANE	H	L	CALC. SETBACK (H+L/7)	EXTG. SETBACK	INDIVIDUAL PLANE CONFORMITY (MIN. 7'-6")	SETBACK for VOLUME calc.	AREA OF PLANE	VOLUME CALC. OF EACH PLANE
C	32.4	32.3	9.24	10.39	YES	10.39	1046.52	10873.34
D	23.29	23.11	6.63	14.7	YES	14.7	538.2319	7,912
TOT.							1,585	18,785

SINGLE PLANE CALCULATION								
PLANE	H	L	CALC. SETBACK (H+L/7)				AREA OF PLANE	VOLUME CALC. OF SINGLE PLANE
SINGLE	32.4	55.41	12.54				1,585	19,880

18,785 IS LESS THAN	19,880	NON CONFORMING ART. 5.24.4.3
---------------------	--------	------------------------------

EXTG. RIGHT SIDE ELEVATION MULTIPLANE CALCULATION								
INDIVIDUAL PLANES CALCULATION						VOLUME CALCULATION		
PLANE	H	L	CALC. SETBACK (H+L/7)	EXTG. SETBACK	INDIVIDUAL PLANE CONFORMITY (MIN. 7'-6")	SETBACK for VOLUME calc.	AREA OF PLANE	VOLUME CALC. OF EACH PLANE
A	32.4	32.3	9.24	9.89	YES	9.89	1046.52	10350.08
B	23.29	23.11	6.63	14.3	YES	14.3	538.2319	7,697
TOT.							1,585	18,047

SINGLE PLANE CALCULATION								
PLANE	H	L	CALC. SETBACK (H+L/7)				AREA OF PLANE	VOLUME CALC. OF SINGLE PLANE
SINGLE	32.4	55.41	12.54				1,585	19,880

18,047 IS LESS THAN	19,880	NON CONFORMING ART. 5.24.4.3
---------------------	--------	------------------------------

FOR BOTH RIGHT AND LEFT CALCULATION, THE INDIVIDUAL PLANE CALCULATION IS CONFORMING FOR EACH PLANE (A,B,C AND D).

HOWEVER, THE SINGLE PLANE CALCULATION IS NOT CONFORMING, THEREFORE THE EXGT. SETBACKS CALCULATED USING THE MULTIPLANE CALCULATION ARE NON CONFORMING (ART. 5.24.4.3)



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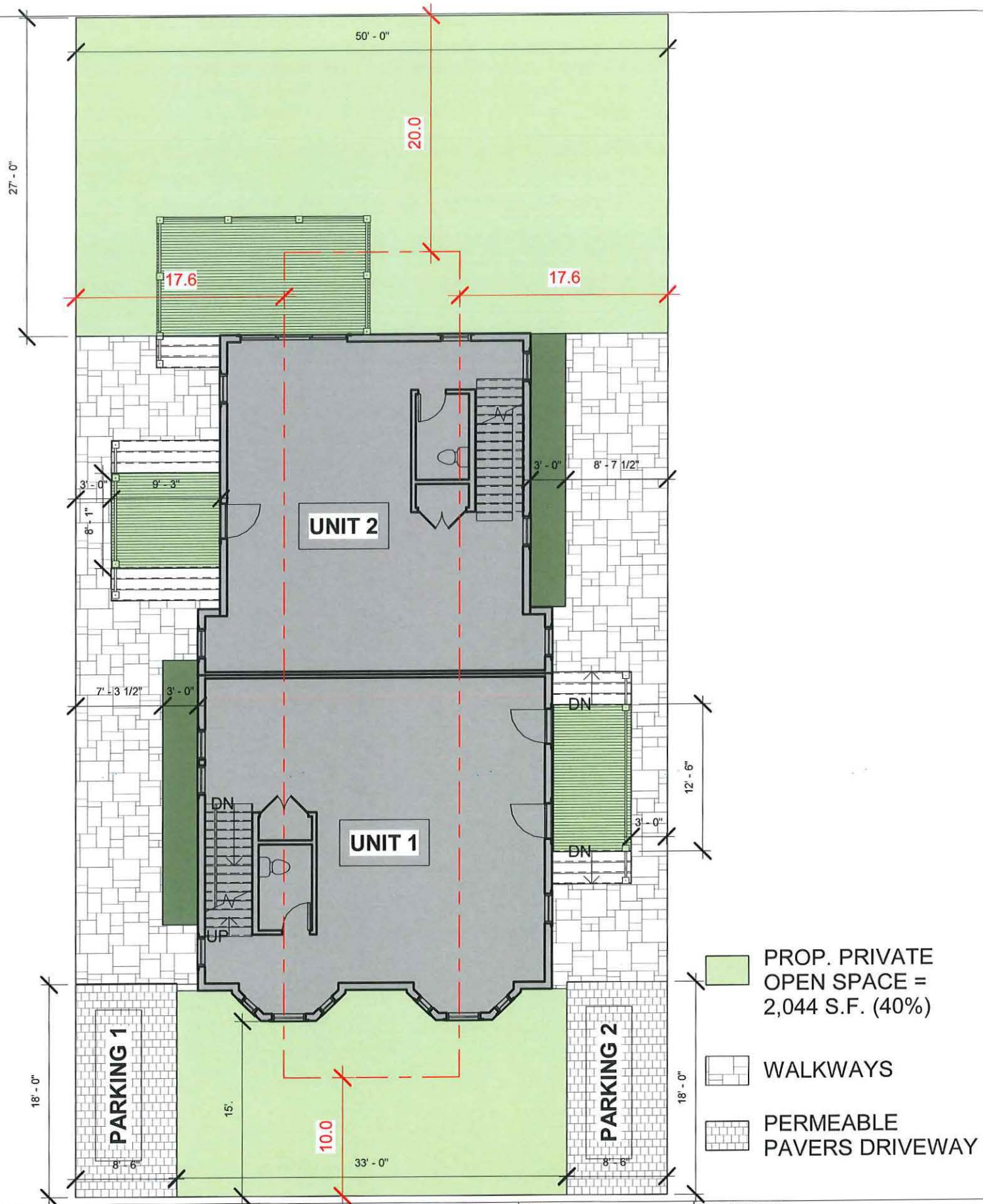
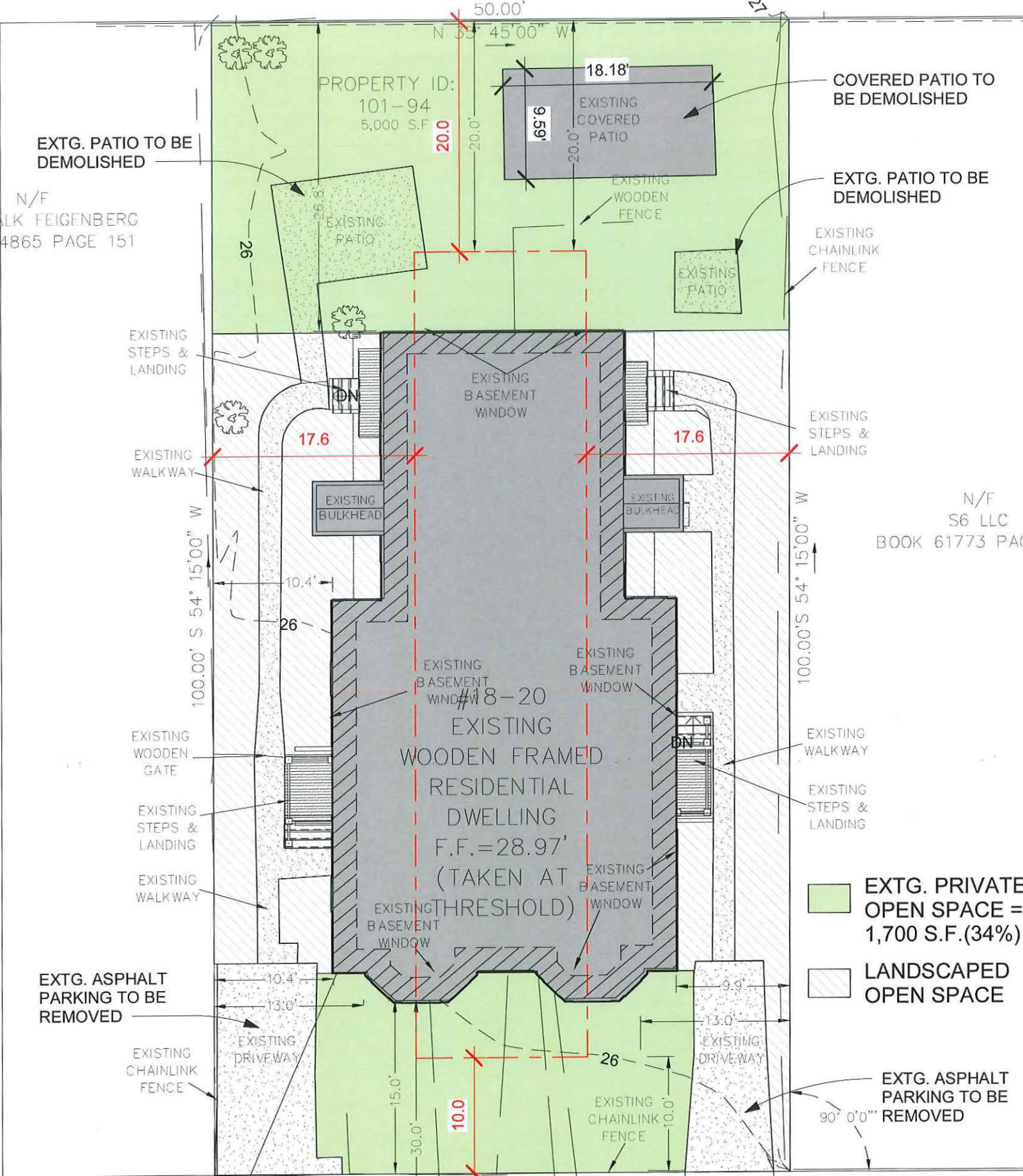
DATE
 03/21/23

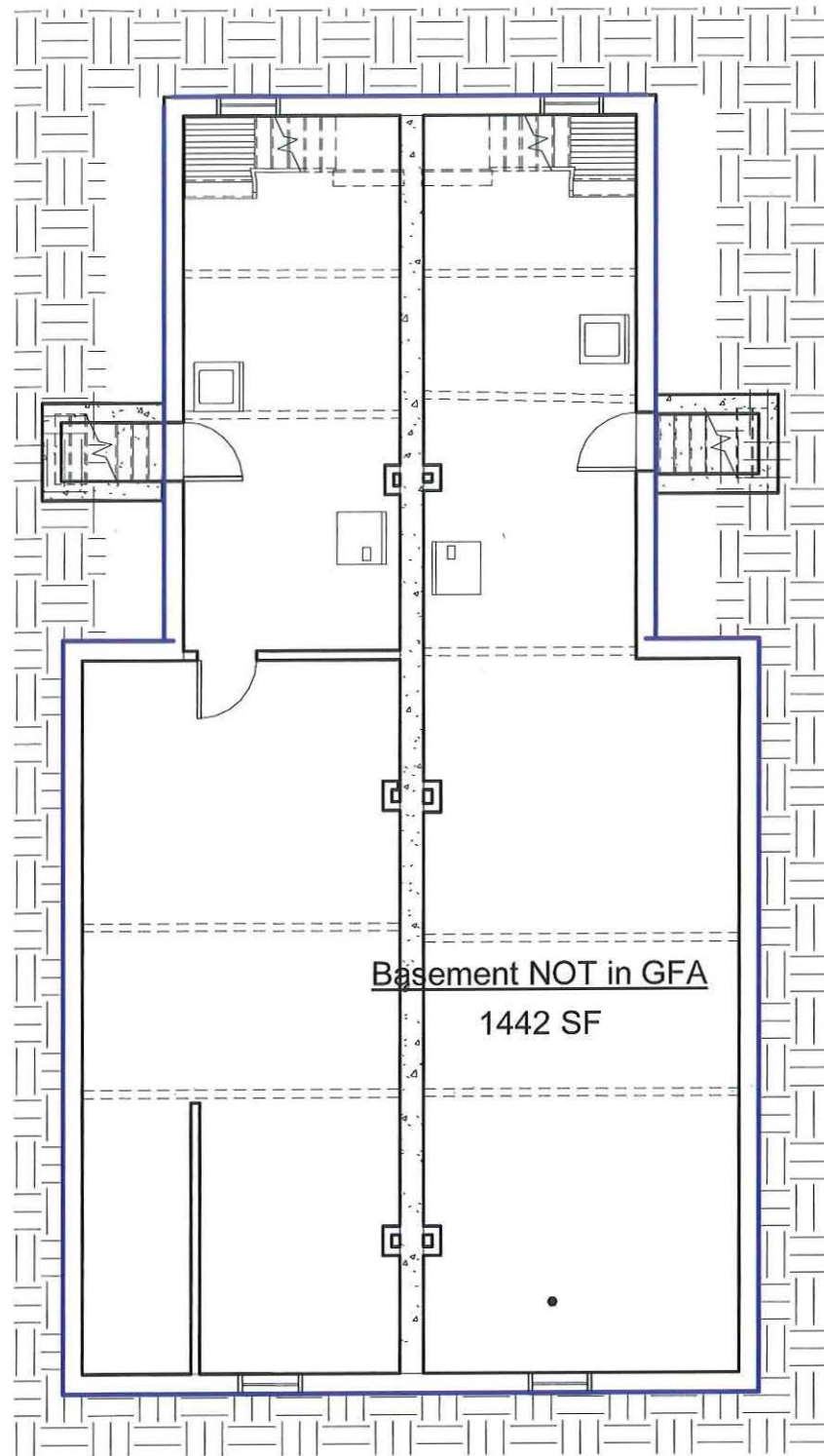
PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
**Zoning -
 MULTIPLANE CALC
 - Zone C1**

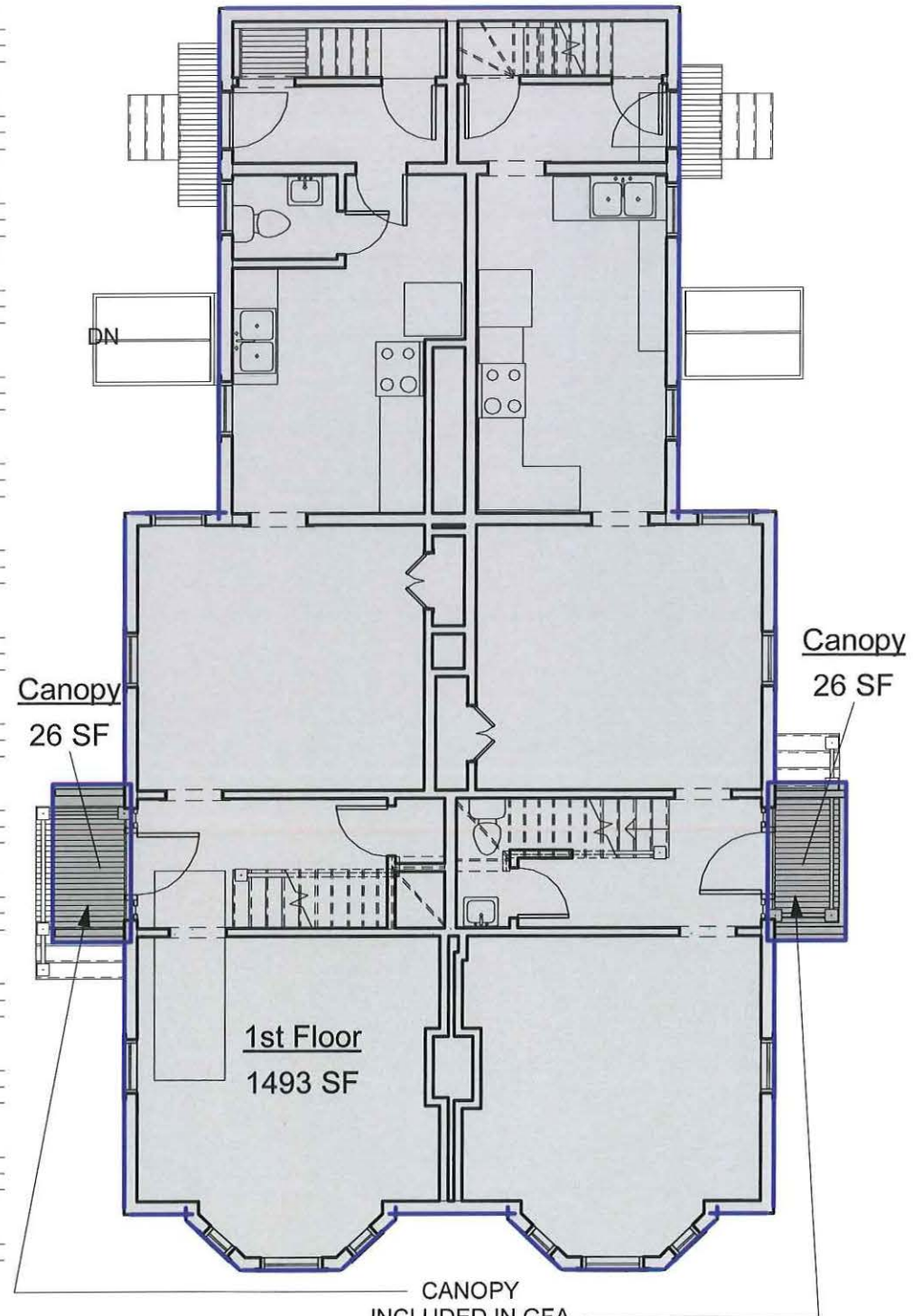
SCALE

DRAWING
Z.2.4

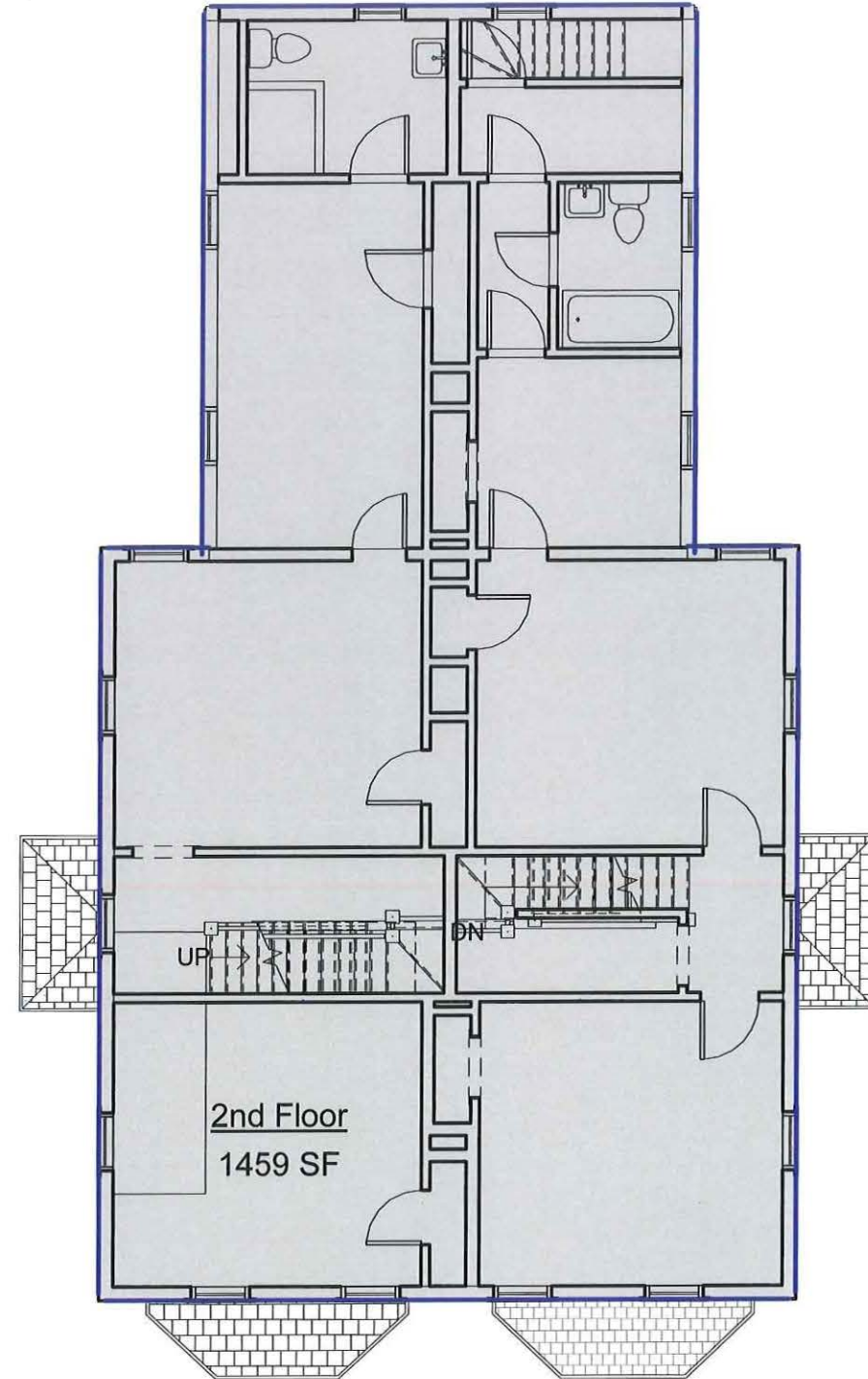




① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

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18-20 Fairmont Street

Cambridge, MA

TITLE

**Zoning - EXTG. GFA
& FAR Analysis**

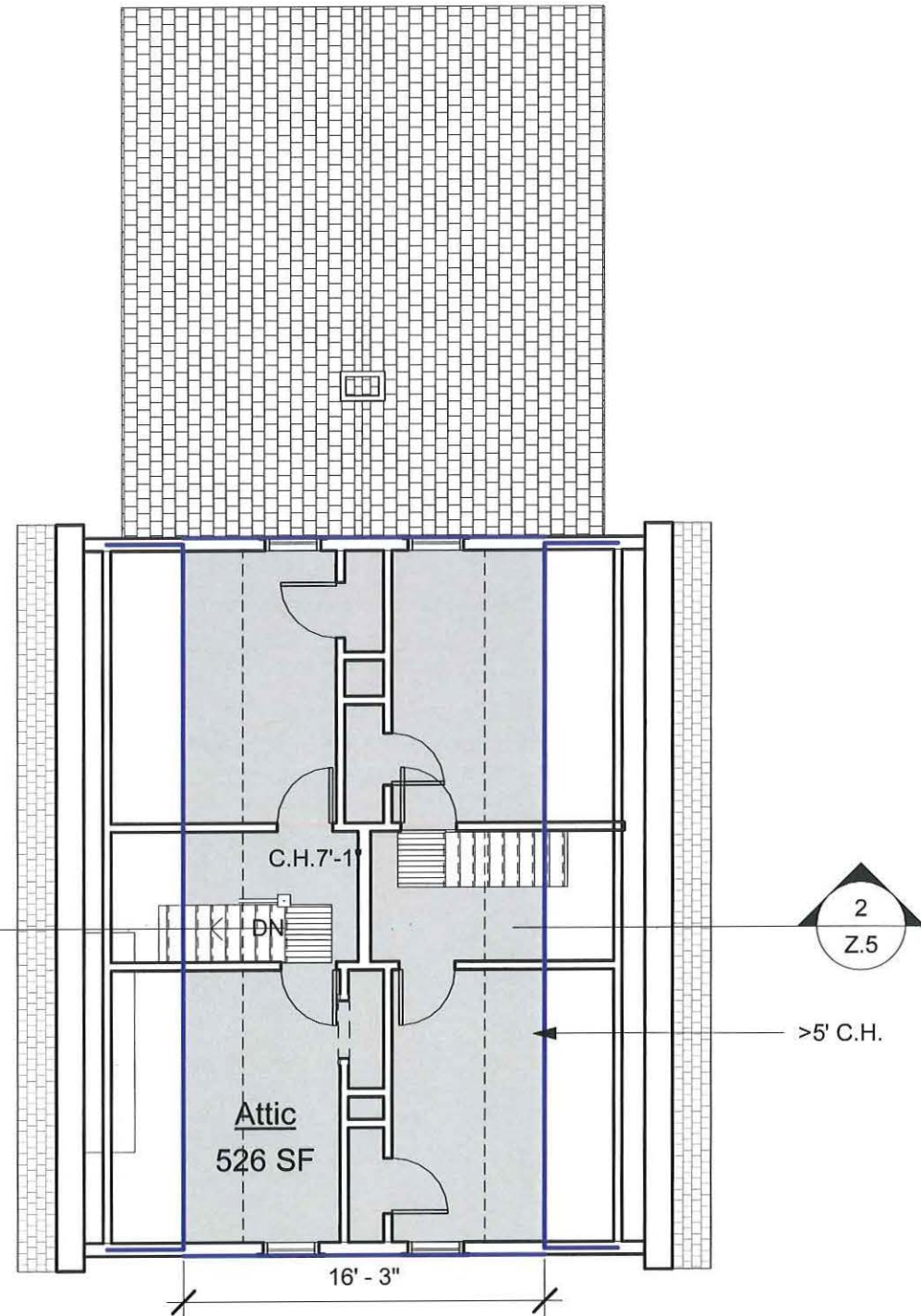
SCALE

1/8" = 1'-0"

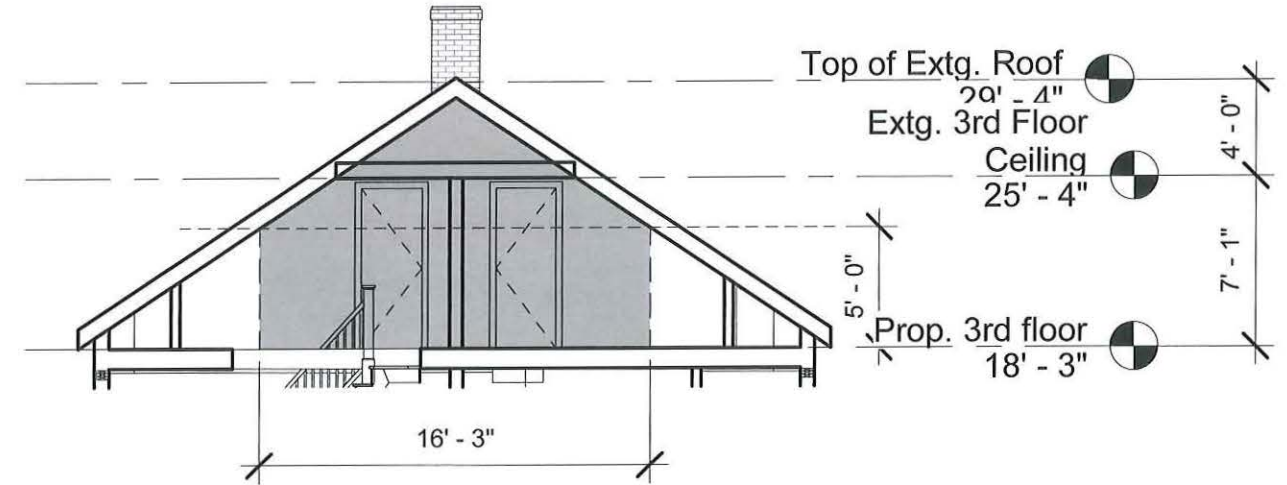
DRAWING

Z.4

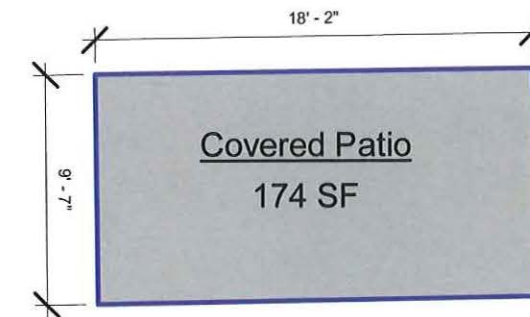




① 3rd Floor
1/8" = 1'-0"



② Section GFA
1/8" = 1'-0"



③ Covered Patio
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	1493 SF	5000 SF	0.298563
2nd Floor	1459 SF	5000 SF	0.291772
Attic	526 SF	5000 SF	0.105286
Canopy	26 SF	5000 SF	0.005241
Canopy	26 SF	5000 SF	0.005241
Covered Patio	174 SF	5000 SF	0.034887
	3705 SF		0.74099

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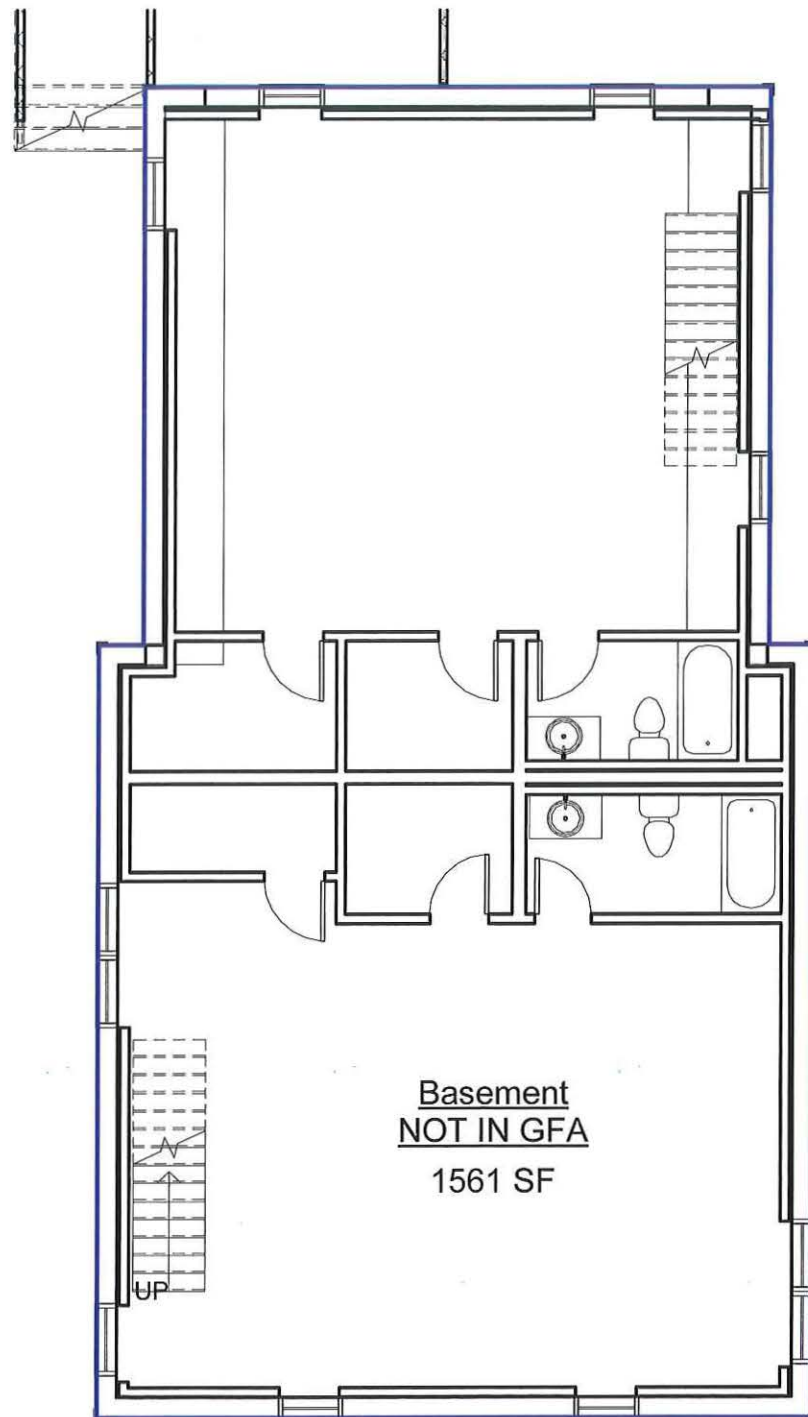
**ZONING - EXTG.
GFA - FAR Analysis**

SCALE

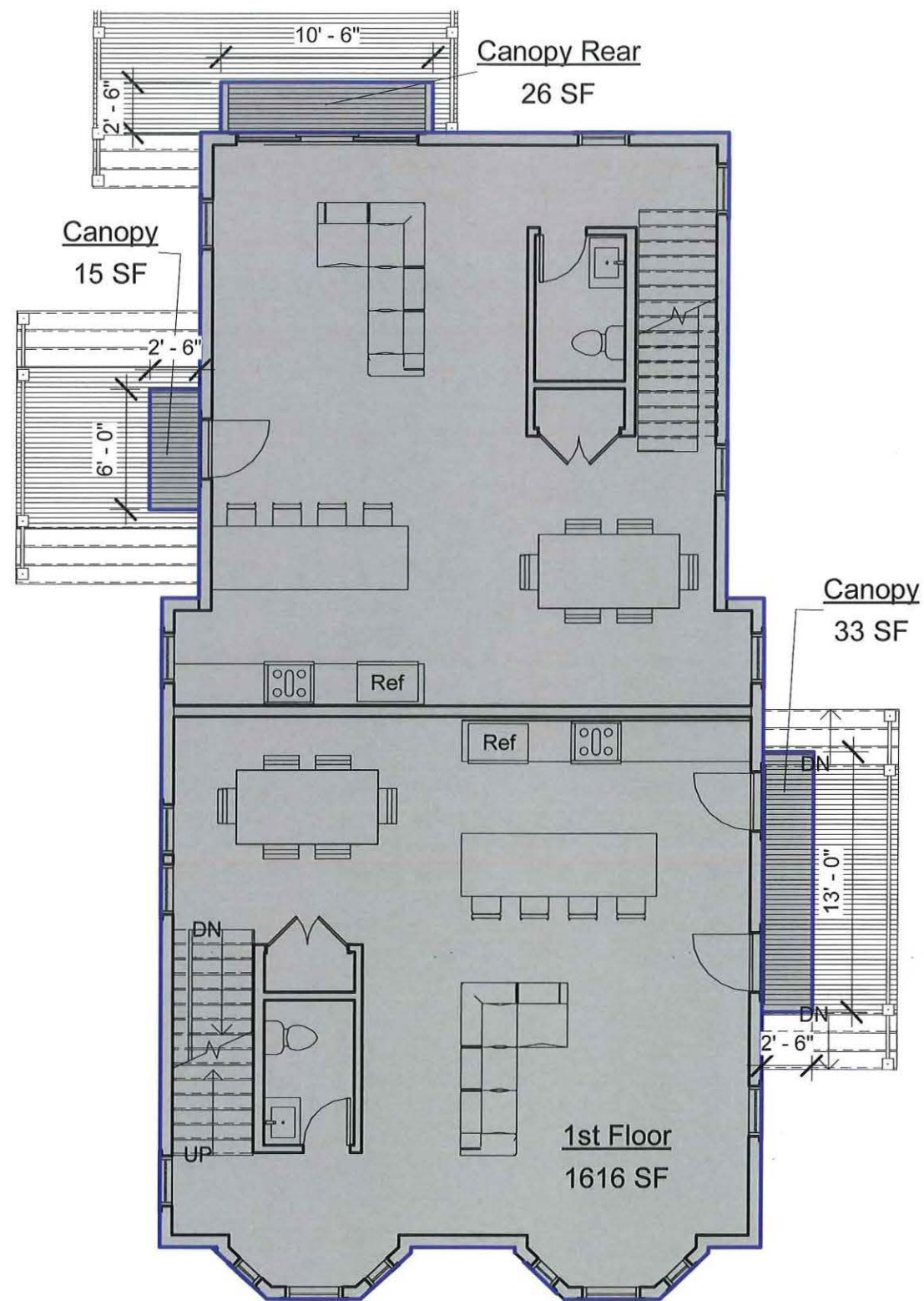
1/8" = 1'-0"

DRAWING

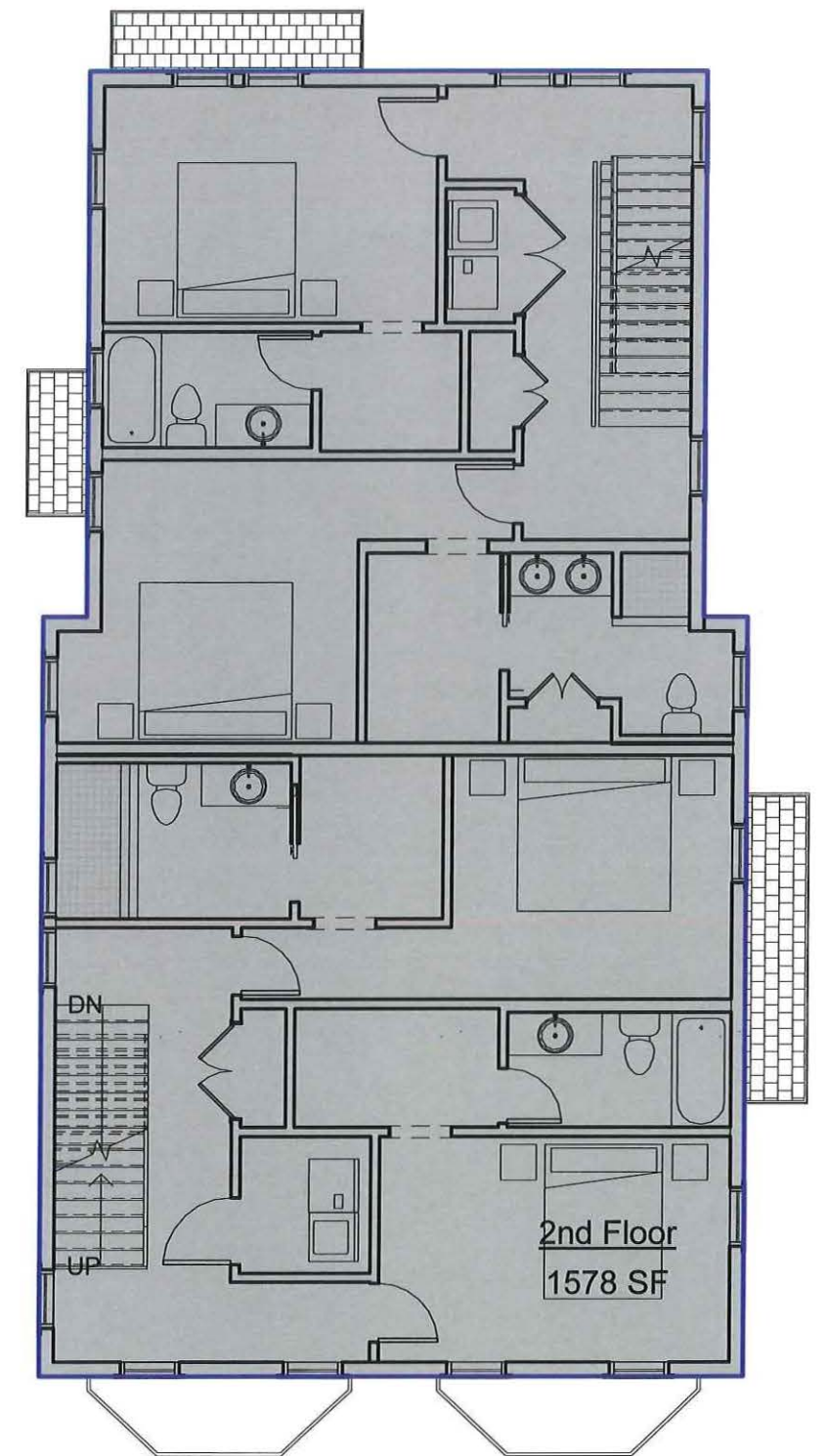
Z.5



① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

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TITLE

**Zoning - PROP. GFA
& FAR Analysis**

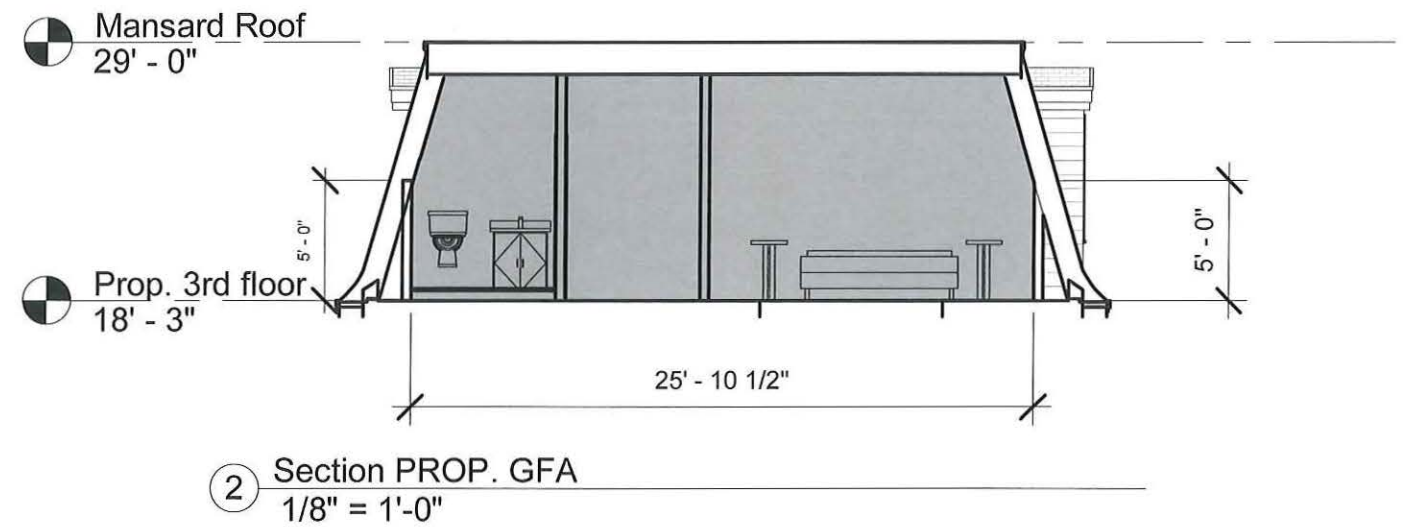
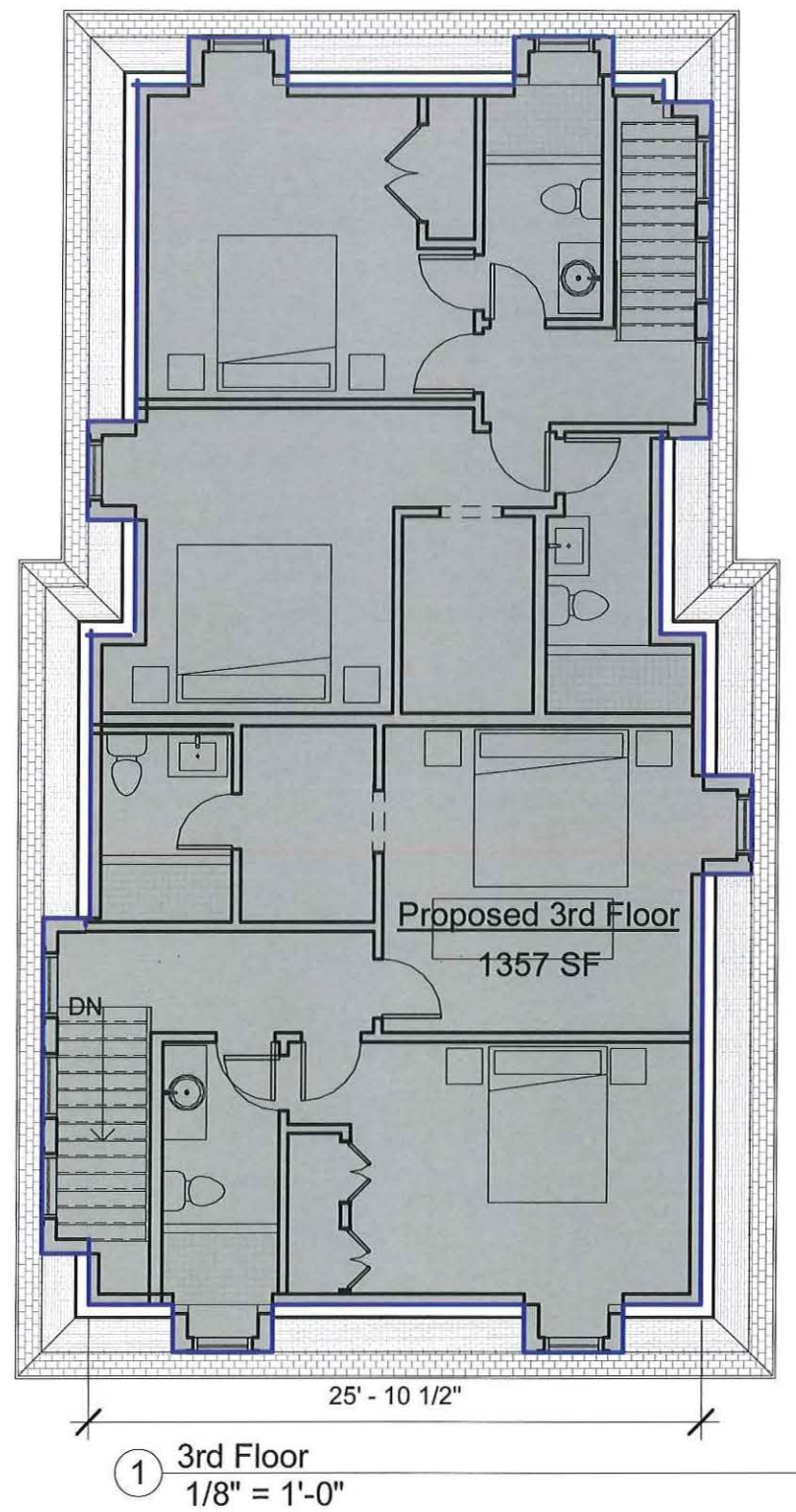
SCALE

1/8" = 1'-0"

DRAWING

Z.6





PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	1616 SF	5000 SF	0.323197
Proposed 3rd Floor	1357 SF	5000 SF	0.271492
2nd Floor	1578 SF	5000 SF	0.315668
Canopy	15 SF	5000 SF	0.002987
Canopy	33 SF	5000 SF	0.006581
Canopy Rear	26 SF	5000 SF	0.005246
	4626 SF		0.925173

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**Zoning - PROP. GFA
& FAR Analysis**

SCALE

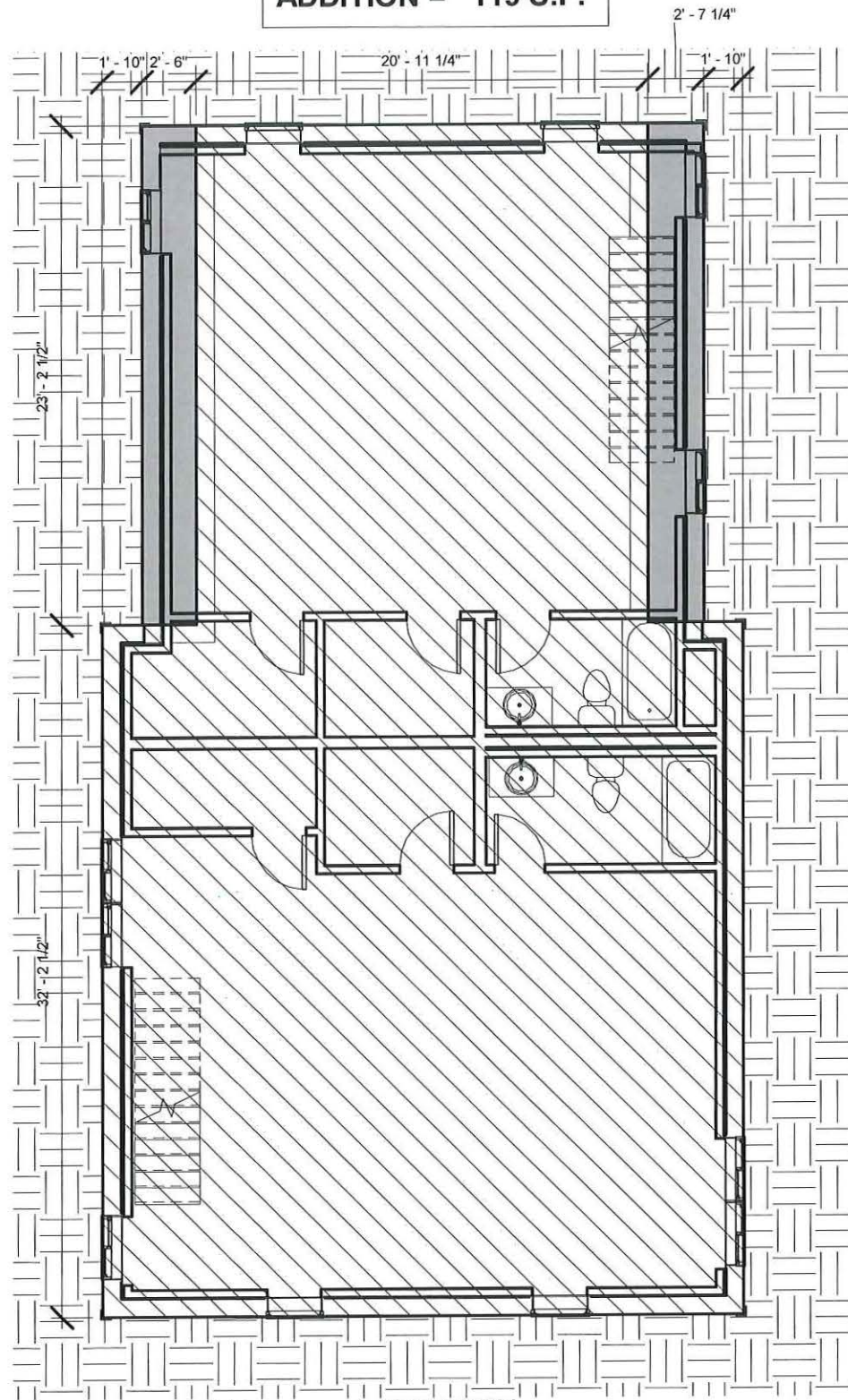
1/8" = 1'-0"

DRAWING

Z.7

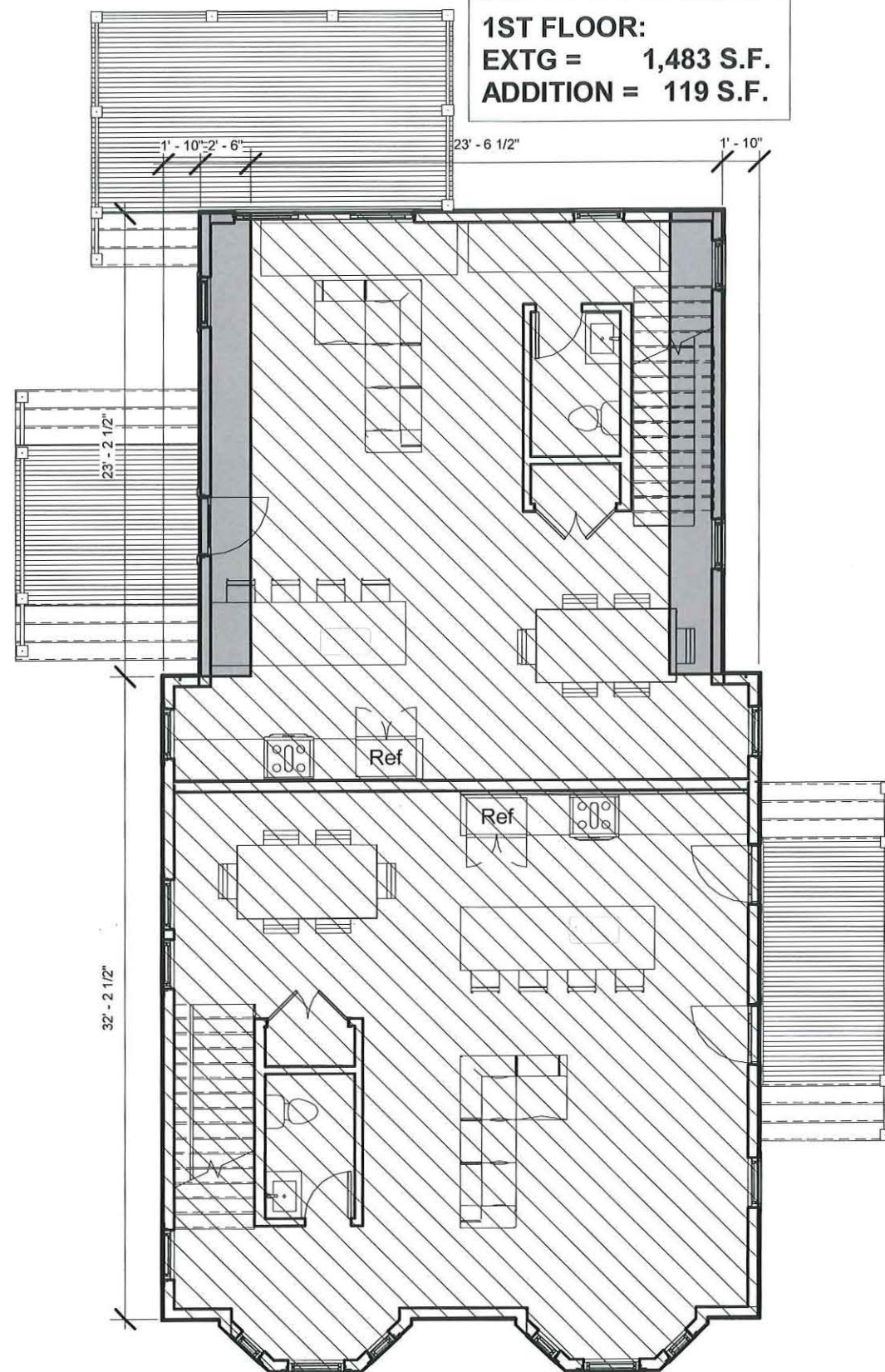


BASEMENT:
EXTG = 1,442 S.F.
ADDITION = 119 S.F.



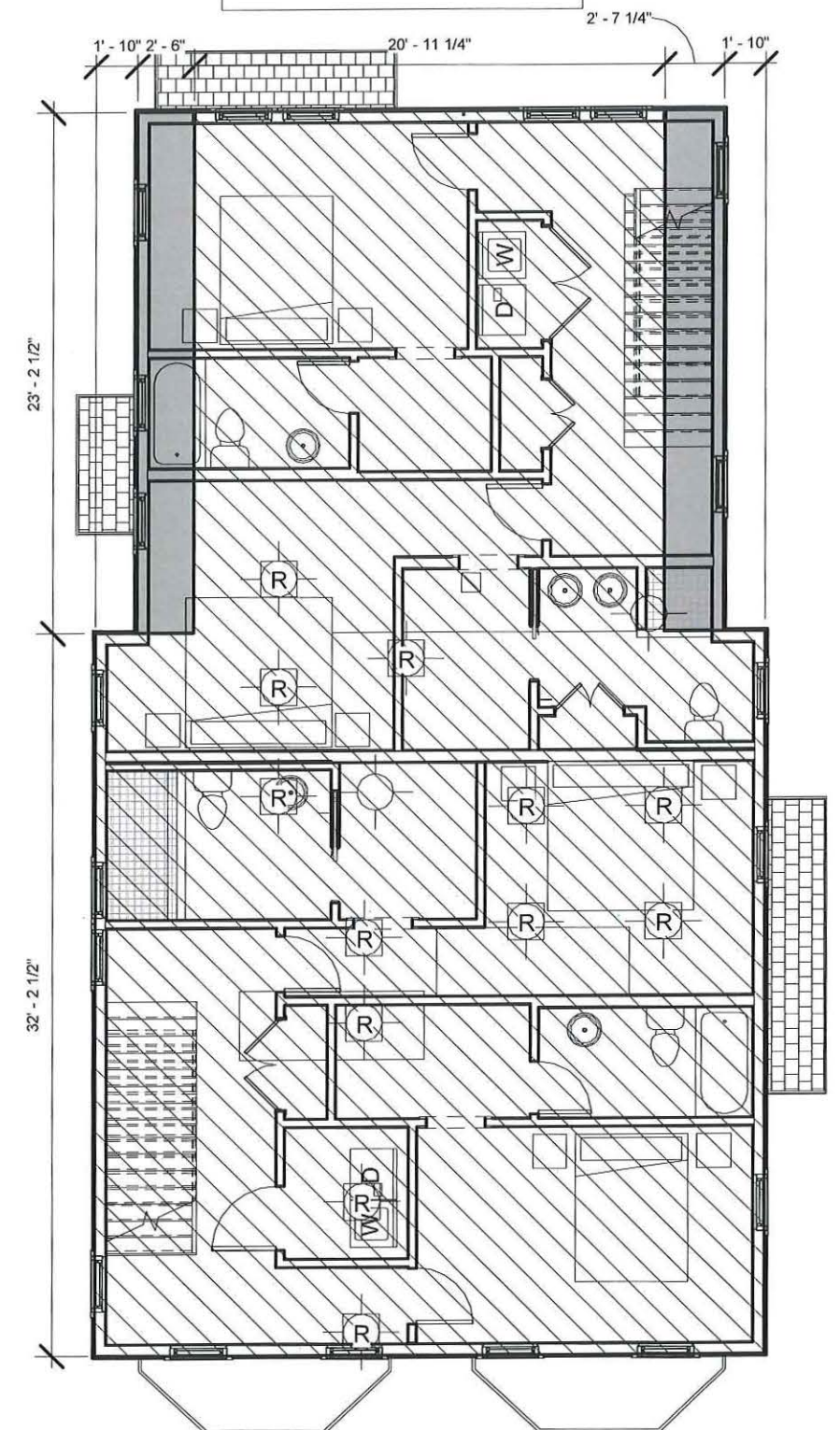
① 0 Basement ADDITION
1/8" = 1'-0"

1ST FLOOR:
EXTG = 1,483 S.F.
ADDITION = 119 S.F.



② 1st Floor ADDITION
1/8" = 1'-0"

2ND FLOOR:
EXTG = 1,442 S.F.
ADDITION = 119 S.F.



③ Prop. 2nd Floor ADDITION
1/8" = 1'-0"

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Cambridge, MA

TITLE

ADDITION CALCS

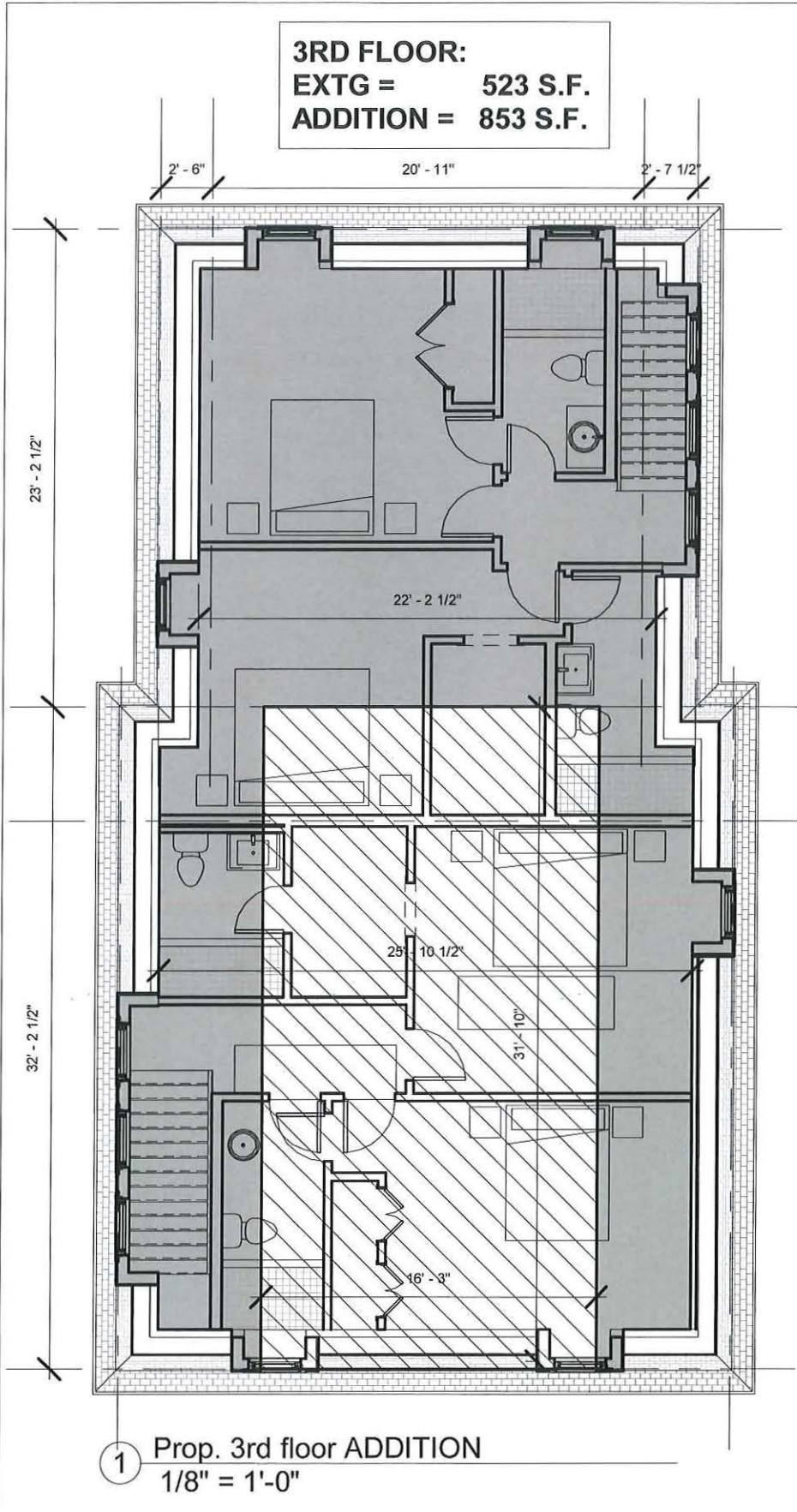
SCALE

1/8" = 1'-0"

DRAWING

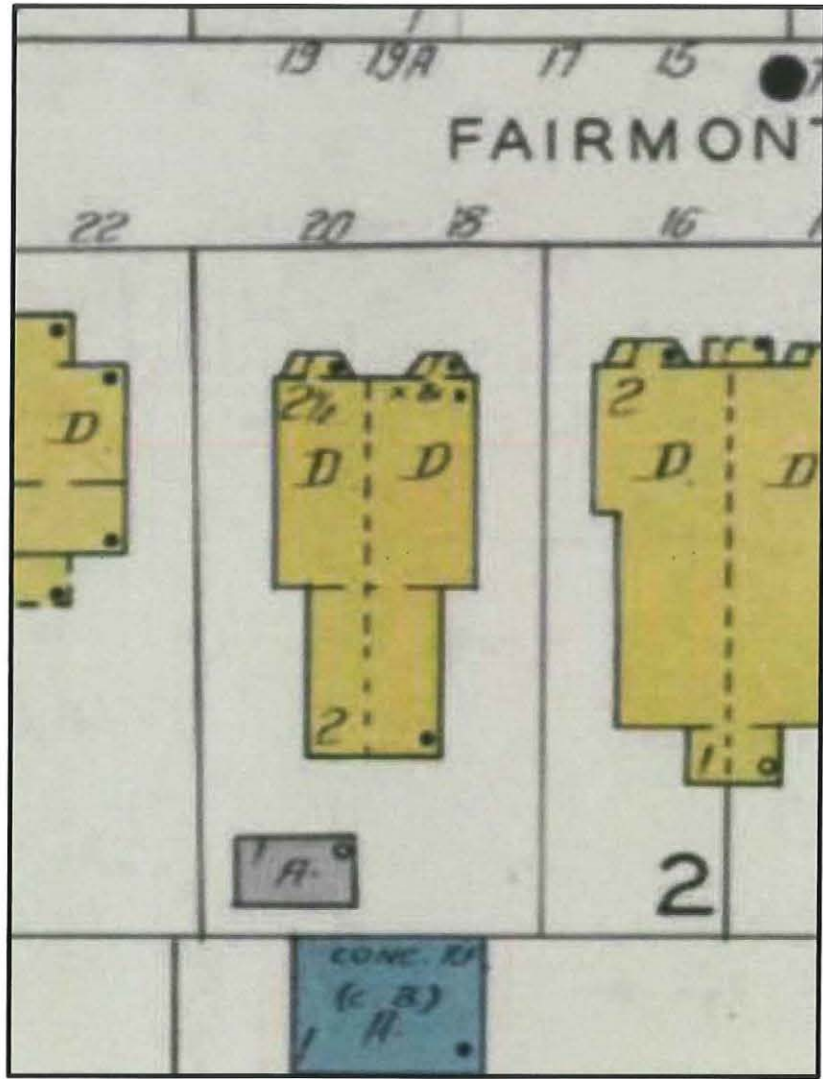
Z.8





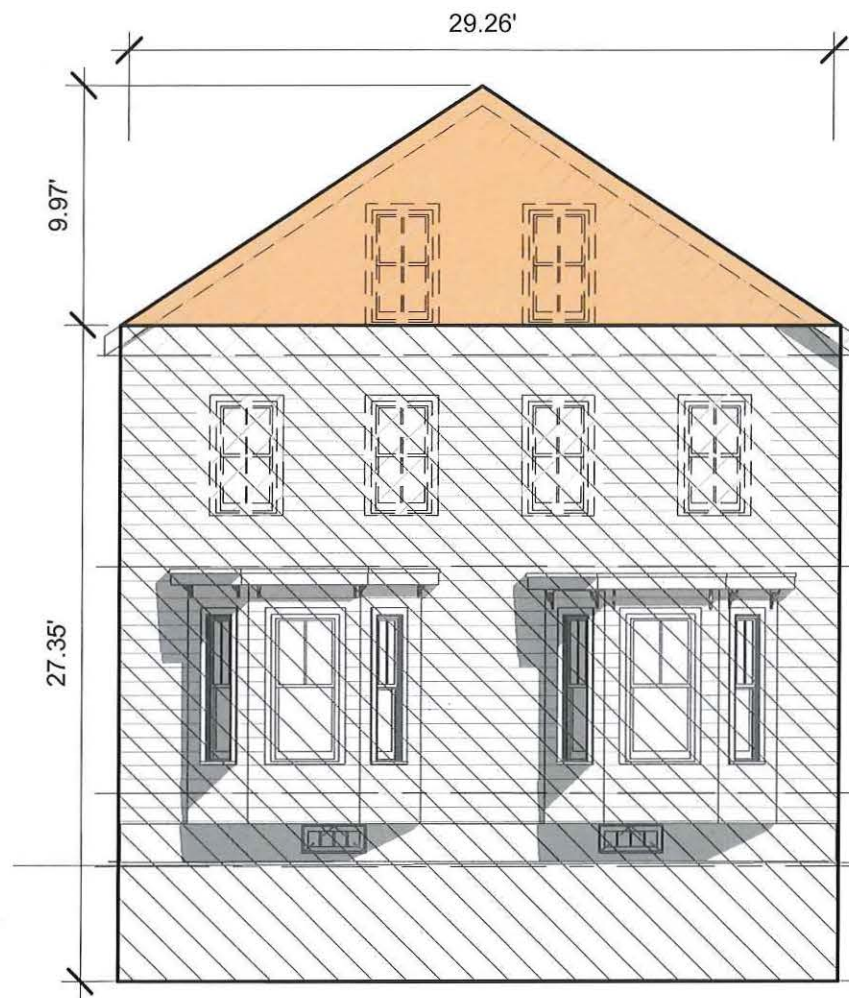
ADDITION PERCENTAGE CALCULATION					
	BASEMENT	1ST FLOOR	2NDFLOOR	3RD FLOOR (C.H. > 5')	TOT
EXTG. (S.F.)	1,442	1,493	1,442	523	4,900
ADDITION (S.F.)	119	119	119	853	1,210



Percentage of addition =	24.69%	< 25%	CONFORMING
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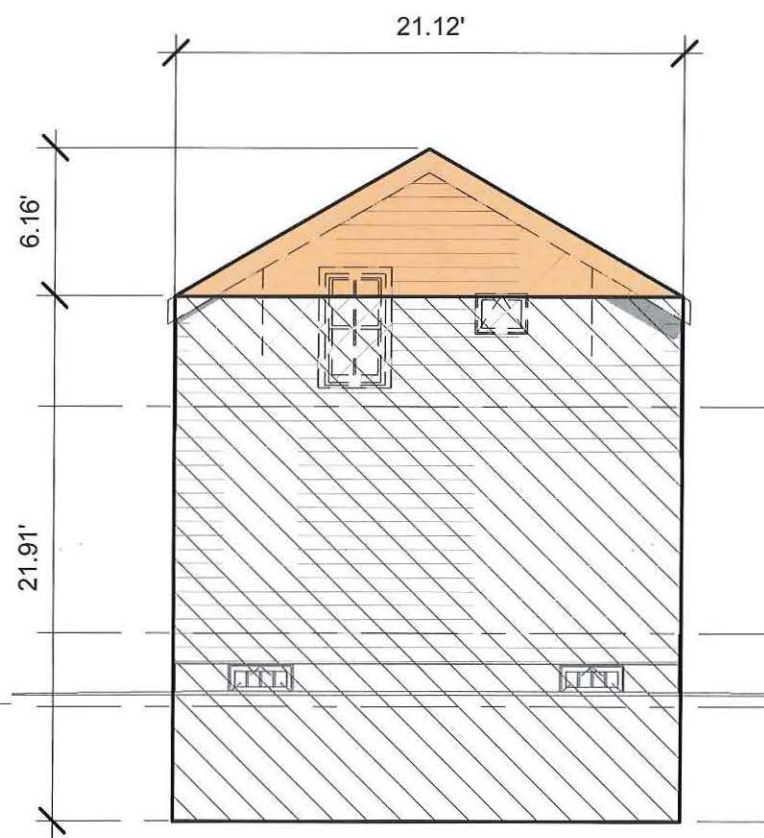
1934 Sanborn Map



 <div>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</div>	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS	2/24/2023	18-20 Fairmont Street Cambridge, MA	ADDITION CALCS	1/8" = 1'-0"	Z.9



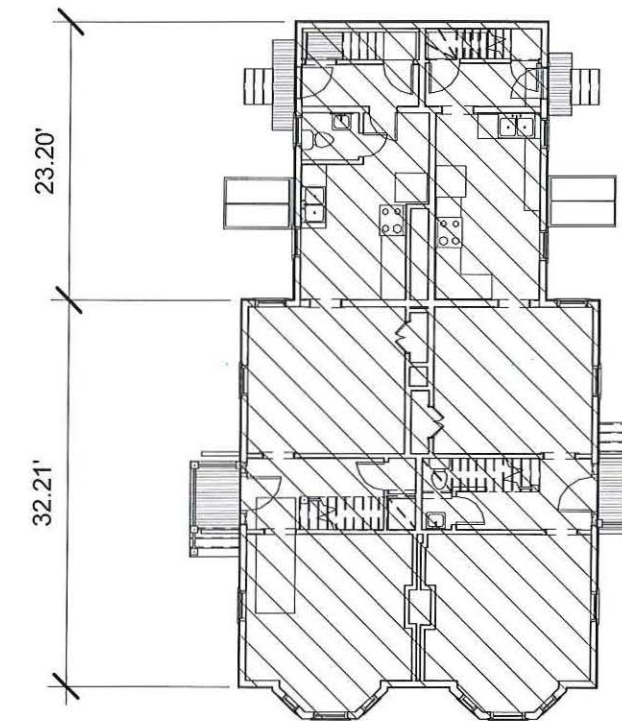
 EXTG. AREA (967 S.F.)
 AREA TO BE DEMOLISHED (149 S.F.)

① Front Elevation VOLUME CALC
 1/8" = 1'-0"



 EXTG. AREA (528 S.F.)
 AREA TO BE DEMOLISHED (65 S.F.)

② Rear Elevation VOLUME CALC
 1/8" = 1'-0"



③ 1st Floor VOLUME CALC
 1/16" = 1'-0"

DEMO PERCENTAGE CALCULATION			
	ELEVATION S.F.	L	VOLUME
EXTG. MAIN VOLUME	967.00	32.21	31,147.07
EXTG. REAR VOLUME	528.00	23.20	12,249.60
TOT EXTG.			43,396.67
DEMO MAIN VOLUME	149.00	32.21	4,799.29
DEMO REAR VOLUME	65.00	23.20	1,508.00
TOT DEMO			6,307.29
CALCS PERCENTAGE			14.53%

ARCHITECT

GCD ARCHITECTS

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2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

**VOLUME DEMO
CALCS**

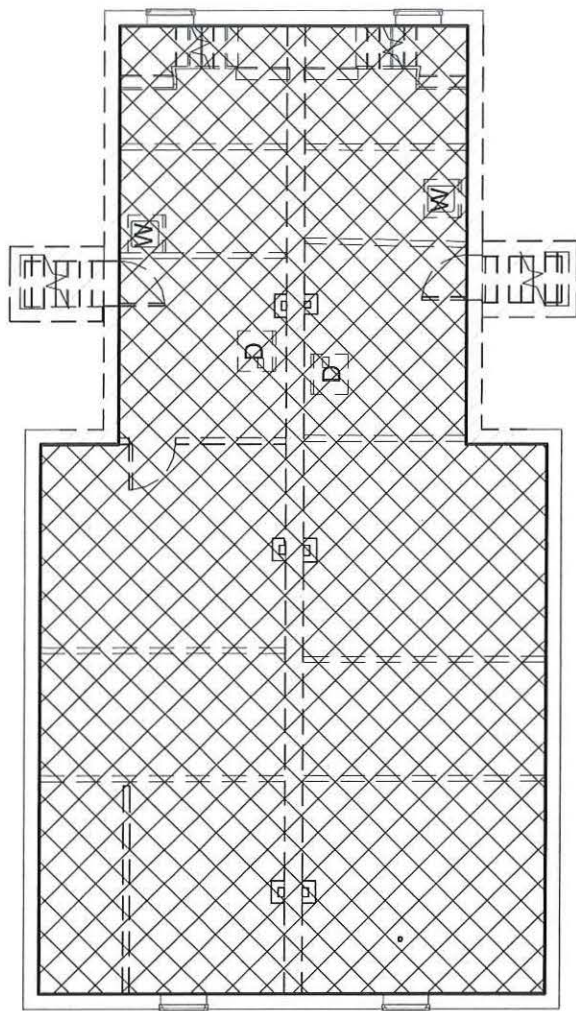
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
As indicated

DRAWING

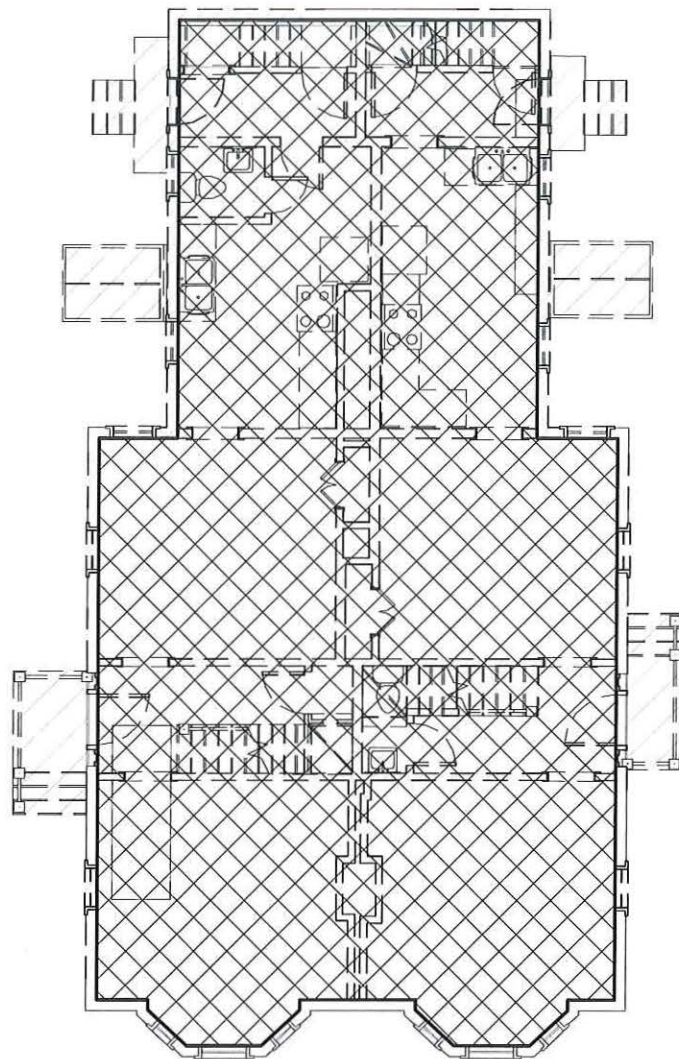
Z.10







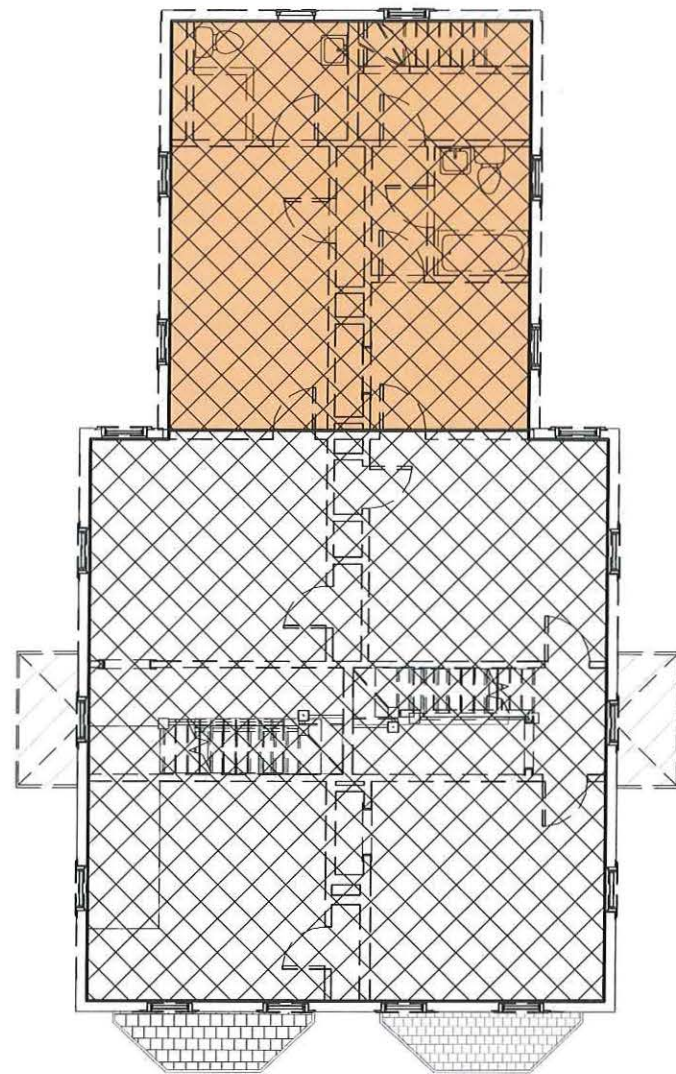
 TOT. FLOOR AREA (1,303 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)



① GFA DEMO Basement
 3/32" = 1'-0"



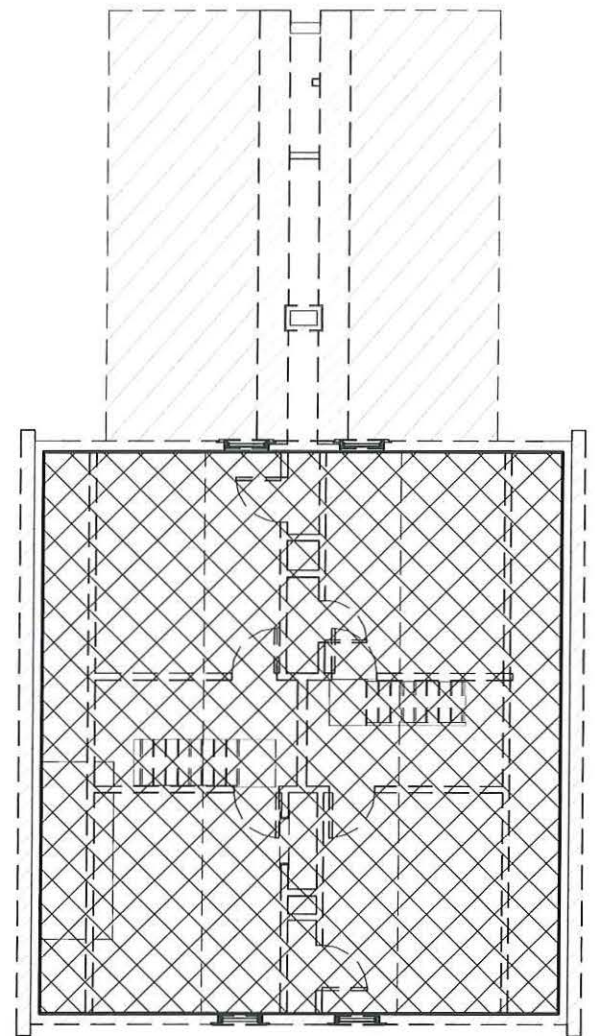
 TOT. FLOOR AREA (1,392 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)



② GFA DEMO 1st Floor
 3/32" = 1'-0"



 TOT. FLOOR AREA (1,357 S.F.)
 FLOOR AREA TO BE DEMOLISHED (452 S.F.)

③ GFA DEMO 2nd Floor
 3/32" = 1'-0"



 TOT. FLOOR AREA (895 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)

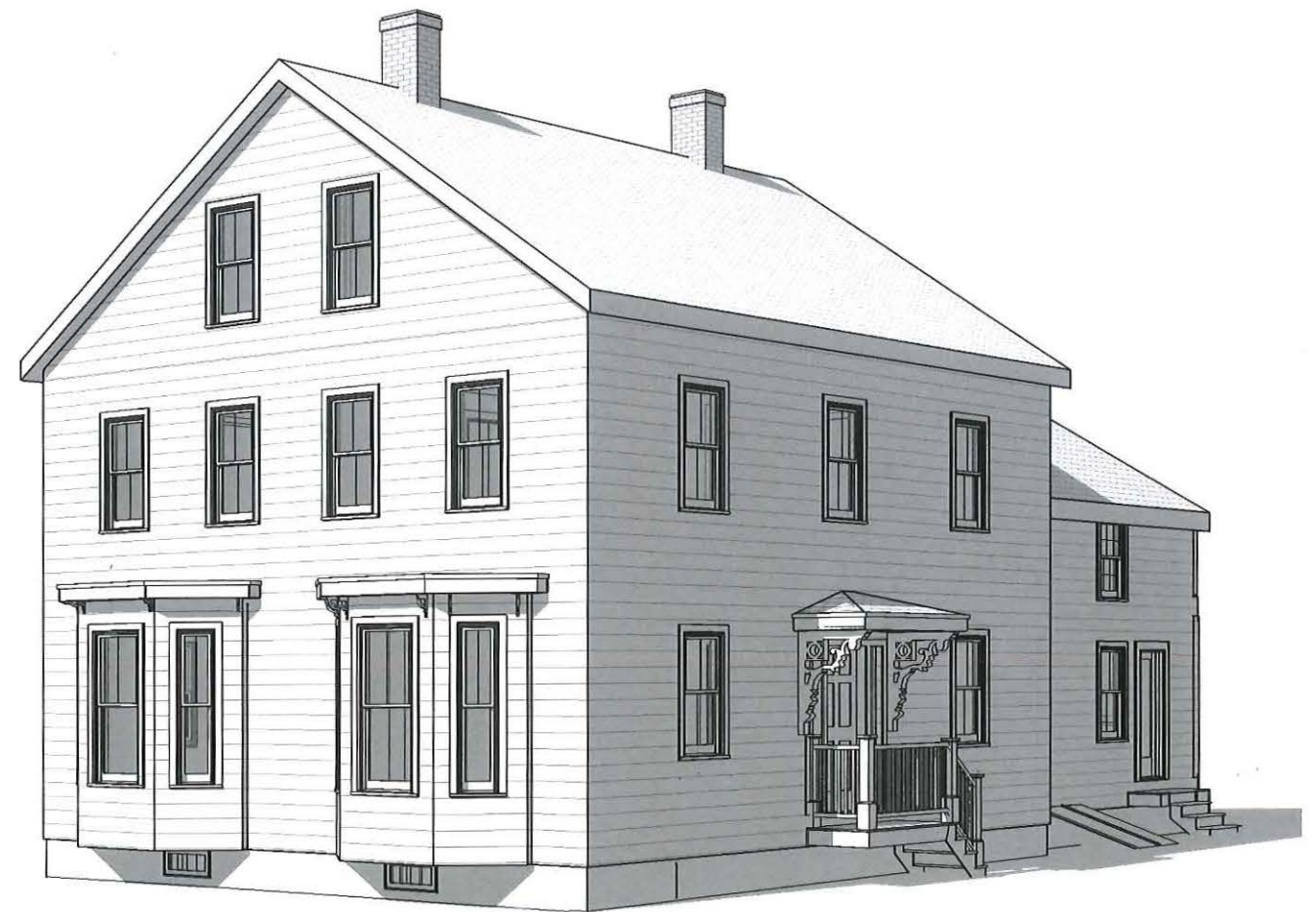
④ GFA DEMO 3rd Floor
 3/32" = 1'-0"

	BASEMENT	1ST FLOOR	2NDFLOOR	3RD FLOOR	TOT
EXTG. (S.F.)	1,303	1,392	1,357	895	4,947
DEMO (S.F.)	0	0	452	0	452

Percentage of DEMO = **9.14%** **< 25%** **CONFORMING**



① Front/Left side view EXTG



② Front/Right side view EXTG

ARCHITECT

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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Existing 3D Views

SCALE

DRAWING

D0.1



EXTG. FOUNDATION
WALLS TO BE
DEMOLISHED

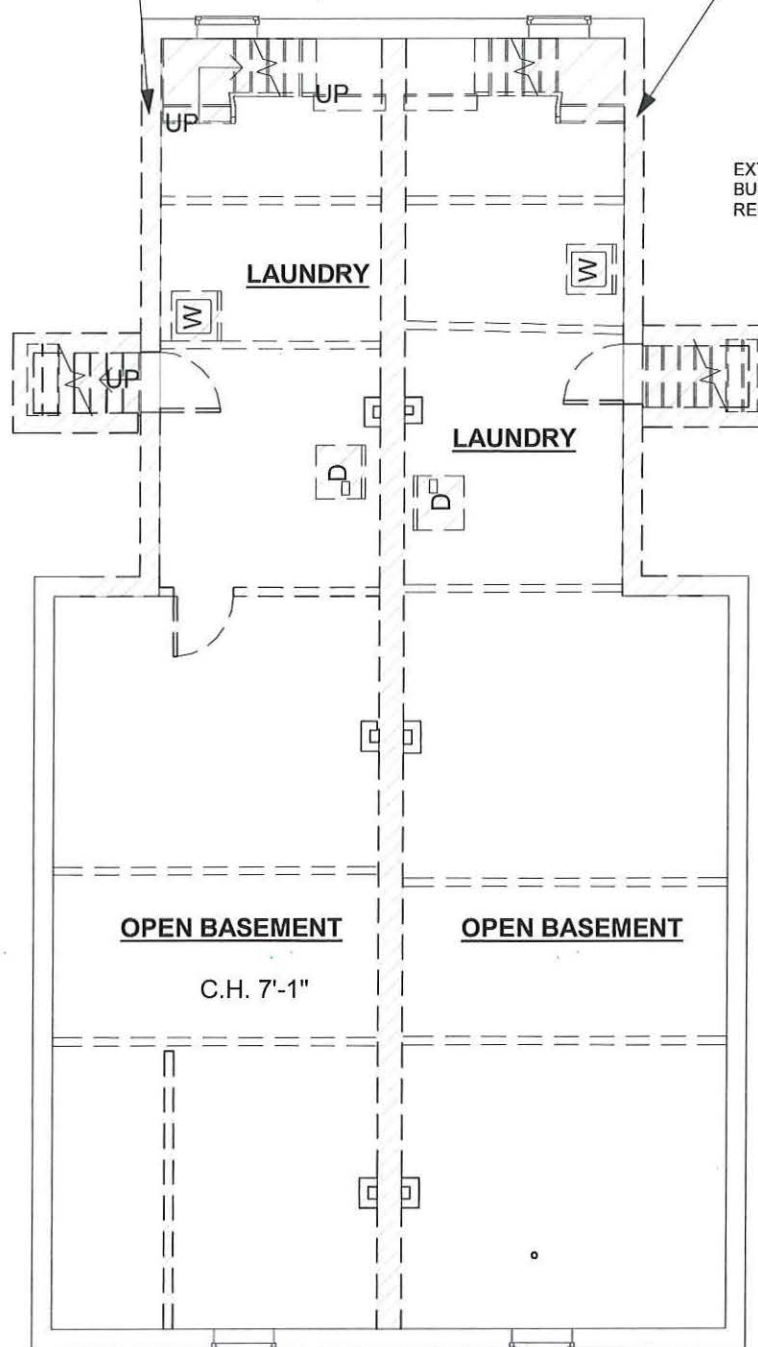
EXTG. EXTERIOR STUD
WALLS TO BE
DEMOLISHED

EXTG. STAIRS AND
BULKHEAD TO BE
REMOVED

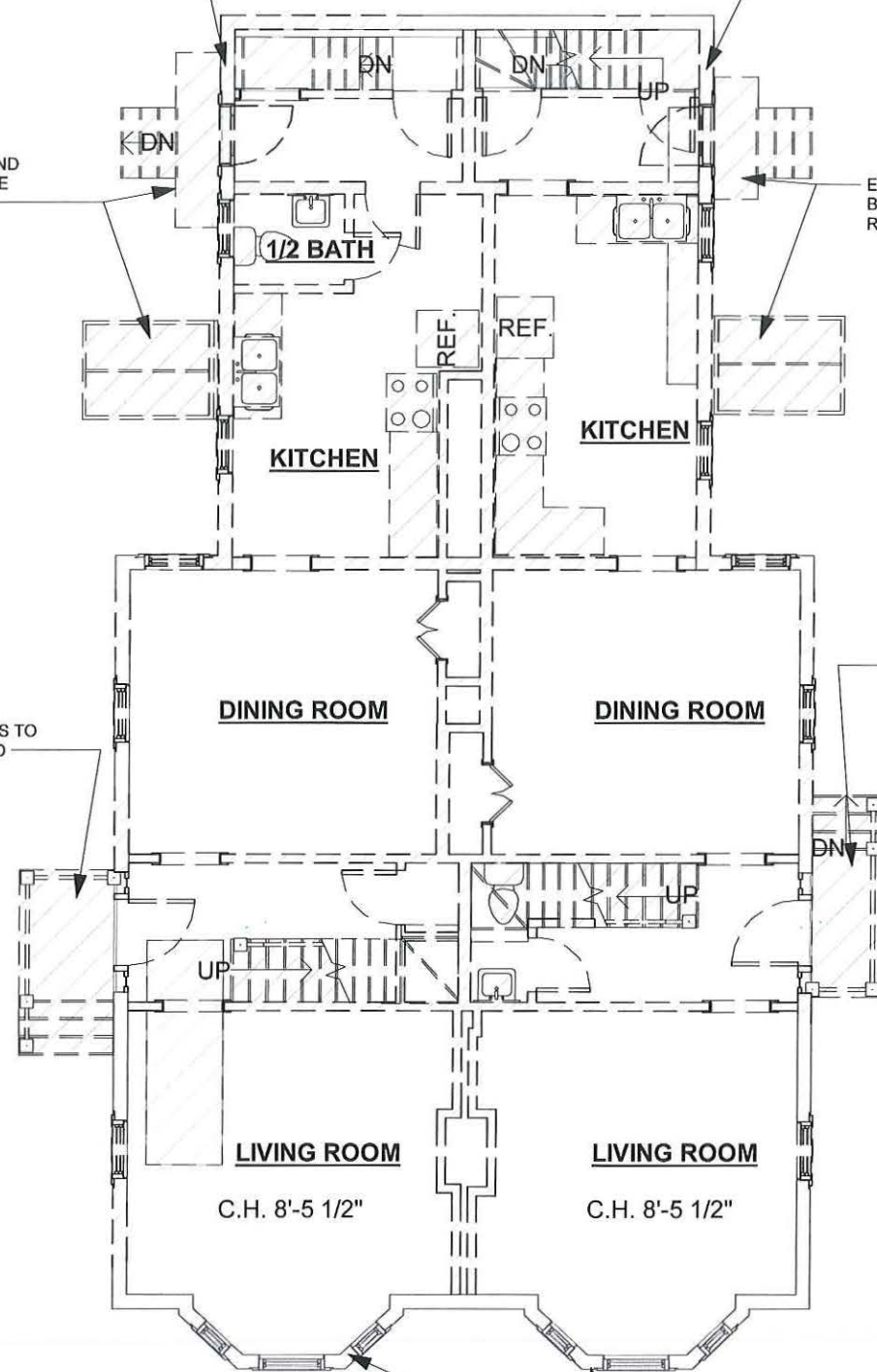
EXTG. STAIRS AND
BULKHEAD TO BE
REMOVED

EXTG. STAIRS TO
BE REMOVED

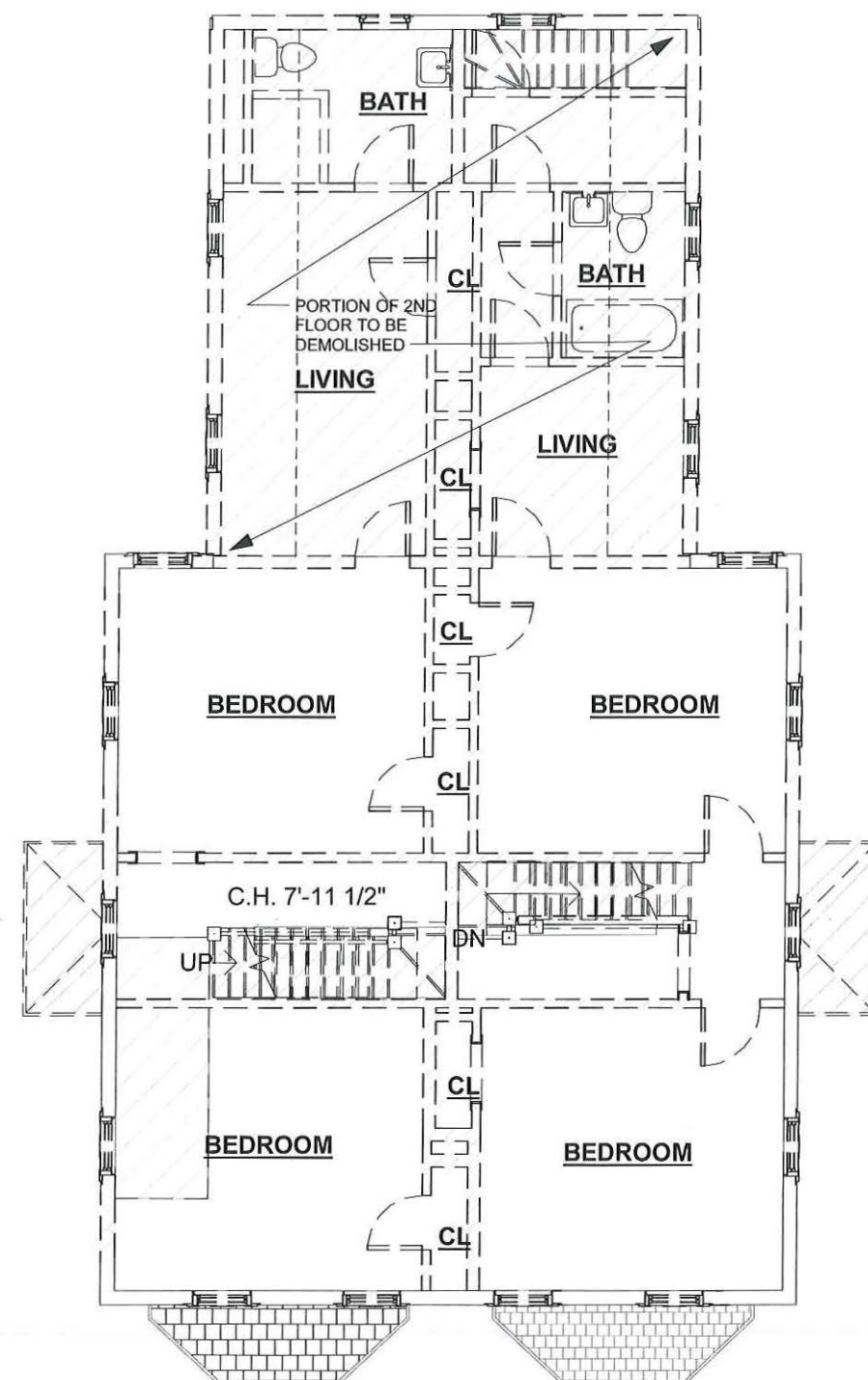
FRONT BAY WINDOWS TO
REMAIN



1 Extg.0 Basement
1/8" = 1'-0"



2 Extg. 1st Floor
1/8" = 1'-0"



3 Extg. 2nd Floor
1/8" = 1'-0"

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TITLE

Extg. Demo Plans

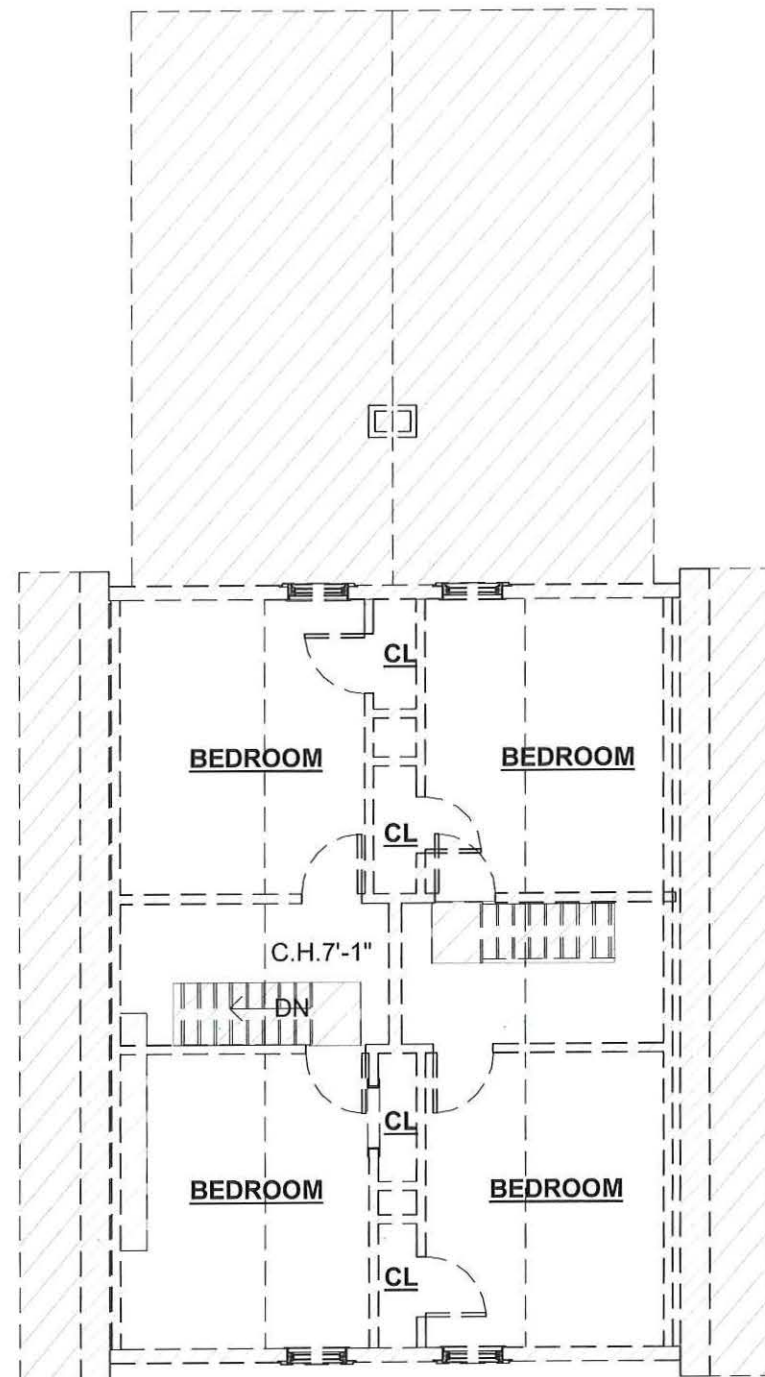
SCALE

1/8" = 1'-0"

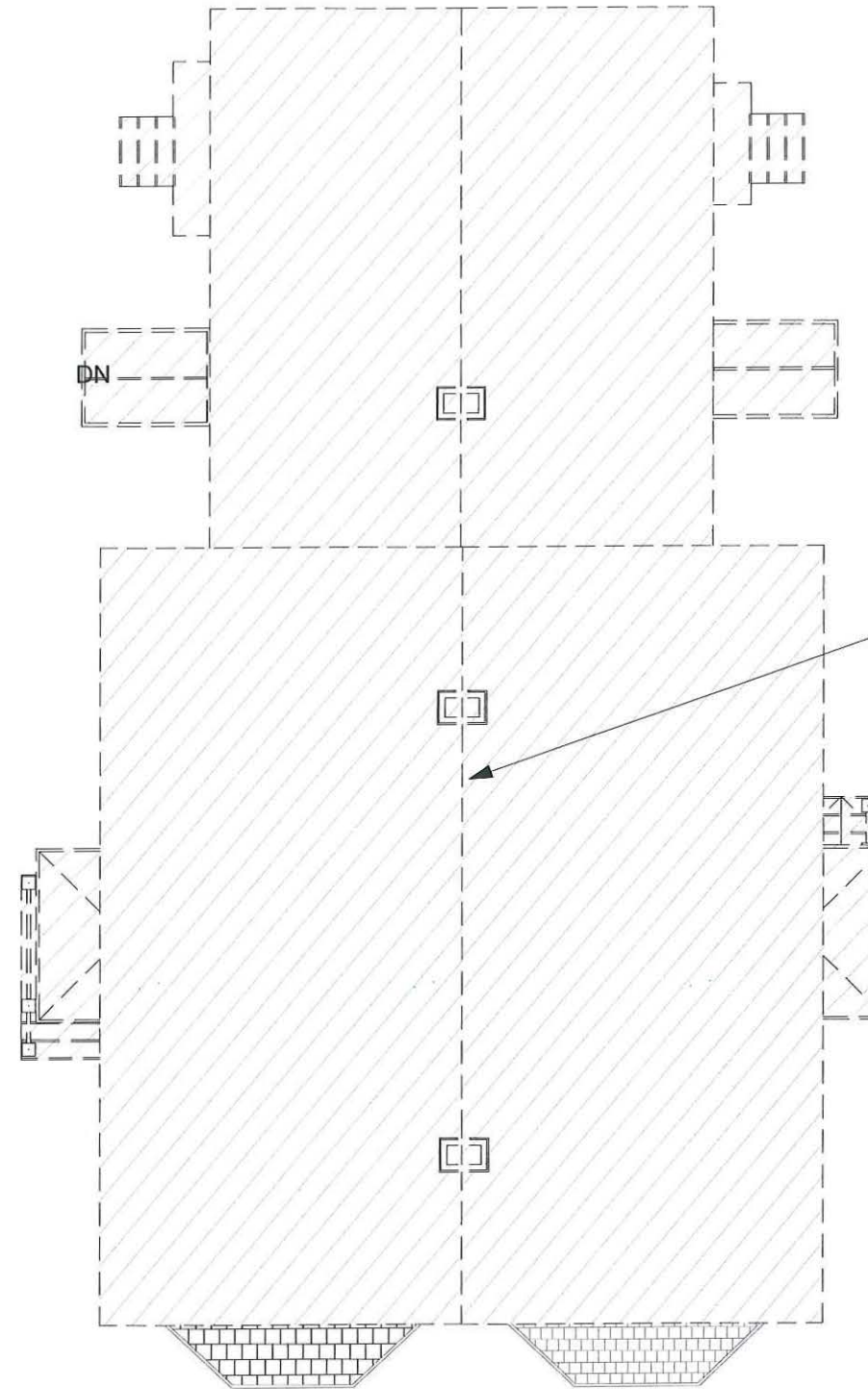
DRAWING

D1.1

GCD ARCHITECTS



② Extg. 3rd Floor
1/8" = 1'-0"



③ Extg. Roof
1/8" = 1'-0"

ARCHITECT

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TITLE

Extg. Demo Plans

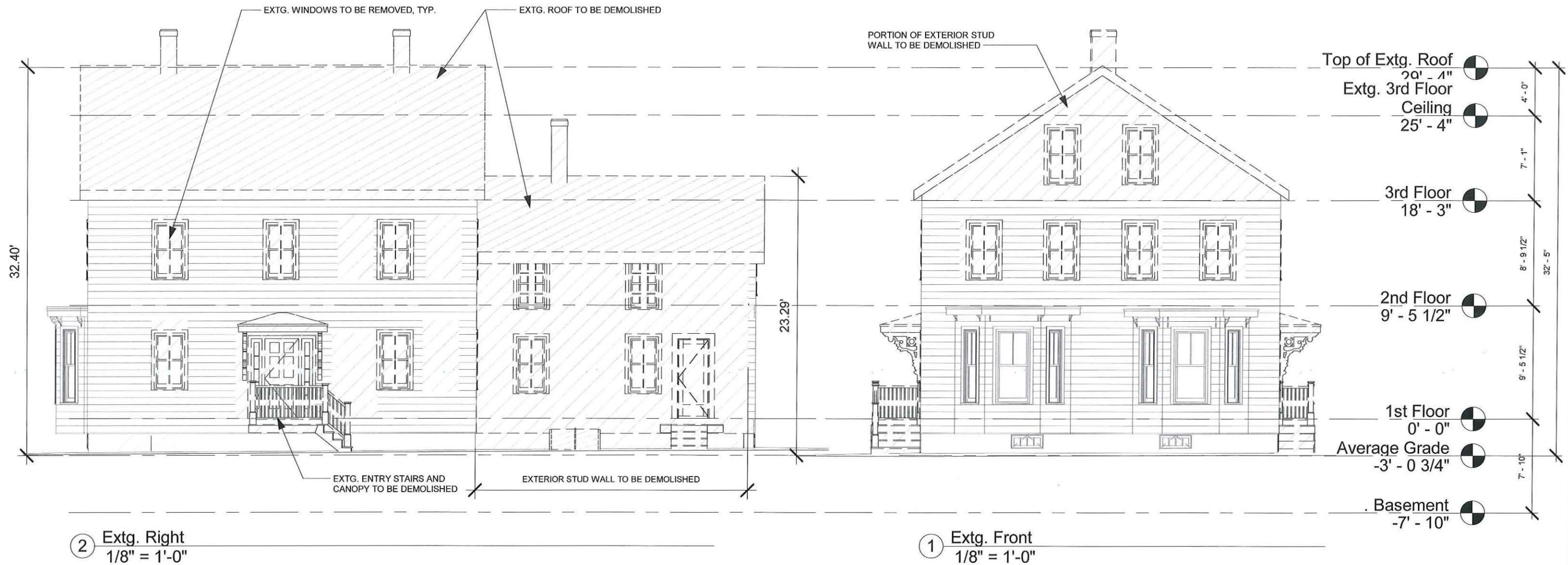
SCALE

1/8" = 1'-0"

DRAWING

D1.2





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TITLE

**Extg. Demo
Elevations**

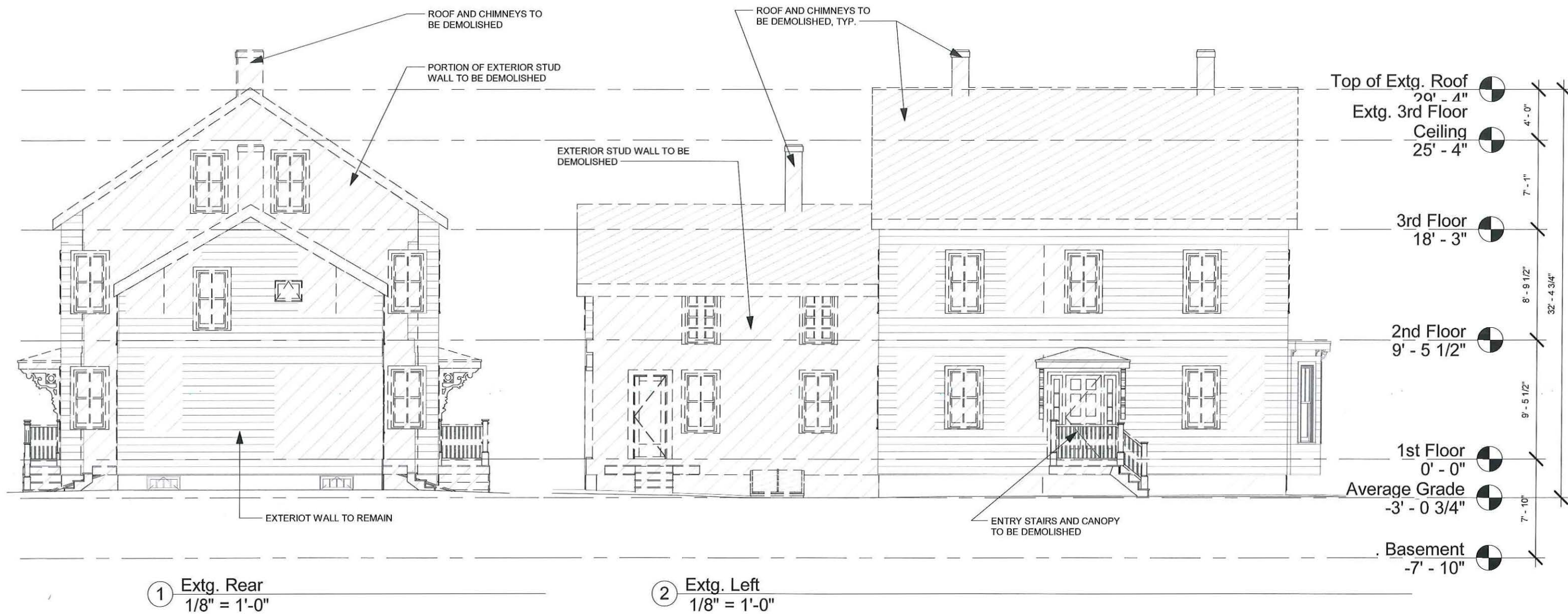
SCALE

1/8" = 1'-0"

DRAWING

D2.1





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TITLE

**Extg. Demo
Elevations**

SCALE

1/8" = 1'-0"

DRAWING

D2.2



1 Front/Left side view PROPOSED



2 Front/Right side view PROPOSED

ARCHITECT

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TITLE

Proposed 3D Views

SCALE

DRAWING

A0.1





① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED

ARCHITECT

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TITLE

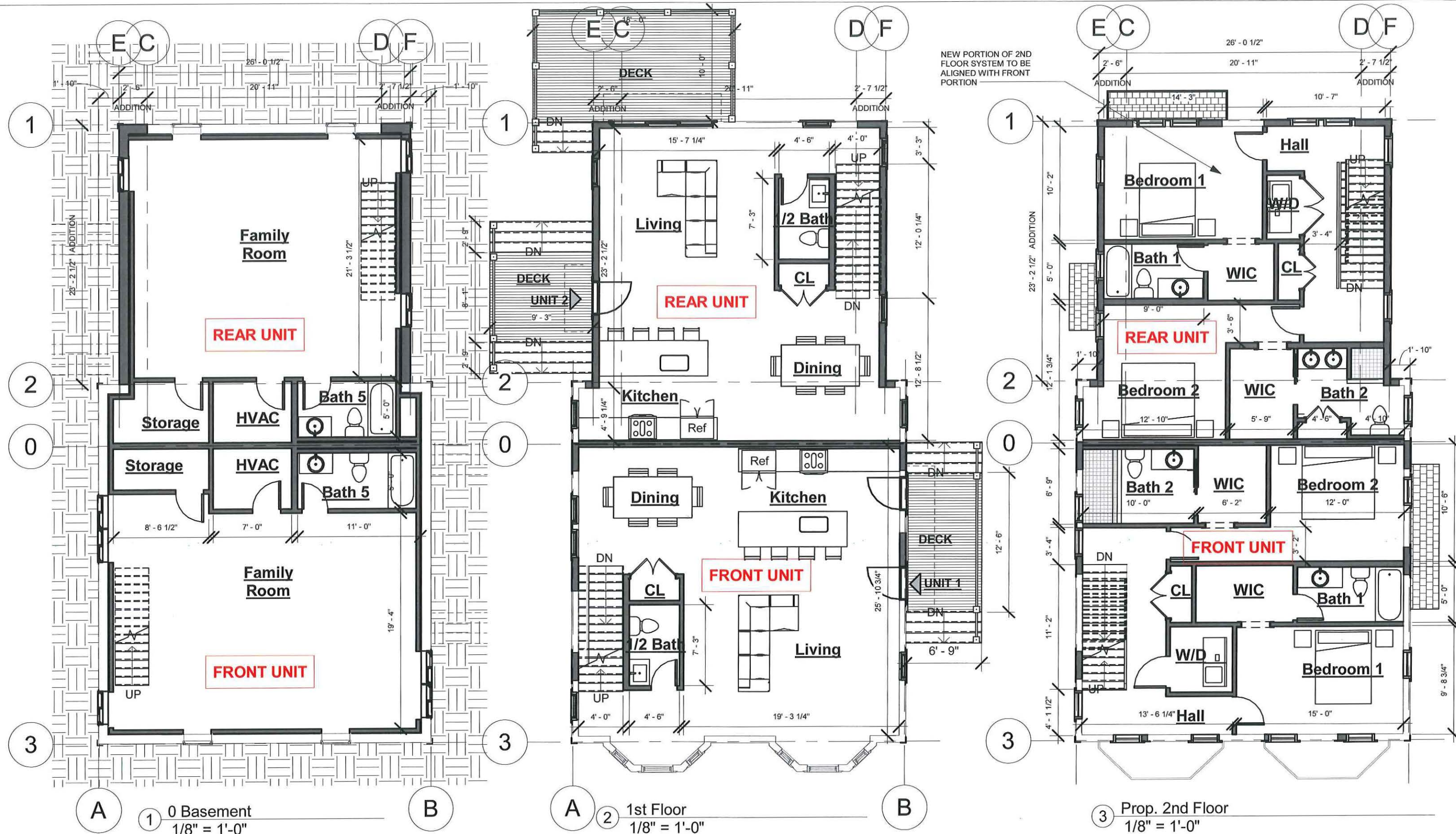
Proposed 3D Views

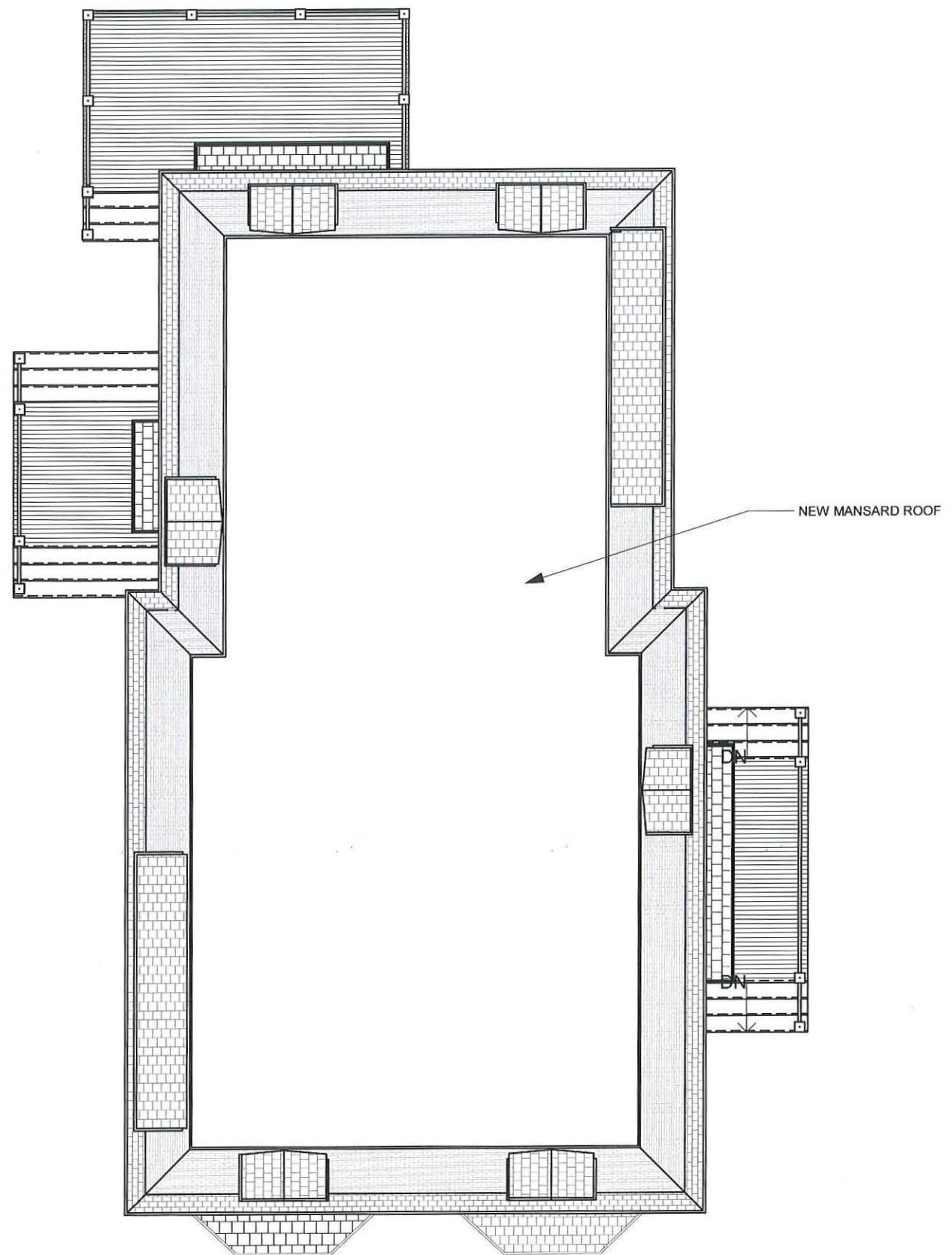
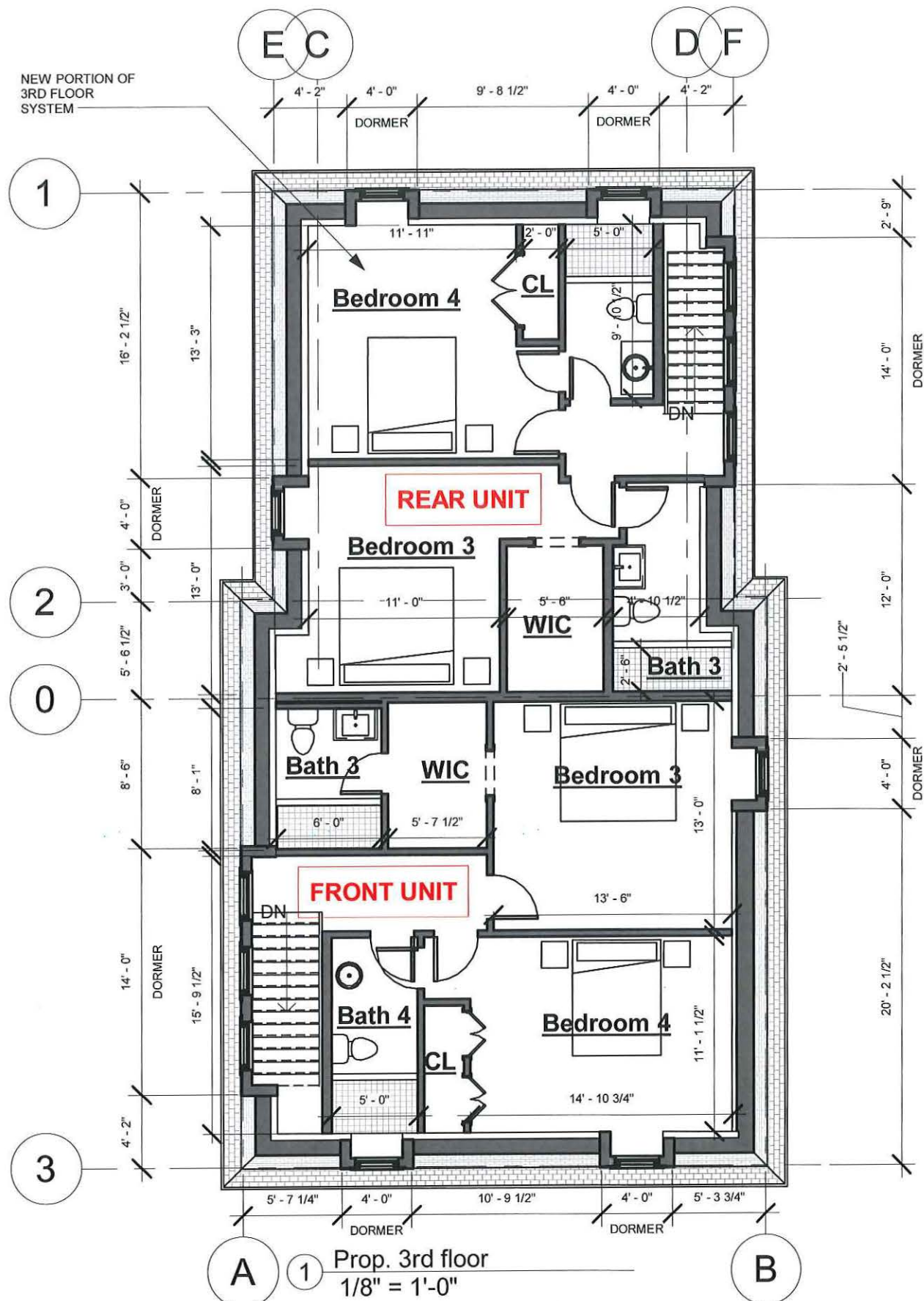
SCALE

DRAWING

A0.2







2 Roof Plan
1/8" = 1'-0"

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TITLE

Proposed Plans

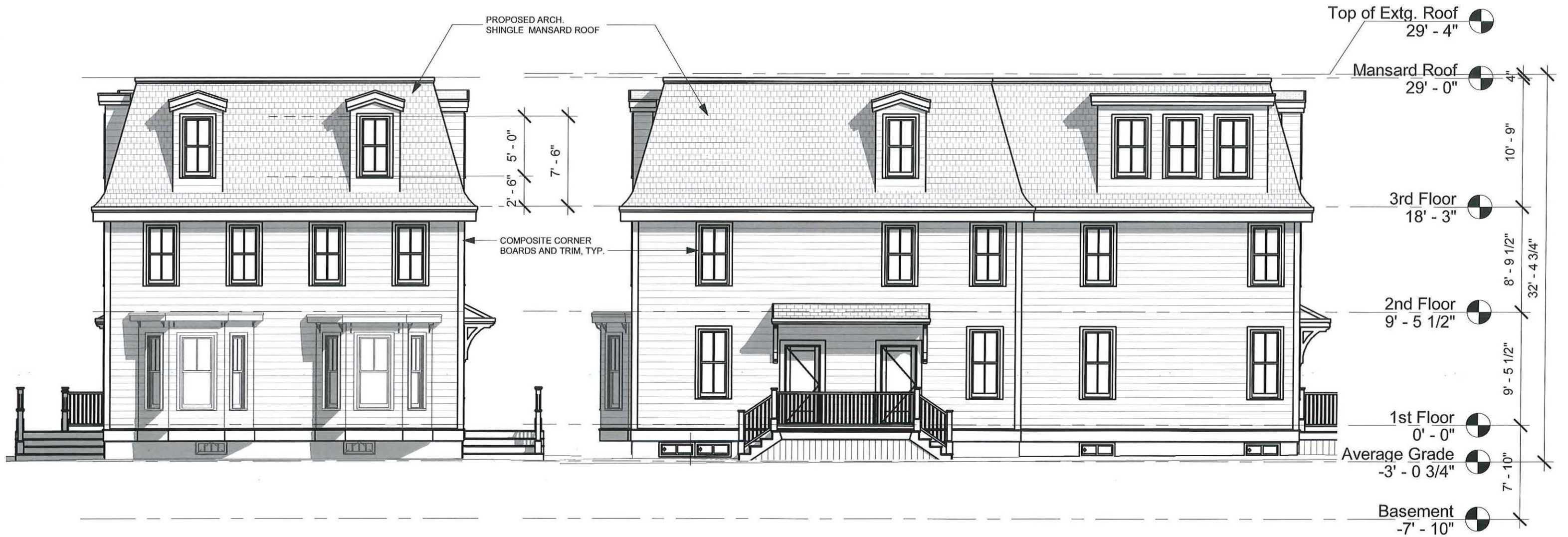
SCALE

1/8" = 1'-0"

DRAWING

A1.2





1 Front Elevation
1/8" = 1'-0"

2 Right Side Elevation
1/8" = 1'-0"

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TITLE

Proposed Elevations

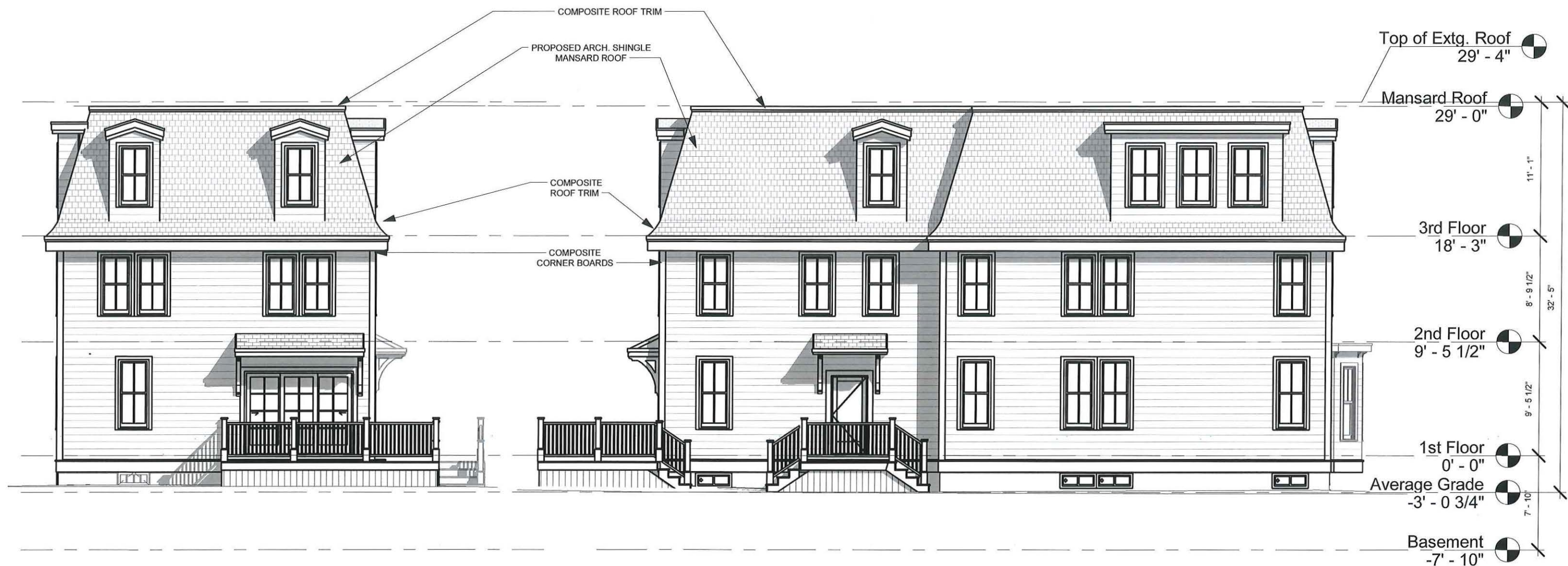
SCALE

1/8" = 1'-0"

DRAWING

A2.1





① Rear Elevation
1/8" = 1'-0"

② Left Elevation
1/8" = 1'-0"

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TITLE

Proposed Elevations

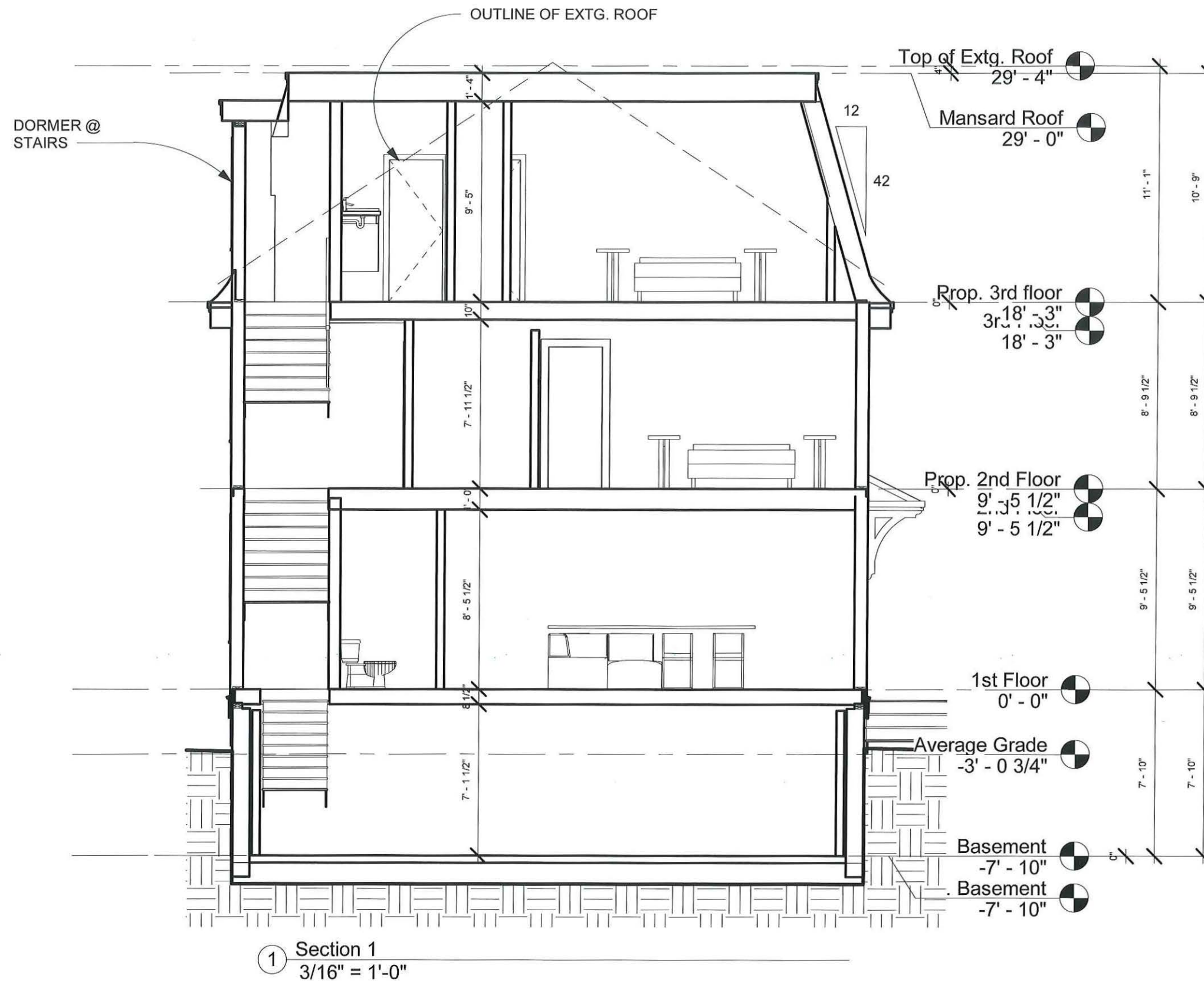
SCALE

1/8" = 1'-0"

DRAWING

A2.2





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TITLE

Sections

SCALE

3/16" = 1'-0"

DRAWING

A3.1





① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

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TITLE

**3D views
COMPARISON**

SCALE

DRAWING

A4.1





① Front Right View - EXTG



② Front Right View - PROPOSED

ARCHITECT

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TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A4.2





① Rear Right View - EXTG



② Rear Right View - PROP.

ARCHITECT

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TITLE

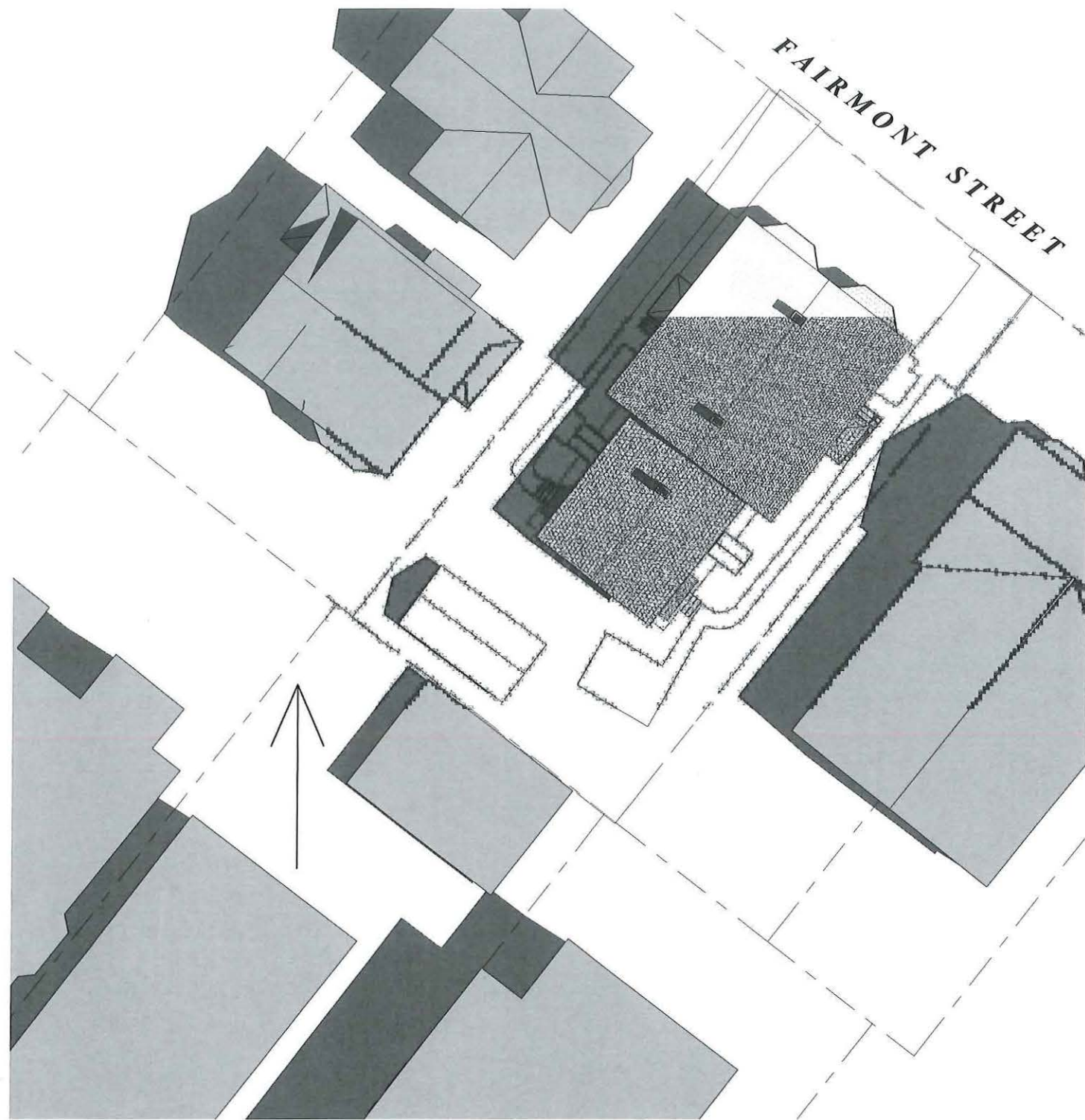
**3D Views
COMPARISON**

SCALE

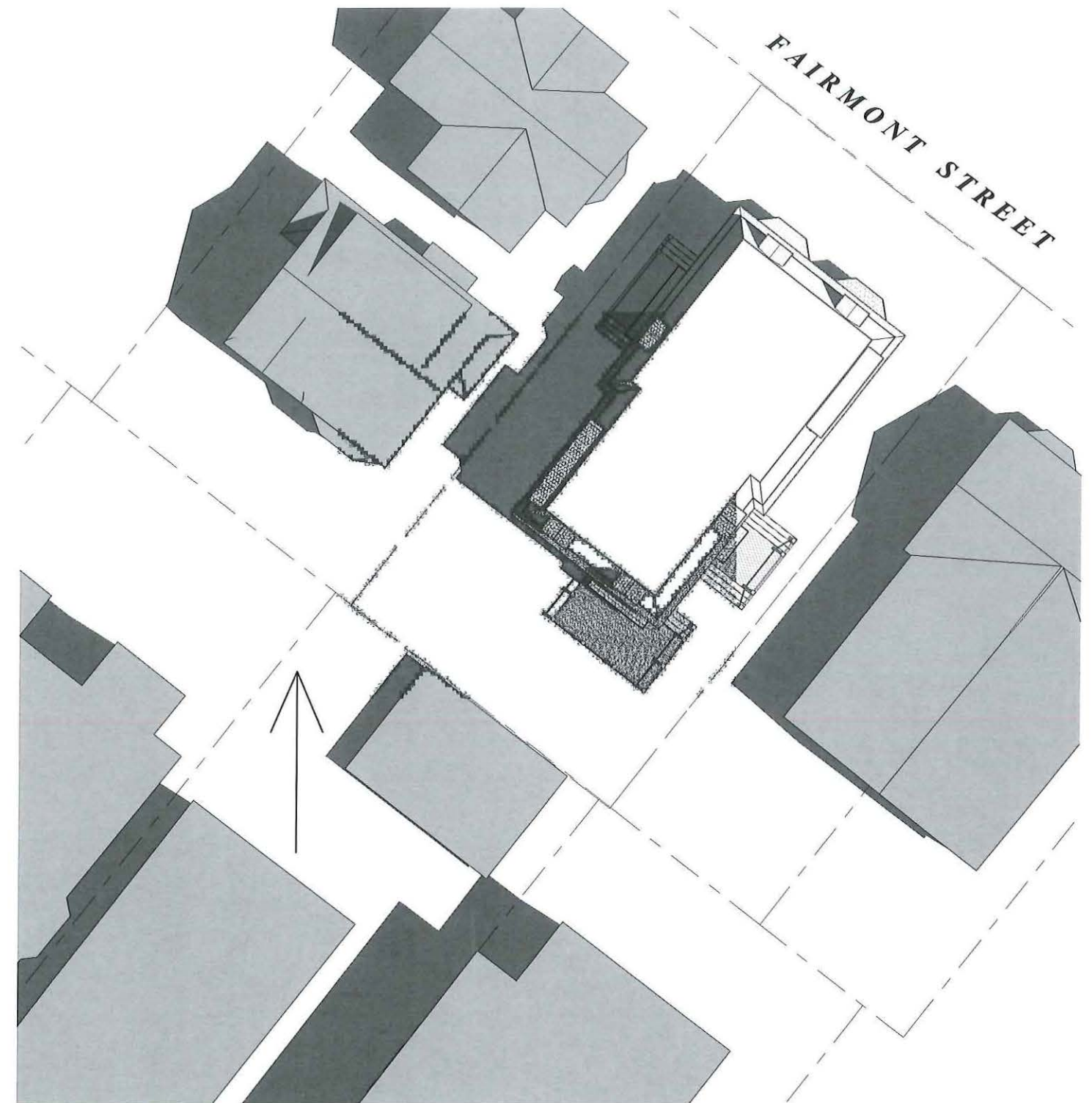
DRAWING

A4.3





① 1- SUMMER SOLSTICE 10 AM EXTG
3/64" = 1'-0"



② 1- SUMMER SOLSTICE 10 AM PROP.
3/64" = 1'-0"



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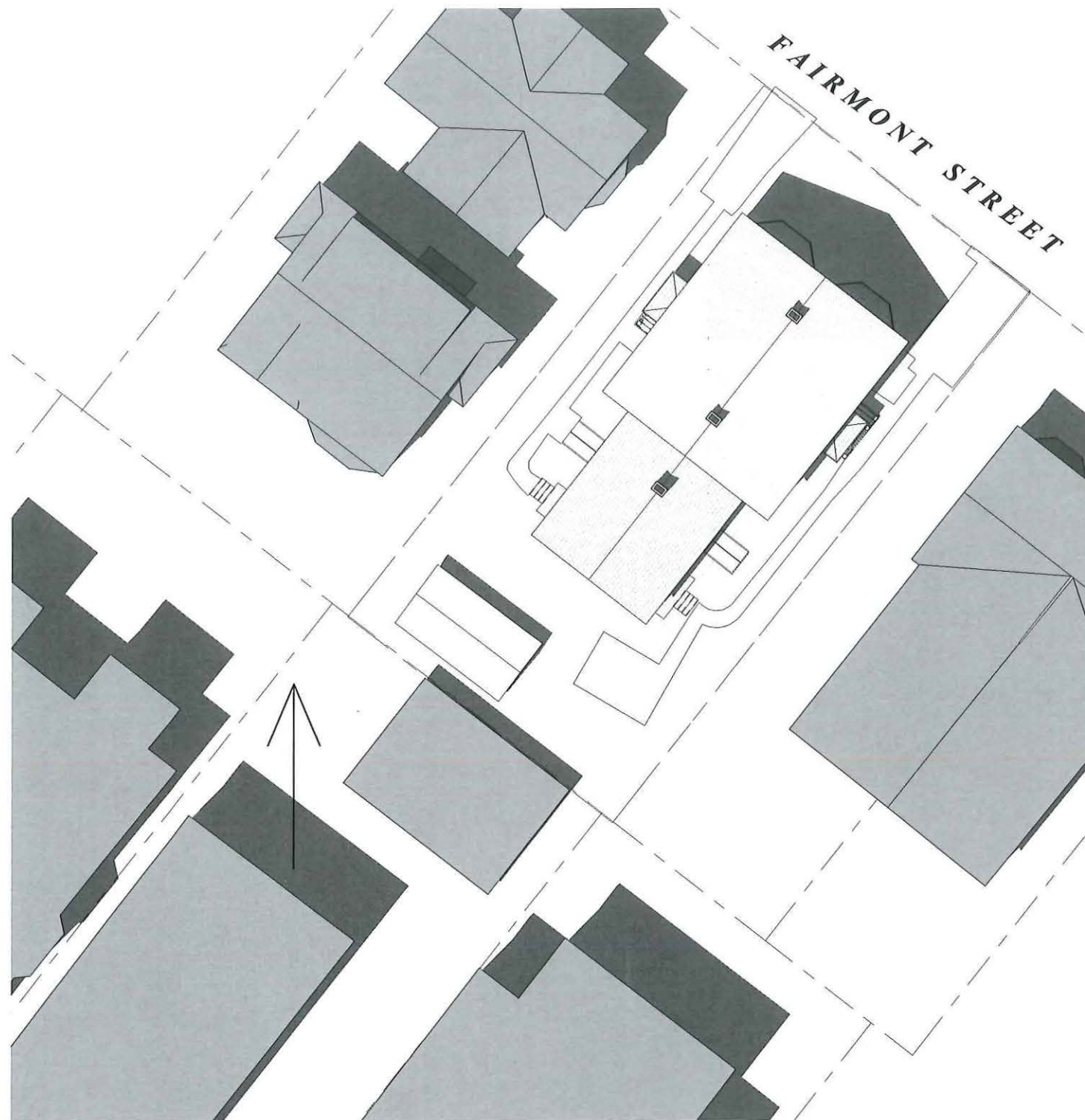
DATE
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PROJECT
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Proposed Side and Roof Additions

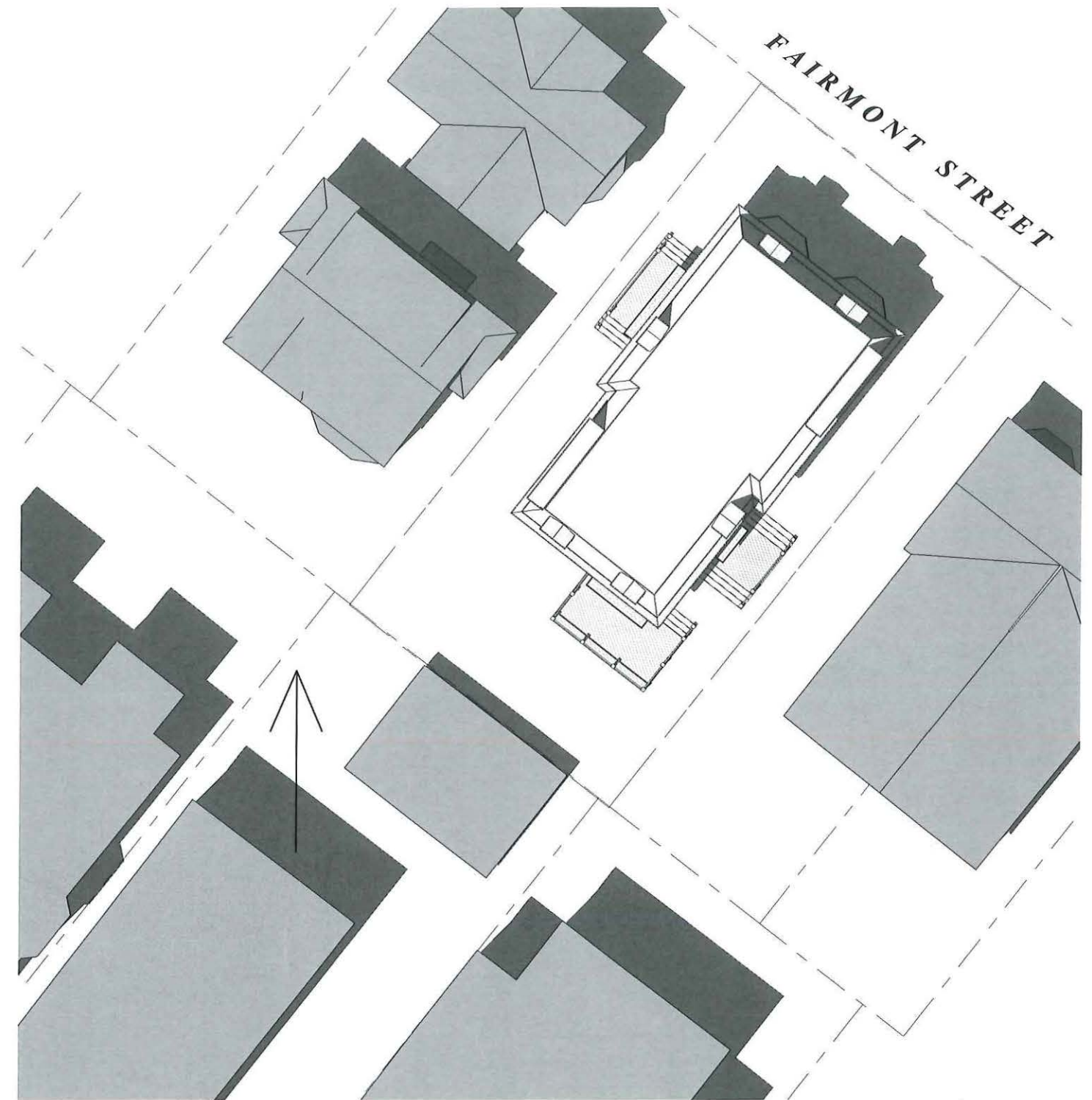
TITLE
**SUMMER SOLSTICE
JUNE 21th 10 AM**

SCALE
AS NOTED

DRAWING
S-1



① 2- SUMMER SOLSTICE 1 PM EXTG
3/64" = 1'-0"



② 2- SUMMER SOLSTICE 1 PM PROP
3/64" = 1'-0"

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DATE

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PROJECT

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Proposed Side and Roof Additions

TITLE

**SUMMER SOLSTICE
JUNE 21th 1PM**

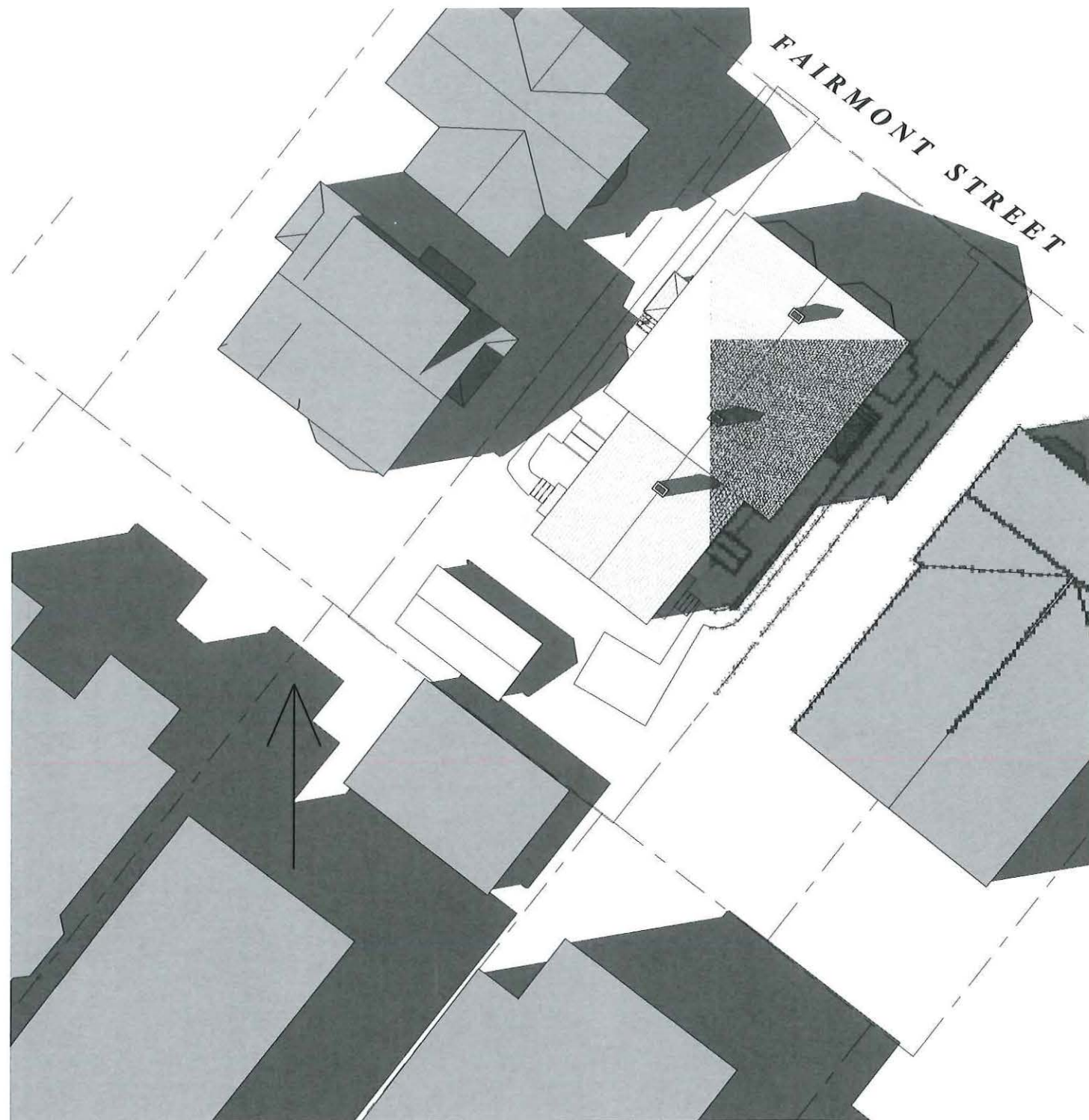
SCALE

AS NOTED

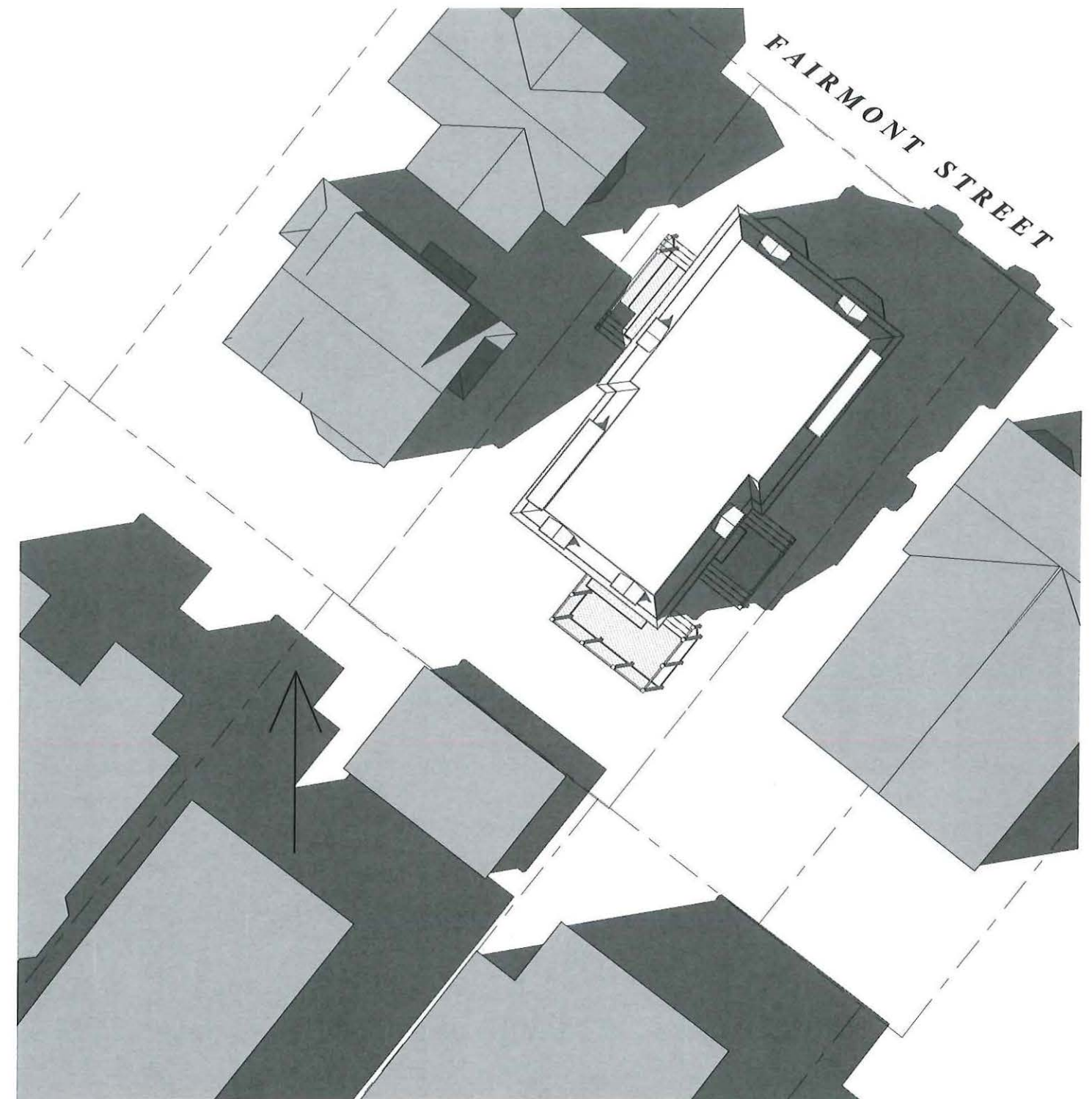
DRAWING

S-2




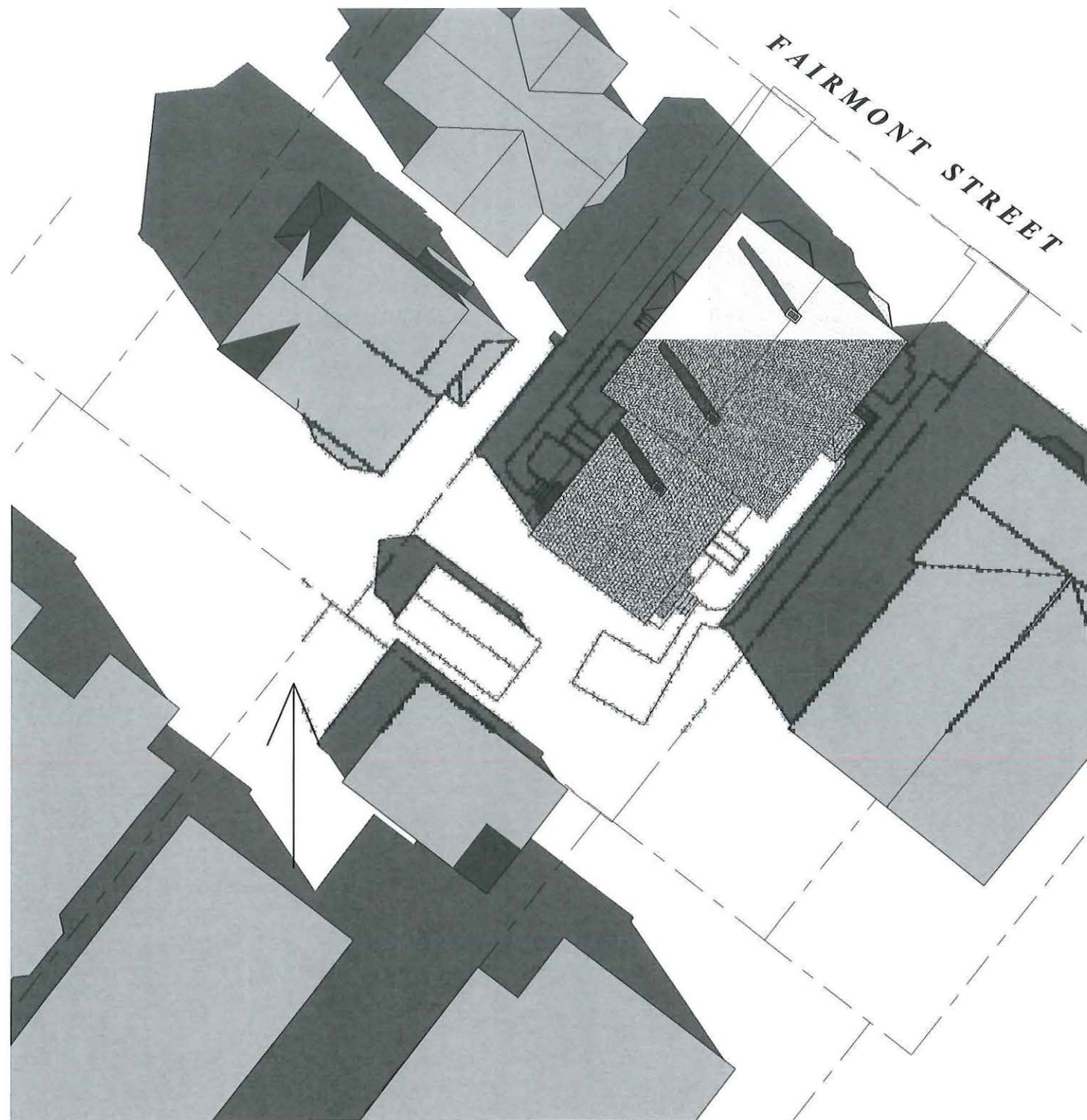


① 3- SUMMER SOLSTICE 3 PM EXTG
3/64" = 1'-0"

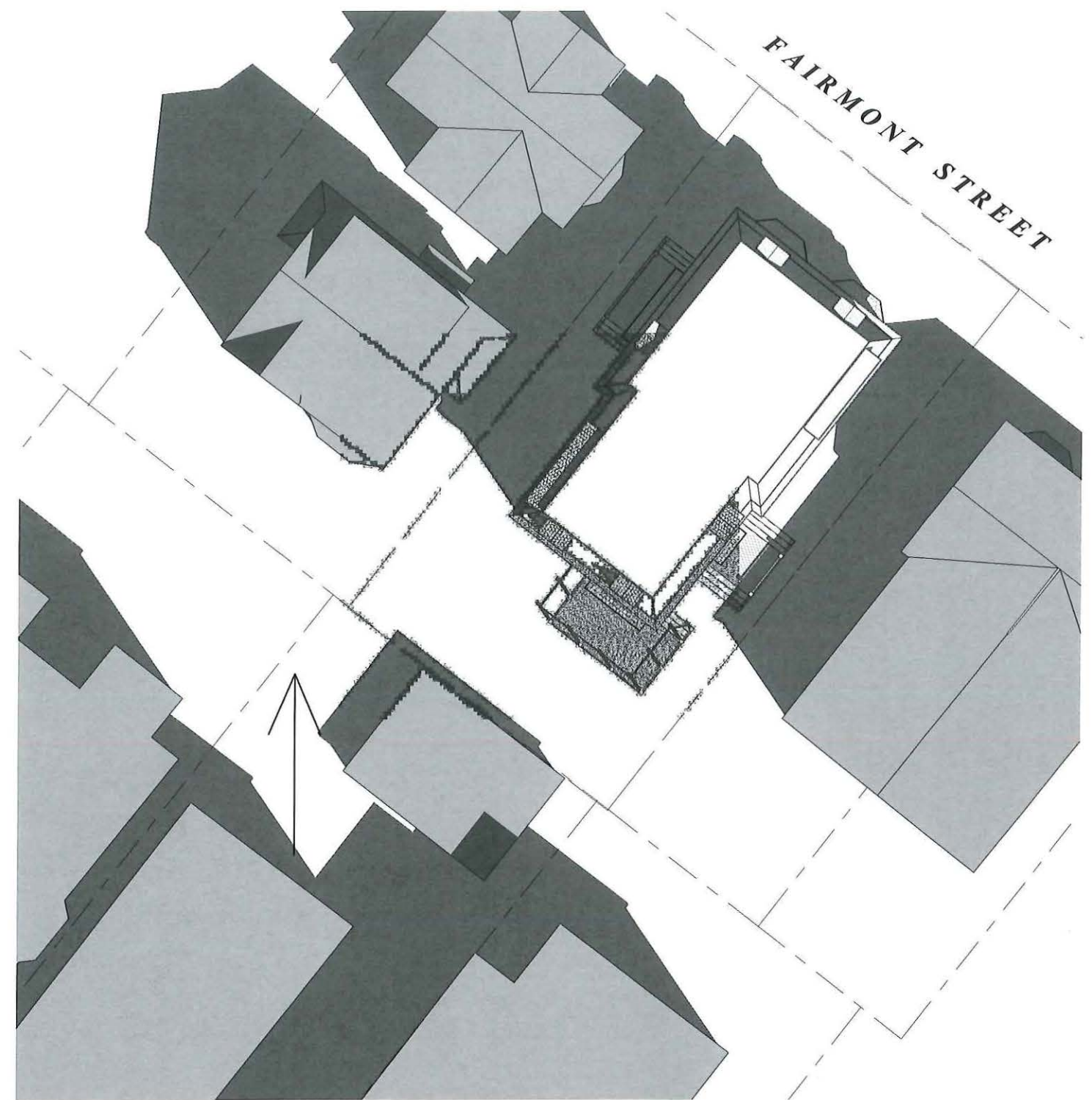


② 3- SUMMER SOLSTICE 3 PM PROP
3/64" = 1'-0"

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---	---	---	--	---------------------------------	-------------------------------------



① 4- FALL EQUINOX 10 AM EXTG
3/64" = 1'-0"



② 4- FALL EQUINOX 10 AM PROP
3/64" = 1'-0"

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PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**FALL EQUINOX
SEPT. 22nd 10 AM**

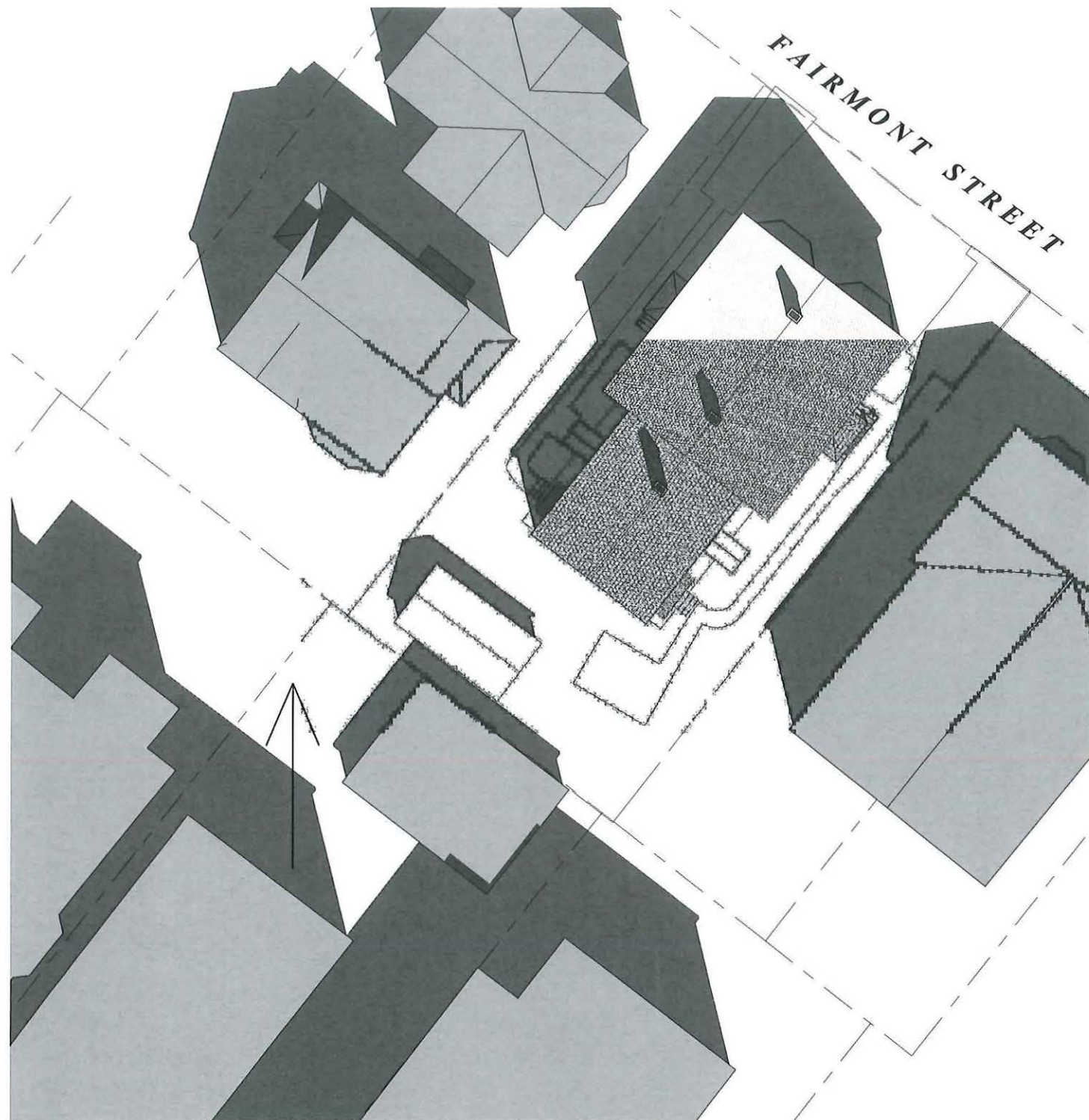
SCALE

AS NOTED

DRAWING

S-4





① 4- FALL EQUINOX 11 AM EXTG
3/64" = 1'-0"



② 4- FALL EQUINOX 11 AM PROP
3/64" = 1'-0"

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03/22/23

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**FALL EQUINOX
SEPT. 22nd 11 AM**

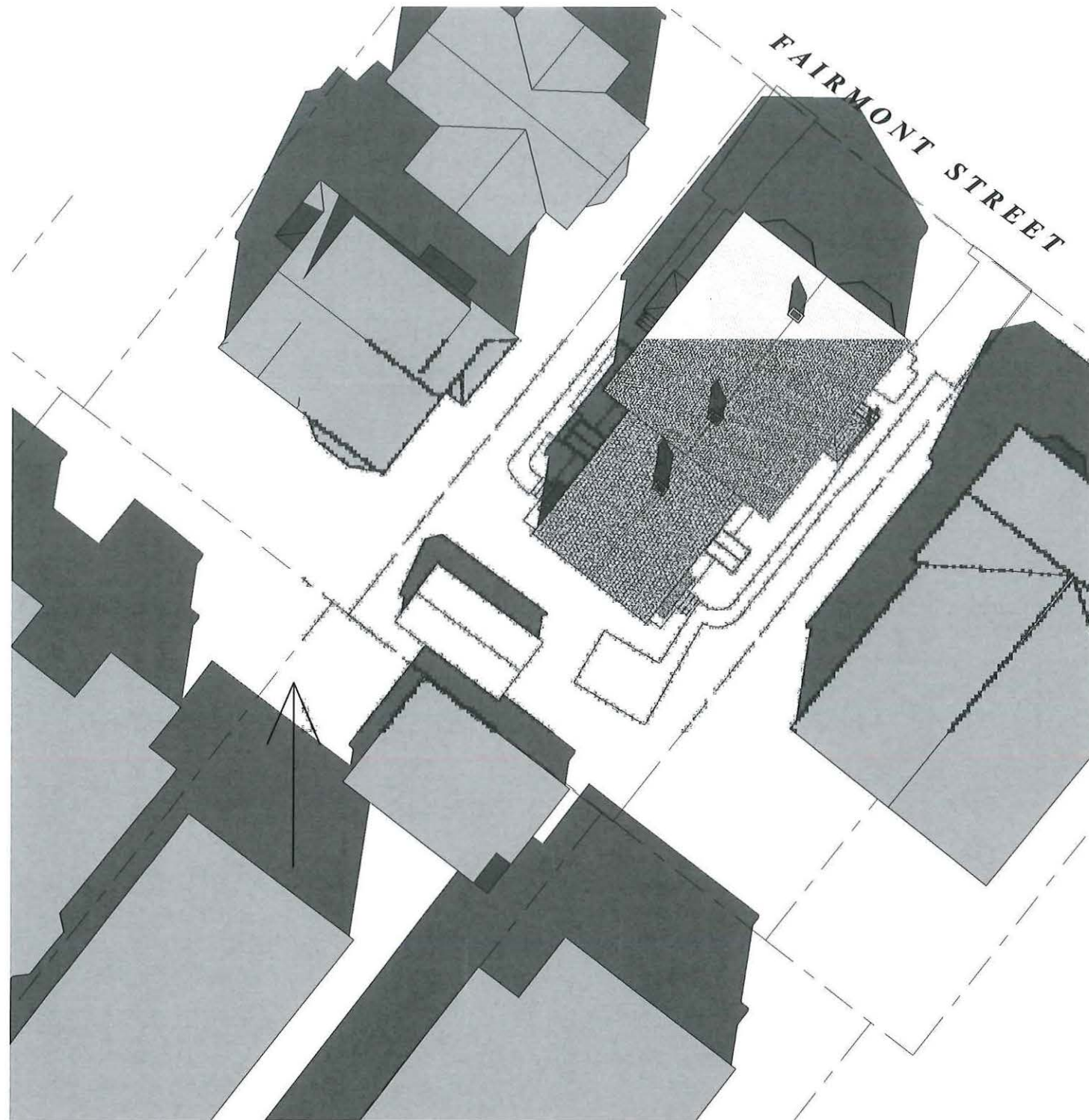
SCALE

AS NOTED

DRAWING

S-5





① 4- FALL EQUINOX NOON EXTG
3/64" = 1'-0"



② 4- FALL EQUINOX NOON PROP
3/64" = 1'-0"

ARCHITECT

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DATE

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PROJECT

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TITLE

**FALL EQUINOX
SEPT. 22nd NOON**

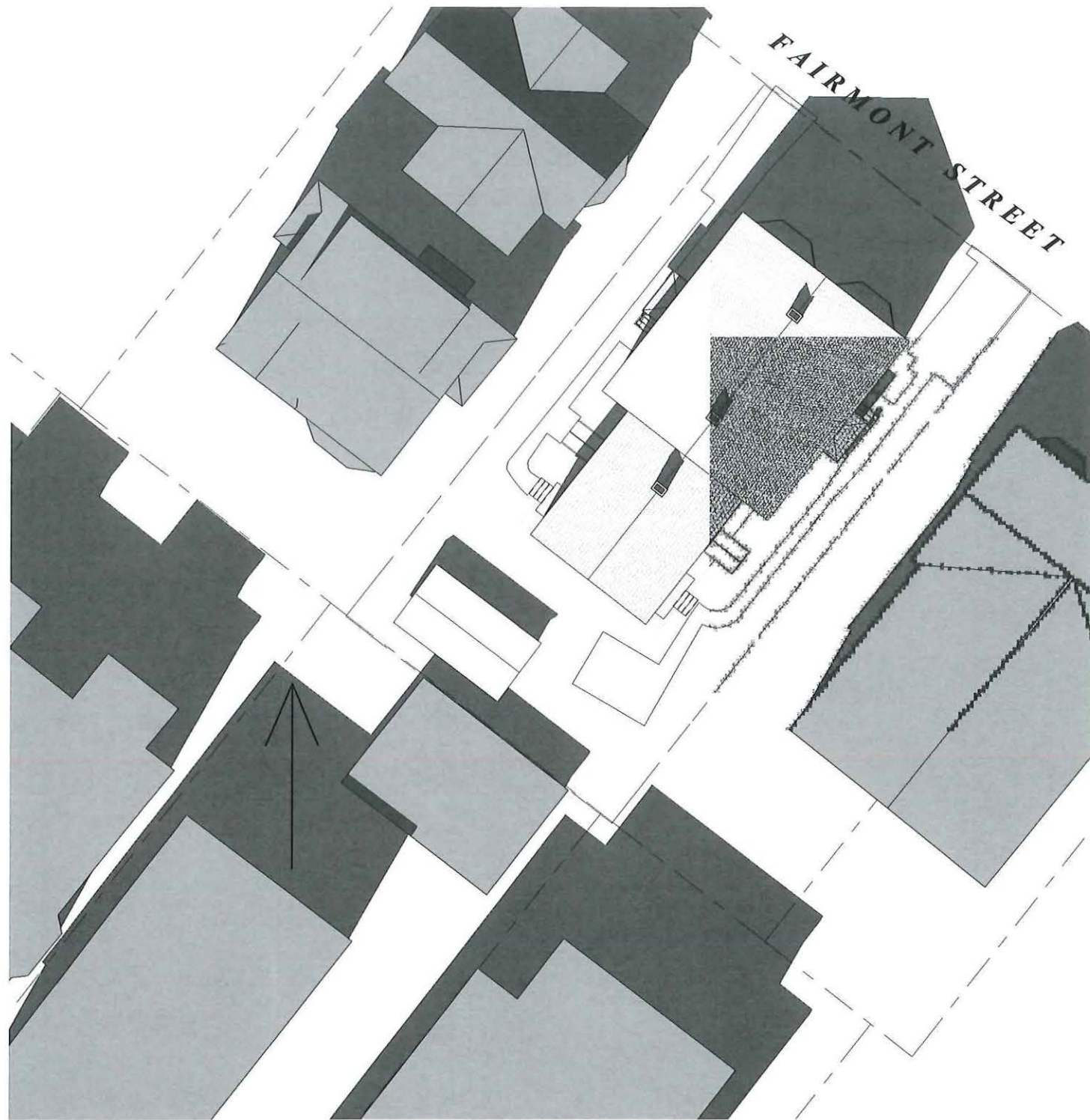
SCALE

AS NOTED

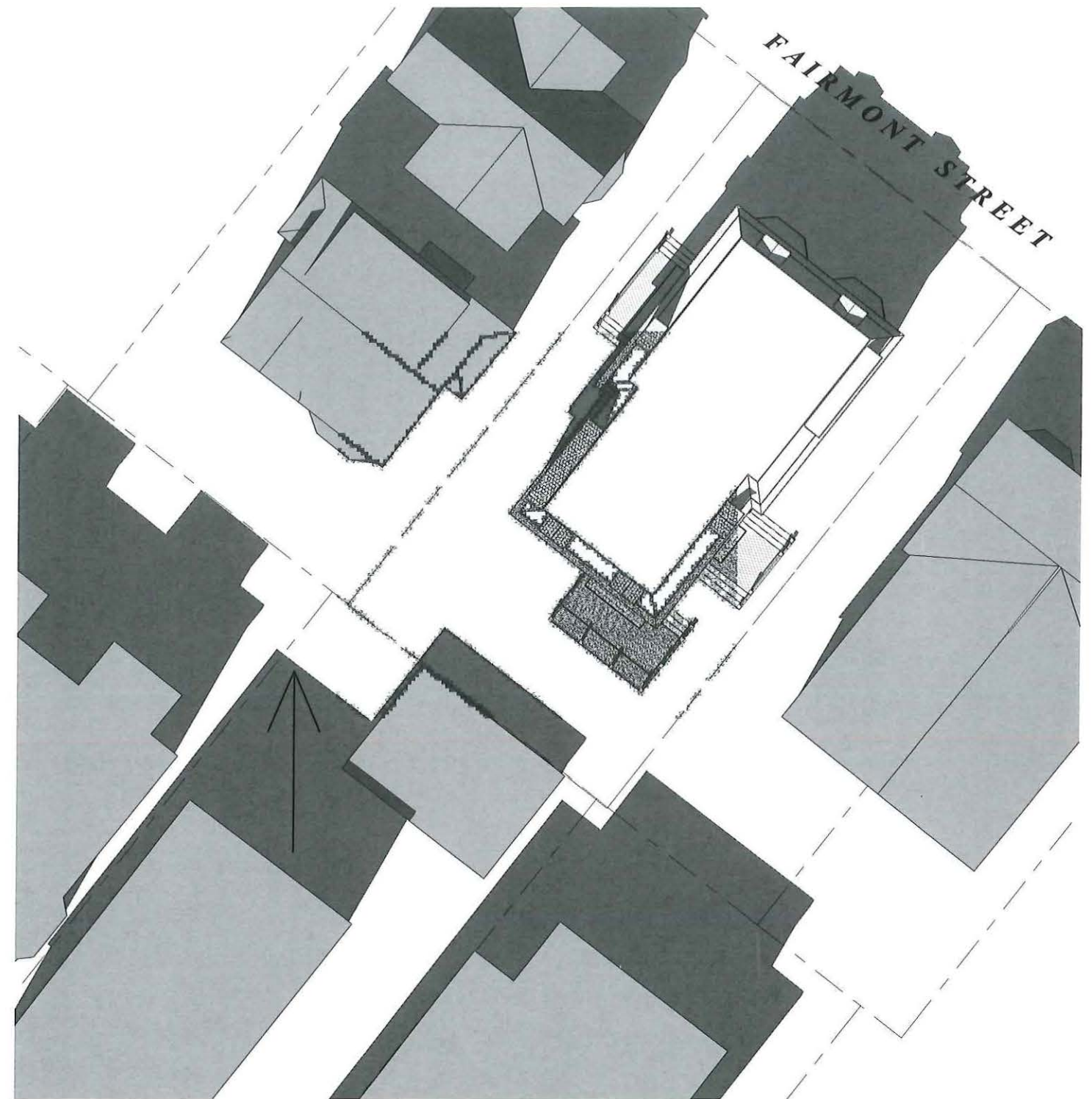
DRAWING

S-6





① 5- FALL EQUINOX 1 PM EXTG
3/64" = 1'-0"



② 5- FALL EQUINOX 1 PM PROP
3/64" = 1'-0"



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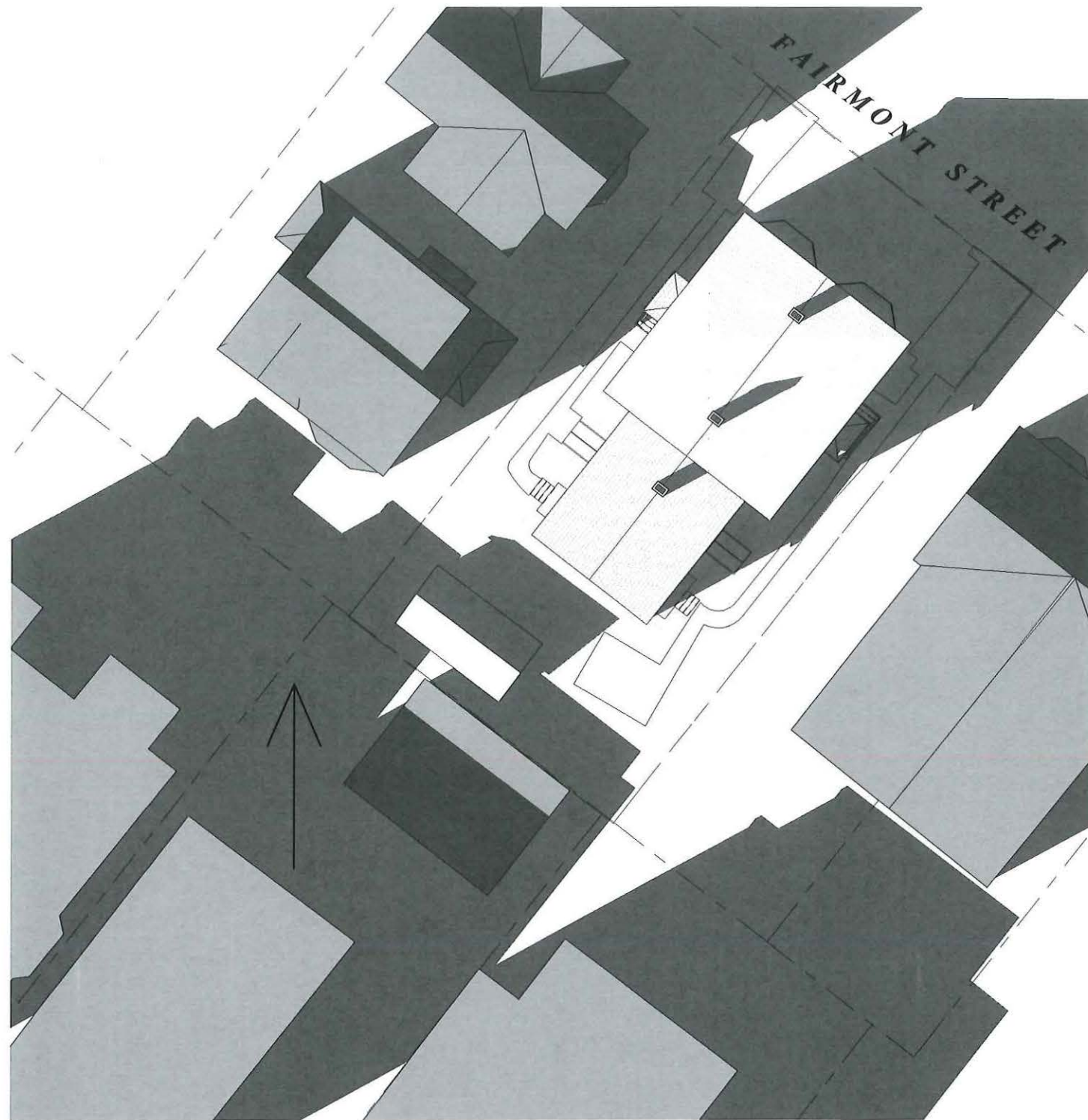
DATE
3/22/2023

PROJECT
18-20 Fairmont Street, Cambridge
Proposed Side and Roof Additions

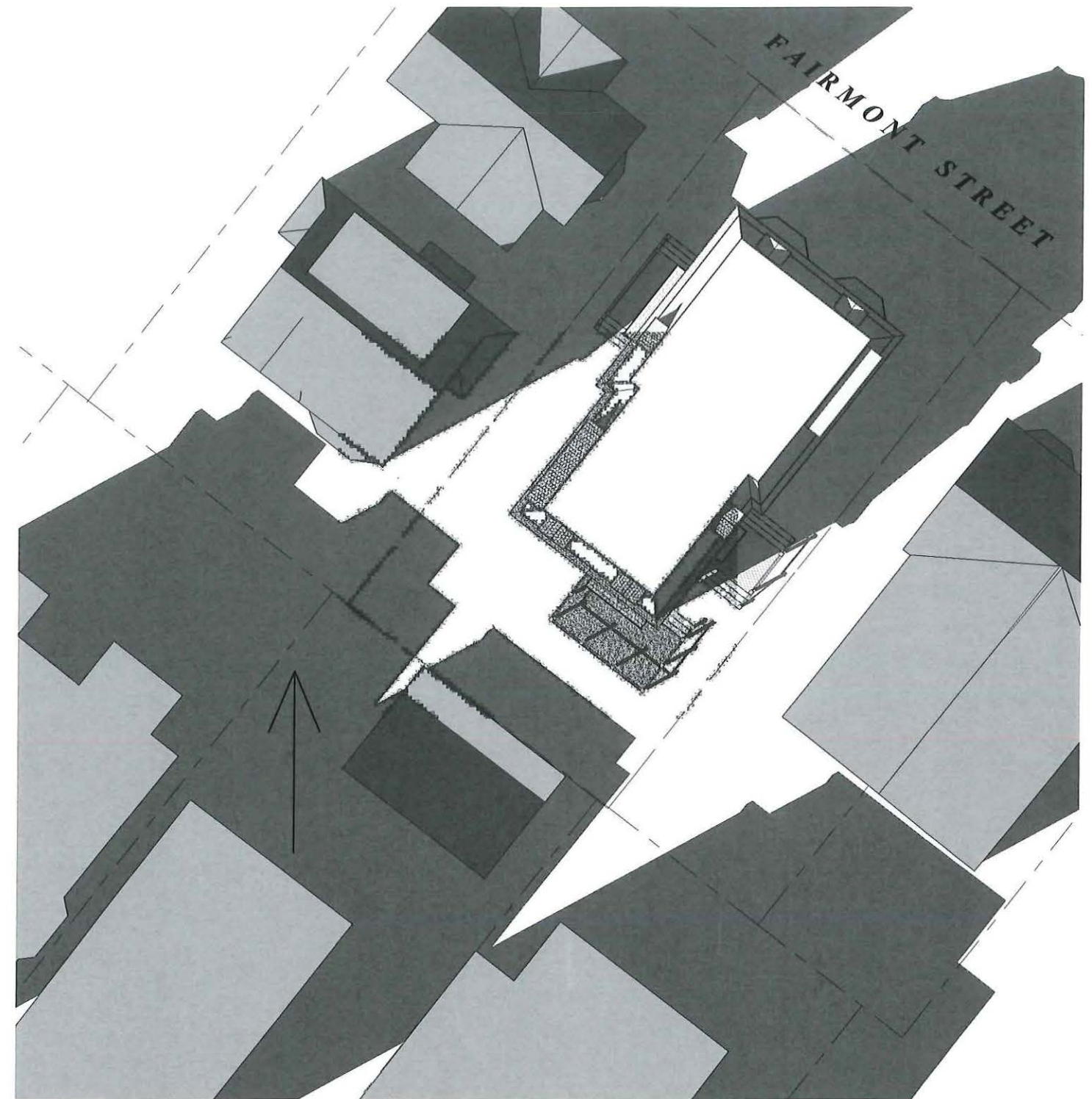
TITLE
**FALL EQUINOX
SEPT. 22nd 1PM**

SCALE
AS NOTED


DRAWING
S-7

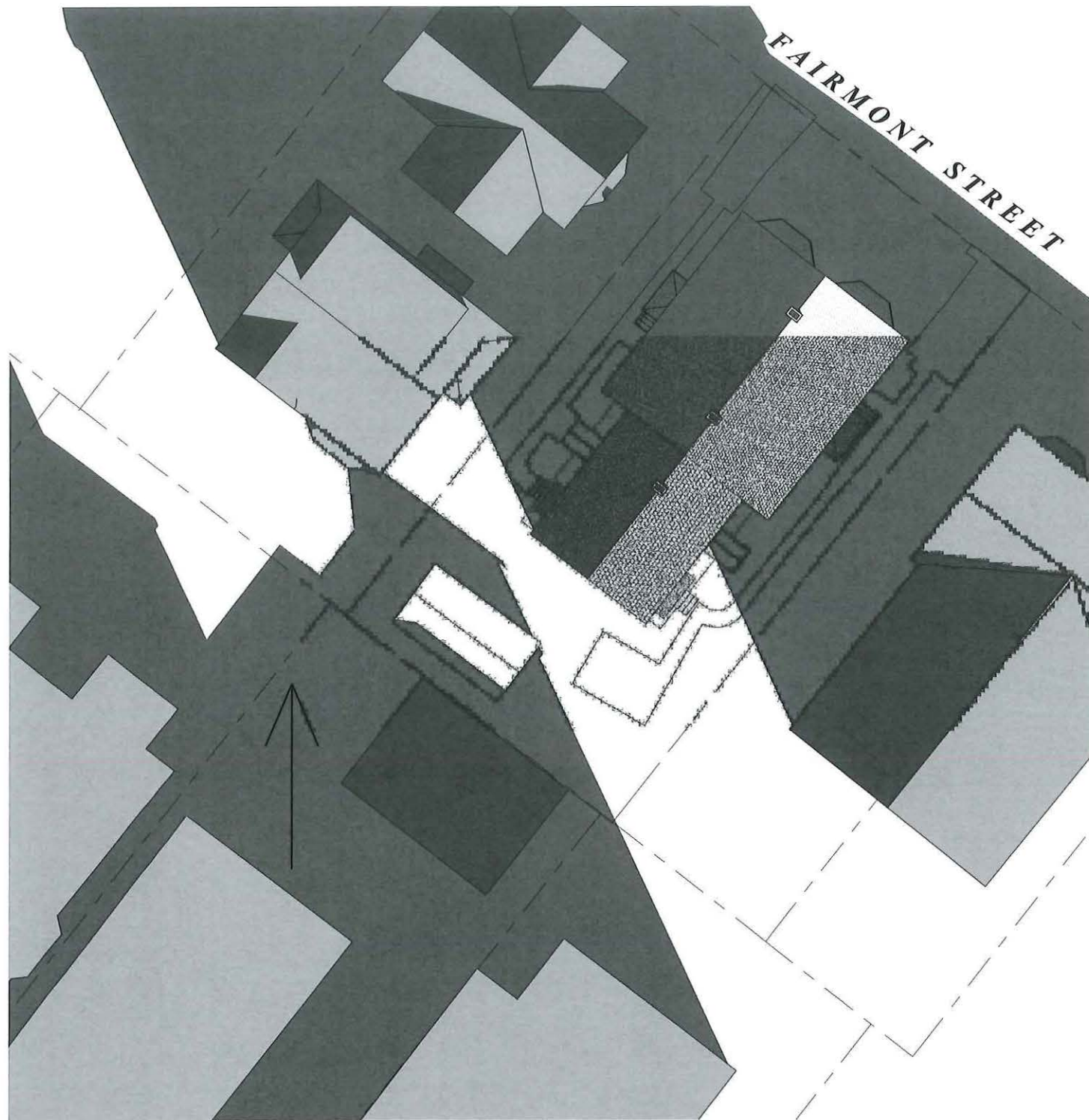


① 6- FALL EQUINOX 3 PM EXTG
3/64" = 1'-0"

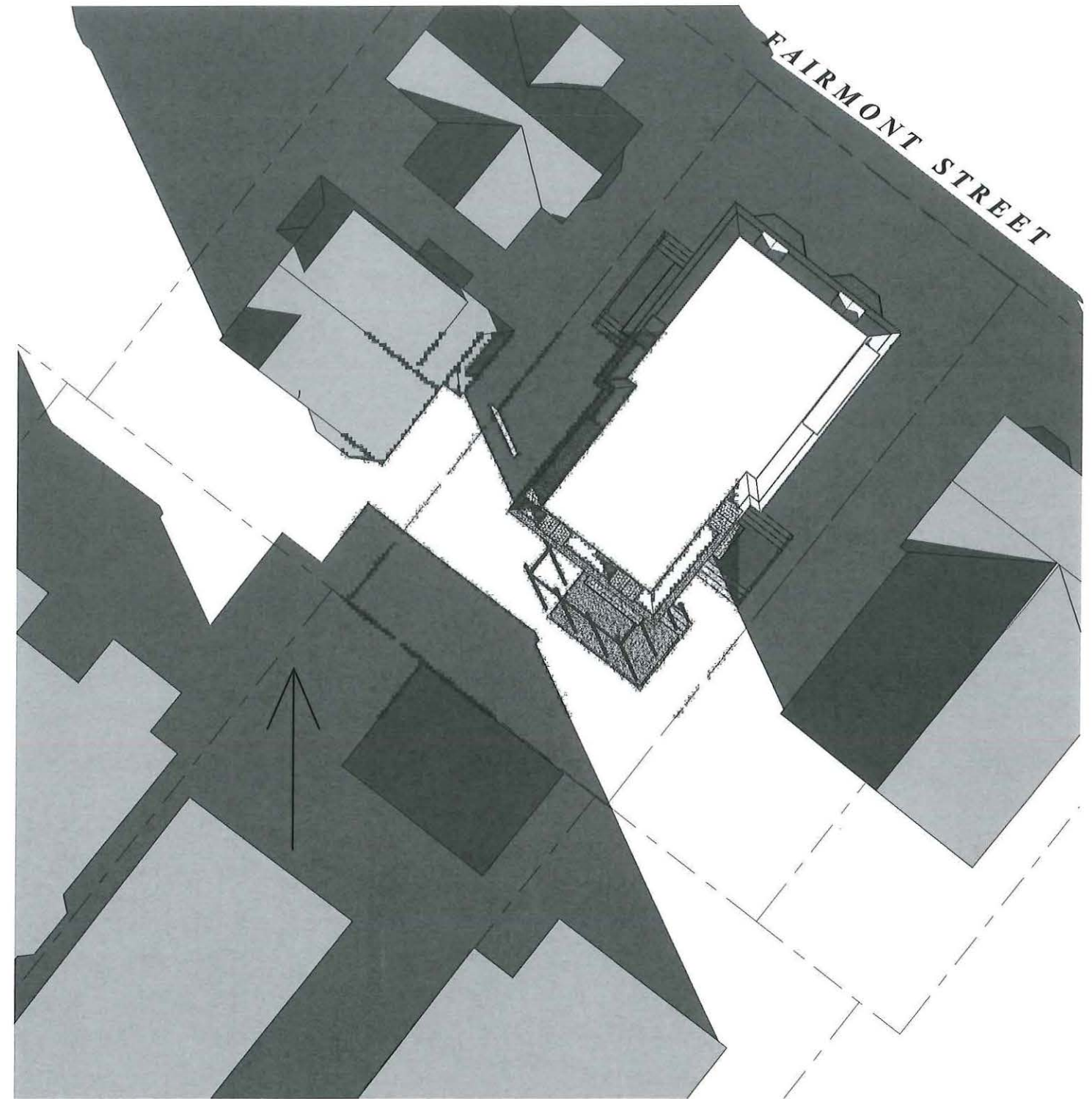


② 6- FALL EQUINOX 3 PM PROP
3/64" = 1'-0"

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① 7- WINTER SOLSTICE 10 AM EXTG
3/64" = 1'-0"



② 7- WINTER SOLSTICE 10 AM PROP
3/64" = 1'-0"

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Proposed Side and Roof Additions

TITLE

**WINTER SOLSTICE
DEC. 21st 10 AM**

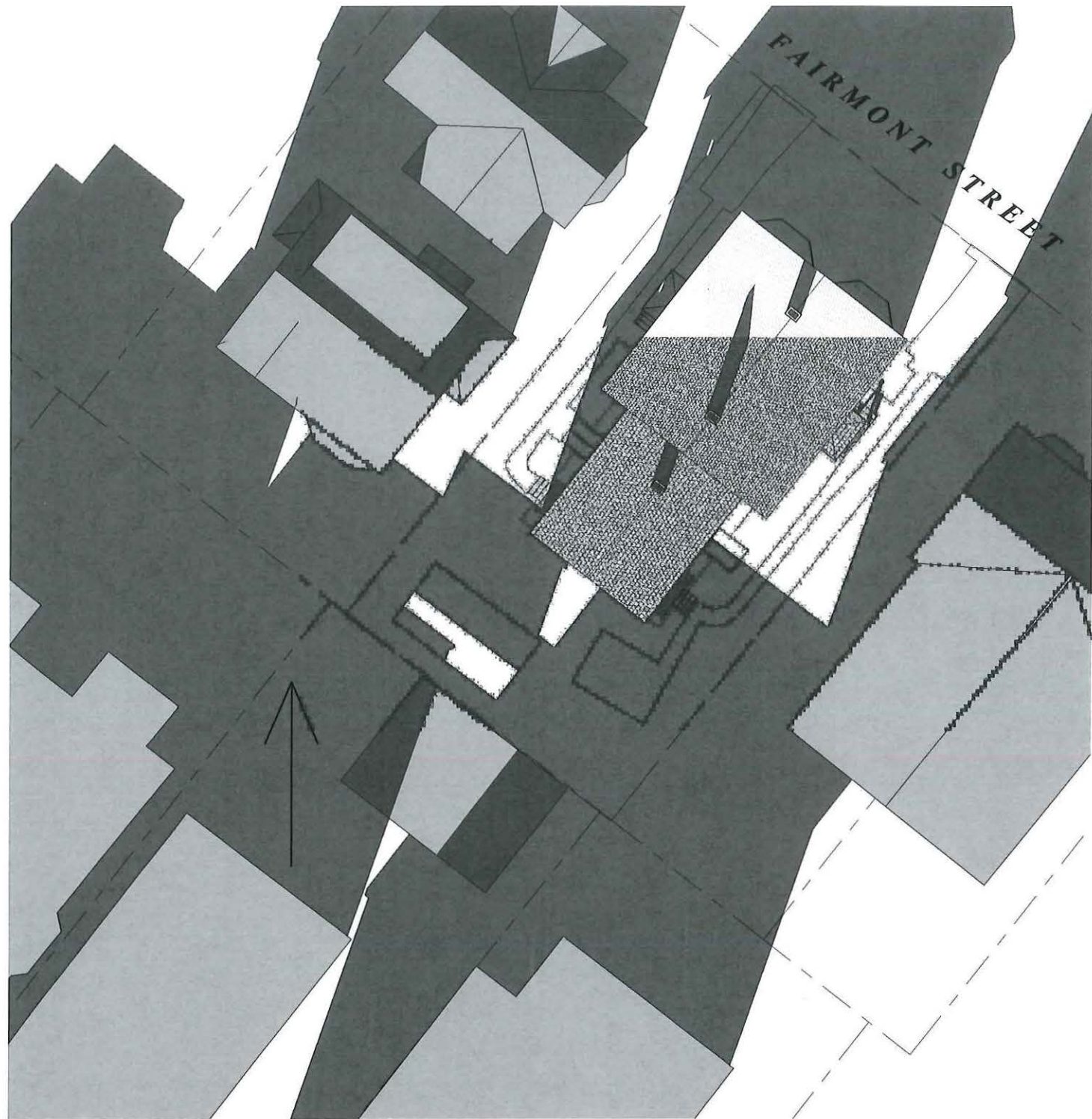
SCALE

AS NOTED

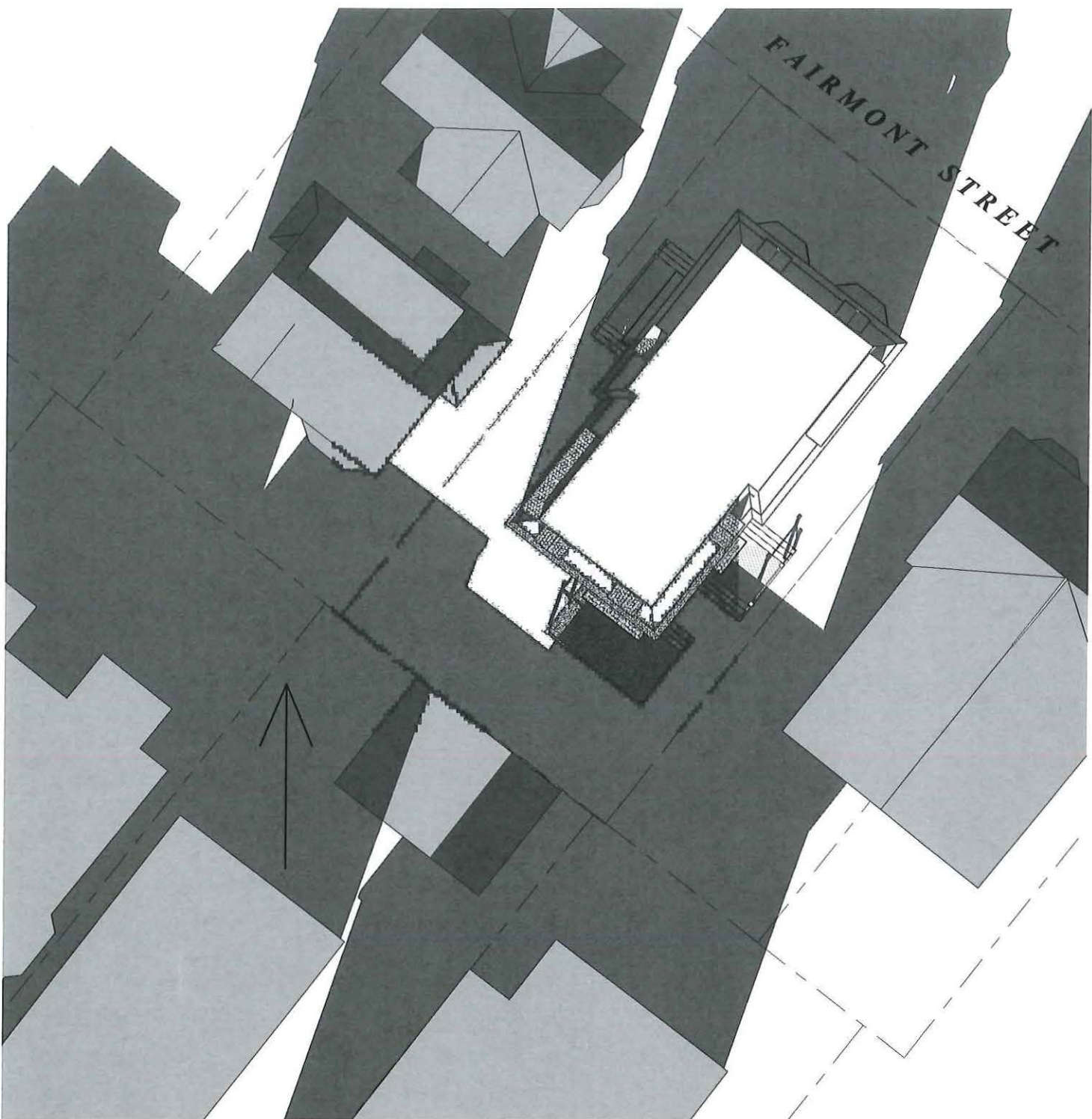
DRAWING

S-9





① 8- WINTER SOLSTICE 1 PM EXTG
3/64" = 1'-0"

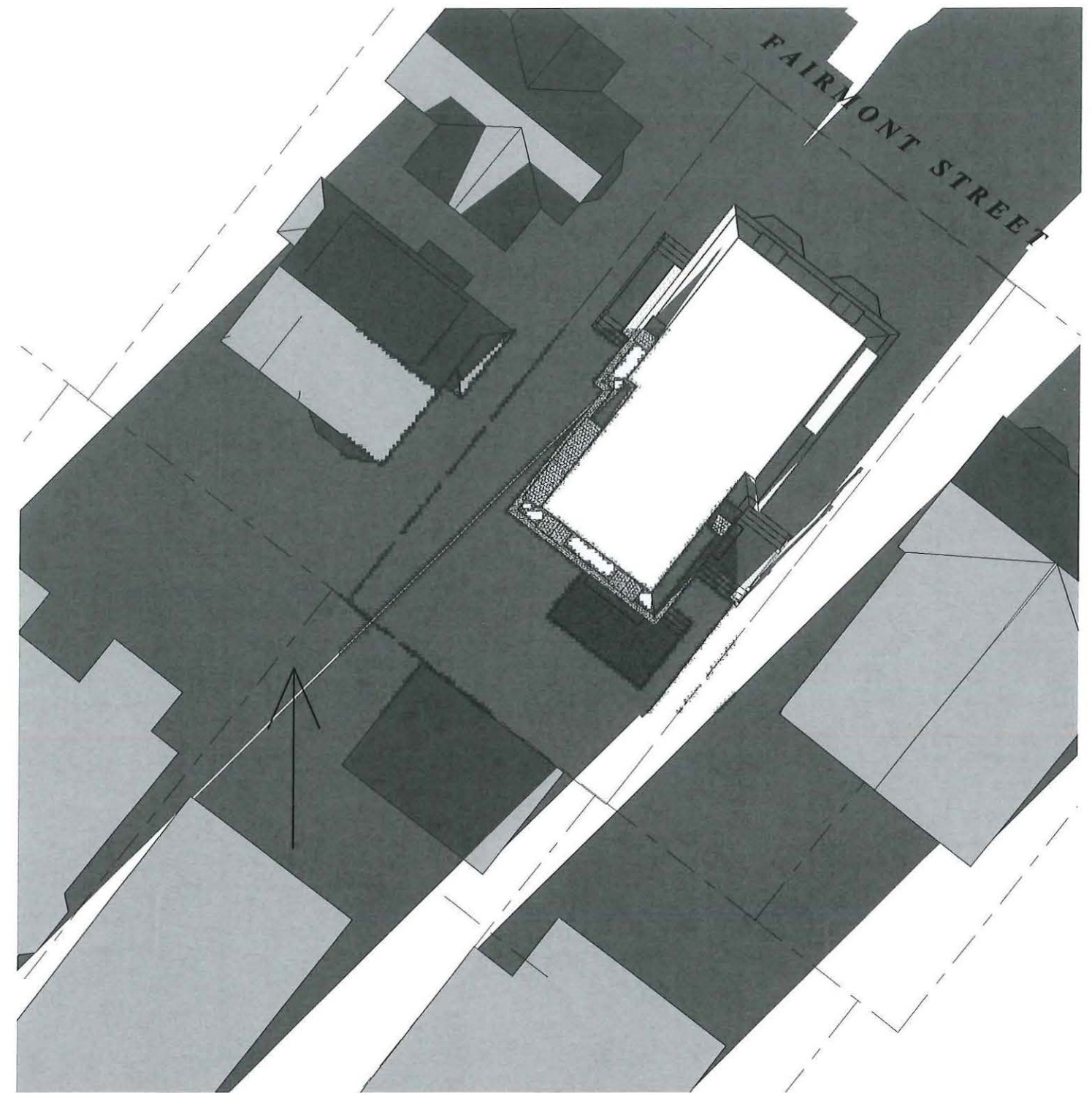


② 8- WINTER SOLSTICE 1 PM PROP
3/64" = 1'-0"

<div data-bbox="31 1800 357 1951" data-label="Image"> </div> <div data-bbox="357 1780 761 1961" data-label="Text"> <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> </div>	<div data-bbox="761 1780 1025 1961" data-label="Text"> <p>DATE 3/22/2023</p> </div>	<div data-bbox="1025 1780 1982 1961" data-label="Text"> <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> </div>	<div data-bbox="1982 1780 2362 1961" data-label="Text"> <p>TITLE WINTER SOLSTICE DEC. 21st 1 PM</p> </div>	<div data-bbox="2362 1780 2616 1961" data-label="Text"> <p>SCALE AS NOTED</p> </div>	<div data-bbox="2616 1780 3055 1961" data-label="Text"> <p>DRAWING S-10</p> </div>
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① 9- WINTER SOLSTICE 3 PM EXTG
3/64" = 1'-0"



② 9- WINTER SOLSTICE 3 PM PROP
3/64" = 1'-0"

ARCHITECT

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TITLE

**WINTER SOLSTICE
DEC. 21st 3 PM**

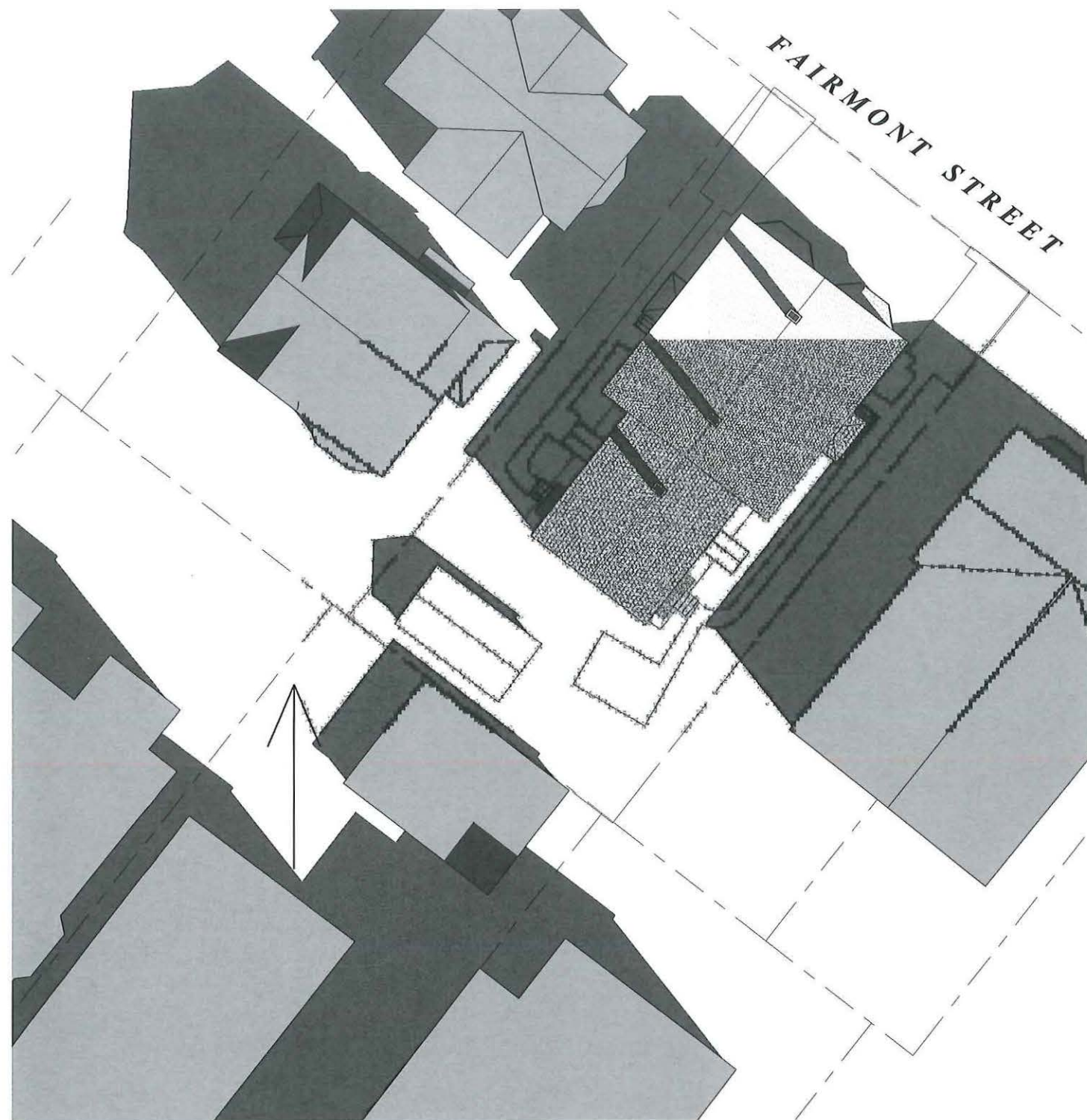
SCALE

AS NOTED

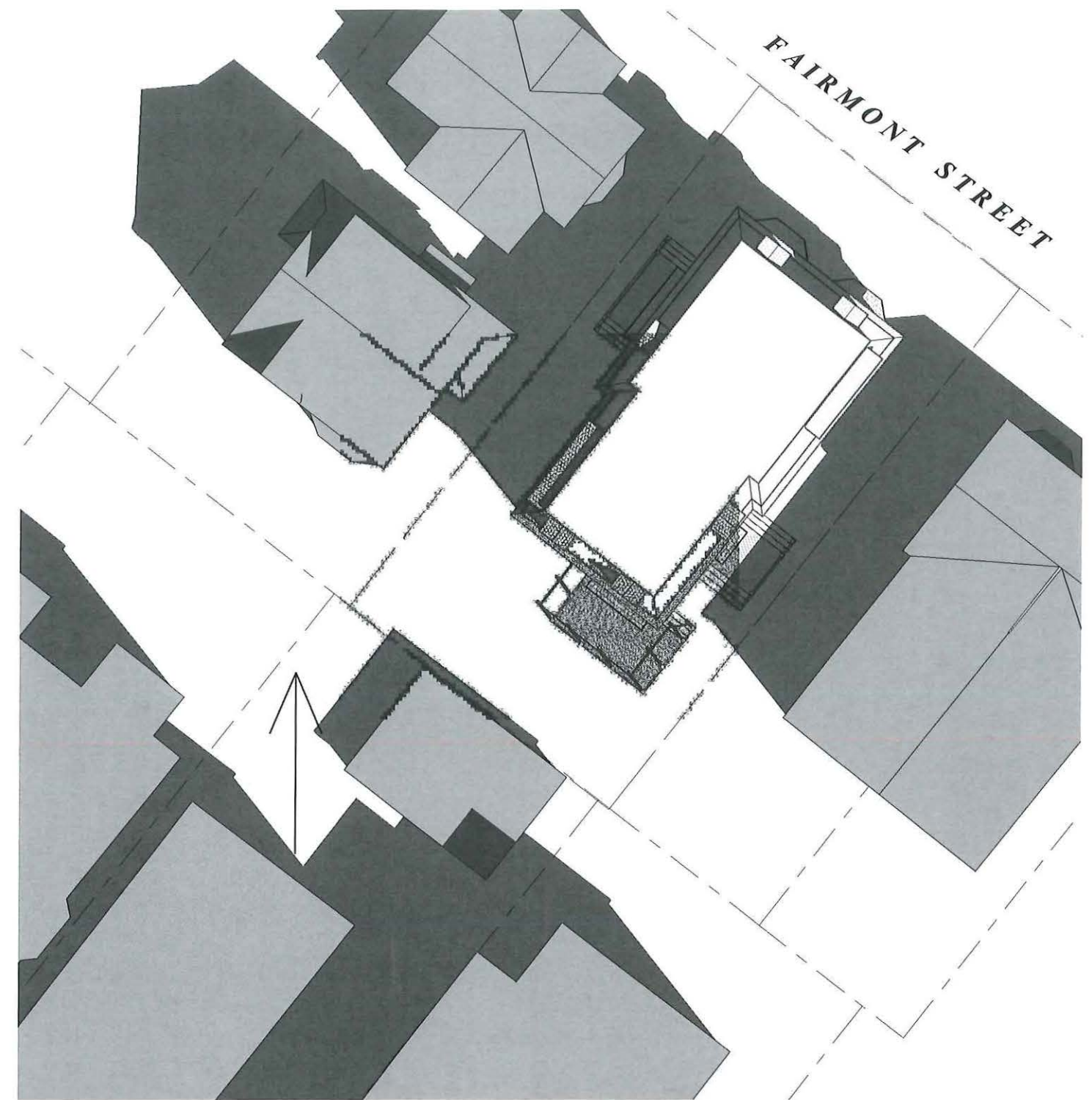
DRAWING

S-11





① 10 - SPRING EQUINOX 10 AM EXTG
3/64" = 1'-0"



② 10 - SPRING EQUINOX 10 AM PROP
3/64" = 1'-0"

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PROJECT

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Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 10 AM**

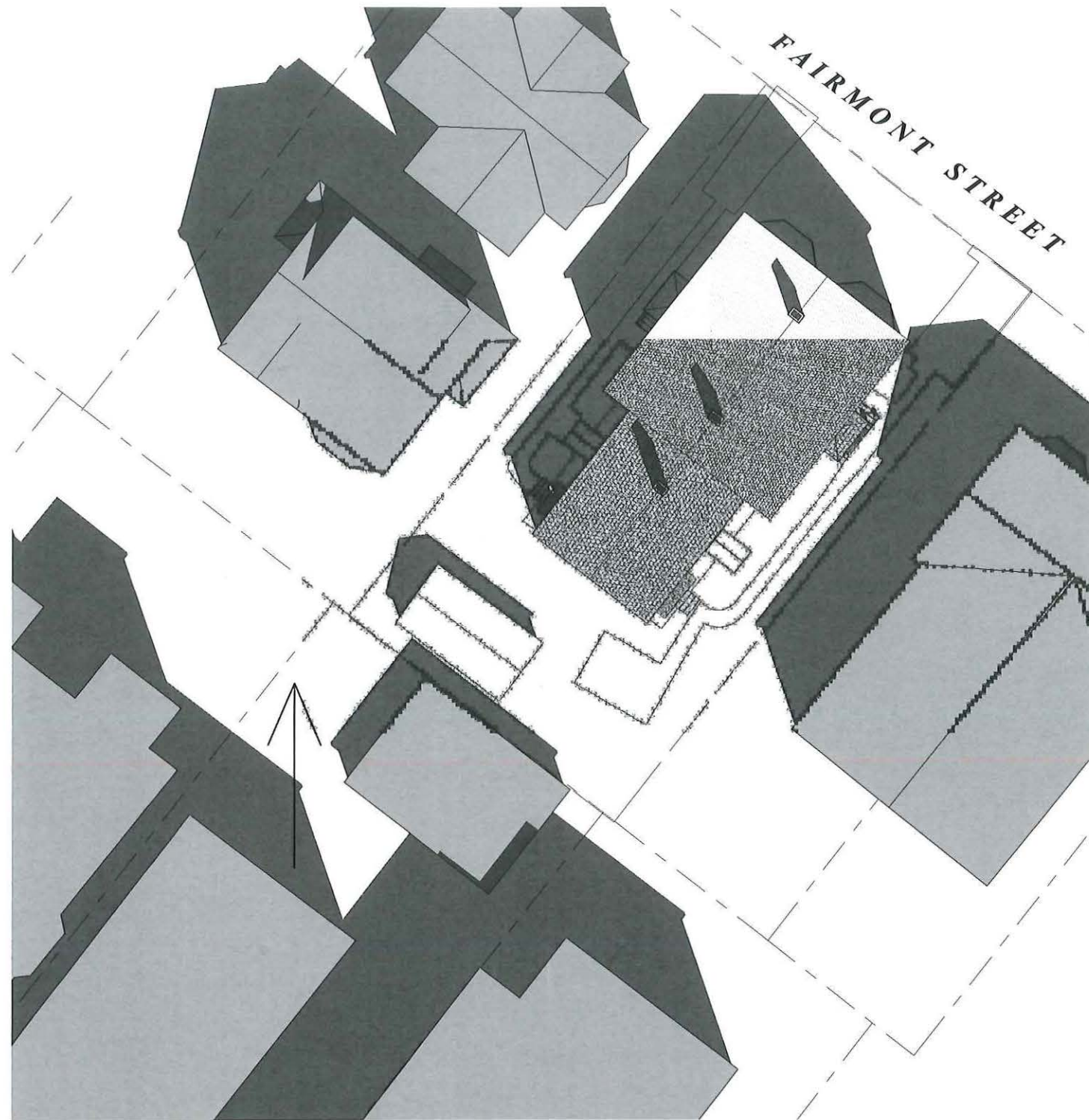
SCALE

AS NOTED

DRAWING

S-12





① 10 - SPRING EQUINOX 11 AM EXTG
3/64" = 1'-0"



② 10 - SPRING EQUINOX 11 AM PROP
3/64" = 1'-0"

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PROJECT

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TITLE

**SPRING EQUINOX
MARCH 21st 11 AM**

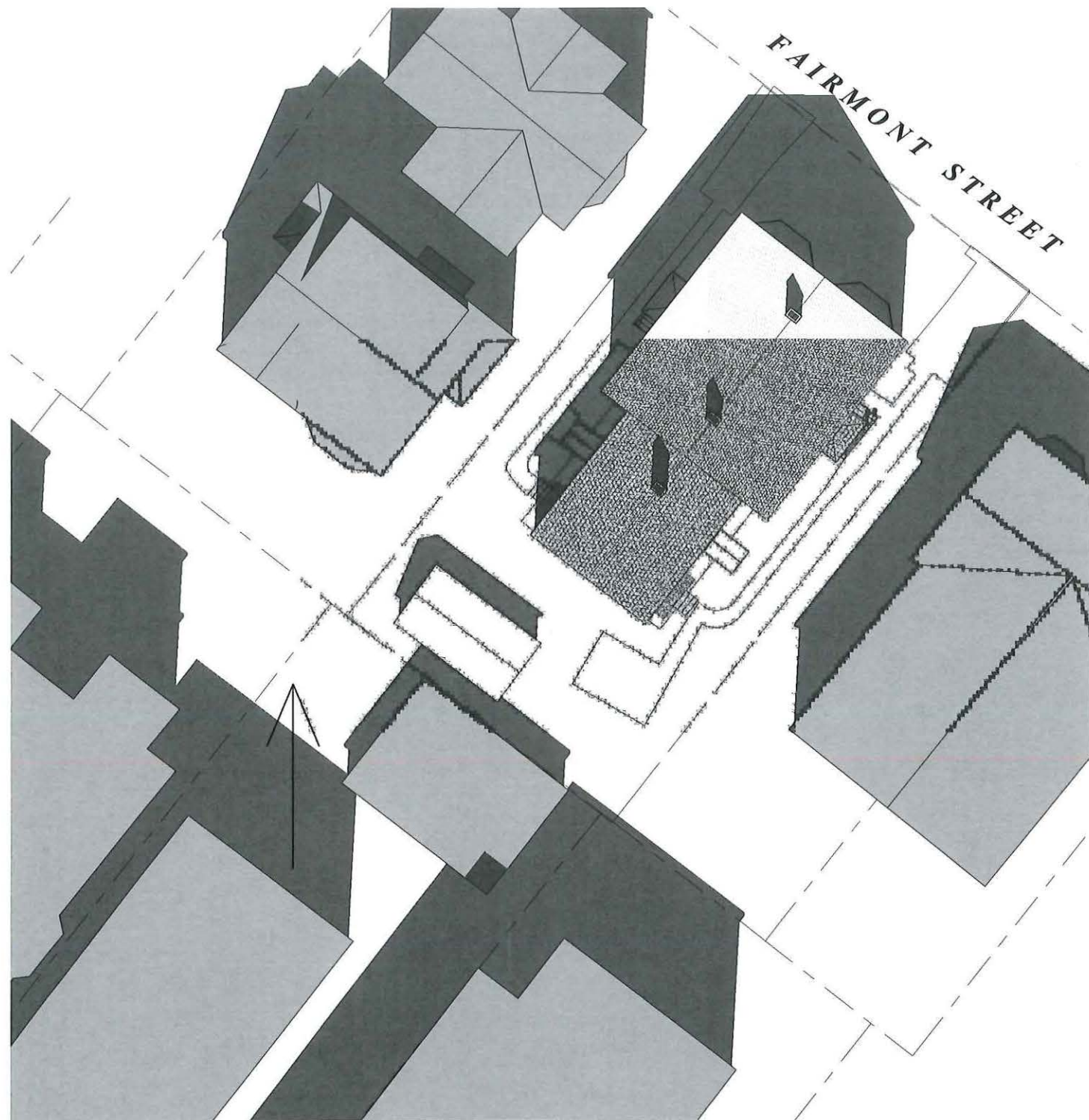
SCALE

AS NOTED

DRAWING

S-13





① 10 - SPRING EQUINOX NOON EXTG
3/64" = 1'-0"



② 10 - SPRING EQUINOX NOON PROP
3/64" = 1'-0"

ARCHITECT

GCD ARCHITECTS

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CAMBRIDGE, MA 02138
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DATE

03/22/23

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st NOON**

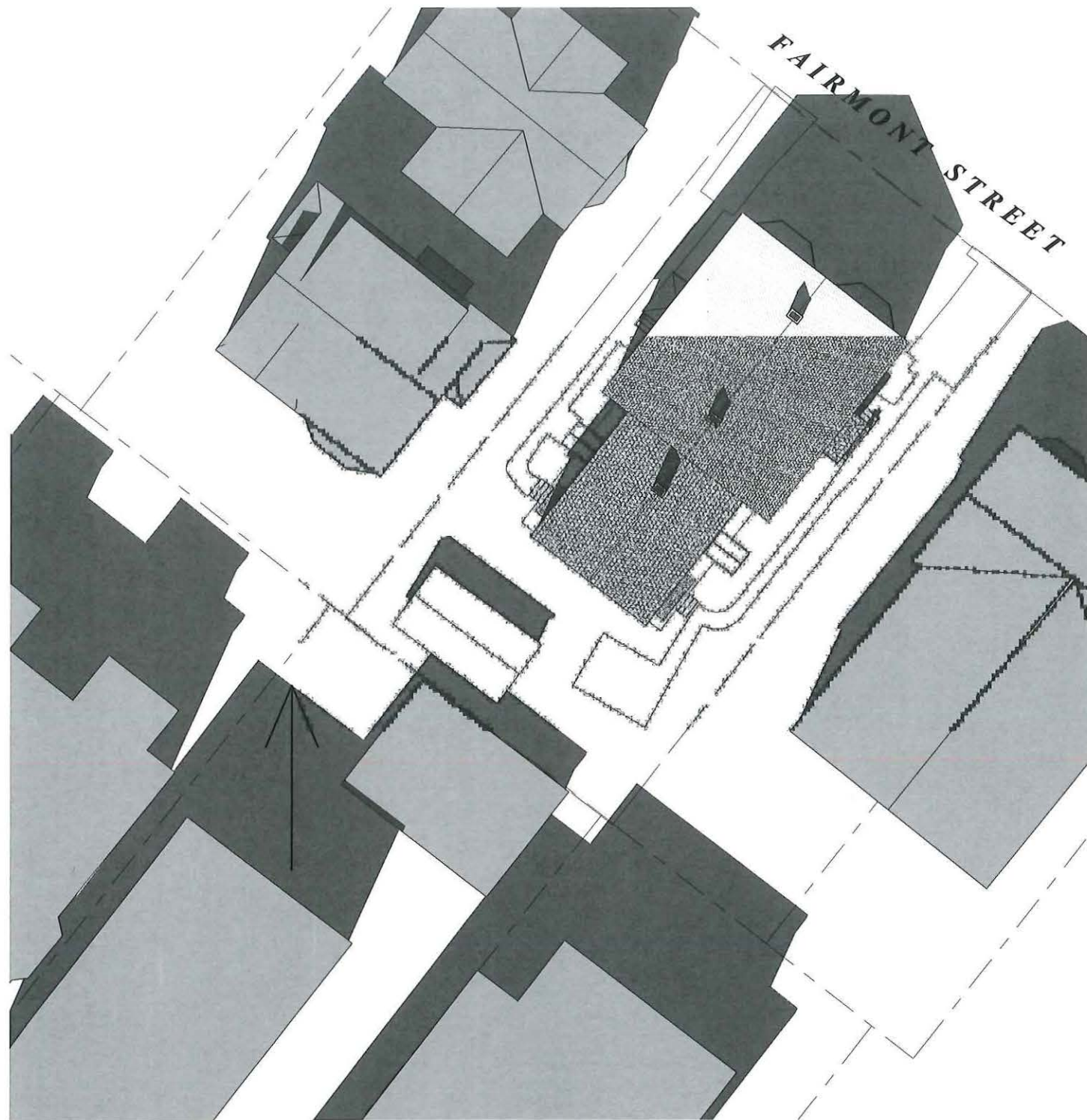
SCALE

AS NOTED

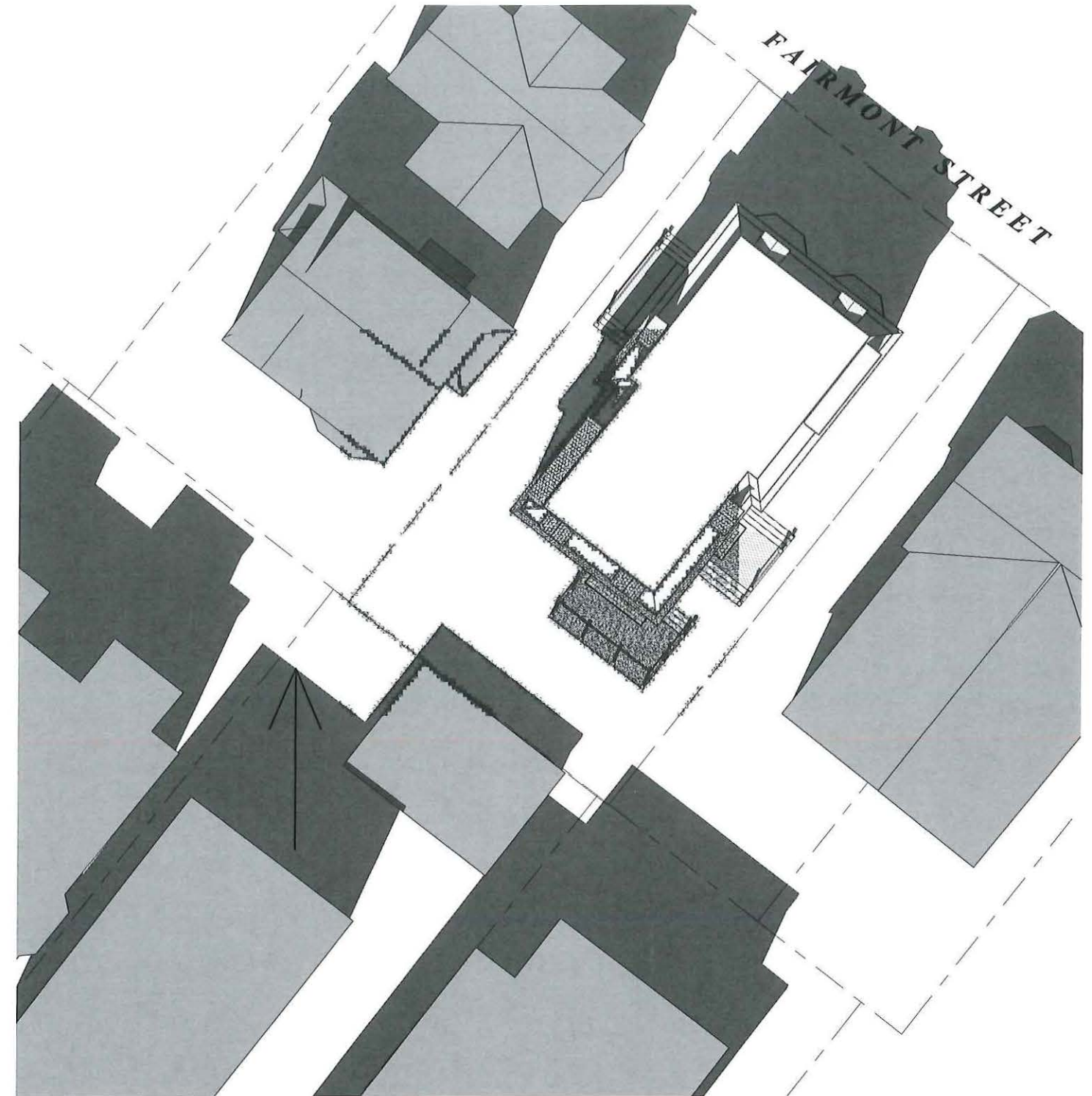
DRAWING

S-14





① 11 - SPRING EQUINOX 1 PM EXTG
3/64" = 1'-0"



② 11 - SPRING EQUINOX 1 PM PROP
3/64" = 1'-0"

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PROJECT

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Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 1 PM**

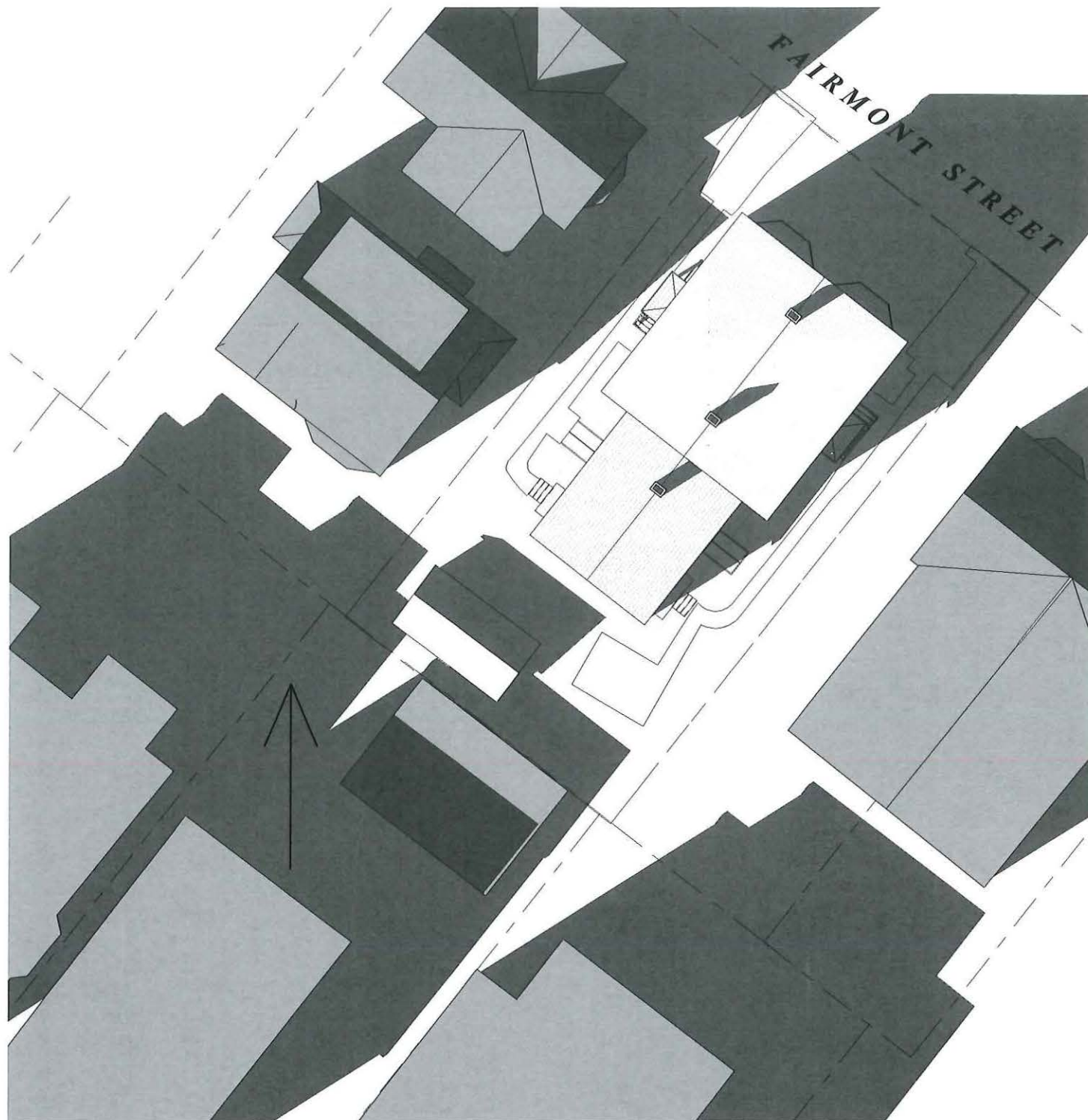
SCALE

AS NOTED

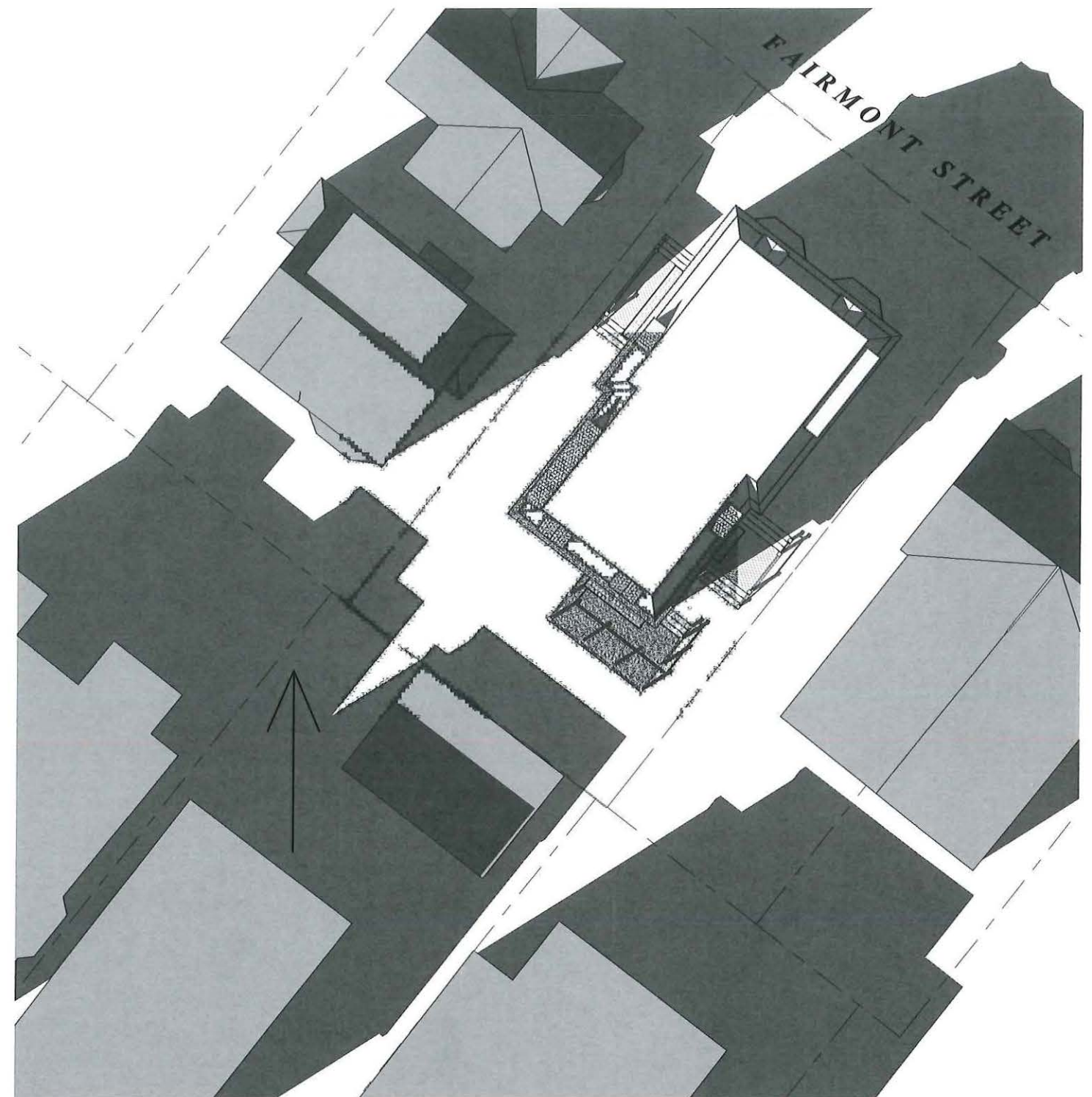
DRAWING

S-15





① 12 - SPRING EQUINOX 3 PM EXTG
3/64" = 1'-0"



② 12 - SPRING EQUINOX 3 PM PROP
3/64" = 1'-0"

ARCHITECT

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Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 3 PM**

SCALE

AS NOTED

DRAWING

S-16



- SPECIAL PERMIT REQUIRED:**
- 1. NEW WINDOW OPENINGS & ENTRY CANOPY ADDITIONS ON LEFT AND RIGHT SIDES PER EXISTING NON-CONFORMING SETBACKS
 - 2. WIDEN EXISTING REAR SECTION WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
 - 3. INCREASE EXISTING NONCONFORMING FAR FROM .70 TO .92 (.60 MAX ALLOWABLE)
 - 4. NEW MANSARD ROOF ADDITION WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
 - 5. INCREASE EXISTING NON CONFORMING STRUCTURE BETWEEN 10%-25% OF EXISTING STRUCTURE AS OF 1940.



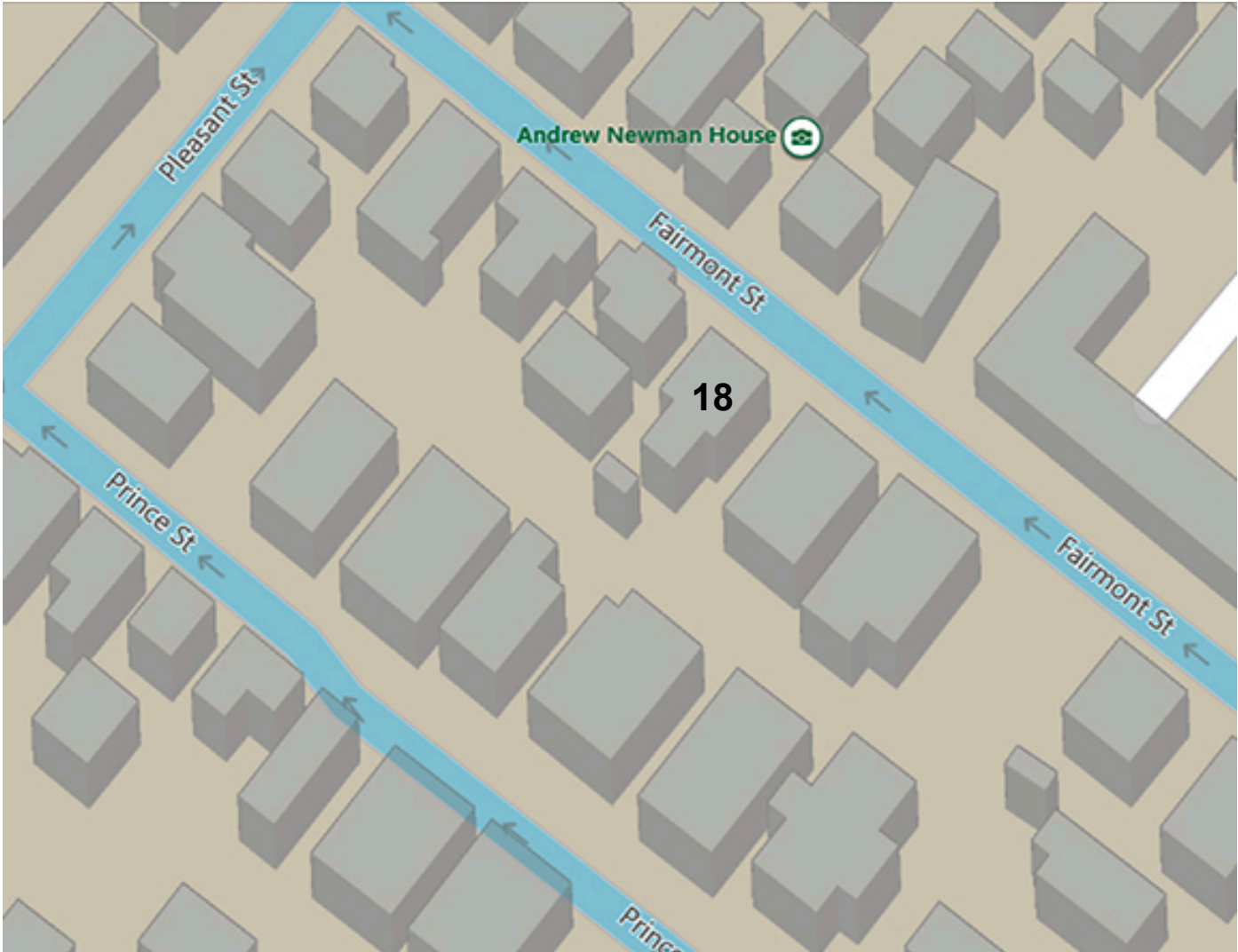
EXISTING STREET VIEW

PROPOSED RENOVATIONS AND ADDITIONS
18-20 Fairmont Street
Cambridge, MA



PROPOSED STREET VIEW


	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	2/24/2023	18-20 Fairmont Street Cambridge, MA	Title Sheet		C01

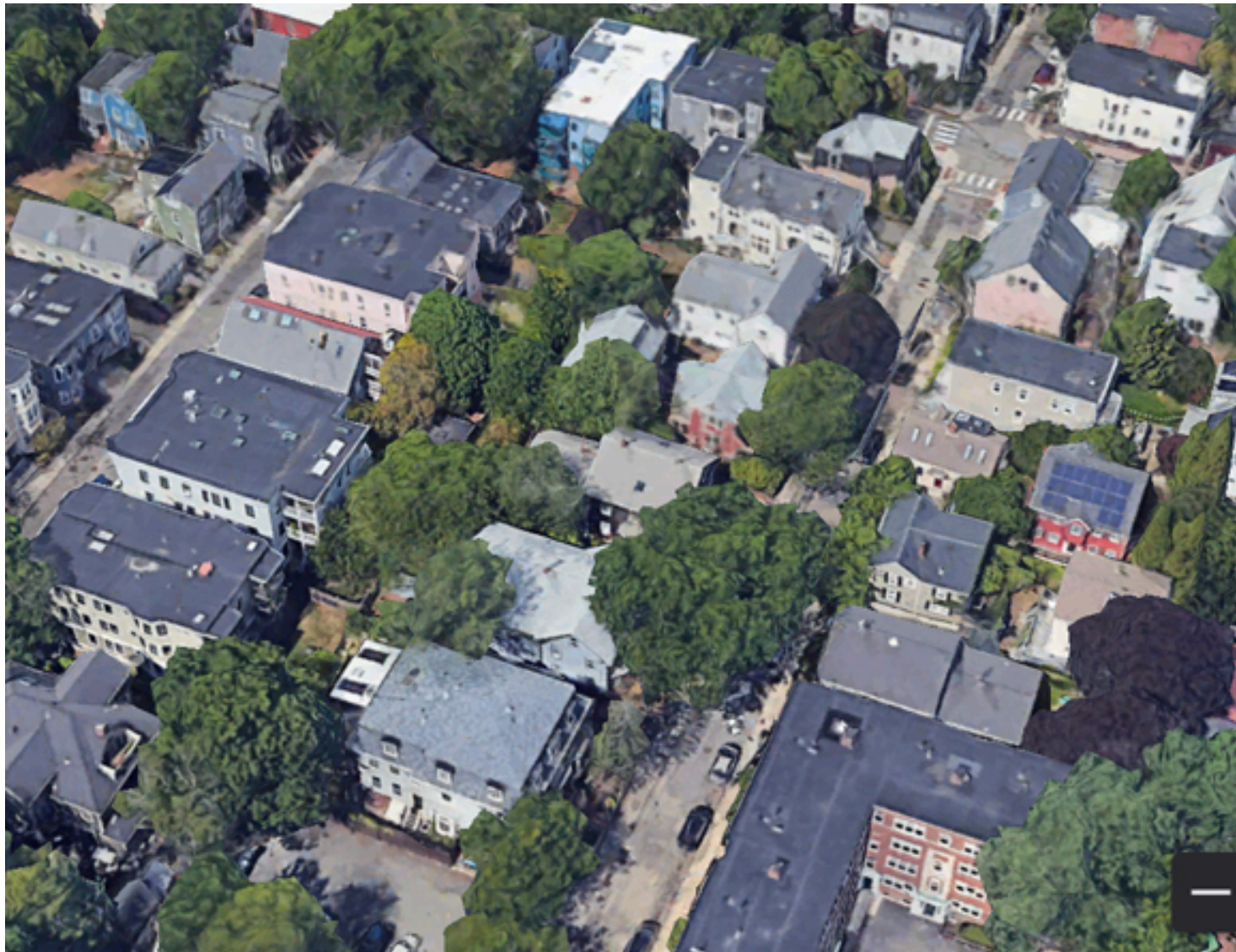


LOCUS MAP



STREET VIEW 18-20 FAIRMONT STREET


	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	02/09/23	18-20 Fairmont Street Cambridge, MA	PHOTOS / CONTEXT		0.1



SATELLITE VIEW



STREET VIEW 18-20 FAIRMONT STREET

<div data-bbox="65 1802 372 1951">  </div> <div data-bbox="388 1780 677 1951"> <p>ARCHITECT</p> <p>GCD ARCHITECTS</p> <p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> </div>	<div data-bbox="786 1780 932 1870"> <p>DATE</p> <p>02/09/23</p> </div>	<div data-bbox="1053 1780 1538 1941"> <p>PROJECT</p> <p>18-20 Fairmont Street</p> <p>Cambridge, MA</p> </div>	<div data-bbox="2010 1780 2343 1884"> <p>TITLE</p> <p>PHOTOS / CONTEXT</p> </div>	<div data-bbox="2390 1780 2592 1870"> <p>SCALE</p> <p>3/32" = 1'-0"</p> </div>	<div data-bbox="2644 1780 2787 1901"> <p>DRAWING</p> <p>0.2</p> </div>
--	--	---	--	---	---

Dimension Regulation - ZONE RESIDENCE C				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	0.74	0.92	0.60	EXISTING NON CONFORMING
MIN. LOT SIZE	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	YES
MIN. LOT AREA PER DWELLING UNIT	1,800 sq. ft.	-	-	-
MIN. LOT WIDTH	50'	50'	50'	YES
MIN. FRONT SETBACK	30' - CENTER L. 15' - STREET L.	30' - CENTER L. 15' - STREET L.	(H+L)/4 MIN.10'	YES
MIN. LEFT SIDE SETBACK	10.4'	10.4'	(H+L)/5 MIN. 7'-6" SUM OF 20' (32.4'+55.4' / 5)= 17.56'	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	9.9'	9.9'	(H+L)/5 MIN. 7'-6" SUM OF 20' (32.4'+55.4' / 5)= 17.56'	EXISTING NON CONFORMING
MIN. REAR SETBACK	26.8'	26.8'	20'	YES
MAXIMUM HEIGHT	32.4'	32.4	35'	YES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	34%	40%	36%	YES

NOTE: REFER TO PLOT PLAN BY NOLAN AND ASSOCIATES FOR ALL SETBACK MEASUREMENTS, BUILDING HEIGHT AND OPEN SPACE

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Cambridge, MA

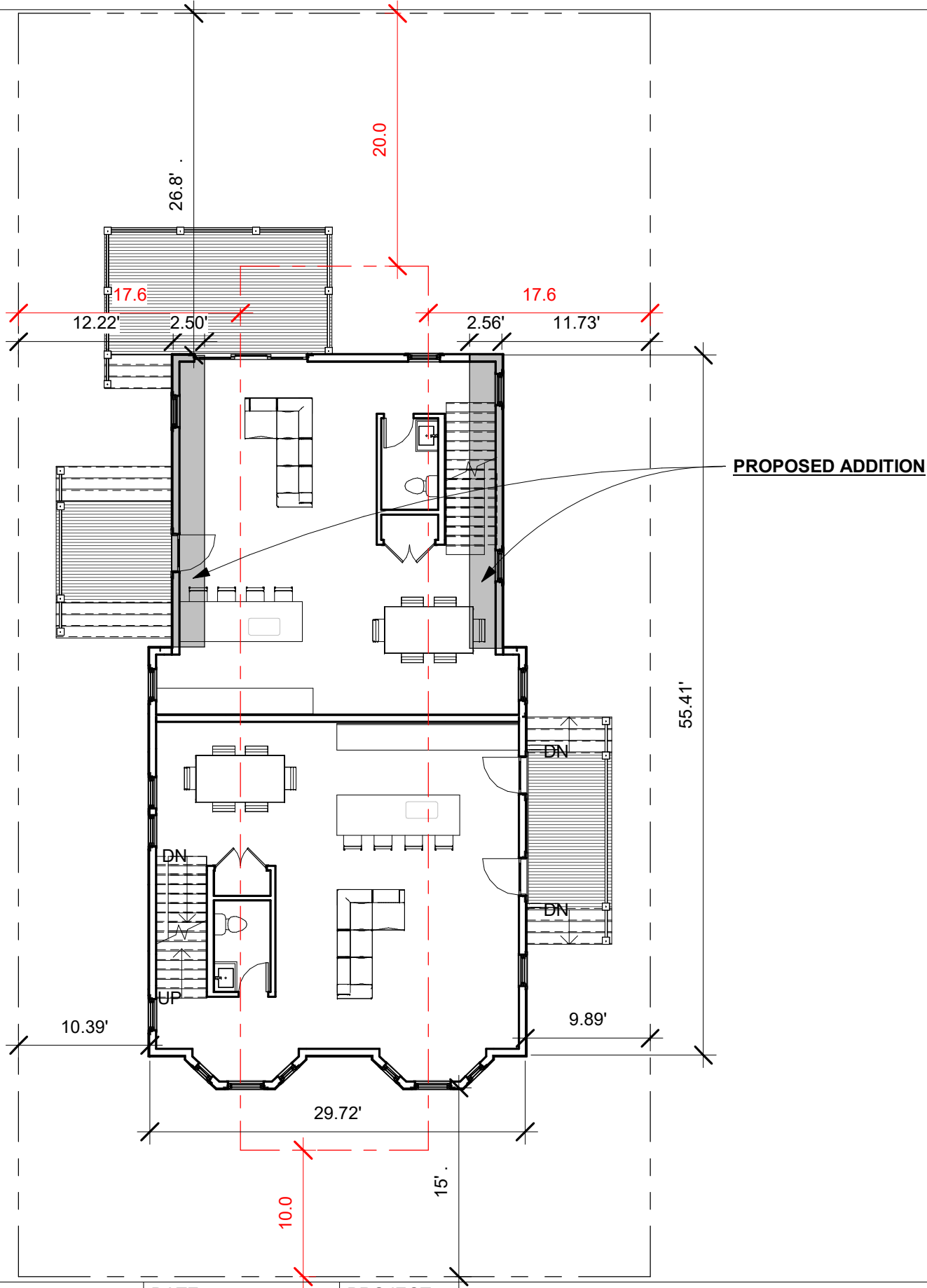
TITLE

Zoning Analysis

SCALE

DRAWING

Z.1



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PROJECT

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Cambridge, MA

TITLE

**Zoning - Setback
plan**

SCALE

3/32" = 1'-0"

DRAWING

Z.2

N/F
FALK FEIGENBERG
K 54865 PAGE 151

EXTG. PATIO TO BE
DEMOLISHED

EXISTING
STEPS &
LANDING

EXISTING
WALKWAY

EXISTING
WOODEN
GATE

EXISTING
STEPS &
LANDING

EXISTING
WALKWAY

EXTG. ASPHALT
PARKING TO BE
REMOVED

EXISTING
CHAINLINK
FENCE

PROPERTY ID:
101-94
5,000 S.F.

20.0

20.0

20.0

20.0

20.0

20.0

20.0

20.0

20.0

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20.0

20.0

20.0

18.18'

65.6'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

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20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

20.0'

COVERED PATIO TO
BE DEMOLISHED

EXTG. PATIO TO BE
DEMOLISHED

EXISTING
CHAINLINK
FENCE

EXISTING
STEPS &
LANDING

EXISTING
WALKWAY

EXISTING
STEPS &
LANDING

EXTG. PRIVATE
OPEN SPACE =
1,700 S.F.(34%)

LANDSCAPED
OPEN SPACE

EXTG. ASPHALT
PARKING TO BE
REMOVED

90° 0'0"

N/F
S6 LLC
BOOK 61773 PAC

ARCHITECT

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2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

**Open Space
Analysis**

SCALE

3/32" = 1'-0"

DRAWING

Z.3

27' - 0"

18' - 0"

UNIT 2

UNIT 1

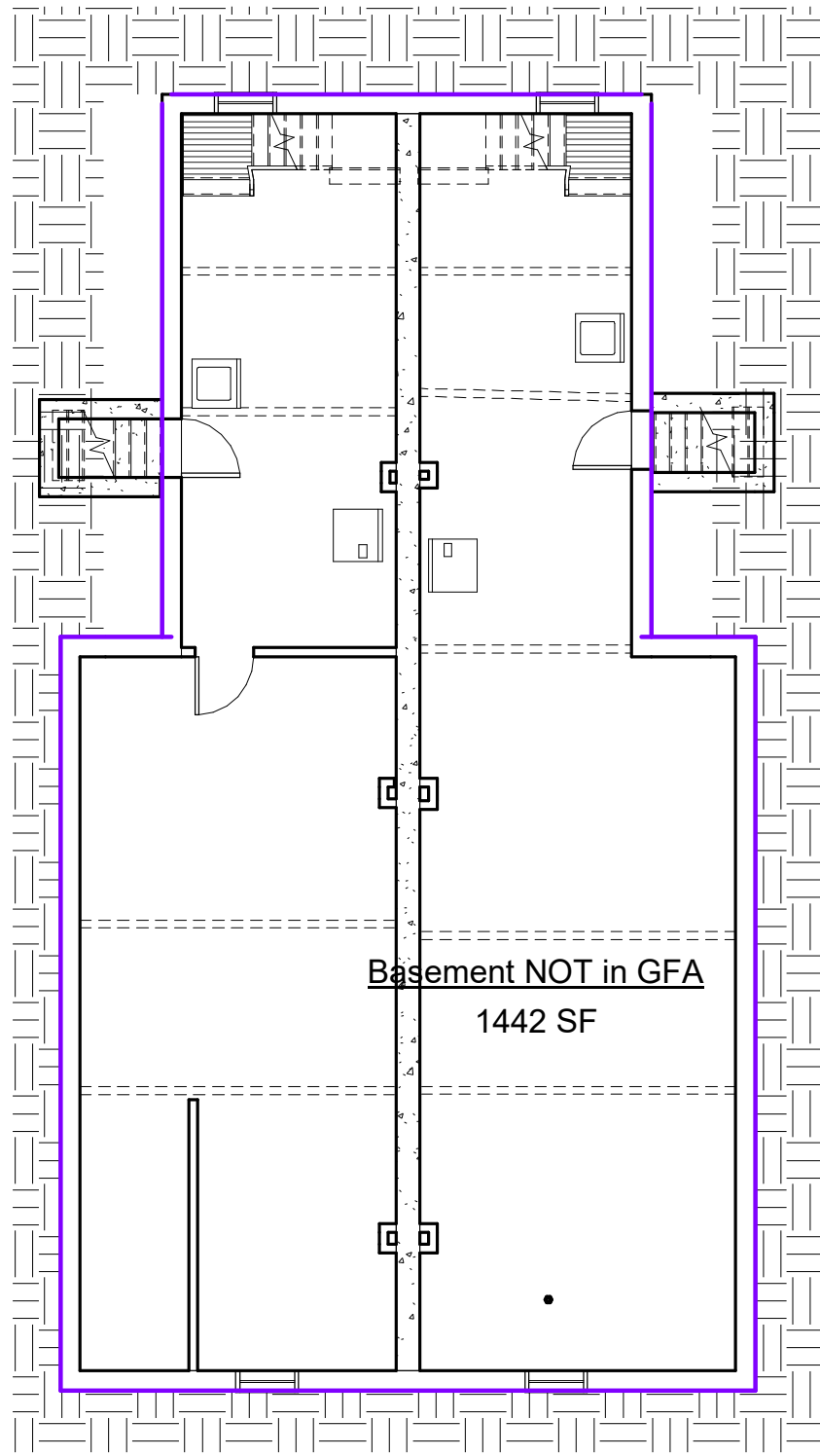
PARKING 1

PARKING 2

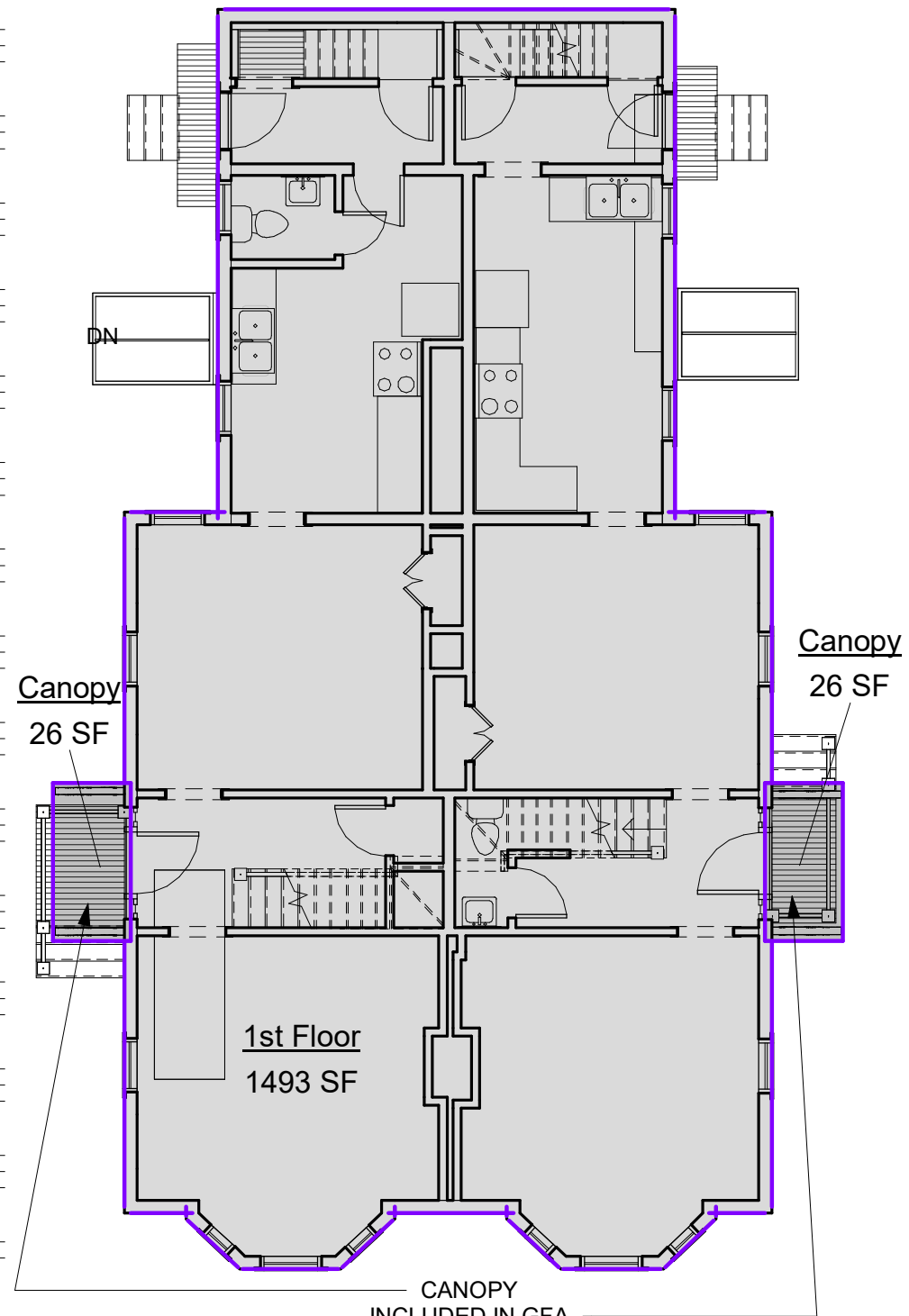
PROP. PRIVATE
OPEN SPACE =
2,044 S.F. (40%)

WALKWAYS

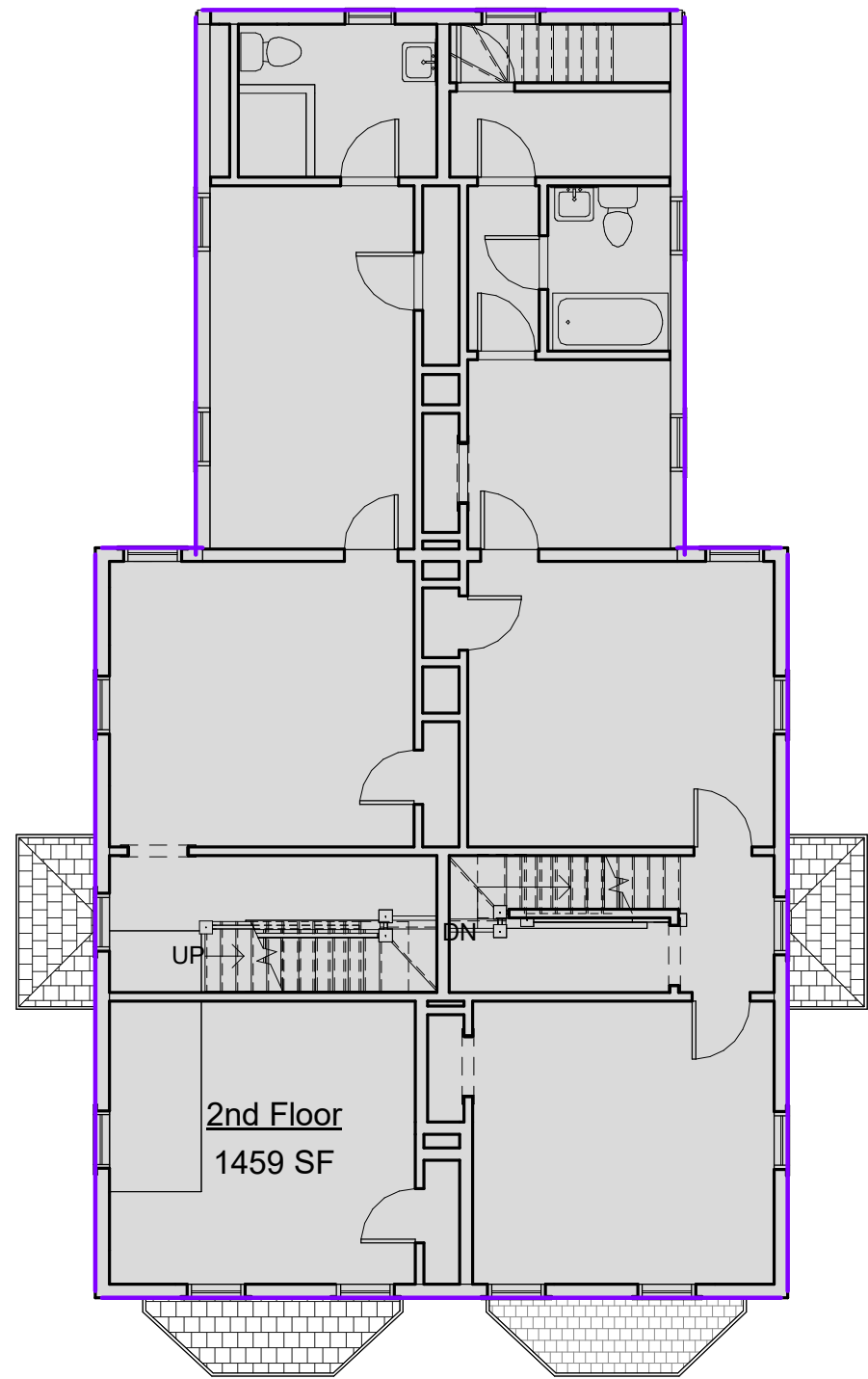
PERMEABLE
PAVERS DRIVEWAY



① **Basement**
1/8" = 1'-0"



② **1st Floor**
1/8" = 1'-0"



③ **2nd Floor**
1/8" = 1'-0"



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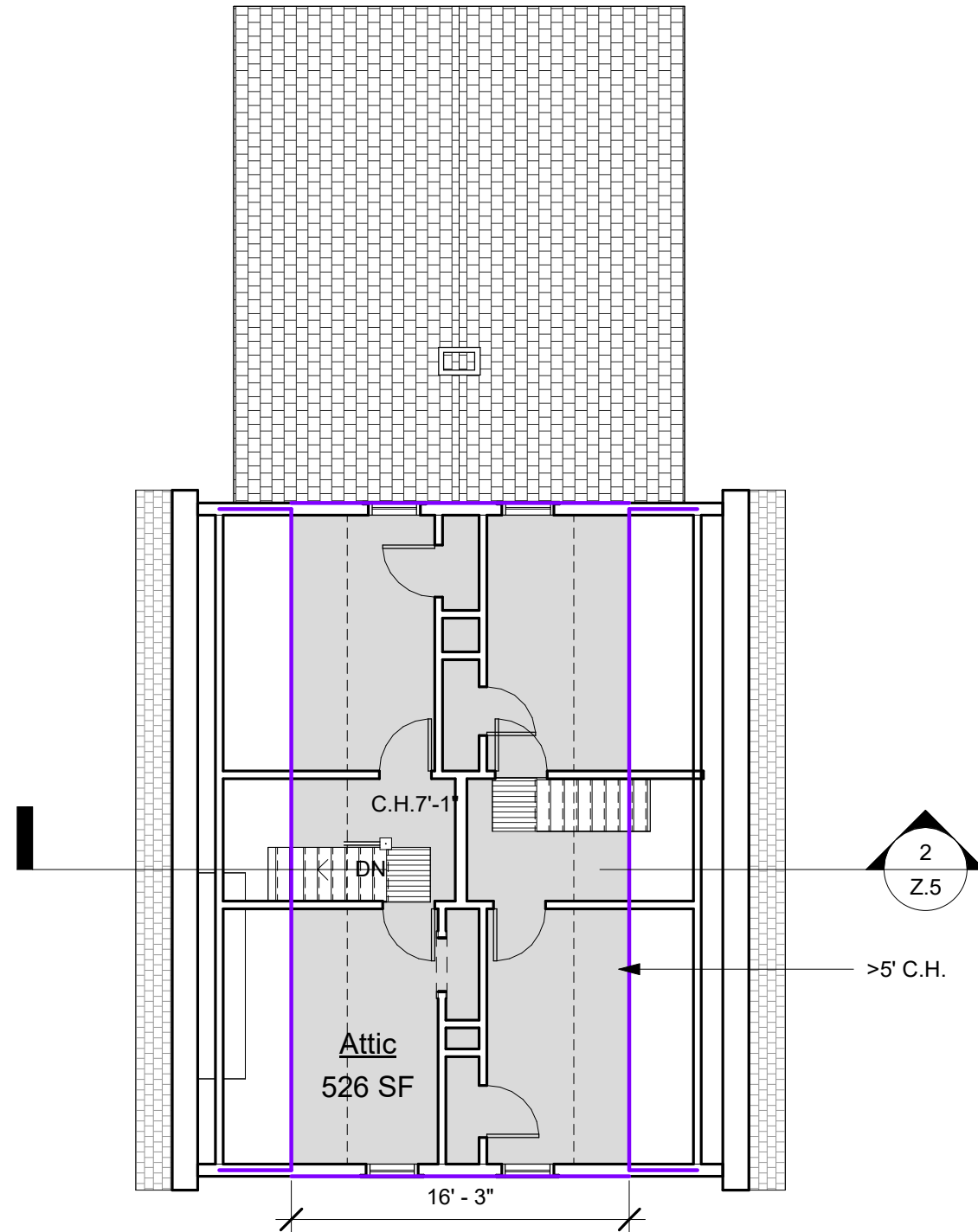
DATE
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Cambridge, MA

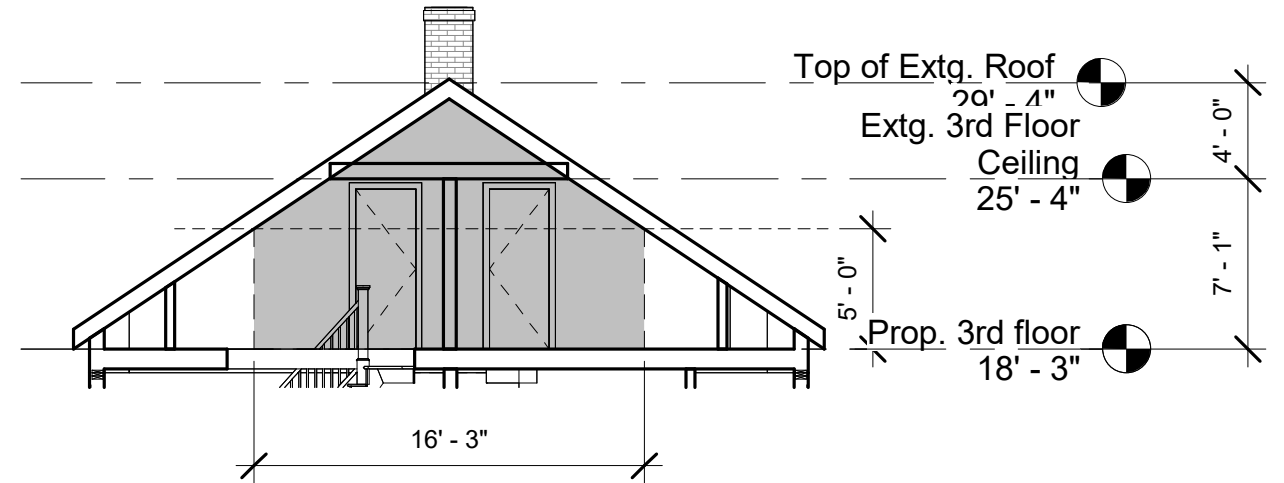
TITLE
**Zoning - EXTG. GFA
& FAR Analysis**

SCALE
1/8" = 1'-0"

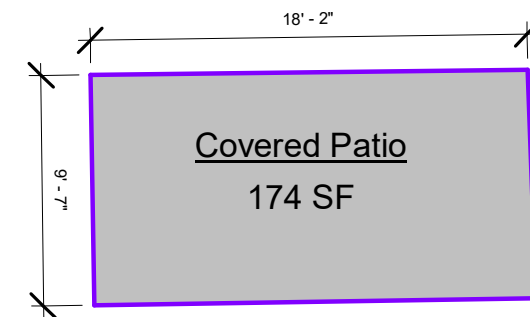
DRAWING
Z.4



① 3rd Floor
1/8" = 1'-0"



② Section GFA
1/8" = 1'-0"



③ Covered Patio
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	1493 SF	5000 SF	0.298563
2nd Floor	1459 SF	5000 SF	0.291772
Attic	526 SF	5000 SF	0.105286
Canopy	26 SF	5000 SF	0.005241
Canopy	26 SF	5000 SF	0.005241
Covered Patio	174 SF	5000 SF	0.034887
	3705 SF		0.74099



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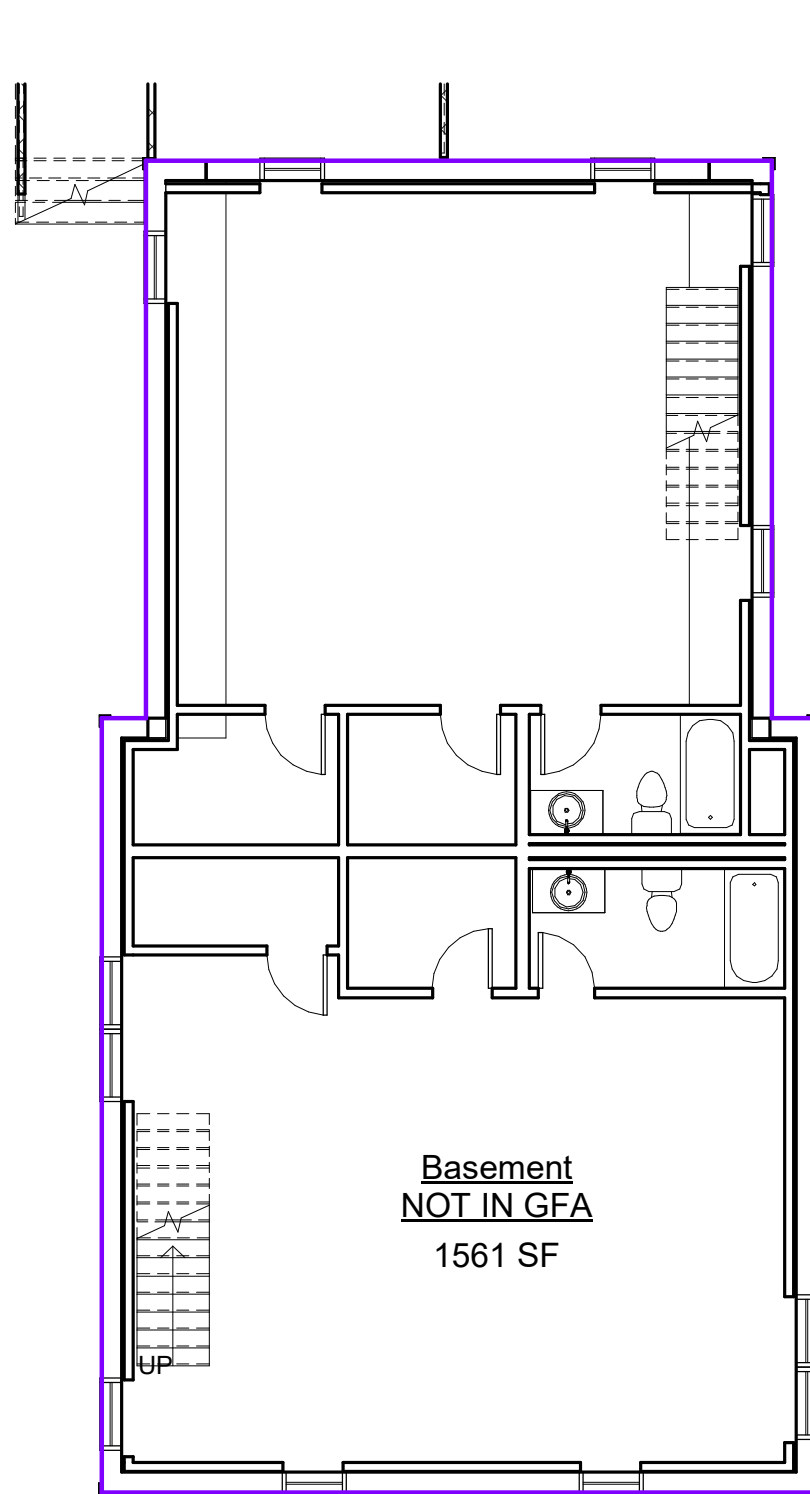
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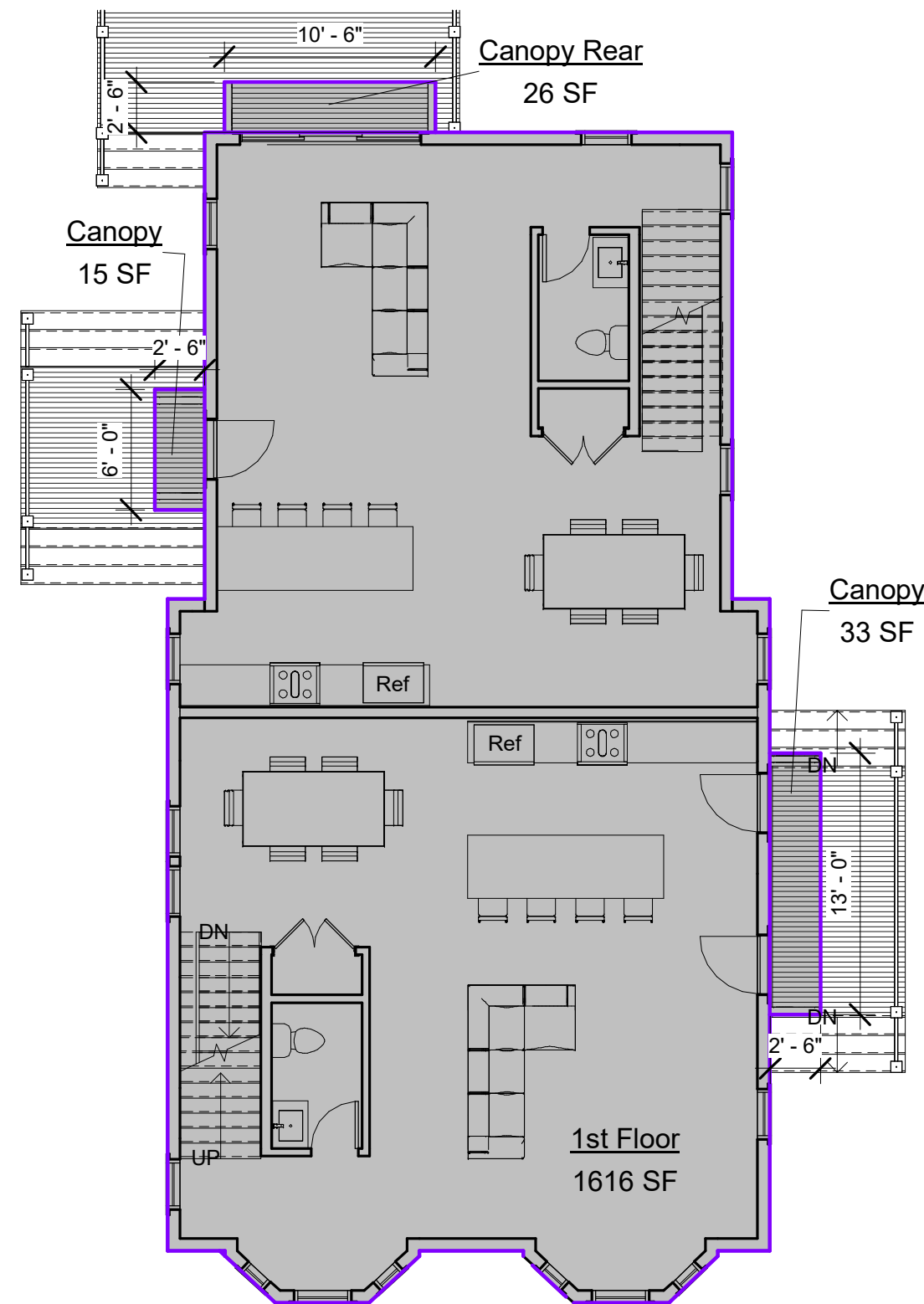
TITLE
**ZONING - EXTG.
GFA - FAR Analysis**

SCALE
1/8" = 1'-0"

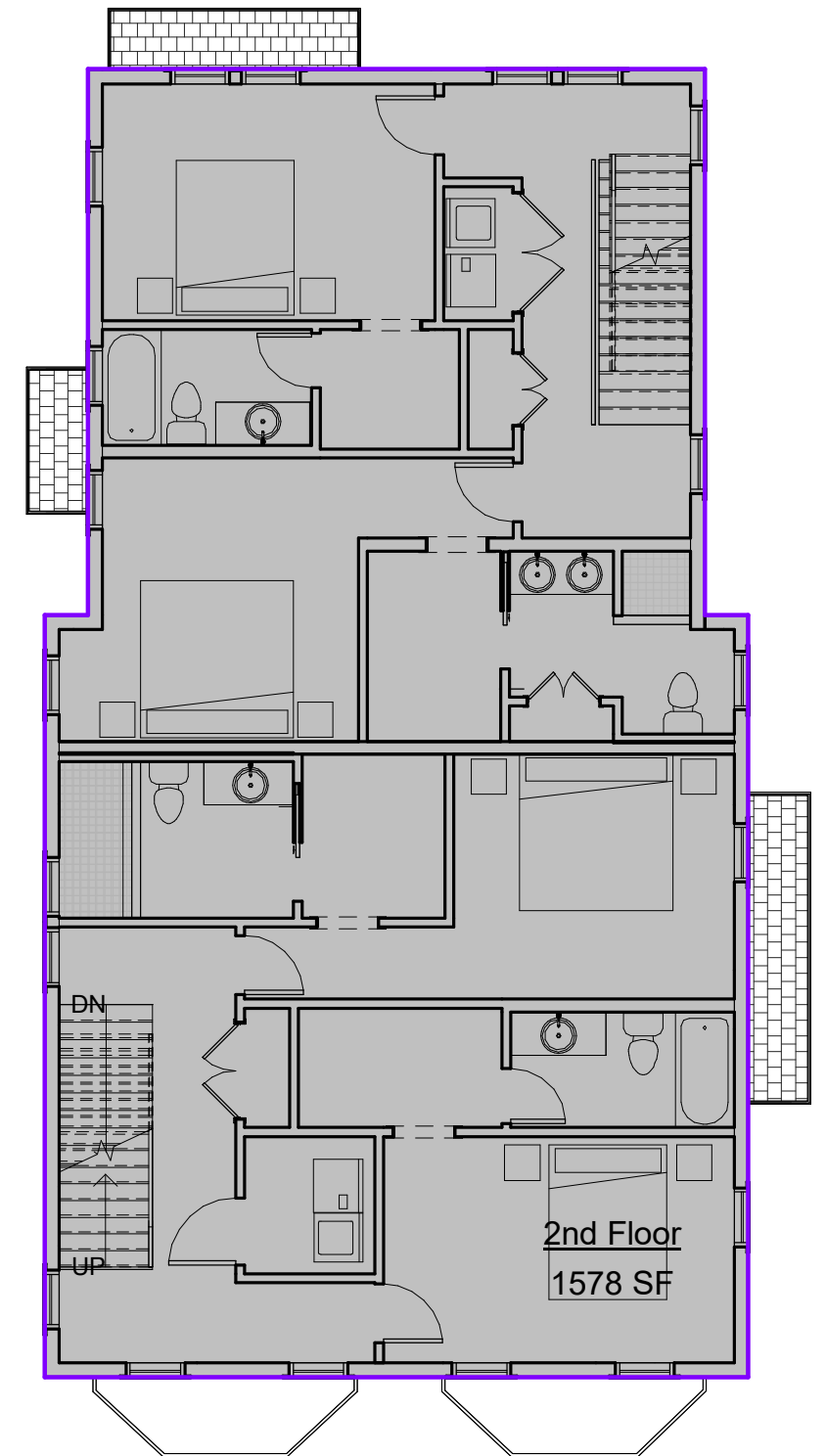
DRAWING
Z.5



① **Basement**
1/8" = 1'-0"



② **1st Floor**
1/8" = 1'-0"



③ **2nd Floor**
1/8" = 1'-0"



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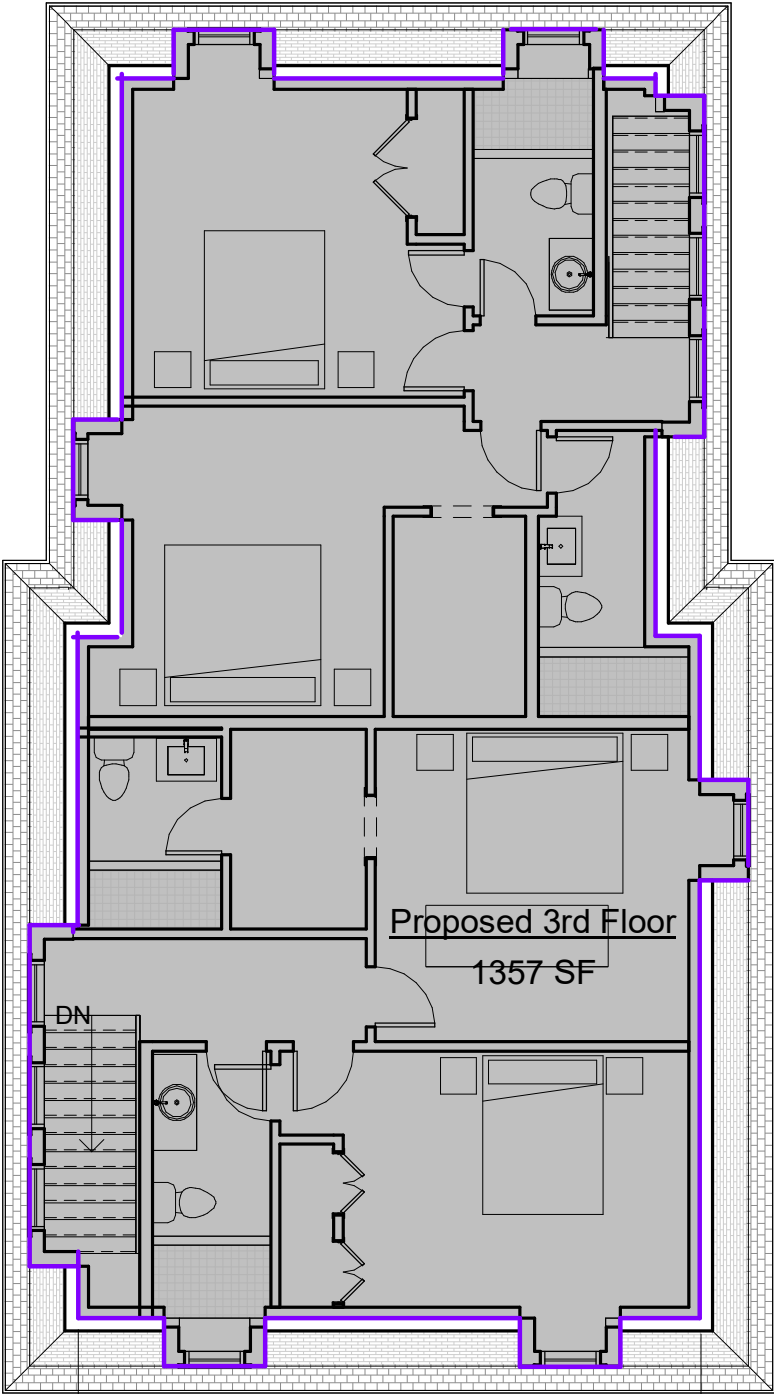
DATE
2/24/2023

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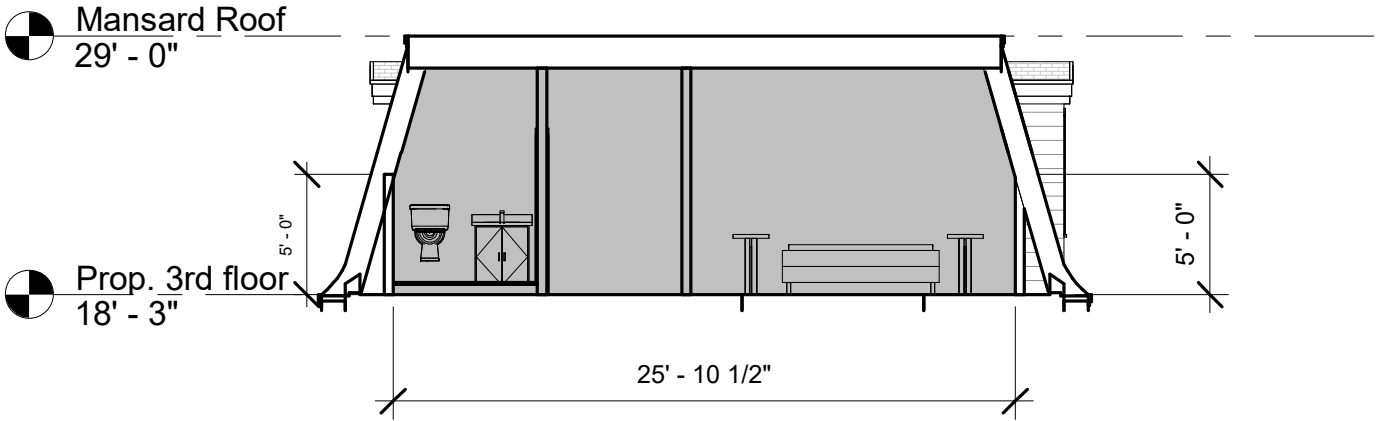
TITLE
**Zoning - PROP. GFA
& FAR Analysis**

SCALE
1/8" = 1'-0"

DRAWING
Z.6



1 3rd Floor
1/8" = 1'-0"



2 Section PROP. GFA
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	1616 SF	5000 SF	0.323197
Proposed 3rd Floor	1357 SF	5000 SF	0.271492
2nd Floor	1578 SF	5000 SF	0.315668
Canopy	15 SF	5000 SF	0.002987
Canopy	33 SF	5000 SF	0.006581
Canopy Rear	26 SF	5000 SF	0.005246
	4626 SF		0.925173



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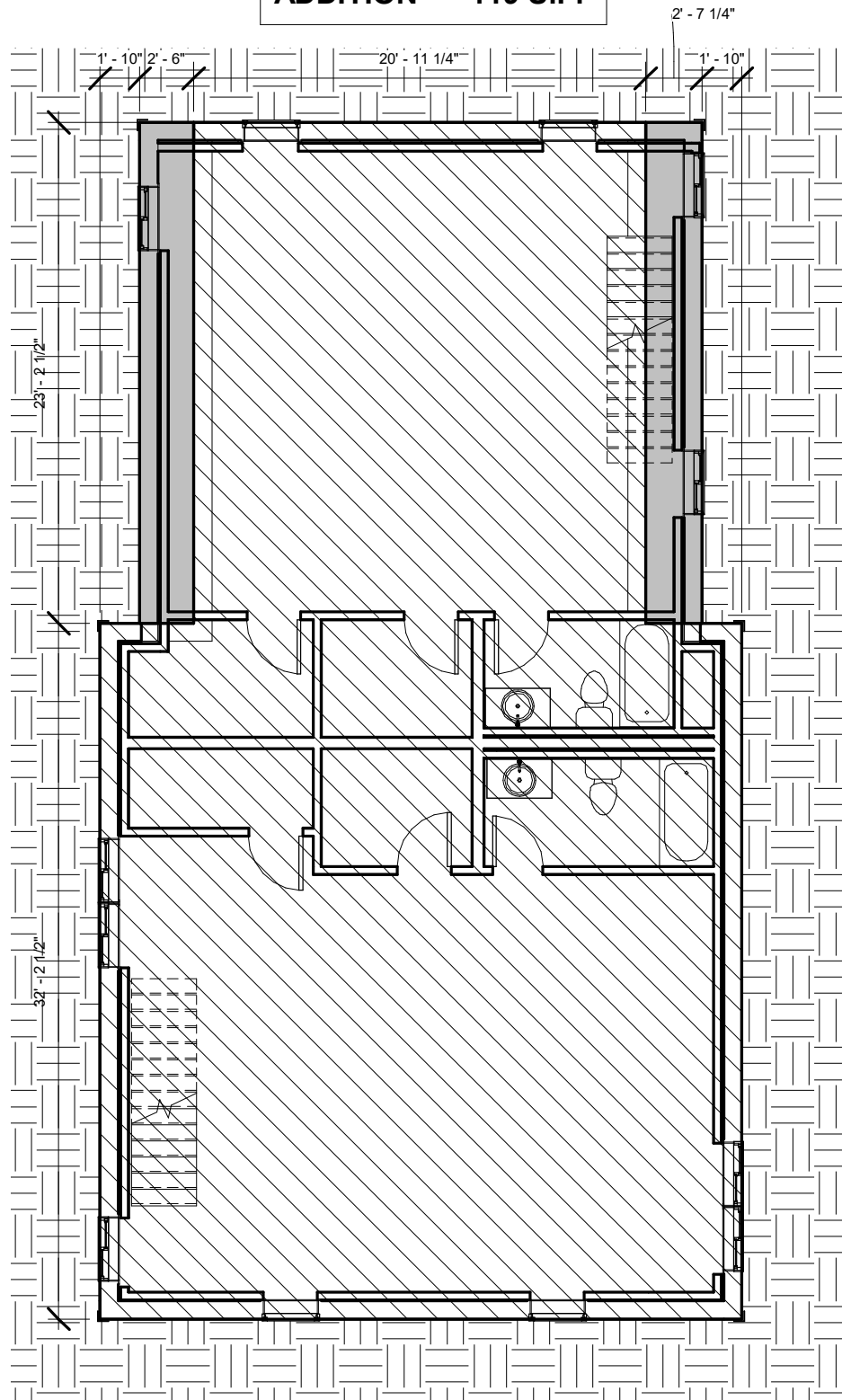
PROJECT
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TITLE
**Zoning - PROP. GFA
& FAR Analysis**

SCALE
1/8" = 1'-0"

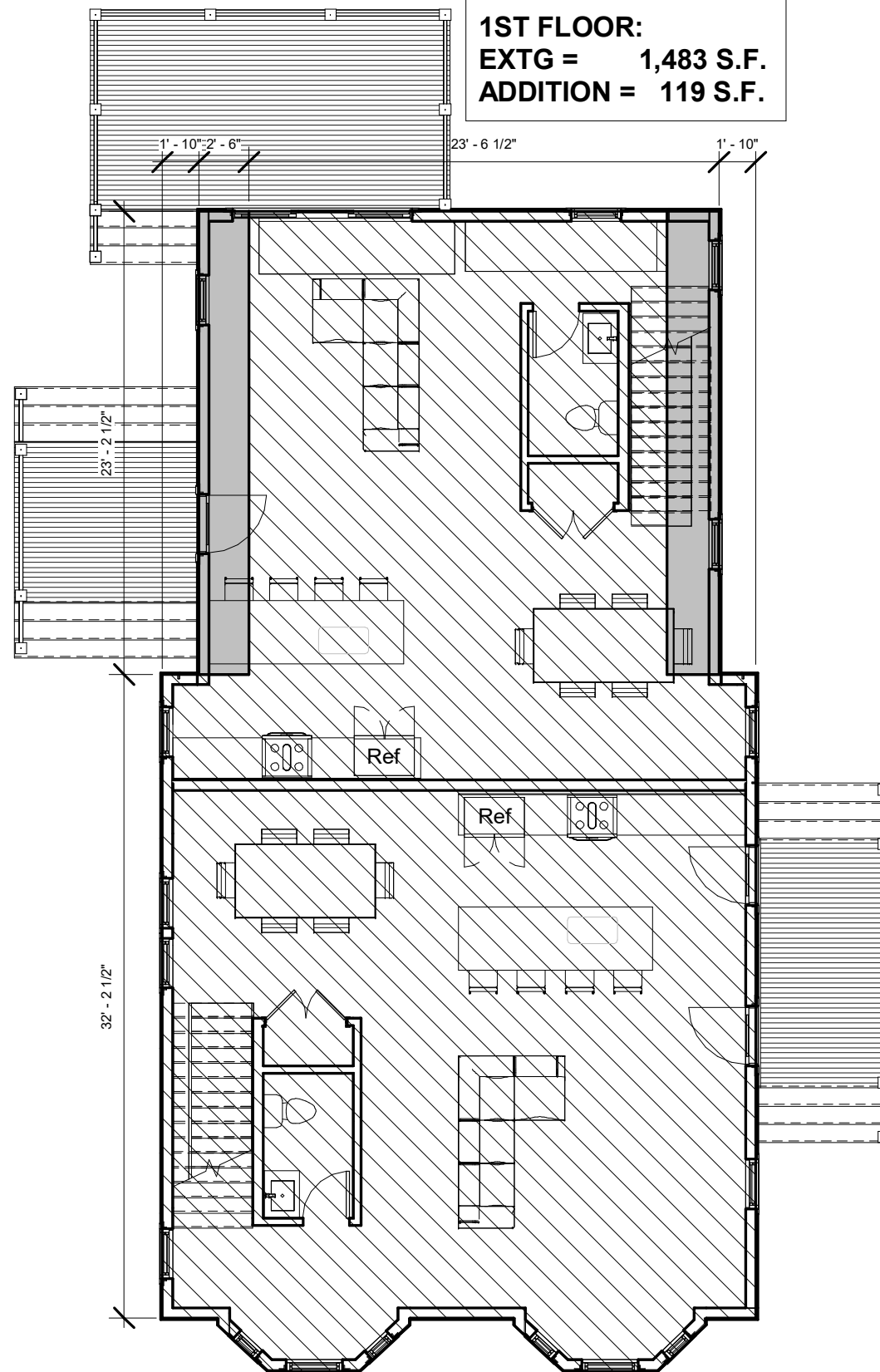
DRAWING
Z.7

BASEMENT:
EXTG = 1,442 S.F.
ADDITION = 119 S.F.



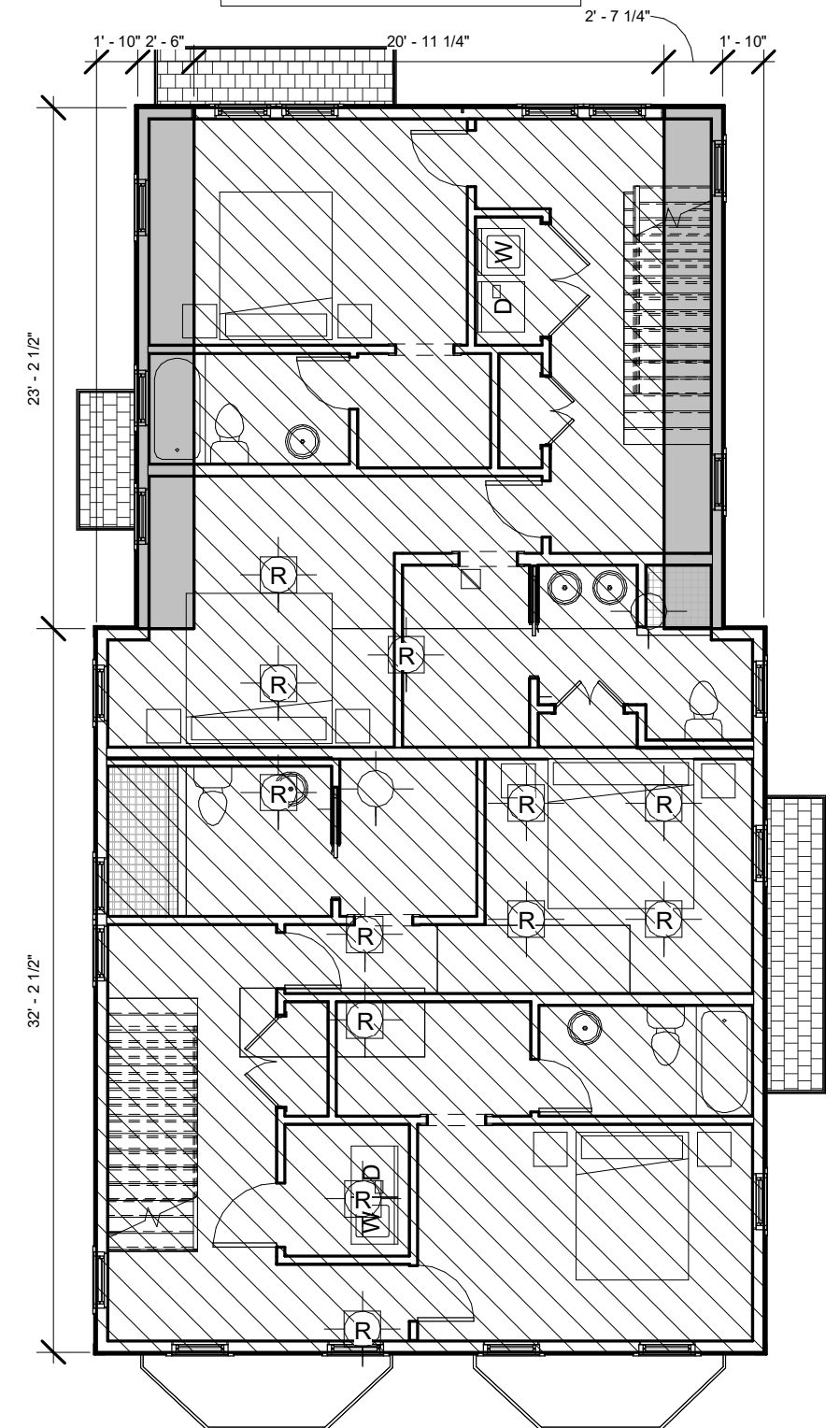
① 0 Basement ADDITION
1/8" = 1'-0"

1ST FLOOR:
EXTG = 1,483 S.F.
ADDITION = 119 S.F.



② 1st Floor ADDITION
1/8" = 1'-0"

2ND FLOOR:
EXTG = 1,442 S.F.
ADDITION = 119 S.F.



③ Prop. 2nd Floor ADDITION
1/8" = 1'-0"

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TITLE

ADDITION CALCS

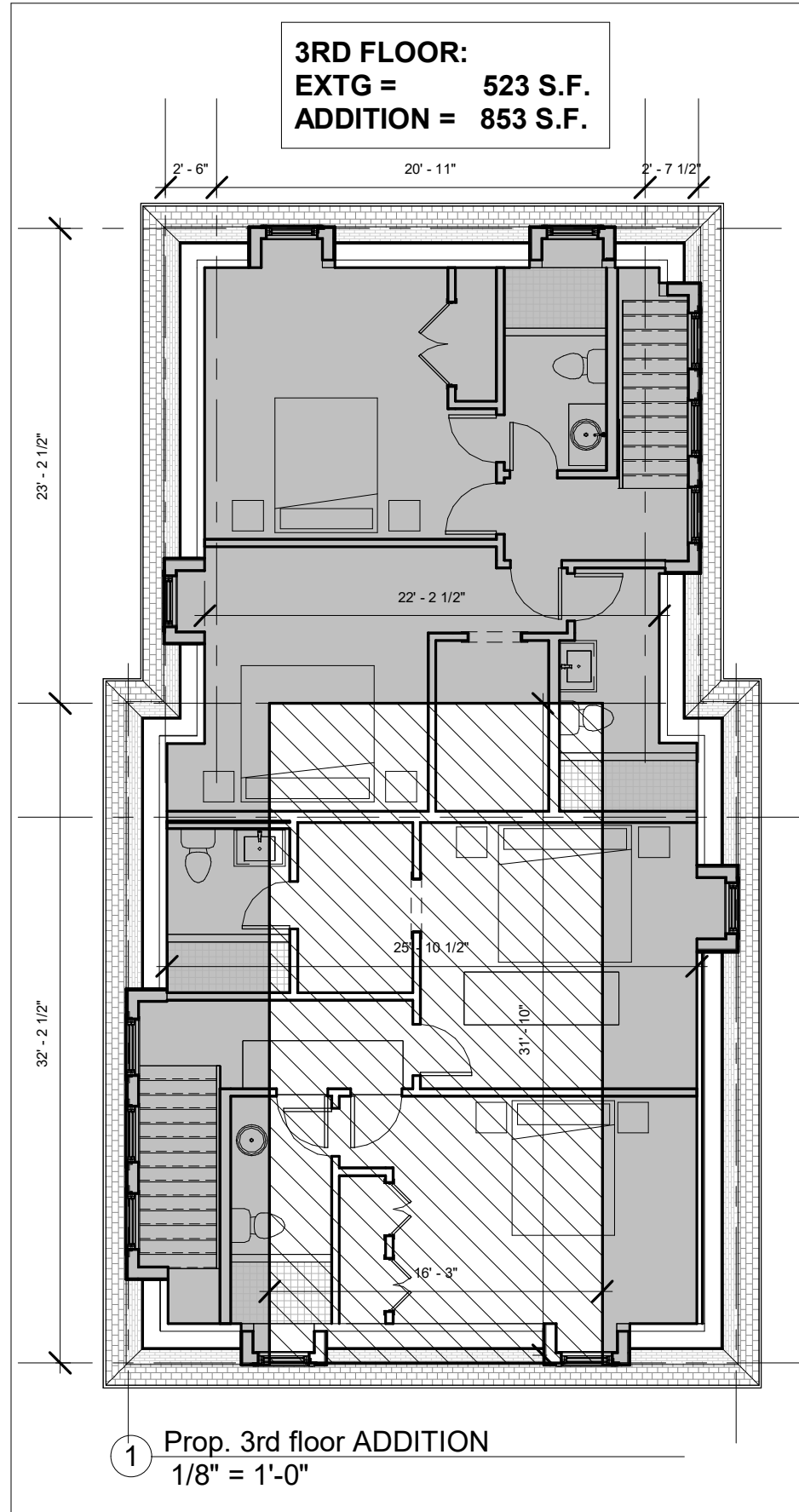
SCALE

1/8" = 1'-0"

DRAWING

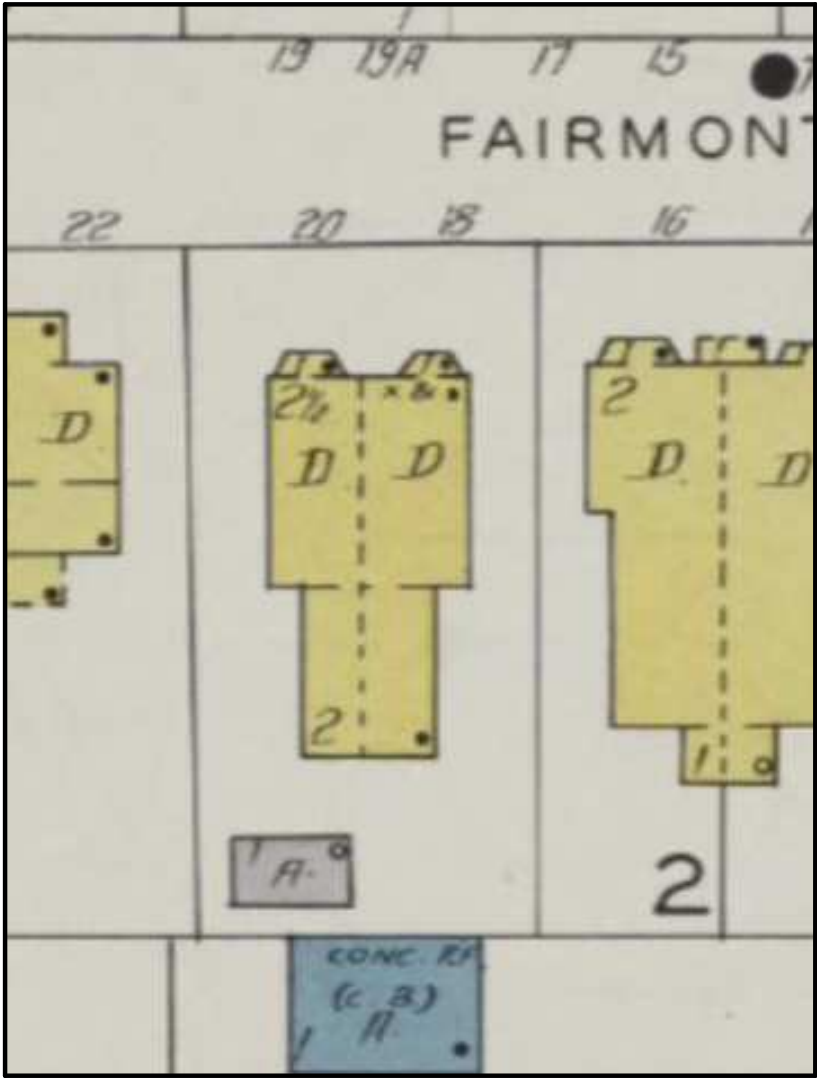
Z.8





ADDITION PERCENTAGE CALCULATION					
	BASEMENT	1ST FLOOR	2NDFLOOR	3RD FLOOR (C.H. > 5')	TOT
EXTG. (S.F.)	1,442	1,493	1,442	523	4,900
ADDITION (S.F.)	119	119	119	853	1,210

Percentage of addition =24.69%< 25%CONFORMING



1934 Sanborn Map

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TITLE

ADDITION CALCS



SCALE

1/8" = 1'-0"

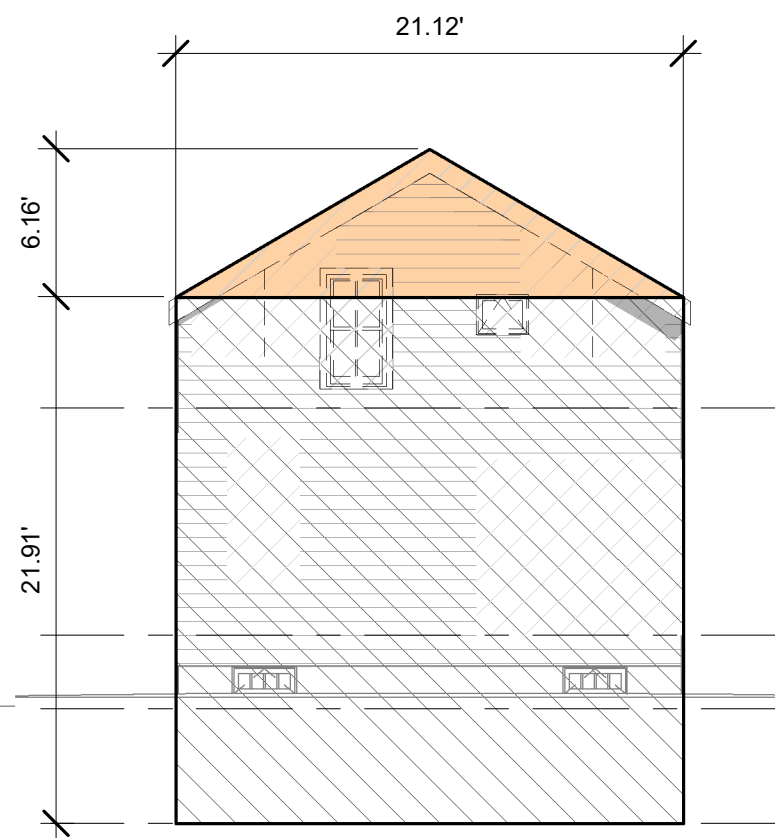
DRAWING



Z.9



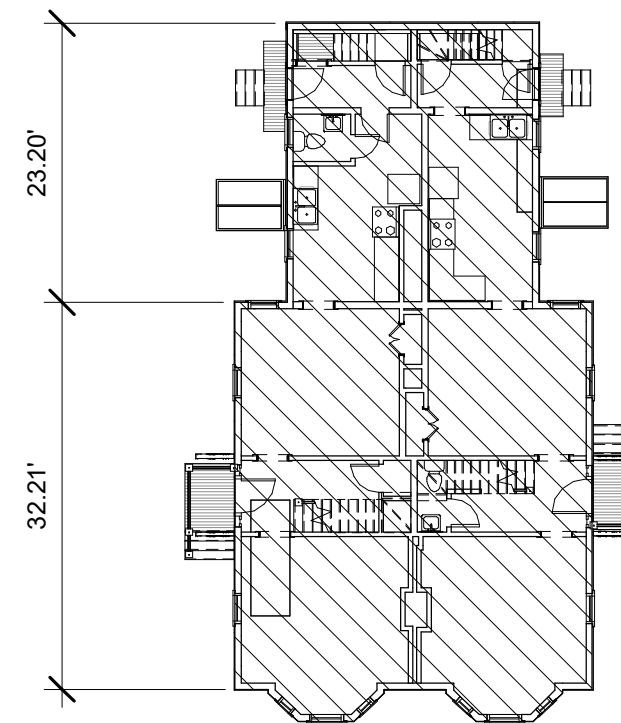
 EXTG. AREA (967 S.F.)
 AREA TO BE DEMOLISHED (149 S.F.)

① Front Elevation VOLUME CALC
 1/8" = 1'-0"



 EXTG. AREA (528 S.F.)
 AREA TO BE DEMOLISHED (65 S.F.)

② Rear Elevation VOLUME CALC
 1/8" = 1'-0"



③ 1st Floor VOLUME CALC
 1/16" = 1'-0"

DEMO PERCENTAGE CALCULATION			
	ELEVATION S.F.	L	VOLUME
EXTG. MAIN VOLUME	967.00	32.21	31,147.07
EXTG. REAR VOLUME	528.00	23.20	12,249.60
TOT EXTG.			43,396.67
DEMO MAIN VOLUME	149.00	32.21	4,799.29
DEMO REAR VOLUME	65.00	23.20	1,508.00
TOT DEMO			6,307.29
CALCS PERCENTAGE	14.53%		



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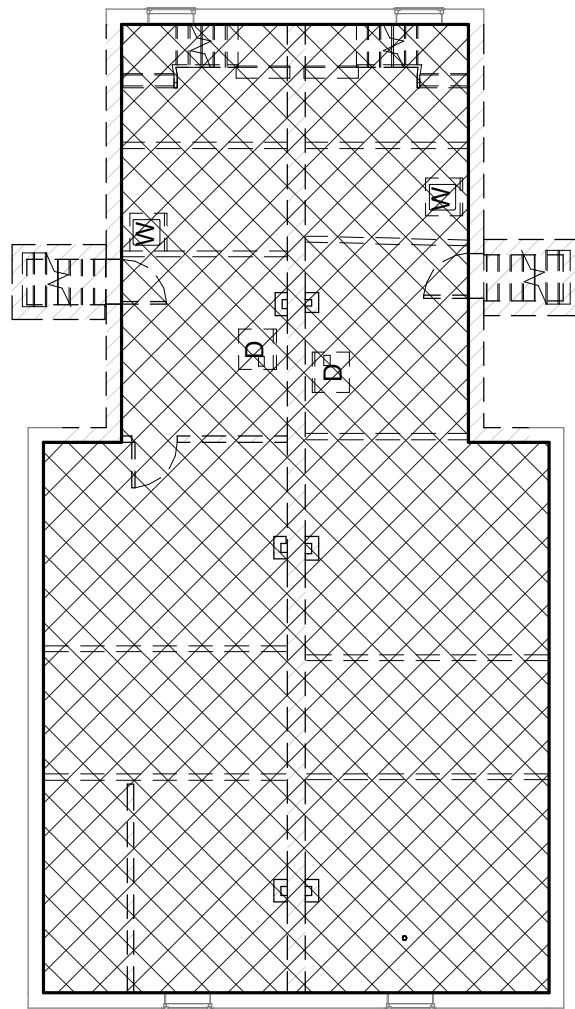
DATE
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

PROJECT
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TITLE
**VOLUME DEMO
 CALCS**

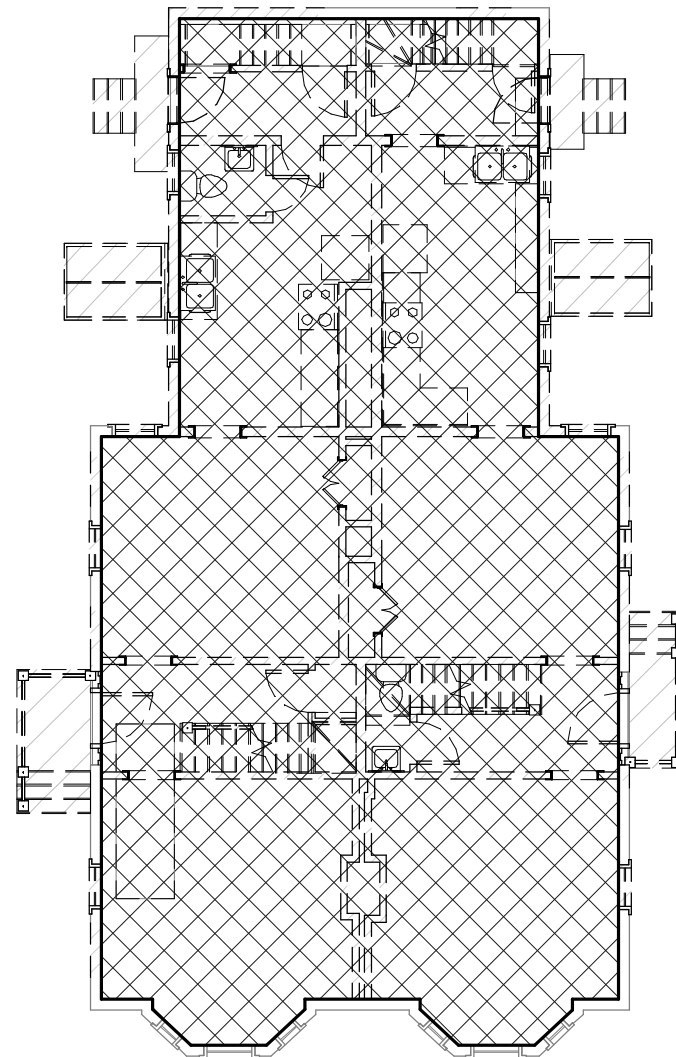
SCALE
 As indicated



DRAWING
Z.10



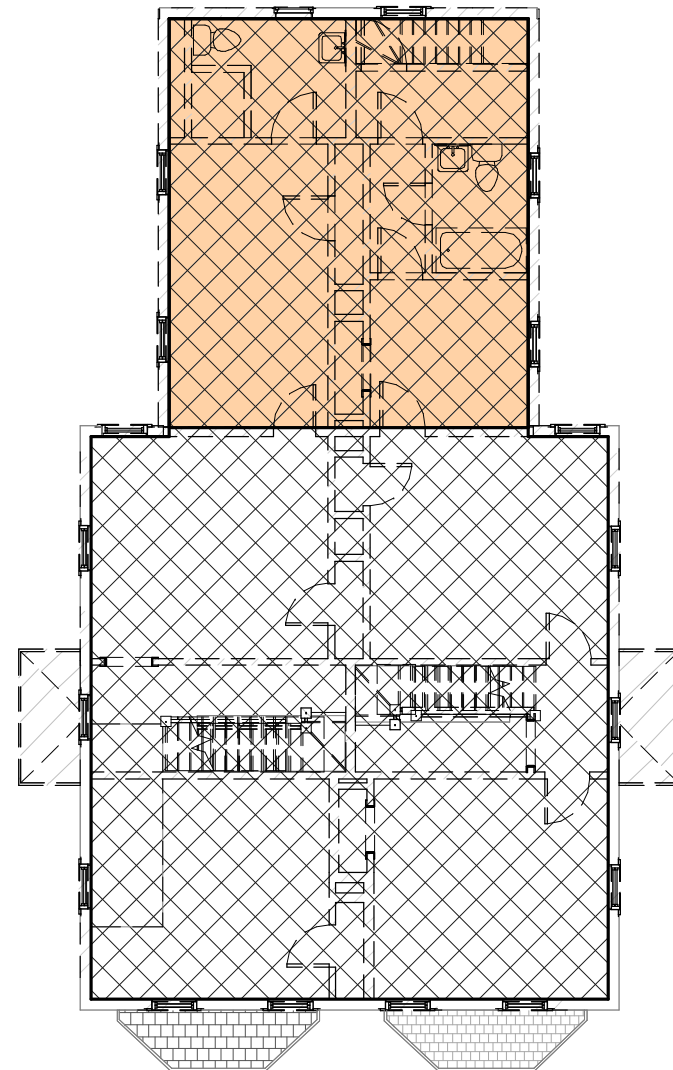
 TOT. FLOOR AREA (1,303 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)



① GFA DEMO Basement
 3/32" = 1'-0"



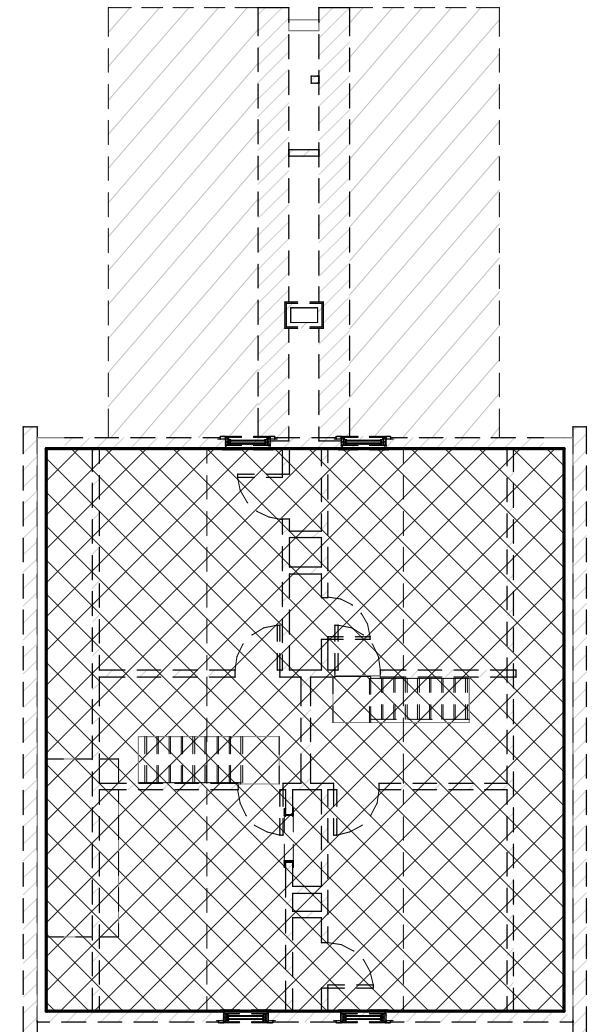
 TOT. FLOOR AREA (1,392 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)



② GFA DEMO 1st Floor
 3/32" = 1'-0"



 TOT. FLOOR AREA (1,357 S.F.)
 FLOOR AREA TO BE DEMOLISHED (452 S.F.)

③ GFA DEMO 2nd Floor
 3/32" = 1'-0"



 TOT. FLOOR AREA (895 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)

④ GFA DEMO 3rd Floor
 3/32" = 1'-0"

	BASEMENT	1ST FLOOR	2NDFLOOR	3RD FLOOR	TOT
EXTG. (S.F.)	1,303	1,392	1,357	895	4,947
DEMO (S.F.)	0	0	452	0	452

Percentage of DEMO = 9.14% < 25% CONFORMING



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TITLE
GFA DEMO CALCS

SCALE
3/32" = 1'-0"

DRAWING
Z.11



① Front/Left side view EXTG



② Front/Right side view EXTG

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TITLE

Existing 3D Views

SCALE

DRAWING

D0.1



EXTG. FOUNDATION
WALLS TO BE
DEMOLISHED

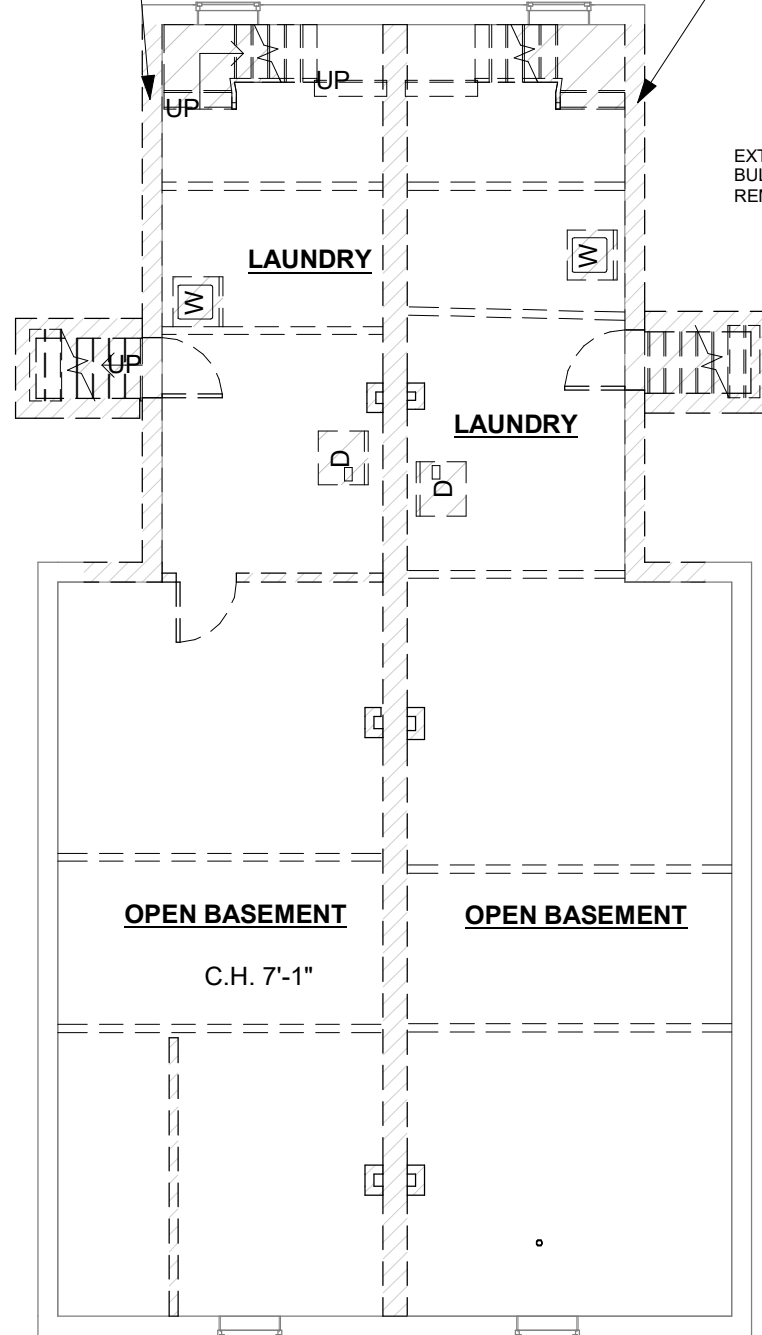
EXTG. EXTERIOR STUD
WALLS TO BE
DEMOLISHED

EXTG. STAIRS AND
BULKHEAD TO BE
REMOVED

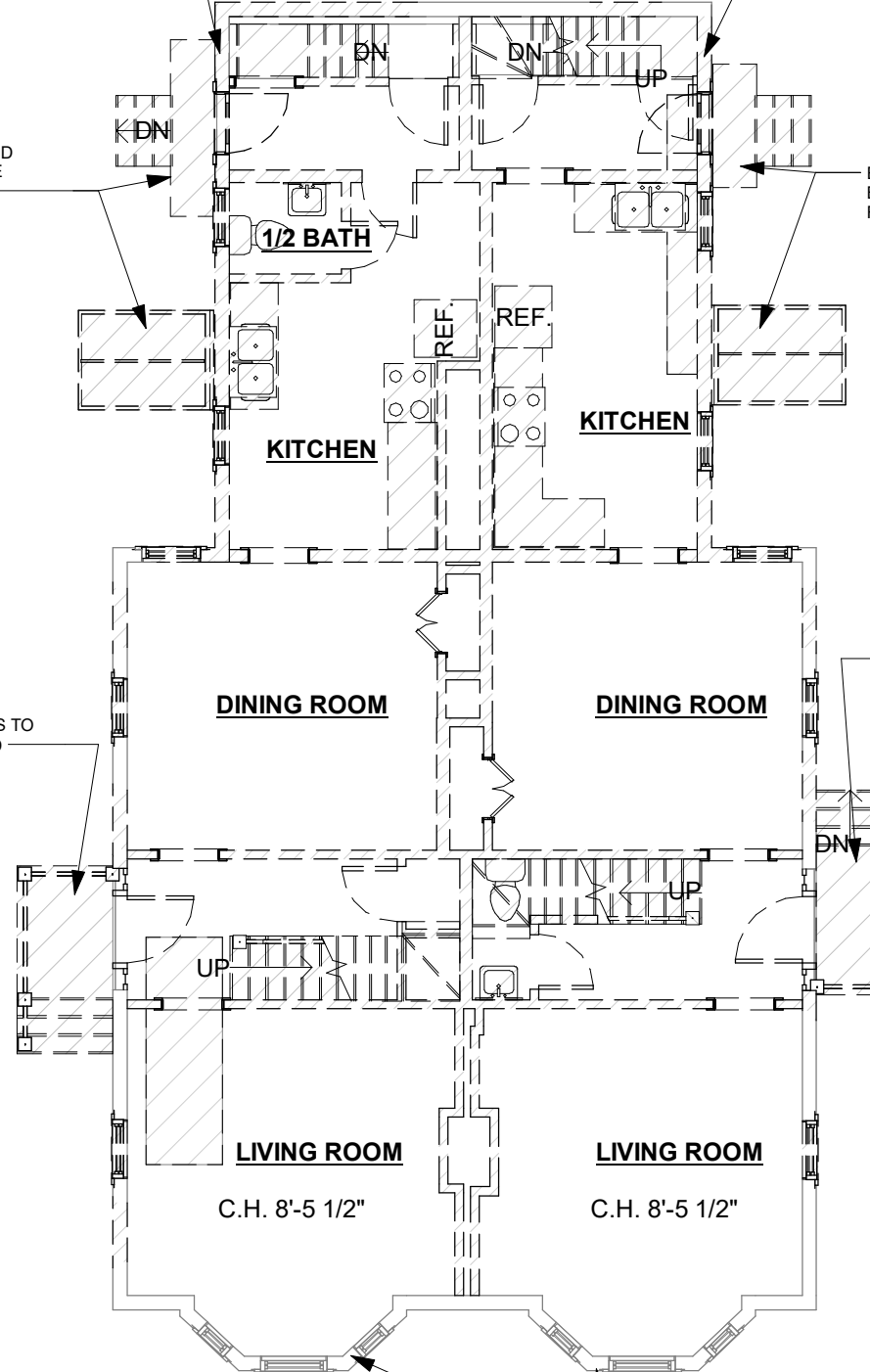
EXTG. STAIRS AND
BULKHEAD TO BE
REMOVED

EXTG. STAIRS TO
BE REMOVED

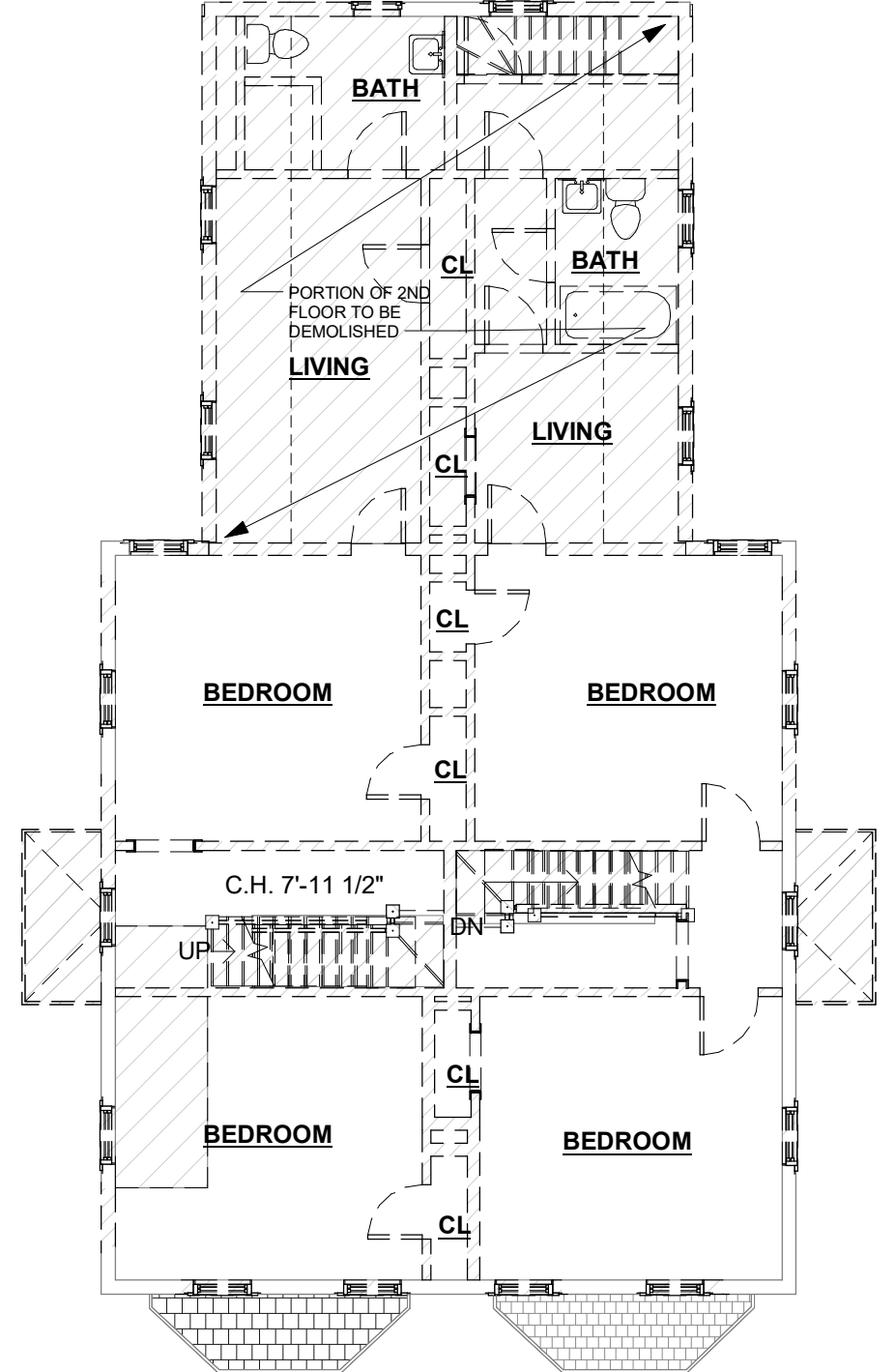
FRONT BAY WINDOWS TO
REMAIN



1 Extg.0 Basement
1/8" = 1'-0"



2 Extg. 1st Floor
1/8" = 1'-0"



3 Extg. 2nd Floor
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Extg. Demo Plans

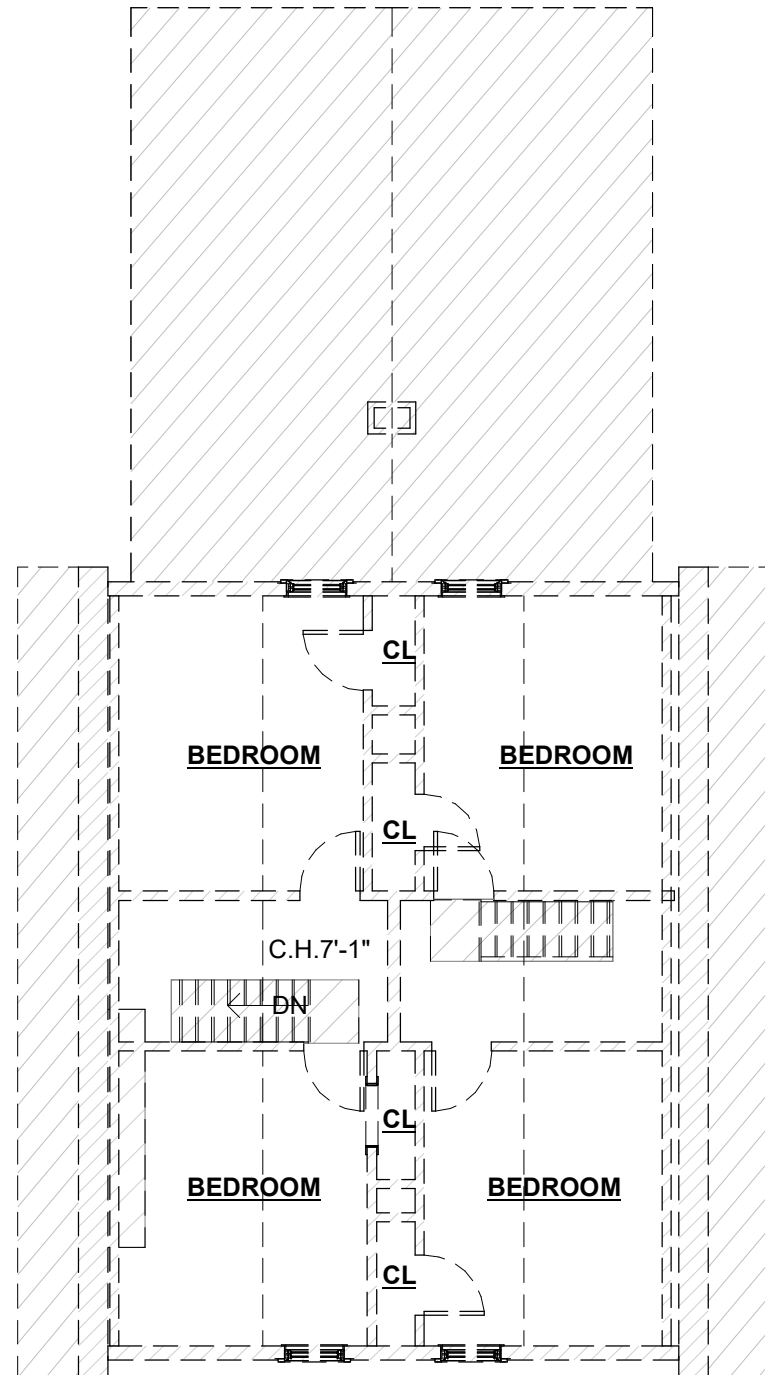
SCALE

1/8" = 1'-0"

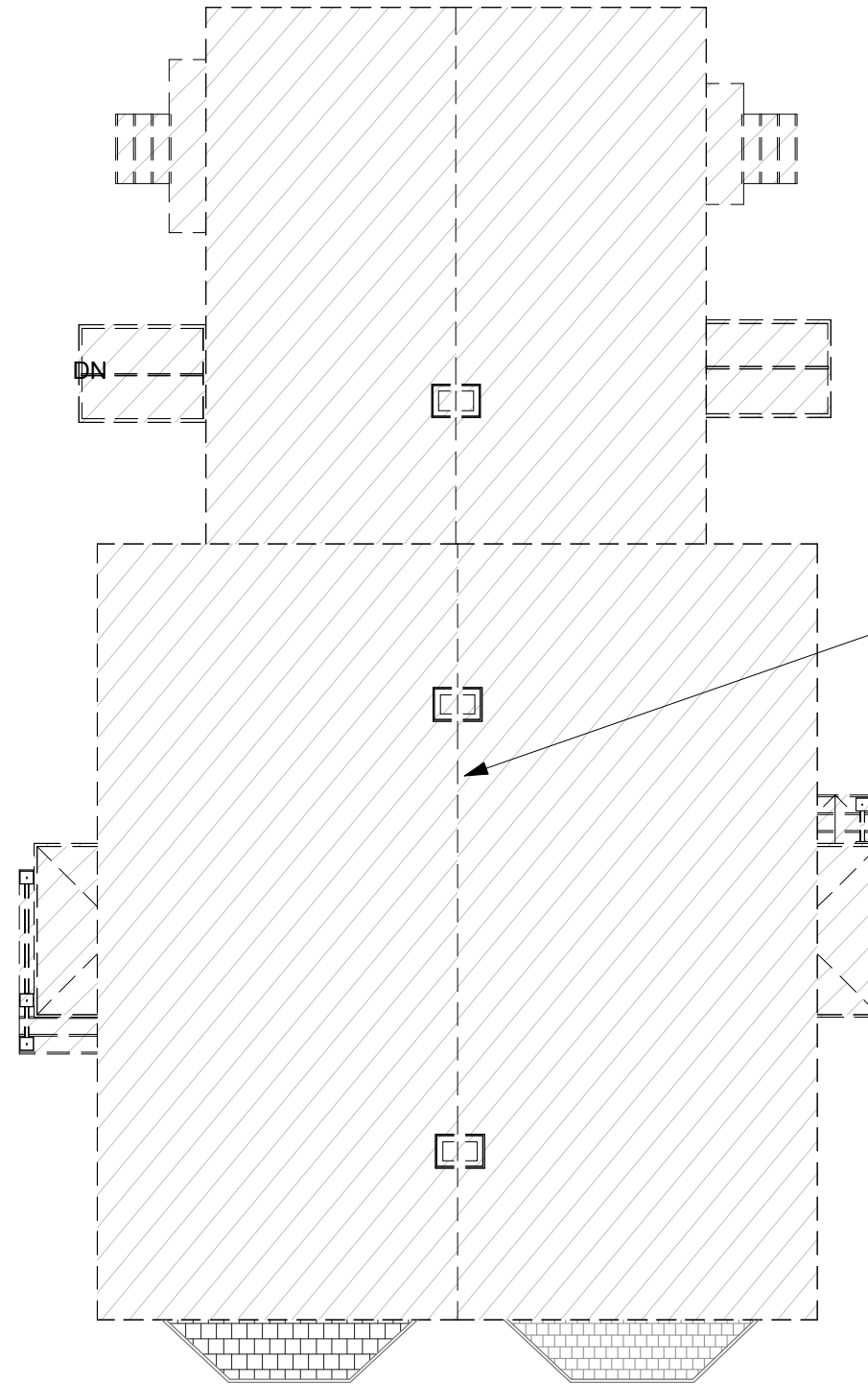
DRAWING

D1.1





② Extg. 3rd Floor
1/8" = 1'-0"



③ Extg. Roof
1/8" = 1'-0"

EXTG. ROOF TO BE
DEMOLISHED

ARCHITECT

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2 WORTHINGTON STREET
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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Extg. Demo Plans

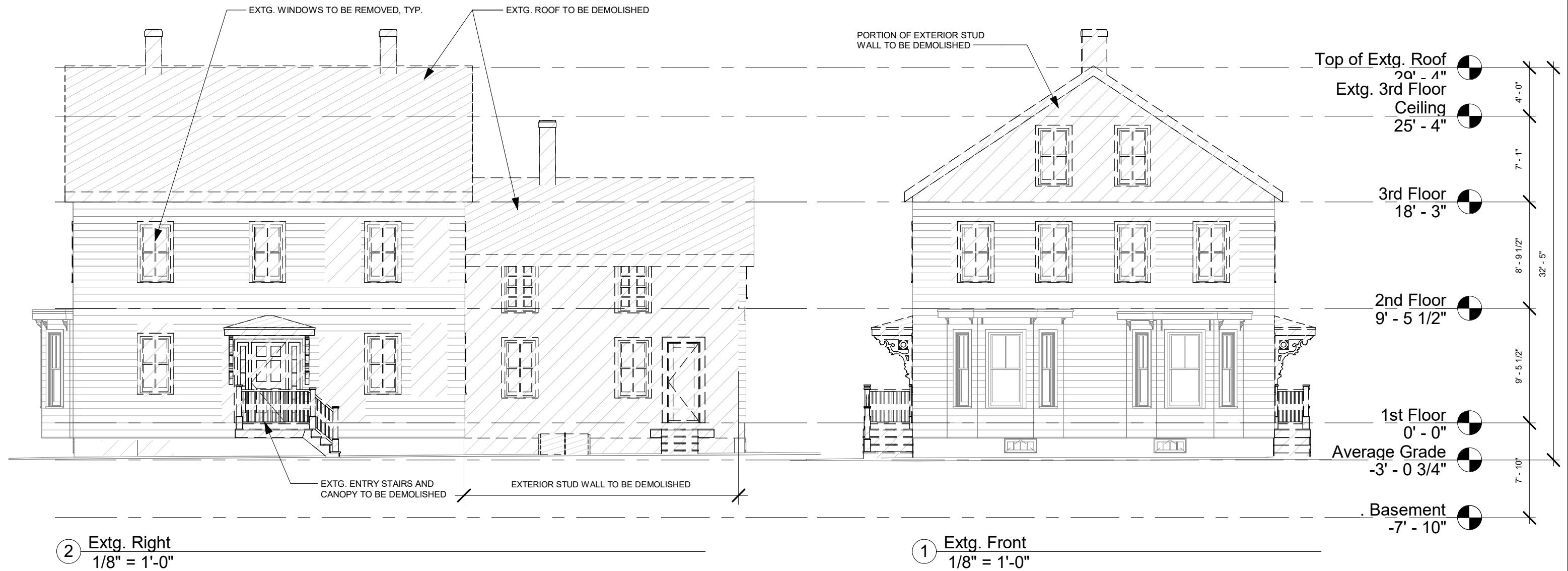
SCALE

1/8" = 1'-0"

DRAWING

D1.2





ARCHITECT

GCD ARCHITECTS

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PROJECT

18-20 Fairmont Street

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TITLE

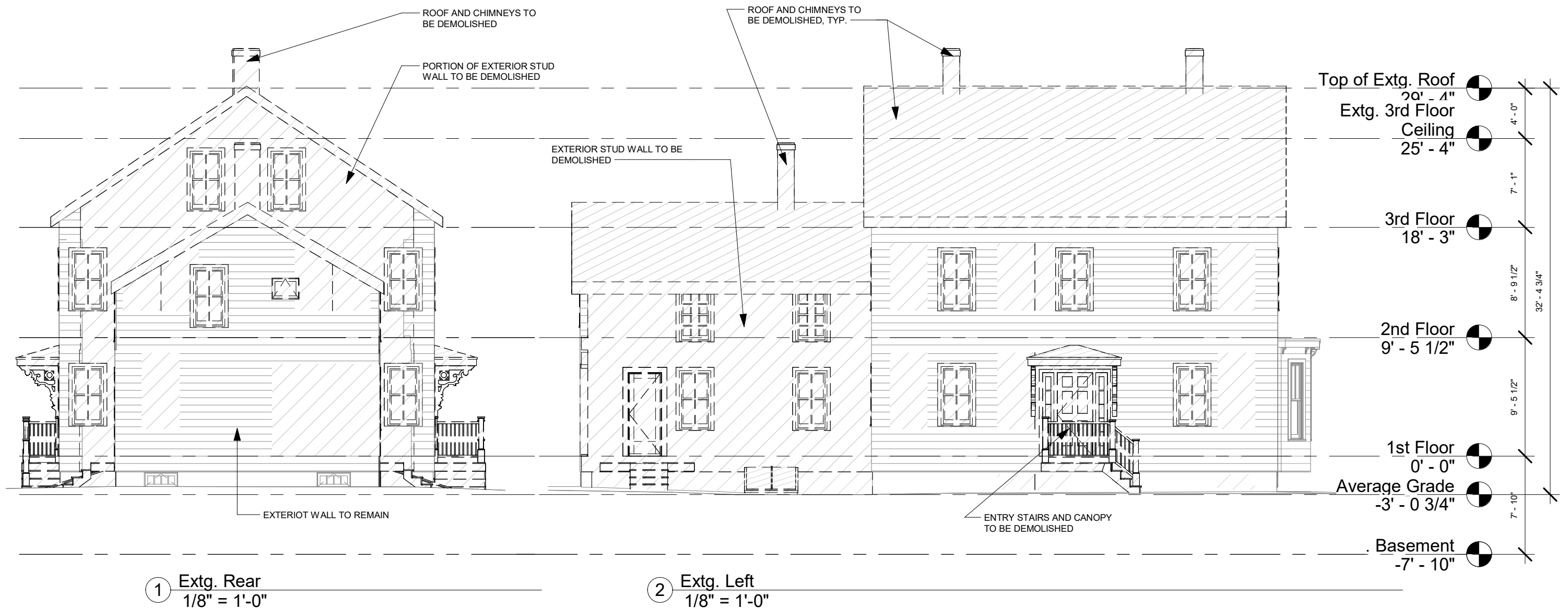
**Extg. Demo
Elevations**

SCALE

1/8" = 1'-0"

DRAWING

D2.1



ARCHITECT
GCD ARCHITECTS
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DATE
2/24/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
Extg. Demo Elevations

SCALE
1/8" = 1'-0"

DRAWING
D2.2



① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

ARCHITECT

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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Proposed 3D Views

SCALE

DRAWING

A0.1





① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED

ARCHITECT

GCD ARCHITECTS

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DATE

2/24/2023

PROJECT

18-20 Fairmont Street
Cambridge, MA

TITLE

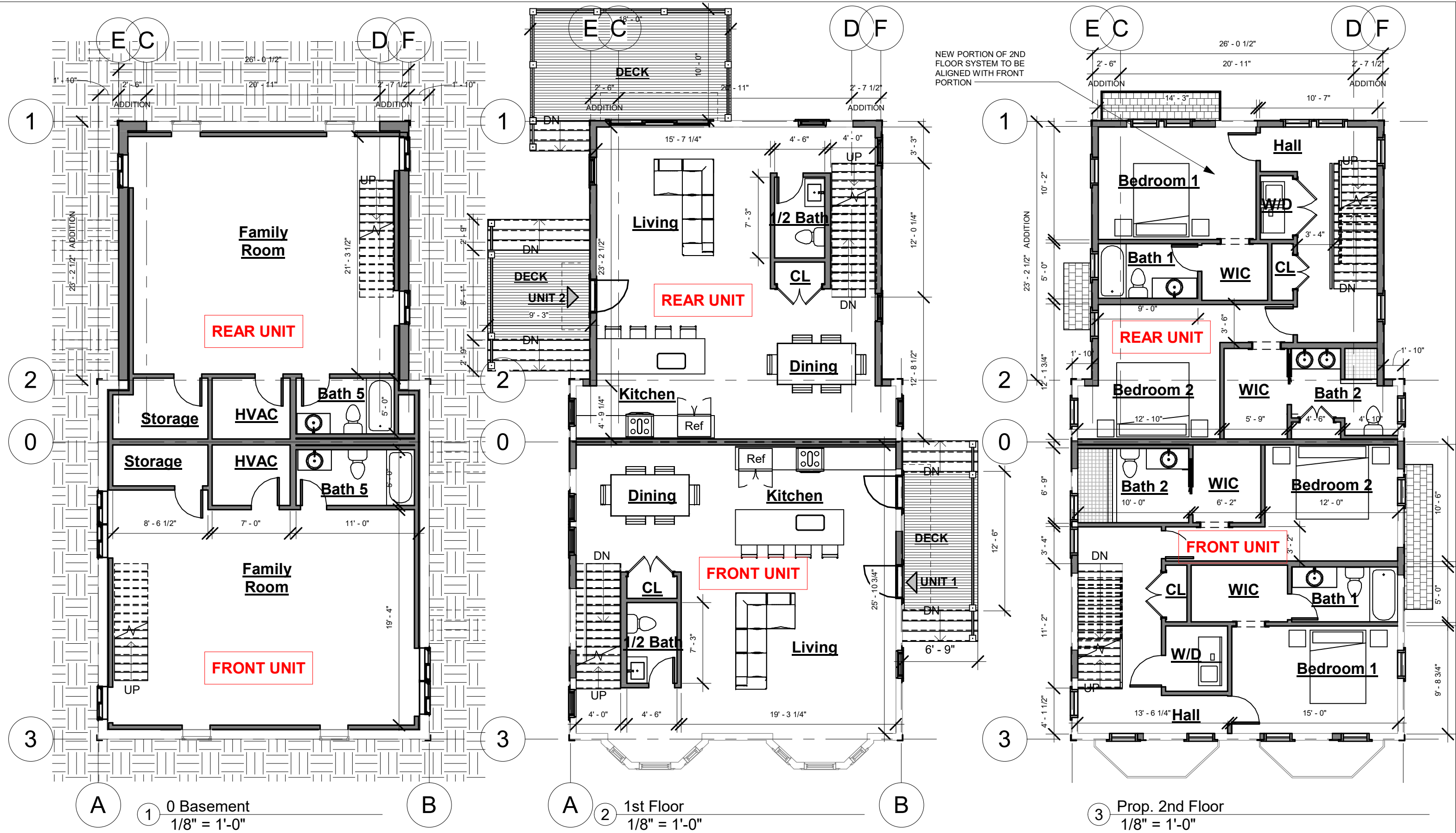
Proposed 3D Views

SCALE

DRAWING

A0.2





ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
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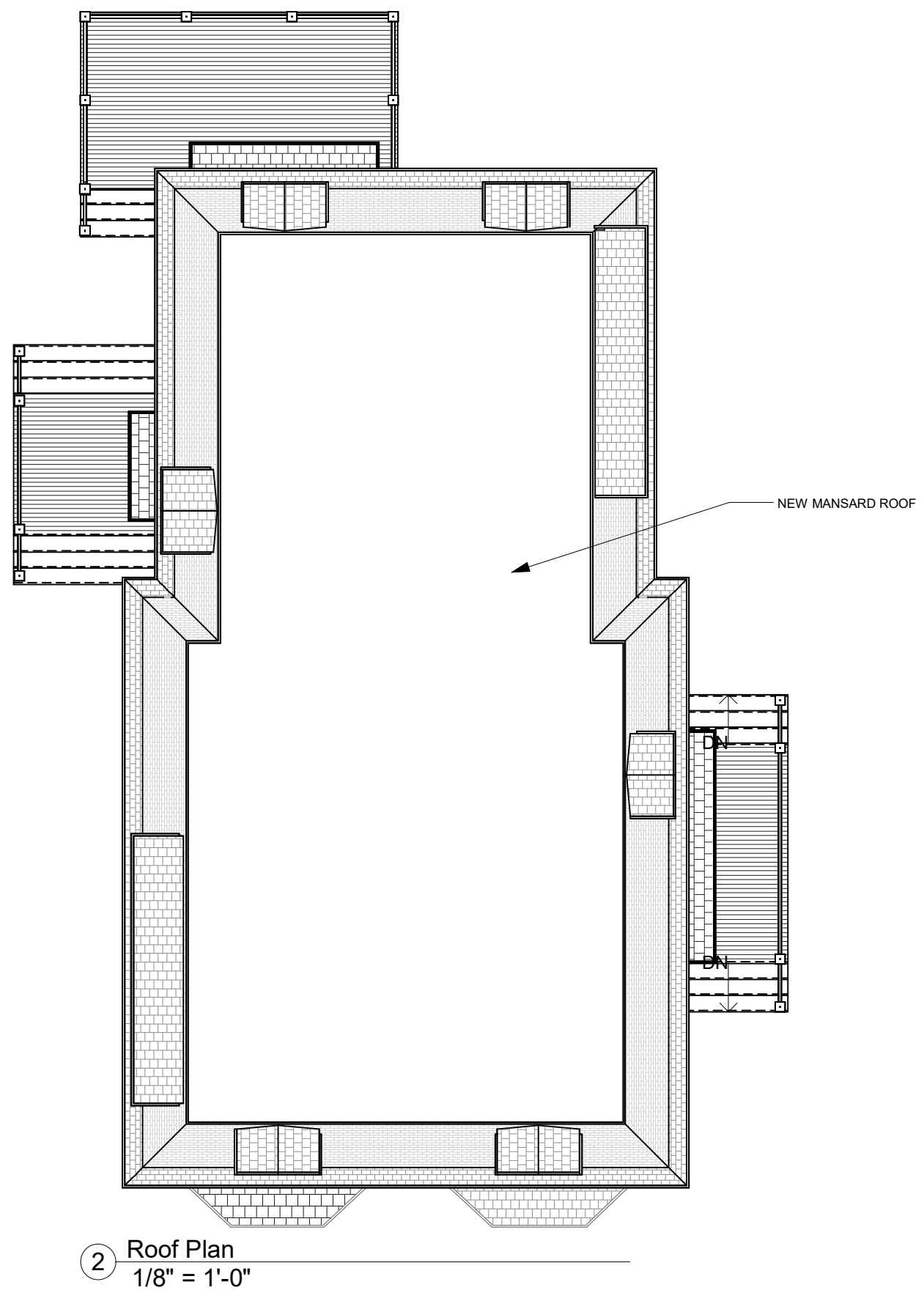
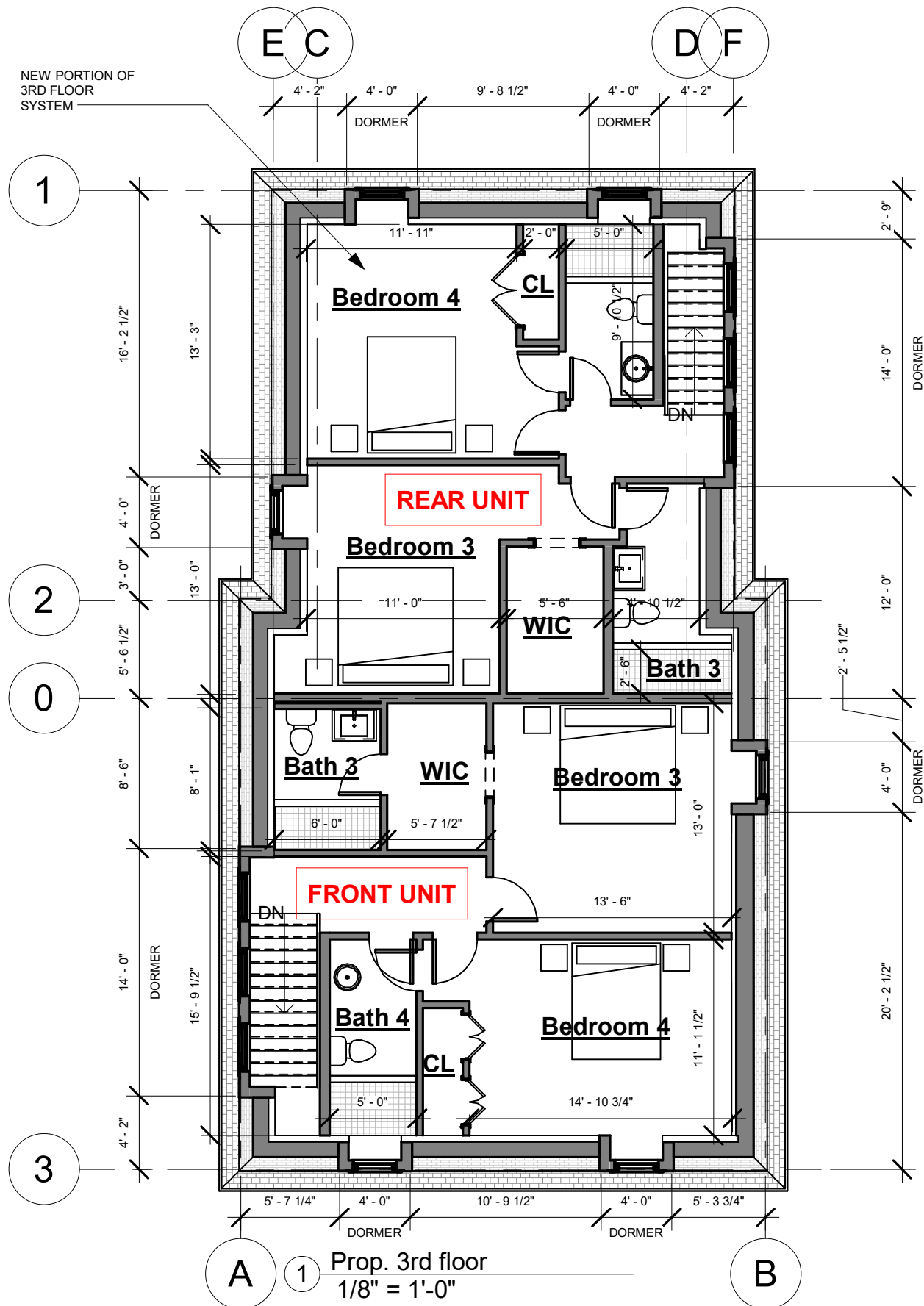
DATE
2/24/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
Proposed Plans

SCALE
1/8" = 1'-0"

DRAWING
A1.1



ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
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617-412-8450
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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Proposed Plans

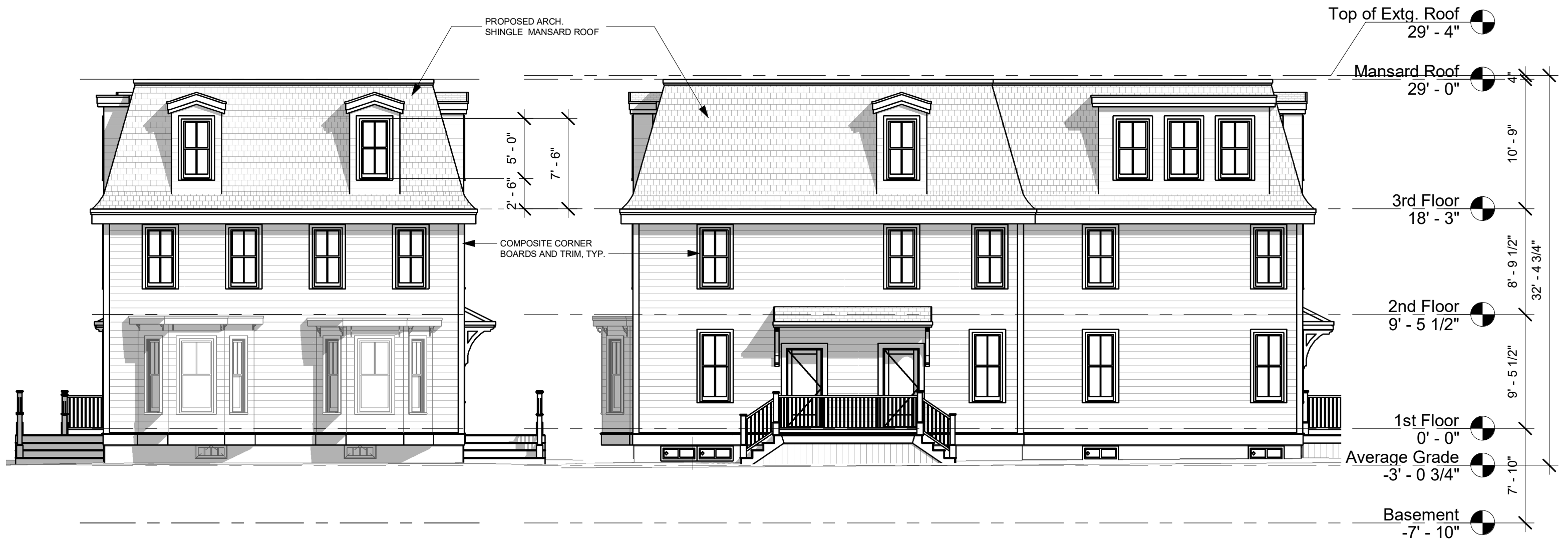
SCALE

1/8" = 1'-0"

DRAWING

A1.2





① Front Elevation
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Proposed Elevations

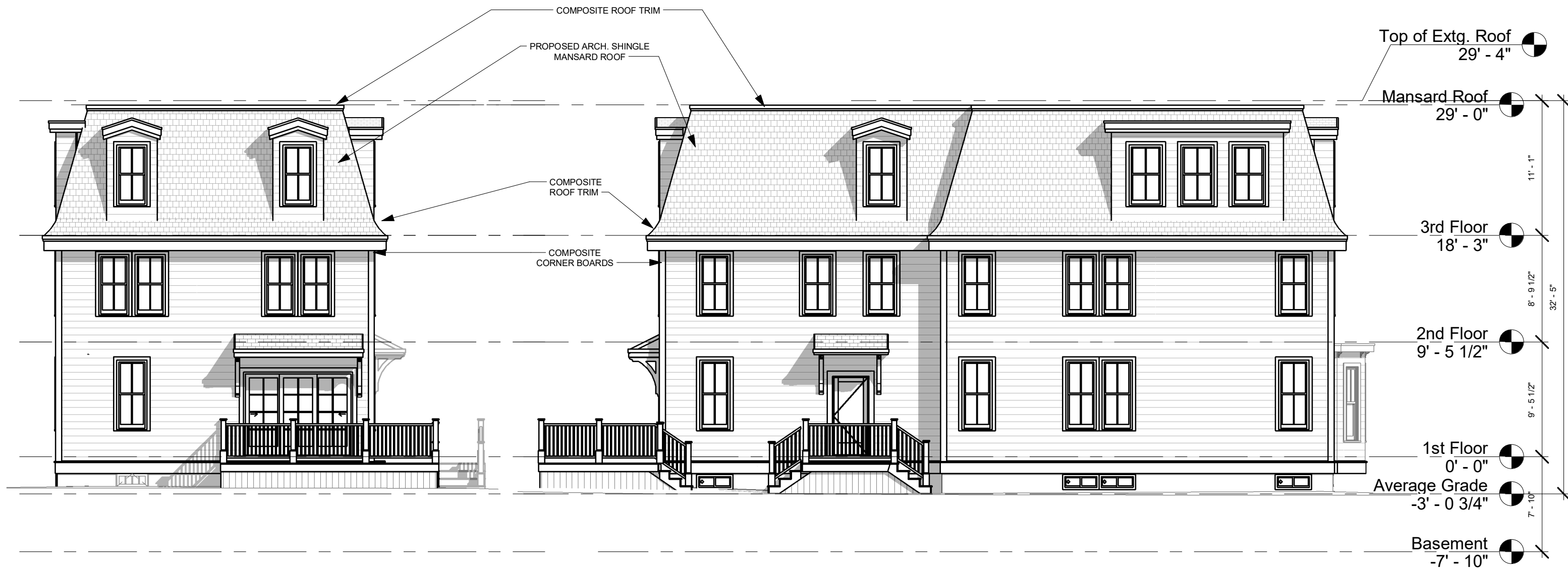
SCALE

1/8" = 1'-0"

DRAWING

A2.1





① Rear Elevation
1/8" = 1'-0"

② Left Elevation
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

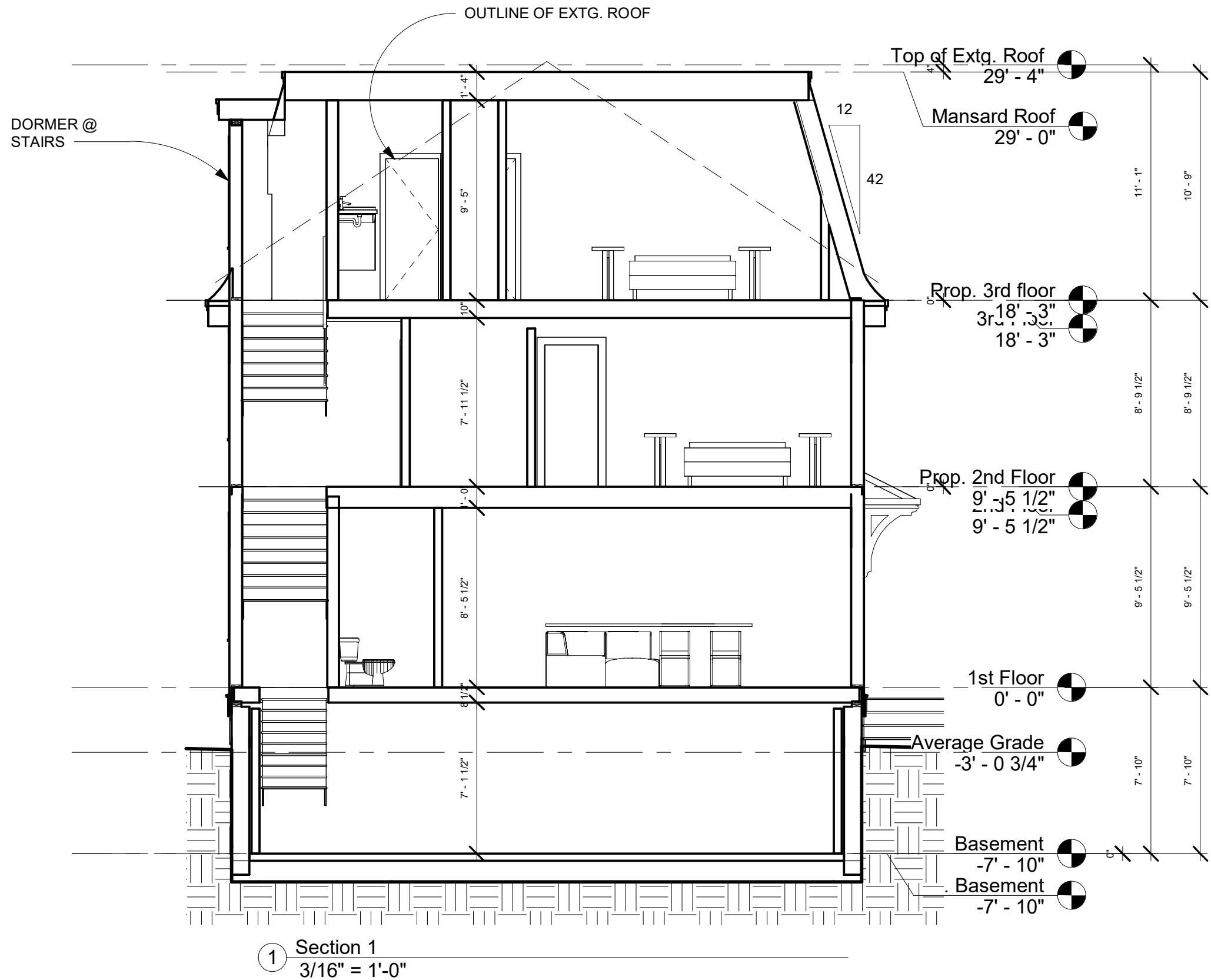
Proposed Elevations

SCALE

1/8" = 1'-0"

DRAWING

A2.2



ARCHITECT

GCD ARCHITECTS

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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Sections

SCALE

3/16" = 1'-0"

DRAWING

A3.1



① Front/Left side view- EXTG

② Front/Left side view- PROPOSED

ARCHITECT

GCD ARCHITECTS

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CAMBRIDGE, MA 02138
617-412-8450
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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

**3D views
COMPARISON**

SCALE

DRAWING

A4.1

GCD ARCHITECTS



① Front Right View - EXTG



② Front Right View - PROPOSED

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

2/24/2023

PROJECT

18-20 Fairmont Street
Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A4.2





① Rear Right View - EXTG



② Rear Right View - PROP.

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

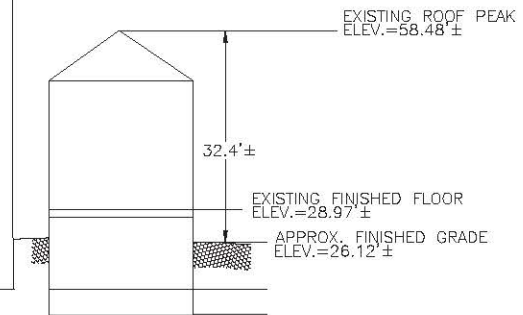
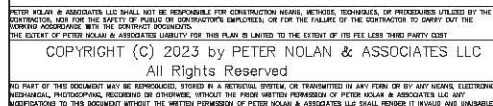
A4.3



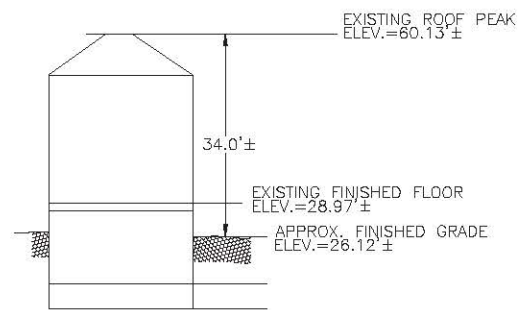
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/19/2022.
2. DEED REFERENCE: BOOK 1290, PAGE 97
PLAN REFERENCE 1: PLAN NO. 3419A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X. ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT: RESIDENCE C.

LEGEND



	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (M80)
	CONTOUR LINE (MM)



EXISTING PROFILE
NOT TO SCALE



PROPOSED PROFILE
NOT TO SCALE

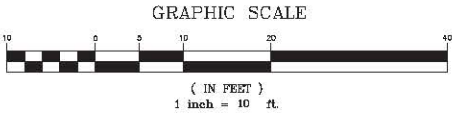
SCALE 1"=10'					
DATE 02/13/2023	REV	DATE	REVISION	BY	
SHEET 1	18-20 FAIRMONT STREET CAMBRIDGE MASSACHUSETTS				
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN  PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, NEWTON, MA. SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com				
CLIENT:					
DRAWN BY MG					
CHKD BY ETS					SHEET NO. 1
APPD BY PJN					

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/19/2022.
2. DEED REFERENCE: BOOK 1290, PAGE 97
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8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT: RESIDENCE C.

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.5	0.7	0.95
MIN. AREA	5,000 S.F.	5,000 S.F.	5,000 S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	—	1,800 S.F.	—
MIN. LOT WIDTH	50'	50'	50'
MIN. YARD FRONT	30' CENTER L. 15' STREET L.	30' CENTER L. 15' STREET L.	30' CENTER L. 15' STREET L.
SIDE (LEFT)	17.5'	10.4'	10.4'
SIDE (RIGHT)	17.5'	9.9'	9.9'
REAR	20'	26.8'	26.8'
MAX. BLDG. HEIGHT	35'	32.4'	34'
MIN. OPEN SPACE	36%	34%	40%

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	DOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MHW)
	CONTOUR LINE (MNN)

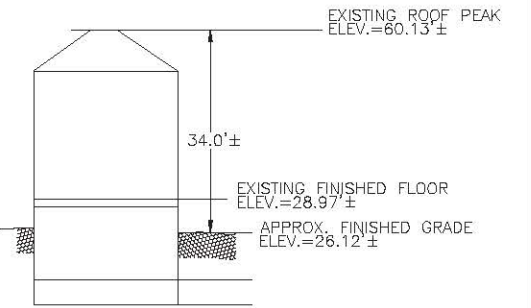
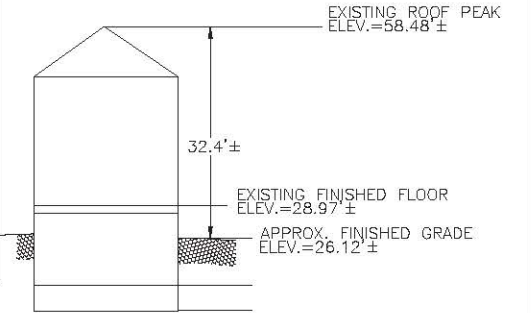
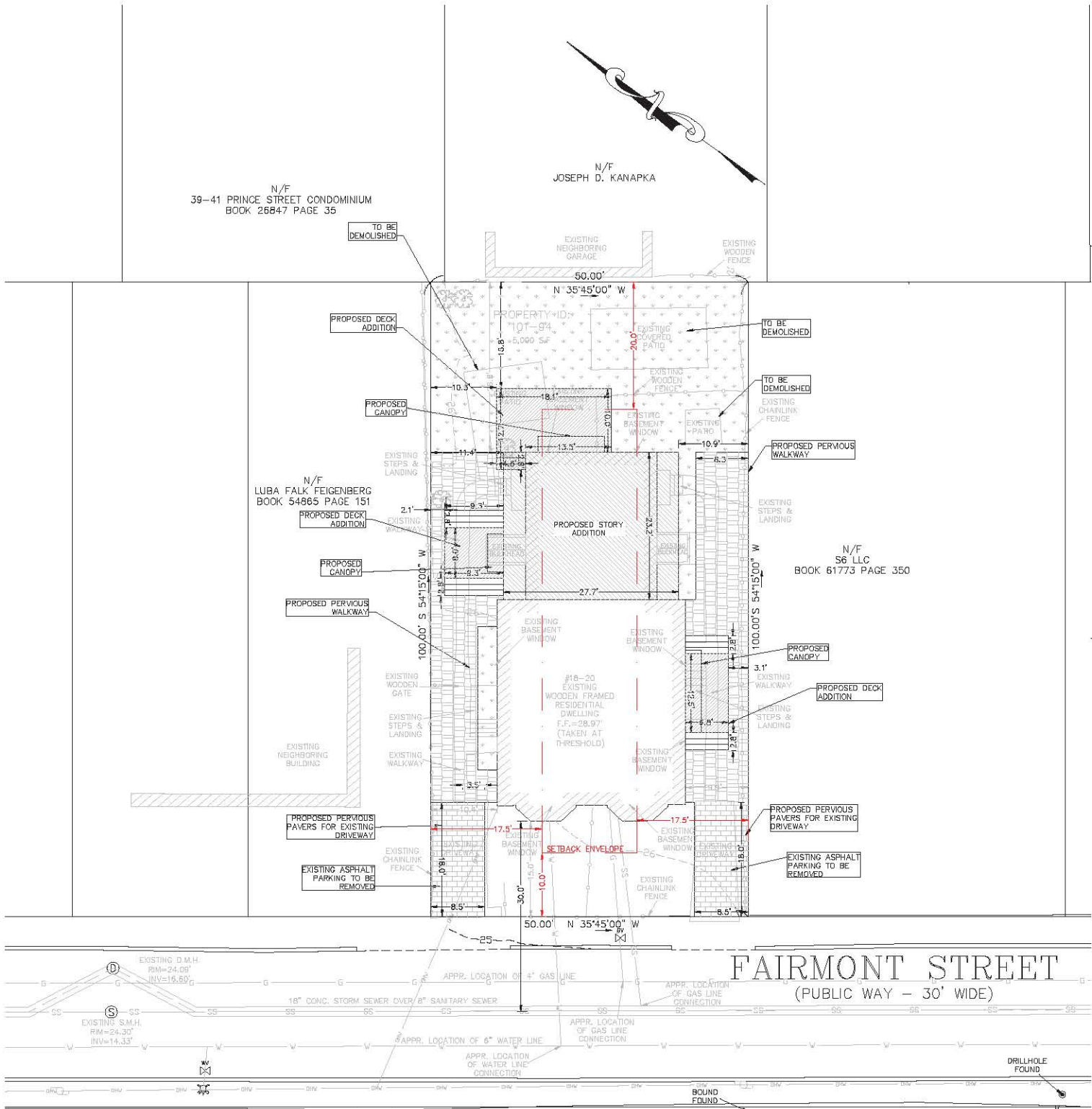


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION NEAR, METHOD, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO COMPLY WITH THE RELEVANT APPROPRIATE WITH THE CONTRACT DOCUMENTS.

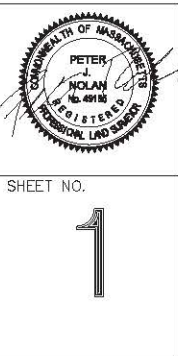
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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SCALE 1"=10'				
DATE 02/13/2023	REV	DATE	REVISION	BY
SHEET 1	18-20 FAIRMONT STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, NEWTON, MA. SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com			
DRAWN BY MG				
CHKD BY ETS				
APPD BY PJN				



This is a detailed street map of a residential neighborhood in St. Louis, Missouri. The map shows a grid of streets and property lots. The streets shown include Rockwell St, Pleasant St, Chalk St, Fairmont St, Prince St, Magazine St, and Hamilton St. The lots are numbered, and some are highlighted in yellow. A red line highlights a specific area, and a blue line with arrows indicates a path or boundary within this area. The map is labeled with various lot numbers and street names.

18 Fairmont St.

Relitigious

101-104
BAYER, SARAH F.
39 PRINCE ST., UNIT #1
CAMBRIDGE, MA 02139

101-104
LEWIS, TYLER
41 PRINCE ST UNIT 41/1
CAMBRIDGE, MA 02138

GCD ARCHITECTS
C/O ADAM J. GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

104-130
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

104-152
KIRAY, EMINE Z.,
TRUSTEE THE EMINE KIRAY REV LIV TRUST
19 FAIRMONT ST
CAMBRIDGE, MA 02139

101-94
O'CONNELL, JAMES M. & HELEN M. O'CONNELL
18-20 FAIRMONT ST
CAMBRIDGE, MA 02139

101-89
SNYDER, CORRINE & JAMES E. TABON
26 FAIRMONT ST
CAMBRIDGE, MA 02139

101-104
REIMER, TIMOTHY M. & ELIZABETH D. KELLOGG
39 PRINCE ST., #2
CAMBRIDGE, MA 02139

101-105
KANAPKA, JOSEPH D.
45 PRINCE ST., UNIT #1
CAMBRIDGE, MA 02139

101-106
SILVA, BERNAD N.,
TR. OF F & D TRUST
51 PRINCE ST. #3
CAMBRIDGE, MA 02139

101-95
FEIGENBERG, LUBA FALK & THABITI BROWN
16 FAIRMONT ST
CAMBRIDGE, MA 02139-4421

101-104
TAVARELLI, ANDREW J.
39 PRINCE ST., #3
CAMBRIDGE, MA 02139

101-104
AUSPITZ, BENJAMIN & DEBORAH MITCHELL
TR. OF THE AUSPITZ - MITCHELL REVOC TRT
41 PRINCE ST UNIT #41/2
CAMBRIDGE, MA 02139

101-106
BLYTH, ANTONIA
53 PRINCE ST., UNIT #2
CAMBRIDGE, MA 02139

101-106
HERRERO, CARLOS RODRIGUEZ &
MARIA C. HERRERA
49-55 PRINCE ST., #53/3
CAMBRIDGE, MA 02139

104-14
FLAHERTY, SHELLEY L,
RHONDA GREENE DEAN T. SCOTT
17 FAIRMONT ST
CAMBRIDGE, MA 02139

104-16
LORD, SARAH E.
23 FAIRMONT ST., #23
CAMBRIDGE, MA 02139

104-16
COME, JON H. & ALEXANDRA E. GOULD
23R FAIRMONT STREET
CAMBRIDGE, MA 02139-4420

101-104
WRIGHT, ALEXI ANNE & INGRID THERESA KATZ
39-41 PRINCE ST., UNIT #41/3
CAMBRIDGE, MA 02139

101-105
DALTON, JAMES T. & DEBORAH B. DALTON
45-47 PRINCE ST., UNIT #2
CAMBRIDGE, MA 02139

101-106
PAUL, GARY J.
31 HILLCREST RD.
READING, MA 01867

101-106
WHEELER, ROBERT T. & NIVES DAL BO-WHEELER
78 NORTH MAIN AVE
ORONO, ME 04473

101-105
BENOIT, ERIC
45-47 PRINCE ST., #3
CAMBRIDGE, MA 02139

101-103
MACCORMACK, JAMES IAN
27 PRINCE ST. UNIT#3R
CAMBRIDGE, MA 02139

101-103
PORTER, DALE A. & JAMIE S. JONKER
27 PRINCE ST. UNIT#1L
CAMBRIDGE, MA 02139

101-103
ADELMAN, SAMUEL & EMMA STOCKLEY
27 PRINCE ST
CAMBRIDGE, MA 02139

101-108
BHUILE, NIHAL M. & JENNIFER BHUILE
94 STONEHOUSE RD
GLEN RIDGE, NJ 07028

101-103
ZHU, MIN & XIAO MING CHENG
5 THOMAS ST.
BELMONT, MA 02478

101-108
GEUDER JEAN ALLISON, &
ERIC LAURENCE ZACHAREK
91 SIDNEY ST
CAMBRIDGE, MA 02139

101-108
BRINER, KARIN
65 PRINCE STREET
CAMBRIDGE, MA 02139

18 Fairmont St.

101-91
LADHA, HASSANALY
24 FAIRMONT ST
CAMBRIDGE, MA 02139

101-96
LIN, CHUAN-HENG
14 FAIRMONT ST, UNIT 2
CAMBRIDGE, MA 02139

101-96
FAY, WILLIAM & SHERRI FAY
327 CHESTNUT TREEHILL RD
OXFORD, CT 06478

101-103
KRINER JAIME JONATHAN KRINER
27 PRINCE ST - UNIT #1R
CAMBRIDGE, MA 02139

101-91
FERGUSON SANDRA YVONNE
IAN JACOB FERGUSON
22 FAIRMONT ST - UNIT 22
CAMBRIDGE, MA 02139

101-103
DING, XINQIANG & RUOSHUI ZHAI
27 PRINCE ST - UNIT 2R
CAMBRIDGE, MA 02139

101-106
SILVA, BERNAD N.,
TR. OF F & D TRUST
51 PRINCE ST. #3
CAMBRIDGE, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: ADAM GLASSMAN Date: 3/8/23
(Print)

Address: 18 Fairmont Street

Case No. BZA-211208

Hearing Date: 3/23/23

Thank you,
Bza Members

Pacheco, Maria

From: Christian Grippo <cpgrippo@gmail.com>
Sent: Sunday, March 19, 2023 6:02 PM
To: Pacheco, Maria
Subject: Re: 18 Fairmont Street
Attachments: Christian and Melissa_18 Fairmont_Neighbor and Abutter Letter to BZA.pdf

Hello,

We would like to submit a letter containing written comments for the Board of Zoning Appeal meeting scheduled for this Thursday 3/23, expressing our objection for the project at 18 Fairmont Street.

Our names and addresses are as follows:

Christian Grippo
Melissa Grippo
31 Lopez St, Cambridge, MA 02139

Attached is the signed letter.

I appreciate your help in this matter.

Thank you,

--

Christian Grippo
MSCS/MSME

March 19, 2023

Dear Members of the Board of Zoning Appeals:

We are longtime Cambridgeport residents that would like to express our strong objection to the application for a special permit at 18 Fairmont Street allowing for an increase in height, volume, and building area, including new construction further into the setback on three full-height floors and for new windows in the setback on all three floors. The proposed increase in the size of an already large building will have immediate negative impacts on the abutters. But more gravely, it will set a concerning precedent for the neighborhood's current FAR and setback norms.

The special permit application states that: *"Requirements of the Ordinance can or will be met for the following reasons: The proposed work will cause no detriment to the direct abutters or to the neighborhood in general. There will be no loss of privacy, no creation of any substantial shadows on the abutting lots. The scale and character of the house and neighborhood will remain unchanged. There will be no additional dwelling units and no new non-conforming lot conditions. The existing non-conforming lot conditions will not be increased."*

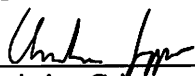
The claims in bold are not true. By increasing the volume by over 20%, increasing the massing of the third floor, moving the rear of the building nearly 3' closer into the setback, and increasing the height of much of the building, the applicant will definitely cast broader shadows on the abutting lots and reduce privacy on an already tight intersection of homes. The developer has not shown any data on how his property relates to the adjacent properties.

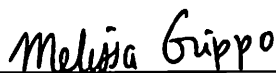
The developer also proposes a .92 FAR excluding the basement, while his neighbors to the west at 22-24 Fairmont Street have a .6 FAR and his neighbors to the east at 16 Fairmont have a .64 FAR, according to the Cambridge property database. How then is this proposal in keeping with the "scale and character of the neighborhood"?

The proposed increase in volume, area, and height, making the building nearly 1.0 FAR and close to 1.2 with the finished basement is not in keeping with the neighborhood and sets a concerning precedent for the district. Allowing for significant increases in the massing of already nonconforming planes inside setbacks – and then adding windows there – sets yet an additional negative precedent for the neighborhood.

Allowing a developer to obtain a special permit for a massive increase in FAR without showing impact to neighbors also sets a negative precedent.

Signed,


Christian Grippo
31 Lopez Street, Cambridge MA


Melissa Grippo
31 Lopez Street, Cambridge MA

Pacheco, Maria

From: Juan_Carlos_Serna <jserna@gmail.com>
Sent: Sunday, March 19, 2023 4:07 PM
To: Pacheco, Maria
Subject: Re 18 Fairmont St

March 19, 2023

Dear Members of the Board of Zoning Appeals:

We are longtime Cambridgeport residents that would like to express our **strong objection** to the application for a special permit at 18 Fairmont Street allowing for an increase in average height, volume, and building area, including new construction further into the setback on three full-height floors and for new windows in the setback on all three floors. The proposed increase in the size of an already large building will have immediate negative impacts on the abutters. But more gravely, it will set a concerning precedent for the neighborhood's current FAR and setback norms.

The special permit application states that: *"Requirements of the Ordinance can or will be met for the following reasons: The proposed work will cause no detriment to the direct abutters or to the neighborhood in general. There will be no loss of privacy, no creation of any substantial shadows on the abutting lots. The scale and character of the house and neighborhood will remain unchanged. There will be no additional dwelling units and no new non-conforming lot conditions. The existing non-conforming lot conditions will not be increased."*

The claims in bold are not true. By increasing the volume by over 20%, increasing the massing of the third floor, moving the rear of the building nearly 3' closer into the setback, and increasing the height of much of the building, the applicant will definitely cast broader shadows on the abutting lots and reduce privacy on an already tight intersection of homes. The developer has not shown any data on how his property relates to the adjacent properties.

The developer also proposes a .92 FAR excluding the basement, while his neighbors to the west at 22-24 Fairmont Street have a .6 FAR and his neighbors to the east at 16 Fairmont have a .64 FAR, according to the Cambridge property database. How then is this proposal in keeping with the "scale and character of the neighborhood"?

The proposed increase in volume, area, and average height, making the building nearly 1.0 FAR and close to 1.2 with the finished basement is not in keeping with the neighborhood and sets a concerning precedent for the district. Allowing for significant increases in the massing of already nonconforming planes inside setbacks – and then adding windows there – sets yet an additional negative precedent for the neighborhood.

We urge you to deny this special permit application.

Best,

Juan Carlos Serna
29 Fairmont Ave

March 20, 2023

Dear Members of the Board of Zoning Appeals:

As a longtime Cambridgeport / Cambridge resident and property owner, I would like to express my strong objection to the application for a special permit at 18 Fairmont Street allowing for an increase in height, volume, and building area, including new construction further into the setback on three full-height floors and for new windows in the setback on all three floors. The proposed increase in the size of an already large building will have immediate negative impacts on the abutters. But more gravely, it will set a concerning precedent for the neighborhood's current FAR and setback norms.

The special permit application states that: *"Requirements of the Ordinance can or will be met for the following reasons: The proposed work will cause no detriment to the direct abutters or to the neighborhood in general. There will be no loss of privacy, no creation of any substantial shadows on the abutting lots. The scale and character of the house and neighborhood will remain unchanged. There will be no additional dwelling units and no new non-conforming lot conditions. The existing non-conforming lot conditions will not be increased."*

The claims in bold are not true. By increasing the volume by over 20%, increasing the massing of the third floor, moving the rear of the building nearly 3' closer into the setback, and increasing the height of much of the building, the applicant will definitely cast broader shadows on the abutting lots and reduce privacy on an already tight intersection of homes. The developer has not shown any data on how his property relates to the adjacent properties.

The developer also proposes a .92 FAR excluding the basement, while his neighbors to the west at 22-24 Fairmont Street have a .6 FAR and his neighbors to the east at 16 Fairmont have a .64 FAR, according to the Cambridge property database. How then is this proposal in keeping with the "scale and character of the neighborhood"?

The proposed increase in volume, area, and height, making the building nearly 1.0 FAR and close to 1.2 with the finished basement is not in keeping with the neighborhood and sets a concerning precedent for the district. Allowing for significant increases in the massing of already nonconforming planes inside setbacks – and then adding windows there – sets yet an additional negative precedent for the neighborhood.

I urge you to deny this special permit application.

Signed,



Ana Yanez-Rodriguez
6 Washington Ave Apt 19
Cambridge MA. 02140

March 20, 2023

Dear Members of the Board of Zoning Appeals:

We are the neighbors at 22 Fairmont Street directly abutting the property at 18-20 Fairmont Street. We would like to express our strong objection to the proposed special permit allowing for an increase in the height, volume, and area of an already nonconforming building and for new windows on a new plane being built in a nonconforming setback. The proposed increase in the size of an already large building will have a detrimental impact on us as abutters and is not in harmony with the FAR norms of the neighborhood.

The developer's special permit application states that:

"A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed work will cause no detriment to the direct abutters or to the neighborhood in general. There will be no loss of privacy, no creation of any substantial shadows on the abutting lots. The scale and character of the house and neighborhood will remain unchanged. There will be no additional dwelling units and no new non-conforming lot conditions. The existing non-conforming lot conditions will not be increased."

The statements in bold are patently false.

1. **No Shadows and no Loss of Privacy.** By increasing the height of much of the building, including replacing a 35 degree pitched roof in the front part of the building with a full **one story addition**, and replacing a 30 degree pitched roof in the rear with a full **two story addition**, and then moving the rear of the building nearly 3' closer into the setback, the applicant will definitely cast broader shadows on the abutting lots and windows and reduce privacy on an already tight intersection of homes. The developer has not shown any data on how his property relates to the adjacent properties.

This is not a small addition, but a significant increase in volume and massing (see Exhibit A). The notion that the 32.4' x 55.4'+ wall-like block that the applicant proposes to build along the side yards will create "no" "substantial shadows" is hard to believe. The attached pictures (see Exhibit B), point to actual conditions, indicating the extent to which the change will block sunshine. We bought this house because of its light since this helps with Seasonal Affective Disorder and Major Depressive Disorder which one of us is diagnosed with.

2. **Scale and Character of the House and Neighborhood Will Remain Unchanged.** The applicant proposes to build a 32.4' tall vertical structure within the setback that extends 55.4'+ feet. He also **proposes a .92 FAR** excluding the basement, while the immediate neighbors around him have the following FARs: the neighbors to the west at 22-24 Fairmont Street have a .6 FAR, the neighbor at 26-28 Fairmont Street has a

.54 FAR, his neighbors to the east at 16 Fairmont have a .64 FAR, and the neighbor at 15 Fairmont has a .67 FAR, according to the Cambridge property database. How then is his proposal in keeping with the “scale and character of the neighborhood”? The proposed density of 18-20 Fairmont Street is **currently at .74 FAR**. The developer is already availing himself of his ability to add 1440sf of floor area (on top of the .74 FAR) by finishing the basement. His house is already 20% larger than the FAR of the abutting properties and exceeds the FAR of .6 allowed in the district. The developer has not considered the neighbors or neighborhood in these designs, further indicated by his choosing not to consult with us as abutters before drawing up and submitting the plans.

D & E). These sections of the application state essentially the same thing. All our above objections apply here. The developer further states that his proposal will not “derogate from the intent or purpose of this ordinance for the following reasons: The proposed project is consistent and in harmony with the uses and character of the neighborhood, and upholds the intents of the zoning ordinance as there will be no creation of any detriment whatsoever.”

We again disagree with the statement there will “no creation of any detriment whatsoever.” Moreover, increasing a home already 20% larger than adjacent properties is not “consistent and in harmony” with the character of the neighborhood. The proposal also fails to meet the letter and spirit of the zoning ordinance for four reasons:

First, the purpose of article 8 is to allow for otherwise non-conforming but smaller structures to modernize (add a bathroom, make use of an attic), not redesign the neighborhood with an FAR pushing 1.0 (again: 16 Fairmont has an effective FAR of .64 and the two condos at 22/24 Fairmont have a combined FAR of .6 - and he wants a .92 FAR, a 50% increase over his closest adjacent neighbors).

Second, the applicant did not correctly calculate the existing versus required side yard setbacks. According to the logic and spirit of the code, he should use average height and the multi-plane formula under 5.24, as well as the denominator of 7, to calculate the existing and required setback to show that the existing setback does not conform. (Choosing not to use such elements to create – in order to then increase – a nonconformity is not in keeping with the spirit or intent of the code.) The error of choosing 5 instead of 7 for the denominator in the H+L calculation vastly exaggerates the requirements to make the setbacks look nonconforming. These errors make it impossible to ascertain from the application whether the setbacks do or do not in fact conform.

Third, if the existing building is indeed nonconforming along the right side yard, it is patently clear that moving the rear 16' of the building nearly 3' further into the side yard and increasing its height from approximately 15' to the edge of the 30 degree pitched roof to a 32.4' wall (including the mansard, which is essentially vertical) would block light, creating a significant detriment, and not be consistent with the intent of the code. The purpose of the H+L formula in our district is to ensure that setbacks relate to the mass of the vertical plane on that side yard. In other words, the conformity of the vertical plane of the building depends on its massing as a function of height plus length. By increasing the height of the rear portion

of the building, the applicant is **significantly** increasing the nonconformity of the side yard setback. For this reason, the project is not consistent with the intent of the code, which is to “to provide adequate light and air” (see the Preamble) – not to massively expand an already oversized existing two-family house into a 6100sf two-family house for the purpose of increasing a developer’s profit margin.

Fourth – and most essentially – the section under which the applicant is seeking relief states: “In order to grant the special permit the Board of Zoning Appeal is required to find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria in Section 10.43.” We abutters are the most impacted in “the neighborhood.” The increased volume and height of the proposed building will be detrimental because 1) it will create more shadows; 2) *new* windows on a *new* plane in a nonconforming setback will impinge on privacy (the developer is not just rearranging existing windows, but adding windows on a new floor in a nonconforming setback that look directly into our children’s bedrooms); 3) the home is already larger than either abutters and there is no public good in granting relief to profiteers; 4) the massive proposed wall-like structure inside the setbacks will cause an uncharacteristic and, to us, aesthetically objectionable 55’ long “block-like” building that will be an eyesore for immediate abutters and passersby; and 5) the building will violate 19.30 (to which article 10.43(f) requires adherence); we especially note 19.33, which requires that building construction be “designed and sited to minimize shadow impacts on neighboring lots”; and that “Building scale and wall treatment, including the provision of windows” be “sensitive to existing residential uses on adjacent lots.”

Any one of these reasons is enough for the BZA to reject the petition now.

Finally, we note that the special permit application contains numerous errors. First, the survey indicates that the house faces south, but it in fact faces north. We wonder if this is the basis for the applicant’s false claim respecting shadows. Second, the “Reason for Petition” and “Description of Petitioner’s Proposal” do not actually say what relief is being requested; does the advertising language of the petition do so?

The proposed increase in volume, area, and height, making the building nearly 1.0 FAR and close to 1.2 with the finished basement, has a serious impact on our exposure to sun and privacy, is not in keeping with the neighborhood, and sets a negative precedent for the neighborhood and district. Allowing for significant increases in the massing of already nonconforming planes inside setbacks – and then adding windows there – also sets a negative precedent for the neighborhood.

We accordingly urge you to reject this special permit petition,

Sandra Ferguson and Ian Ferguson
22 Fairmont Street, 02139 Cambridge

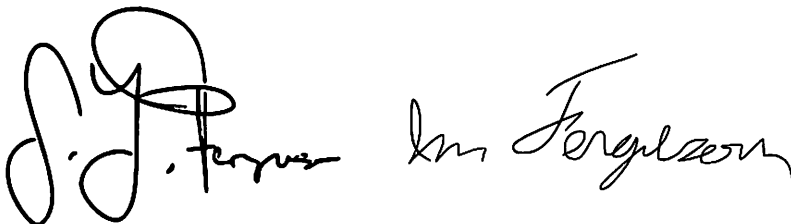
The block contains two handwritten signatures in black ink. The signature on the left is for Sandra Ferguson, featuring a large, stylized 'S' and 'F'. The signature on the right is for Ian Ferguson, written in a more cursive, flowing style.

Exhibit A
Volume Calculation and Detrimental Effect on Sunshine

We note that the developer has not provided a volume change calculation. Our best estimate from the applicant's petition is that **the proposed addition will increase the volume of an already oversized, nonconforming building by 44%**. It is hard to believe that anything close to such a number will have no detrimental impact, including on light. We estimate a 44% increase over the existing volume above the basement as follows: we take the total existing volume of 43,496 cubic feet (see Z10 of the application), subtracting the basement volume of 11,296 (7'10' height x area of 1442 sf – see D2.1 and Z9) to get an existing volume of 32,300 cubic feet. The proposal will remove volume of 6,307 cubic feet (see Z10) and add 9.97' height x 1357 sf area on the new third floor, or 13,529 cubic feet, and approximately 10' x 580sf on the second floor, or 5,800 cubic feet, and 123 sf x 10' on the first floor, or 1230 cubic feet, for a total of 20,559 cubic feet less the 6,307 feet removed = 14,252 cubic feet added divided by 32,300 = a 44% increase in volume.

The purpose of this massive increase in volume and massing is to increase what is already a significant developer margin (he purchased the house for \$2.05 million or \$400 per square foot for 5000 sellable square feet including the basement – in a neighborhood where luxury housing sells for upwards of \$1000 or \$1100 per square foot).

This grab at an additional 1100 sf for the pure motive of profiteering will literally occur at the expense of sunshine available for our child and growing family.

Exhibit B
Images

View from child's room which receives a lot of sunlight until the afternoon.



View from parents art studio which receives a lot of sunlight until the afternoon.

