



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:

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

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

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

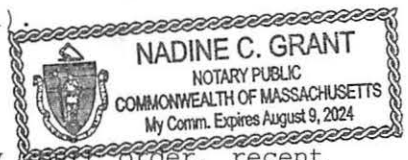
**Written evidence of Agent's standing to represent petitioner may be requested.*

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.

[Signature] Notary

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



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

MEMORANDUM FOR THE BOARD OF SUPERVISORS

To be considered by the Board of Supervisors at its meeting on the 15th day of May, 1950.

RE: [Illegible text]

[Illegible text]

[Illegible text]

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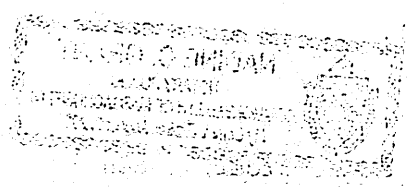
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APPROVED: [Illegible Signature]

[Illegible text]



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> | |
|--|------------|----------------------------|-----------------------------|-------------------------------|--------|
| TOTAL GROSS FLOOR AREA: | | 3,706.00 | 4,600.00 | 3,000.00 | (max.) |
| LOT AREA: | | 5,000 | No Change | 5,000.0 | (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: ² | | .74 | .92 | .60 | |
| LOT AREA OF EACH DWELLING UNIT | | 2,500.00 | NO CHANGE | 1,800.00 | |
| SIZE OF LOT: | WIDTH | 50 | No Change | 50 | |
| | DEPTH | 100 | No Change | NA | |
| SETBACKS IN FEET: | 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 | |
| SIZE OF BUILDING: | HEIGHT | 32.4' | No Change | 35.0' | |
| | WIDTH | 57' +/- | No Change | NA | |
| | LENGTH | 30 | No Change | NA | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: | | 34% | 40% | 36% | |
| NO. OF DWELLING UNITS: | | 2 | No Change | 2 allowable | |
| NO. OF PARKING SPACES: | | 2 | No Change | 0 | |
| NO. OF LOADING AREAS: | | 0 | 0 | N/A | |
| DISTANCE TO NEAREST BLDG. ON SAME LOT | | 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.

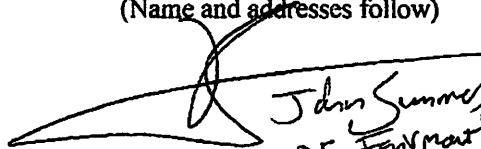
The section under which the applicant is seeking relief states: "In order to grant the special permit the Board of Zoning Appeal is required to find that the **alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood,** and that 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 addresses follow)


John Sumner
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,



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 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.

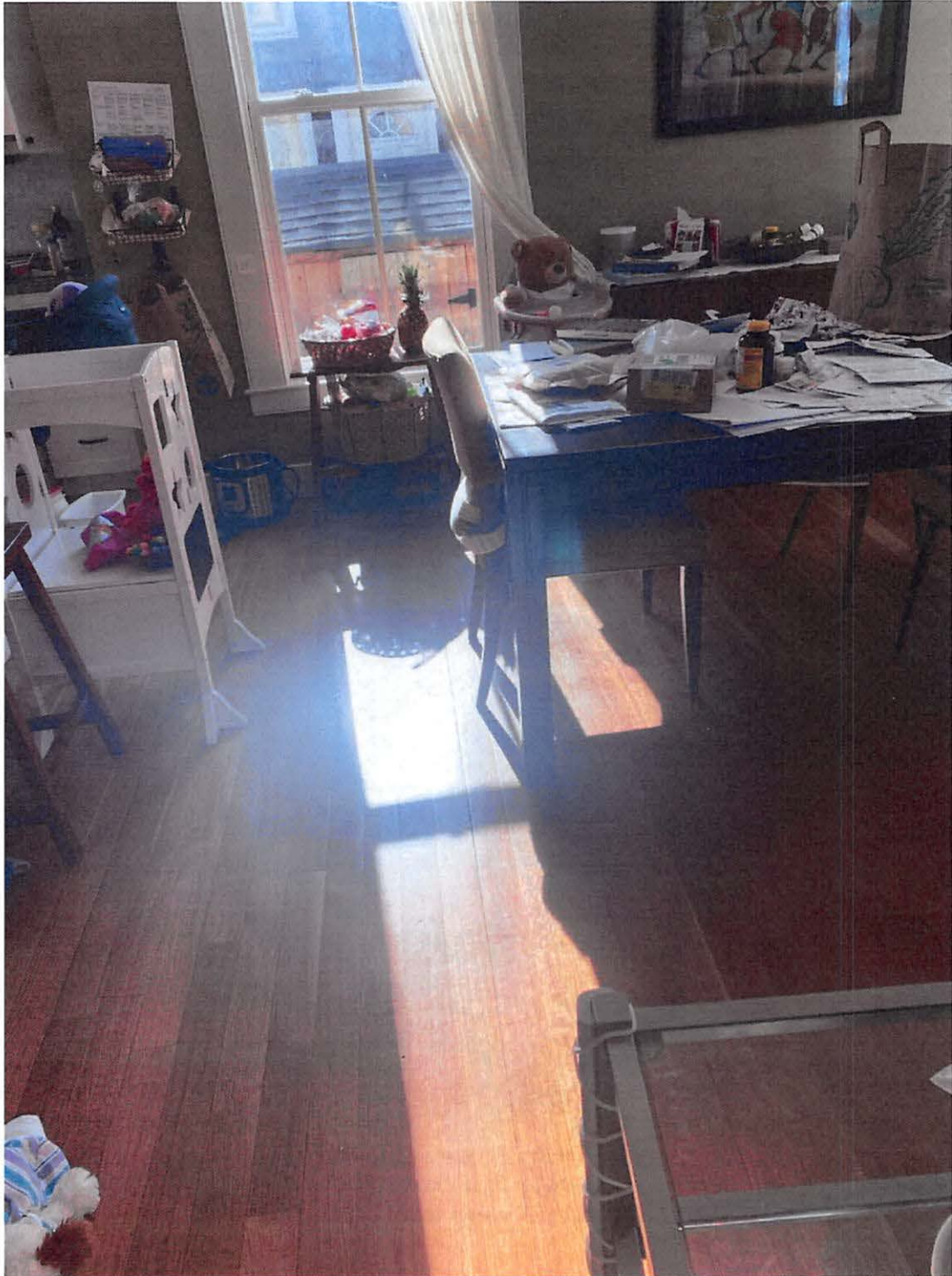
The purpose of this massive increase in volume and massing is to increase what is already a significant developer margin (he purchased the house for \$2.05 million or \$400 per square foot for 5000 saleable square feet including the basement – in a neighborhood where luxury housing sells for upwards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

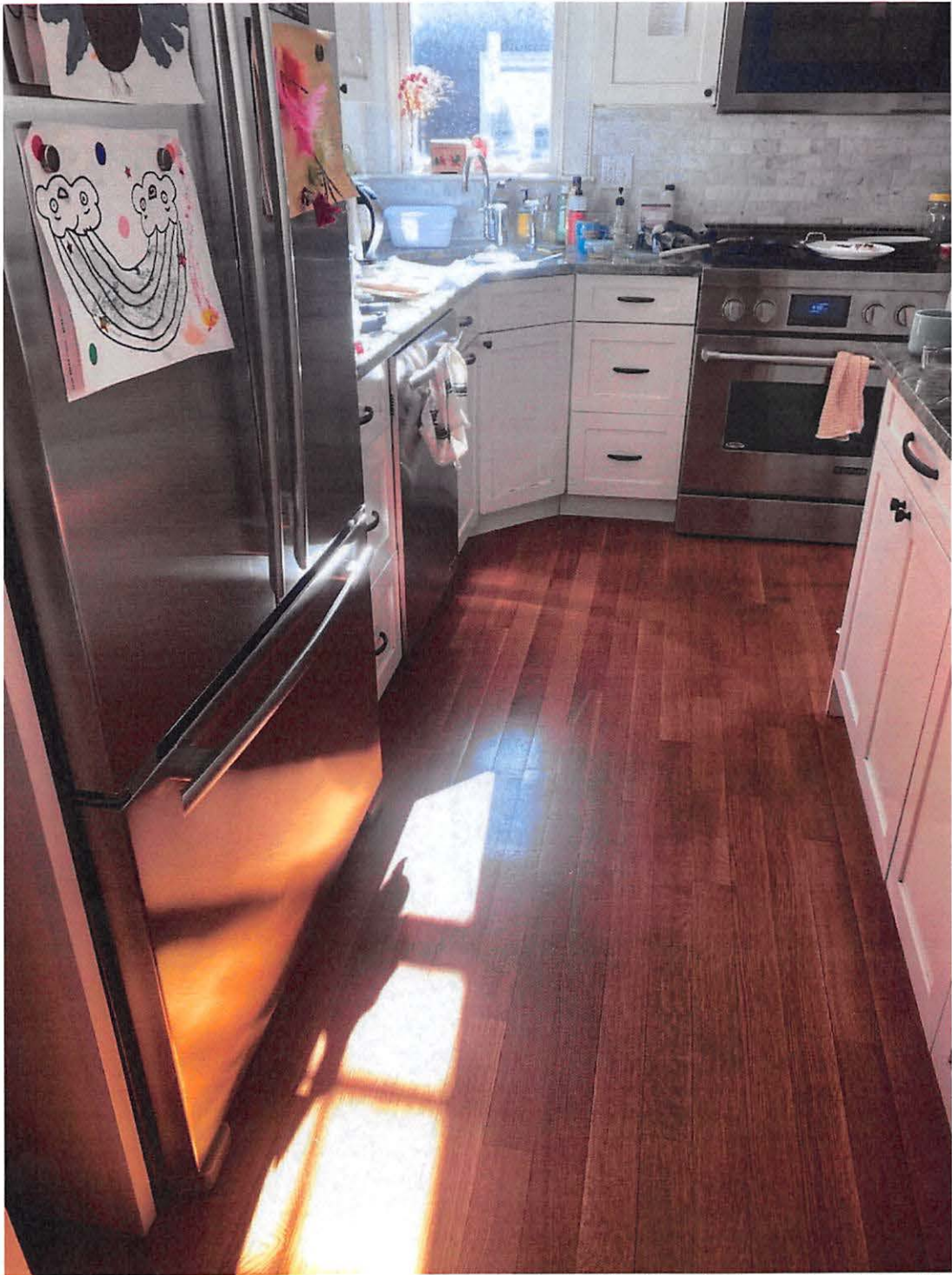
**Exhibit B
Images**



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.



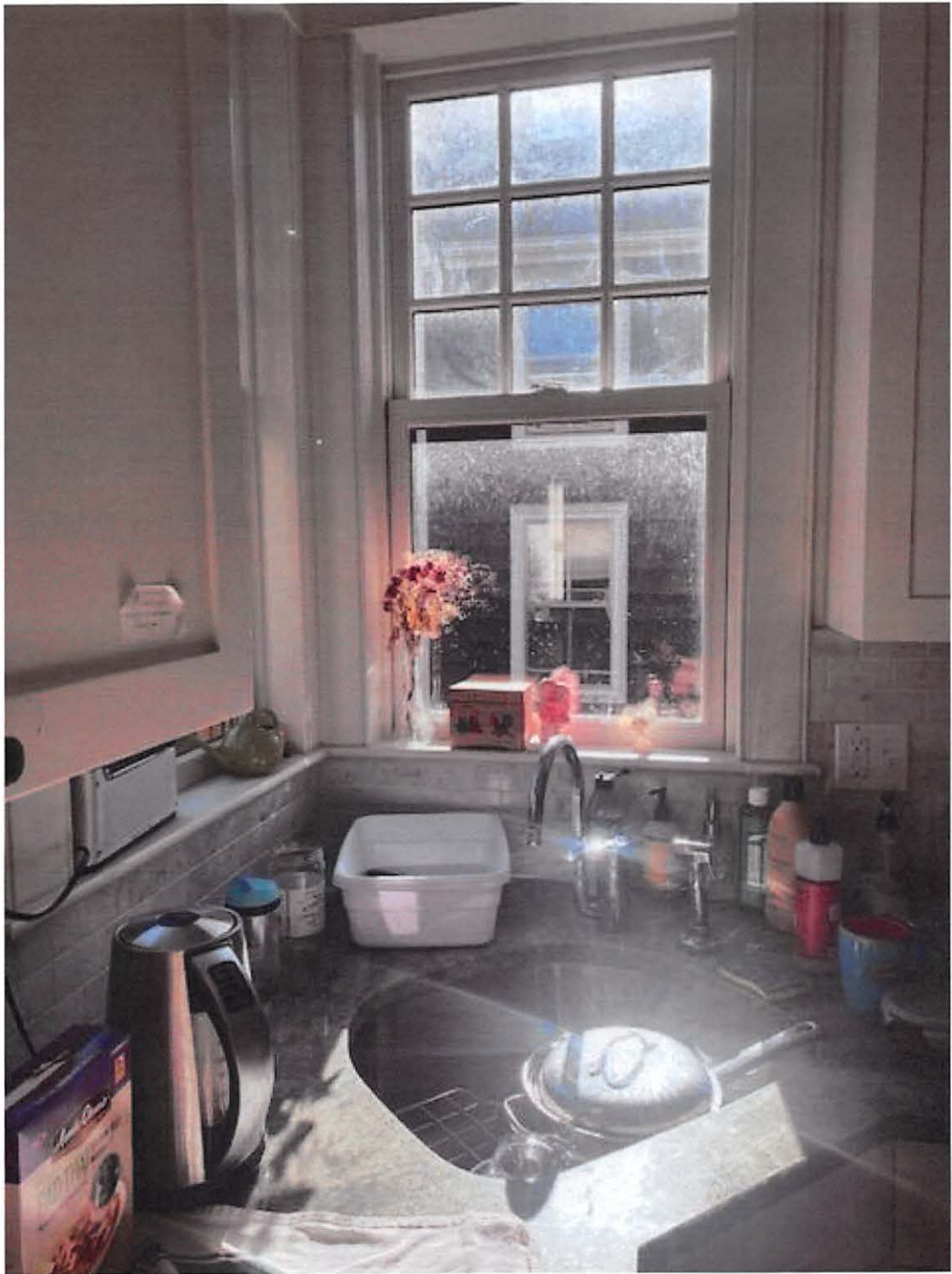
Morning light coming into our dining room on the first floor will be blocked.



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 BUILDING ENVELOPE FALLS UNDER RES-C DIMENSIONAL REQUIREMENTS
2. MULTIPLANE SET BACK ANALYSIS = NON-CONFORMING



PROPOSED STREET VIEW

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

Title Sheet

SCALE

DRAWING

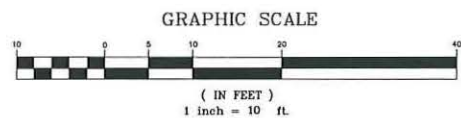
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NOTES:

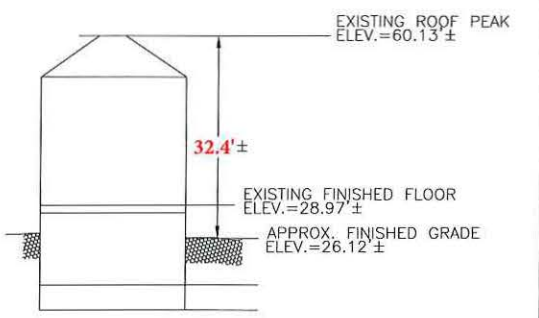
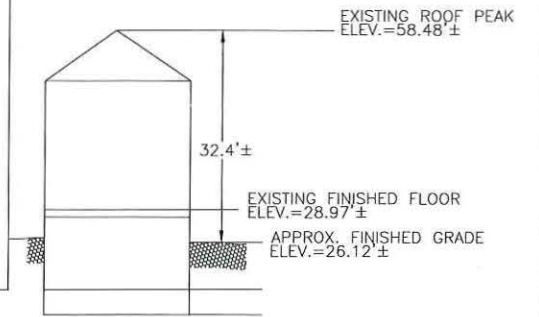
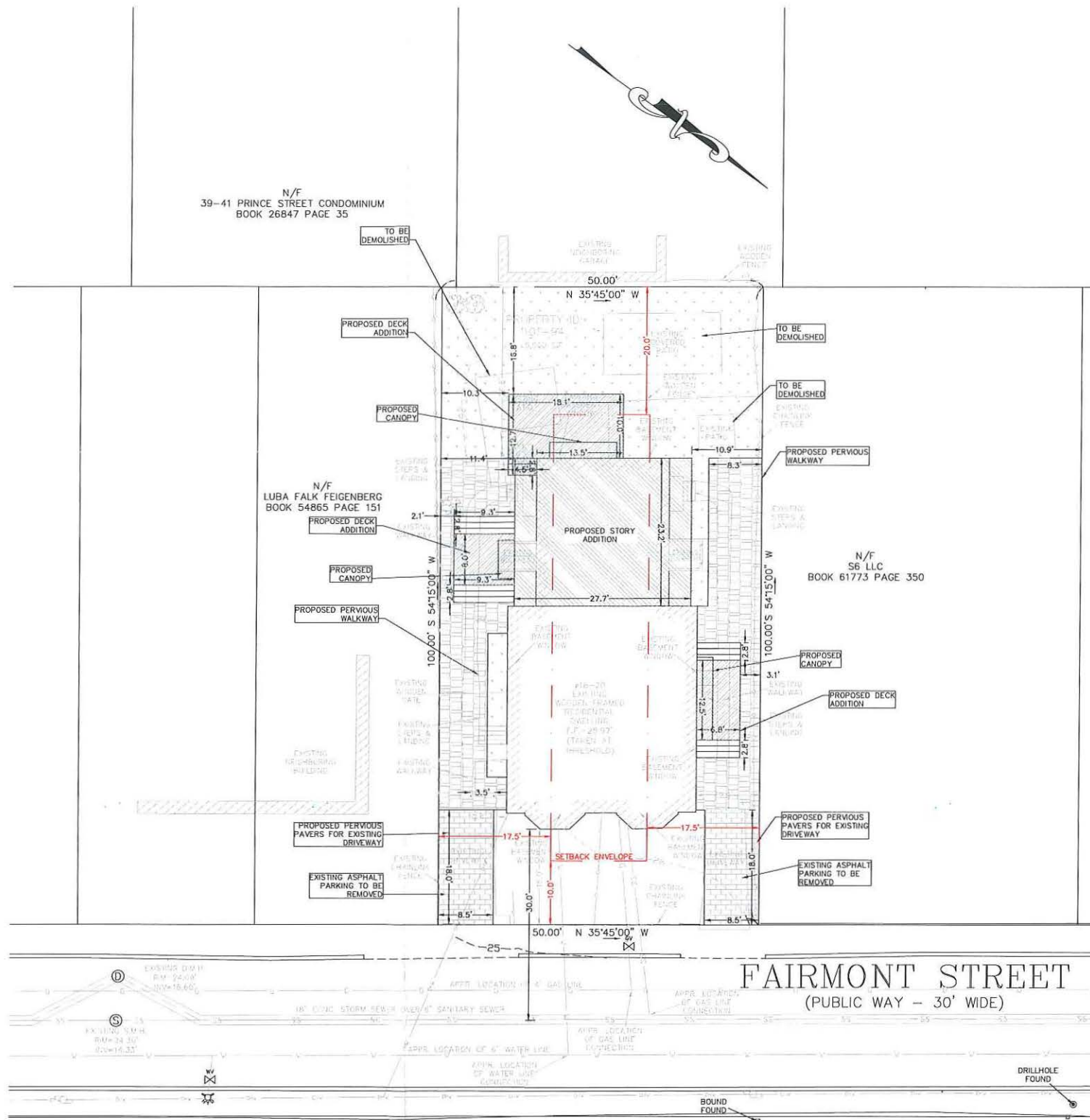
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/19/2022.
2. DEED REFERENCE: BOOK 1290, PAGE 97
PLAN REFERENCE 1: PLAN NO. 3419A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY 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 | |
|----------|---------------------------|
| [Symbol] | BOUND |
| [Symbol] | IRON PIN/PIPE |
| [Symbol] | STONE POST |
| [Symbol] | TREE |
| [Symbol] | TREE STRUMP |
| [Symbol] | SHRUBS/FLOWERS |
| [Symbol] | SIGN |
| [Symbol] | BOLLARD |
| [Symbol] | SEWER MANHOLE |
| [Symbol] | DRAIN MANHOLE |
| [Symbol] | CATCH BASIN |
| [Symbol] | WATER MANHOLE |
| [Symbol] | WATER VALVE |
| [Symbol] | HYDRANT |
| [Symbol] | GAS VALVE |
| [Symbol] | ELECTRIC MANHOLE |
| [Symbol] | ELECTRIC HANDHOLE |
| [Symbol] | UTILITY POLE |
| [Symbol] | LIGHT POLE |
| [Symbol] | MANHOLE |
| [Symbol] | SPOT GRADE |
| [Symbol] | TOP OF WALL |
| [Symbol] | BOTTOM OF WALL |
| [Symbol] | EXISTING BUILDING |
| [Symbol] | RETAINING WALL |
| [Symbol] | STONE WALL |
| [Symbol] | FENCE |
| [Symbol] | TREE LINE |
| [Symbol] | SEWER LINE |
| [Symbol] | DRAIN LINE |
| [Symbol] | WATER LINE |
| [Symbol] | GAS LINE |
| [Symbol] | UNDERGROUND ELECTRIC LINE |
| [Symbol] | OVERHEAD WIRES |
| [Symbol] | CONTOUR LINE (MIR) |
| [Symbol] | CONTOUR LINE (MIR) |



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| | | | |
|--------------------|--|------|-----------------------|
| SCALE 1"=10' | | | |
| DATE 02/13/2023 | REV | DATE | REVISION |
| SHEET 1 | BY | | |
| PLAN NO. 1 OF 1 | 18-20 FAIRMONT STREET CAMBRIDGE MASSACHUSETTS | | |
| CLIENT: | PROPOSED PLOT PLAN | | |
| DRAWN BY MG | | | |
| CHKD BY ETS | | | |
| APPD BY PUN | | | |
| | | | |
| | PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, NEWTON, MA. SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com | | 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 = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (32.4' \times 32.30') + (23.29' \times 23.11') / (32.30' + 23.11') = 28.60'$

(*) 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

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DATE

2/24/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

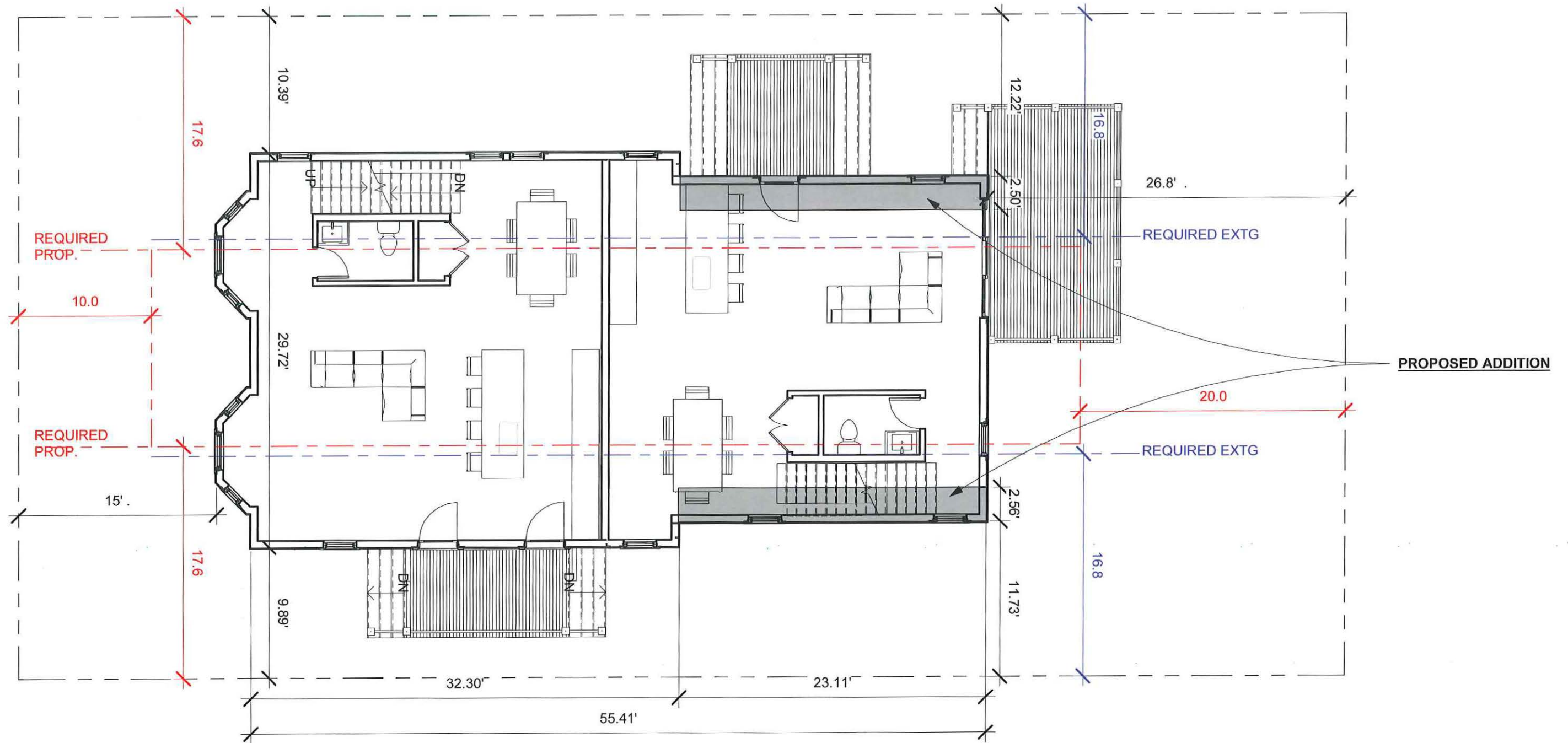
**Zoning Analysis -
Zone C**

SCALE

DRAWING

Z.1.1





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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 = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (32.4' \times 32.30') + (23.29' \times 23.11') / (32.30' + 23.11') = 28.60'$

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

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

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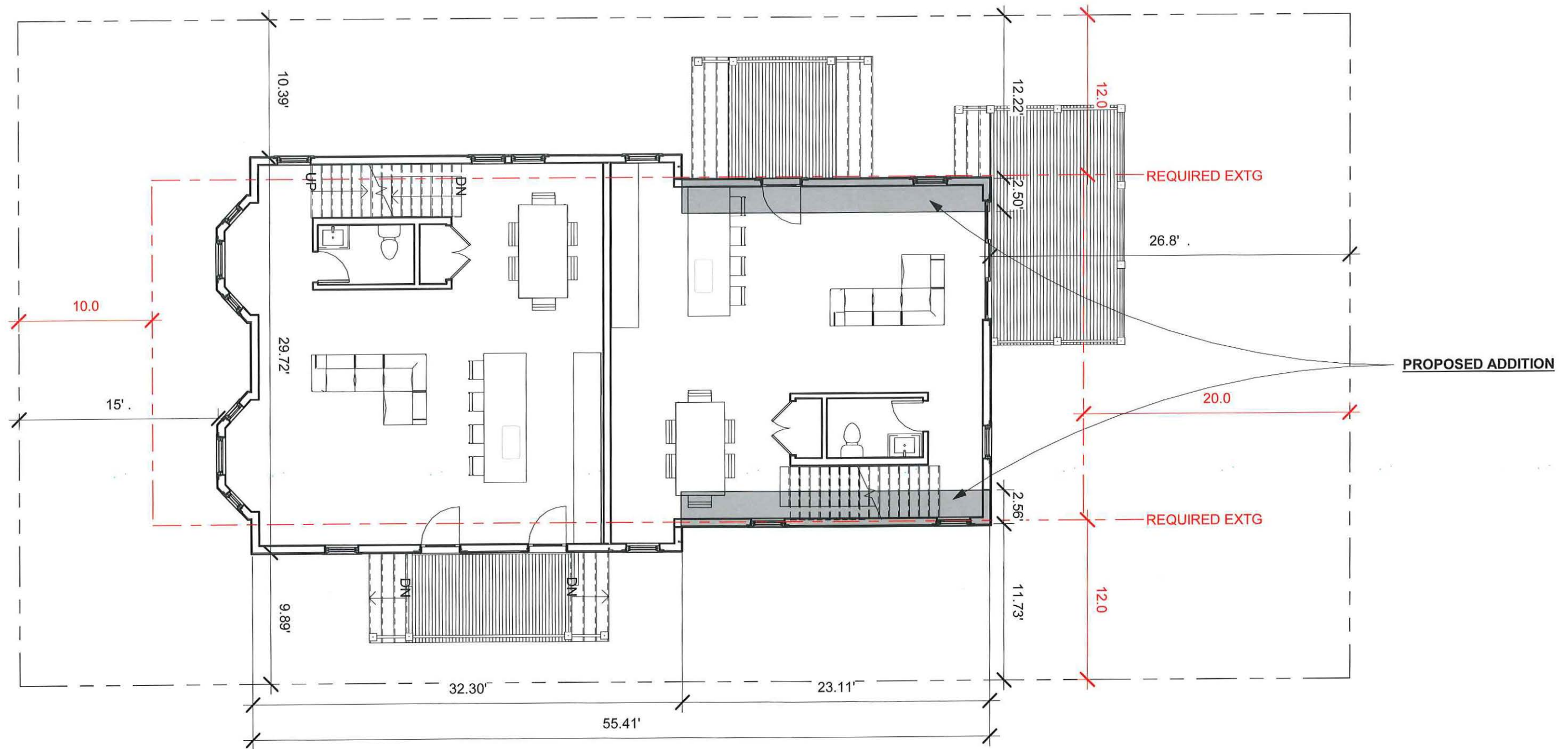
TITLE

**Zoning Analysis -
Zone C1**

SCALE

DRAWING

Z.2.1



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18-20 Fairmont Street

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TITLE

**Zoning - Setback
plan - Zone C1**

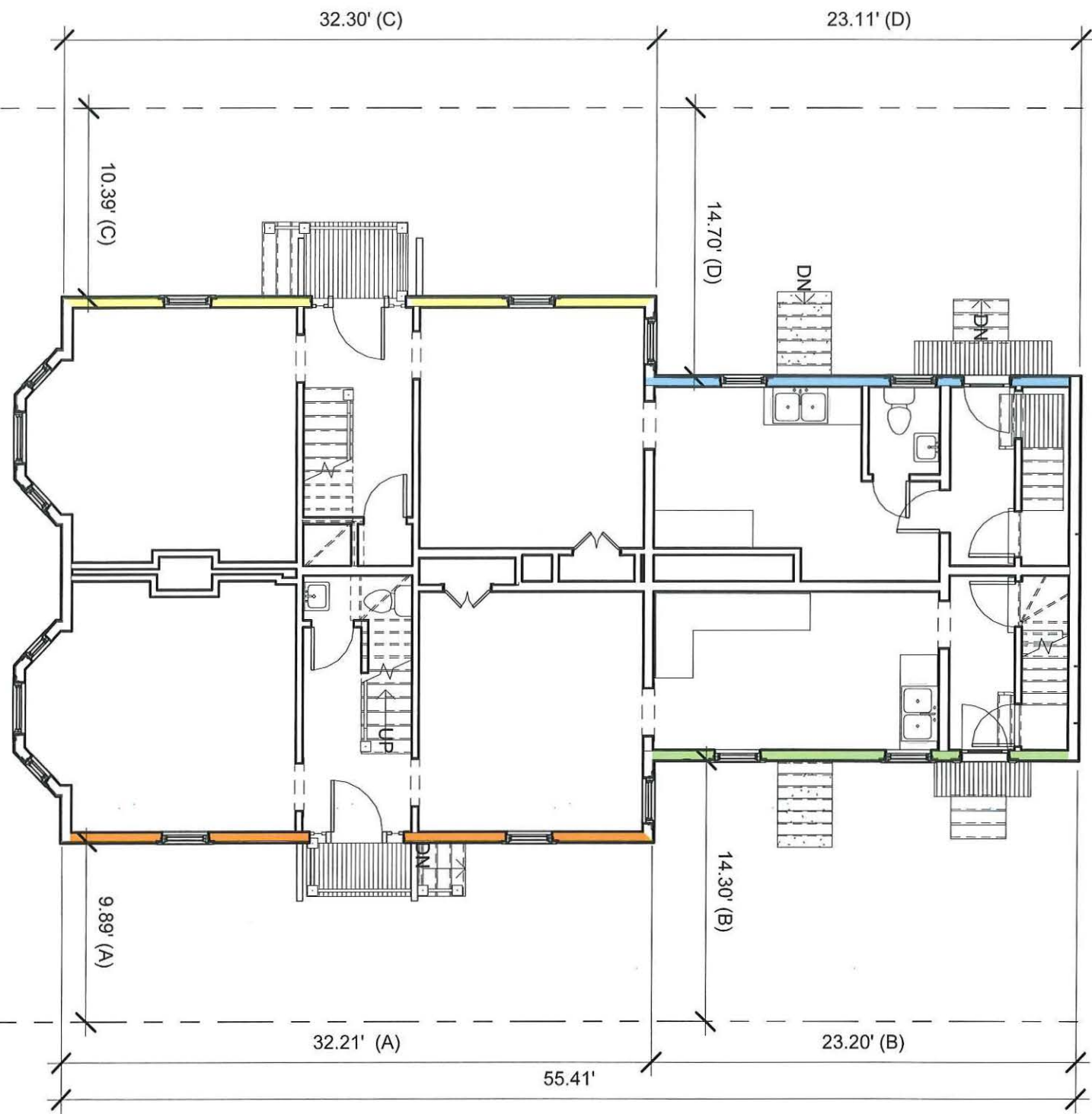
SCALE

1/8" = 1'-0"

DRAWING

Z.2.2





② Extg. Right MULTIPLANE
1/8" = 1'-0"



③ Extg. Left MULTIPLANE
1/8" = 1'-0"

| | | | | | | |
|--|--|--------------------------|---|---|-------------------------------|---------------------------------|
| | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 03/21/23</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Zoning - Setback Plan - MULTIPLANE CALCS- Zone C1</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING Z.2.3</p> |
|--|--|--------------------------|---|---|-------------------------------|---------------------------------|

| 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 |

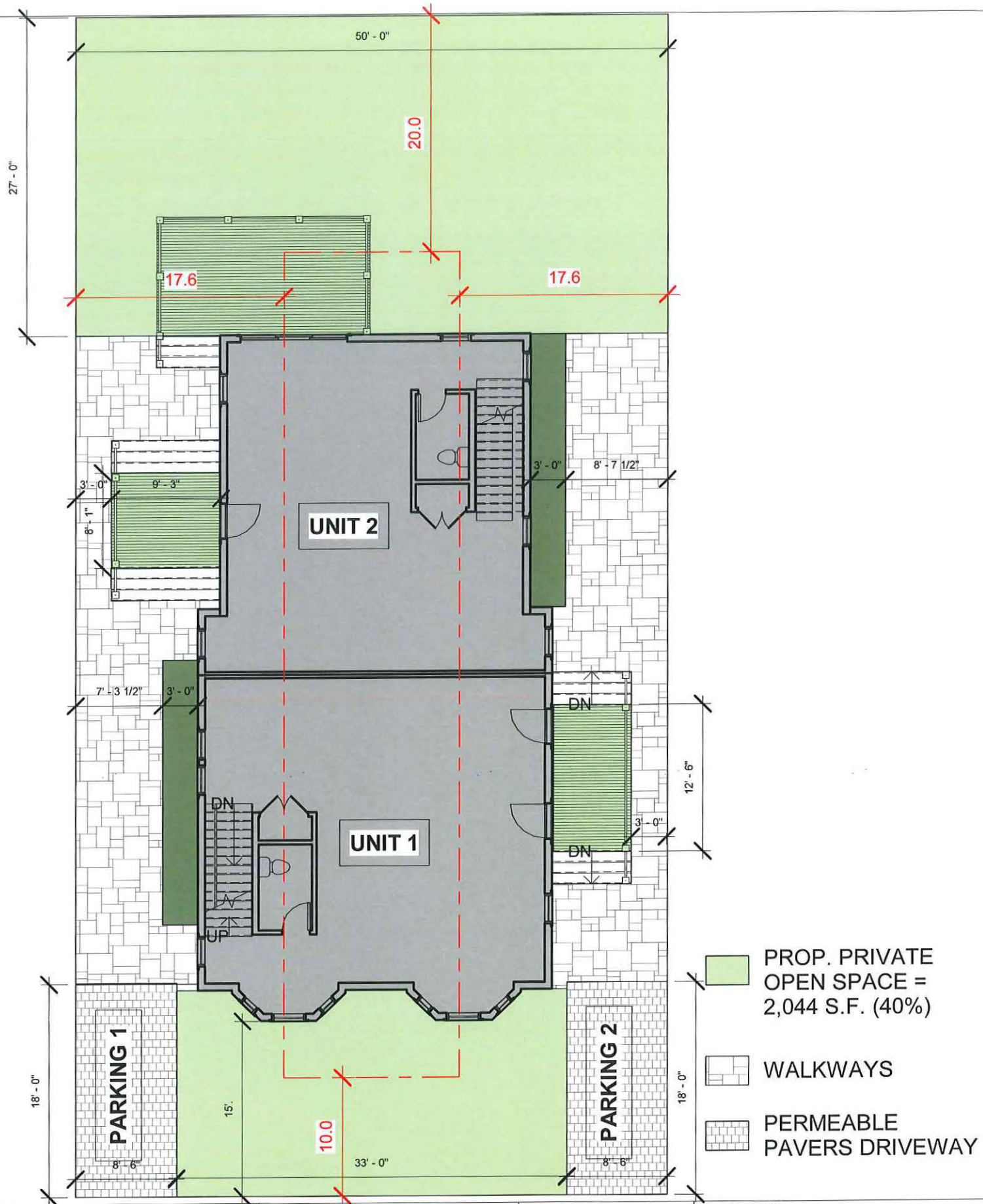
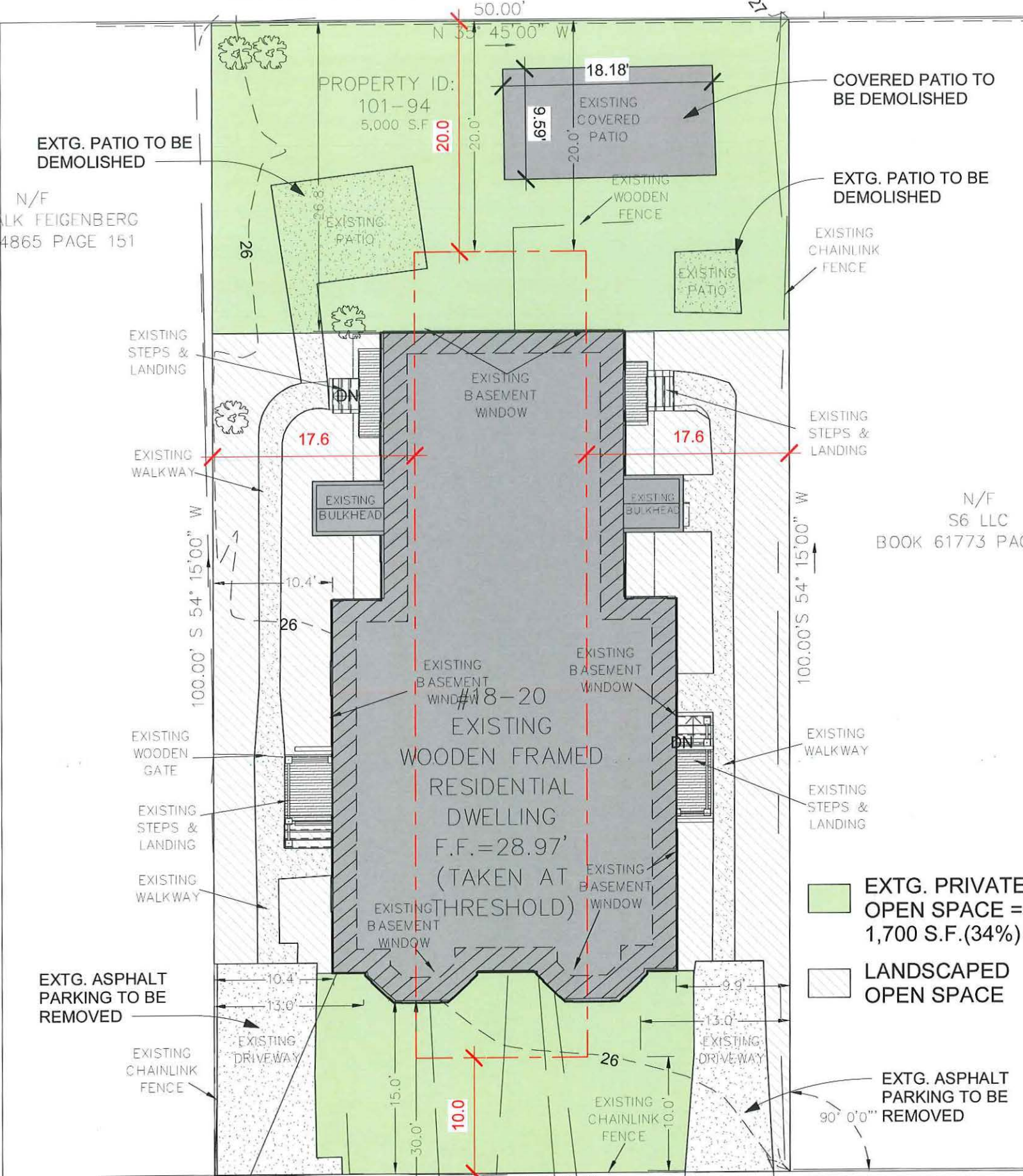
| SINGLE PLANE CALCULATION | | | | | | | | |
|--------------------------|------|-------|-----------------------|--|--|--|---------------|------------------------------|
| PLANE | H | L | CALC. SETBACK (H+L/7) | | | | AREA OF PLANE | VOLUME CALC. OF SINGLE PLANE |
| SINGLE | 32.4 | 55.41 | 12.54 | | |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

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

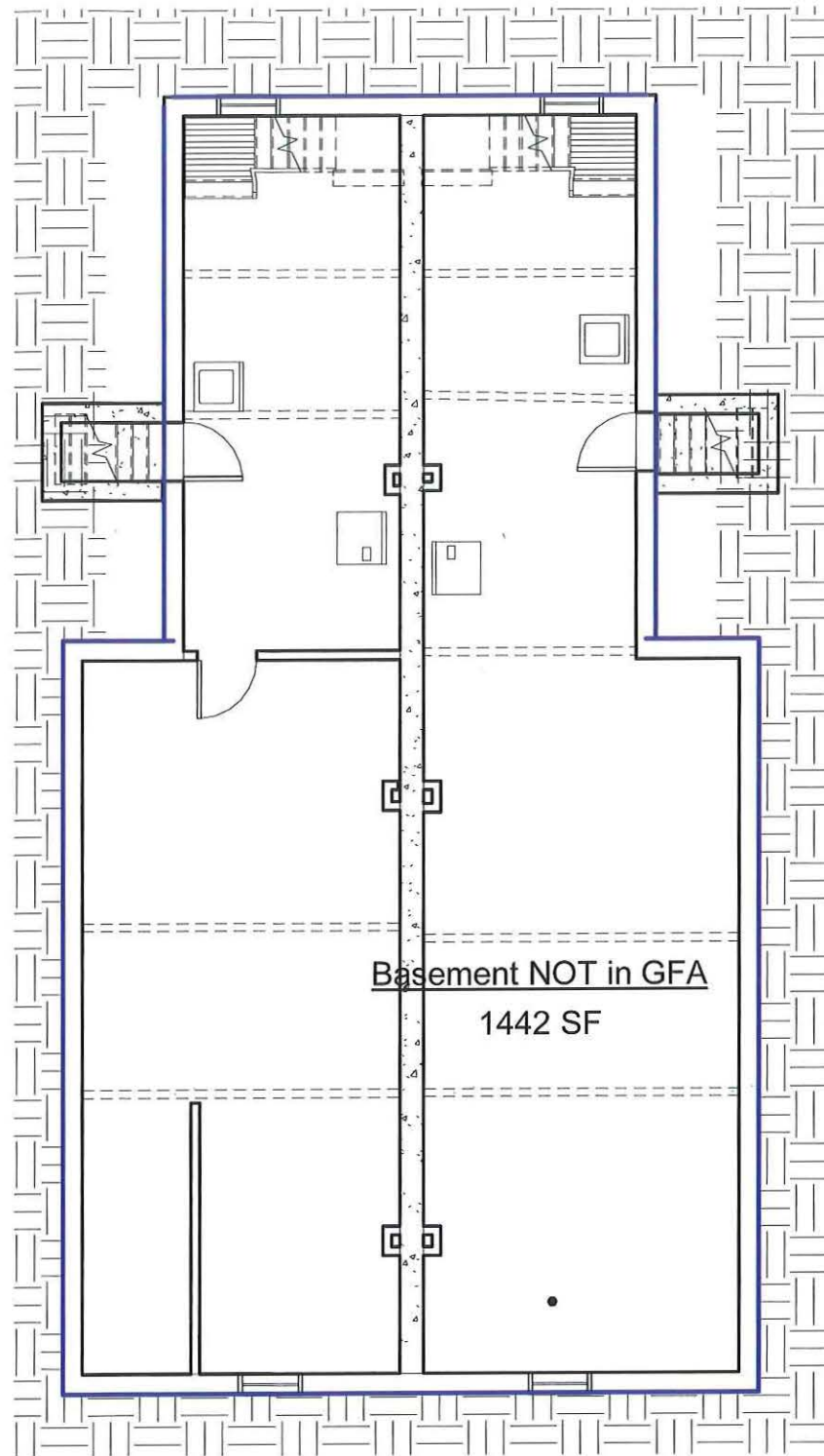
FOR BOTH RIGHT AND LEFT CALCULATION, THE INDIVIDUAL PLANE CALCULATION IS CONFORMING FOR EACH PLANE (A,B,C AND D).

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)

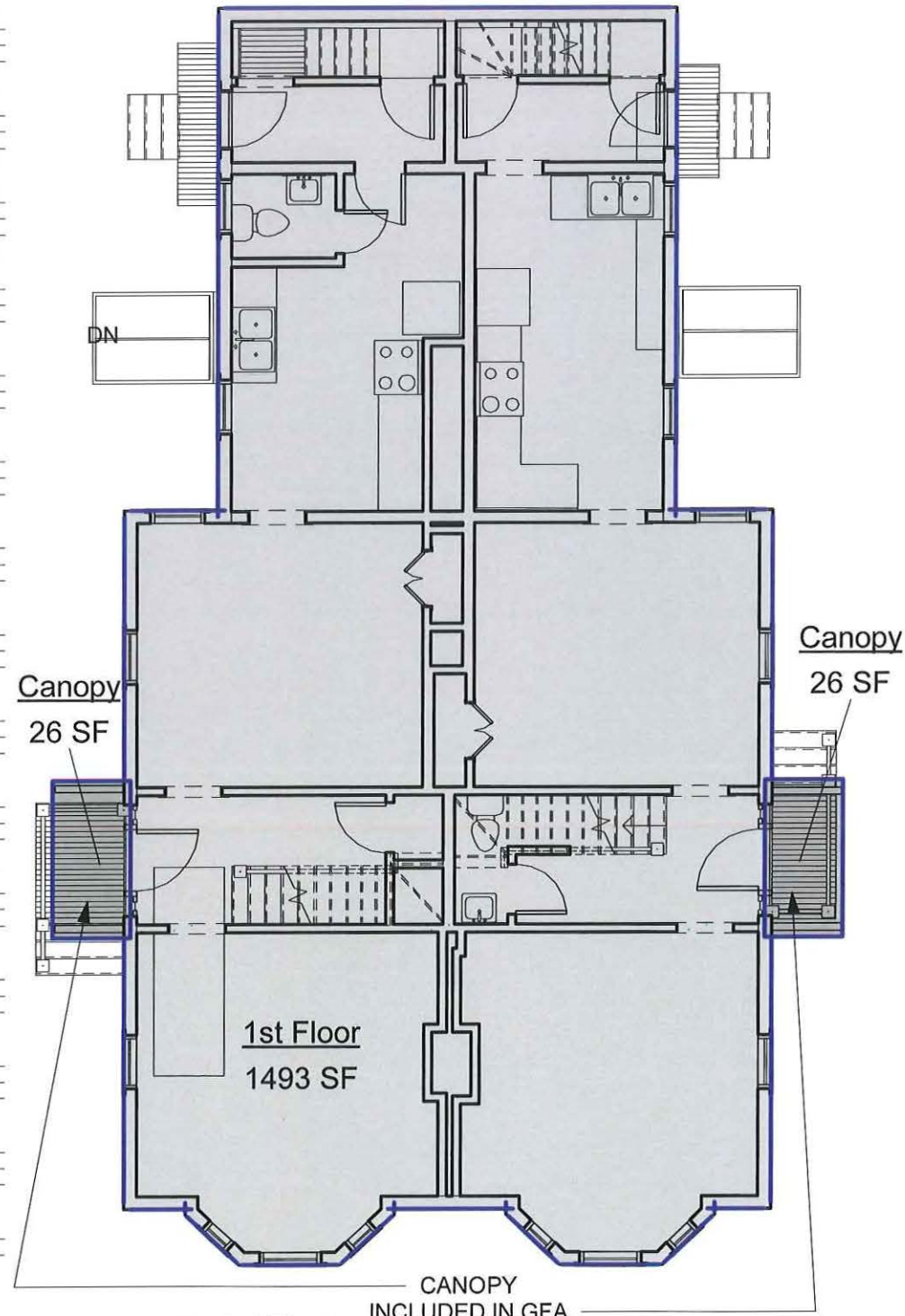
| | | | | | | |
|--|--|----------|---|---|-------|--------------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS <small>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</small> | 03/21/23 | 18-20 Fairmont Street Cambridge, MA | Zoning - MULTIPLANE CALC - Zone C1 | | Z.2.4 |



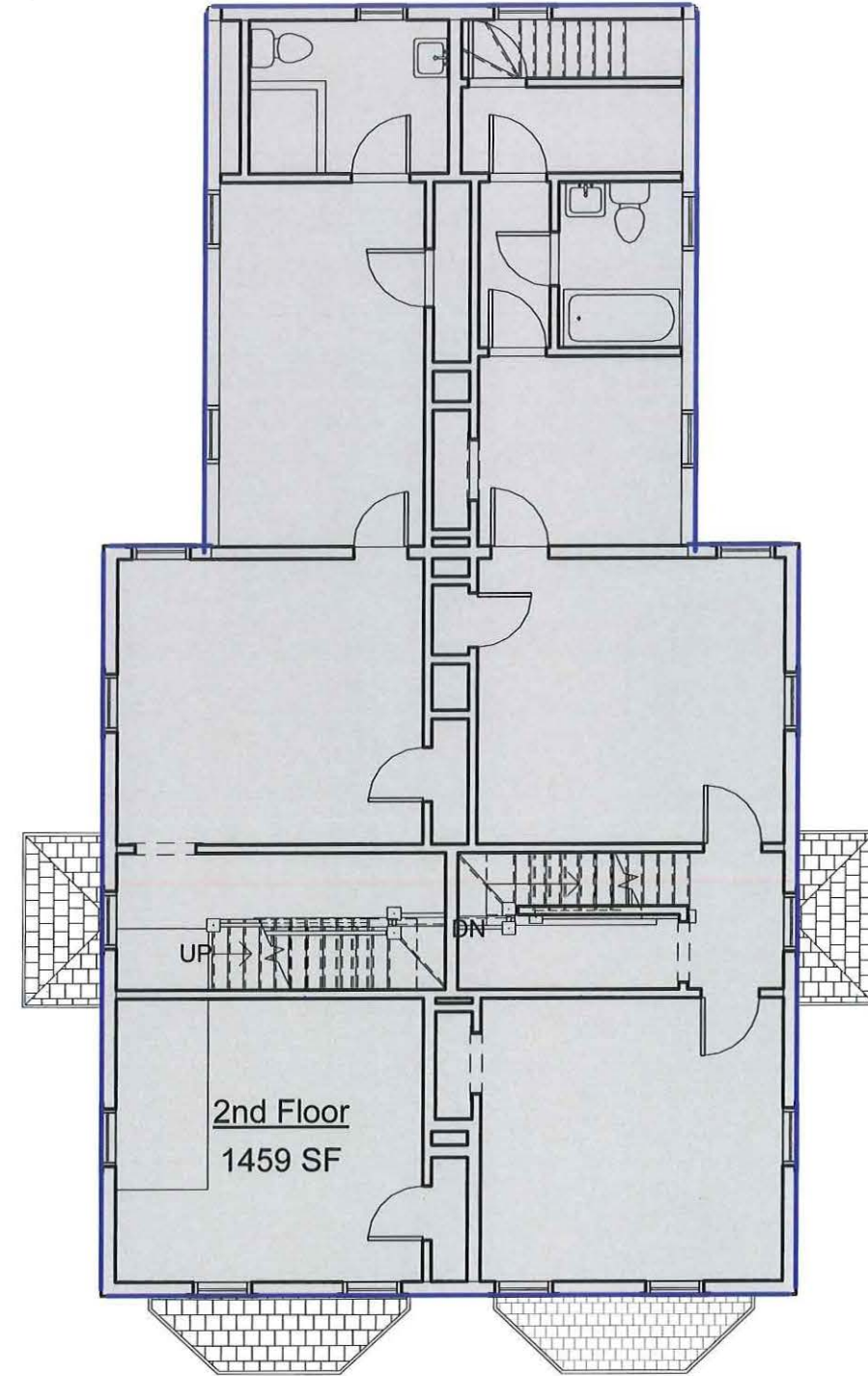
| | | | | | | |
|-----------------------|---|------------------------------|---|--|--|----------------------------------|
| <p>GCD ARCHITECTS</p> | <p>ARCHITECT</p> <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE</p> <p>2/24/2023</p> | <p>PROJECT</p> <p>18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE</p> <p>Open Space Analysis</p> | <p>SCALE</p> <p>3/32" = 1'-0"</p> | <p>DRAWING</p> <p>Z.3</p> |
|-----------------------|---|------------------------------|---|--|--|----------------------------------|



① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

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Cambridge, MA

TITLE

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

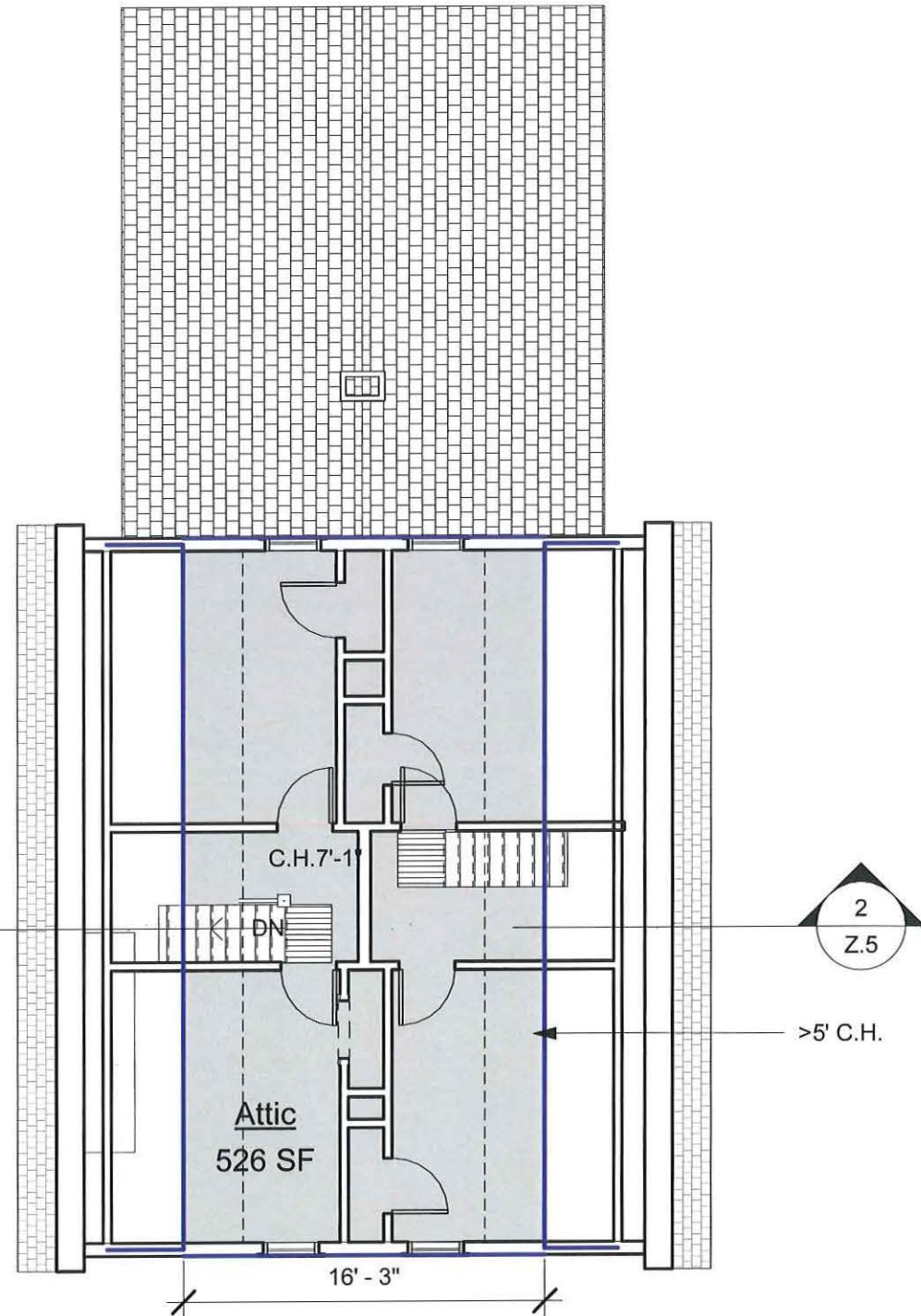
SCALE

1/8" = 1'-0"

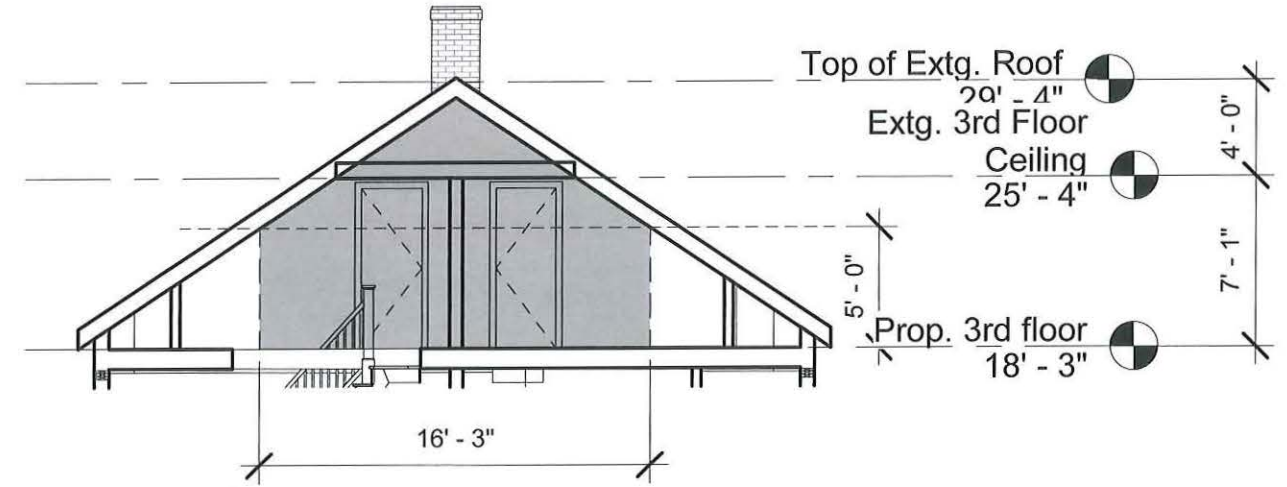
DRAWING

Z.4

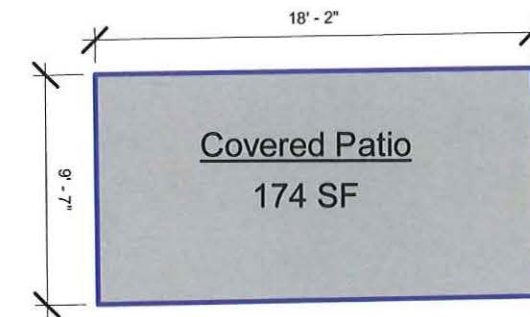




① 3rd Floor
1/8" = 1'-0"



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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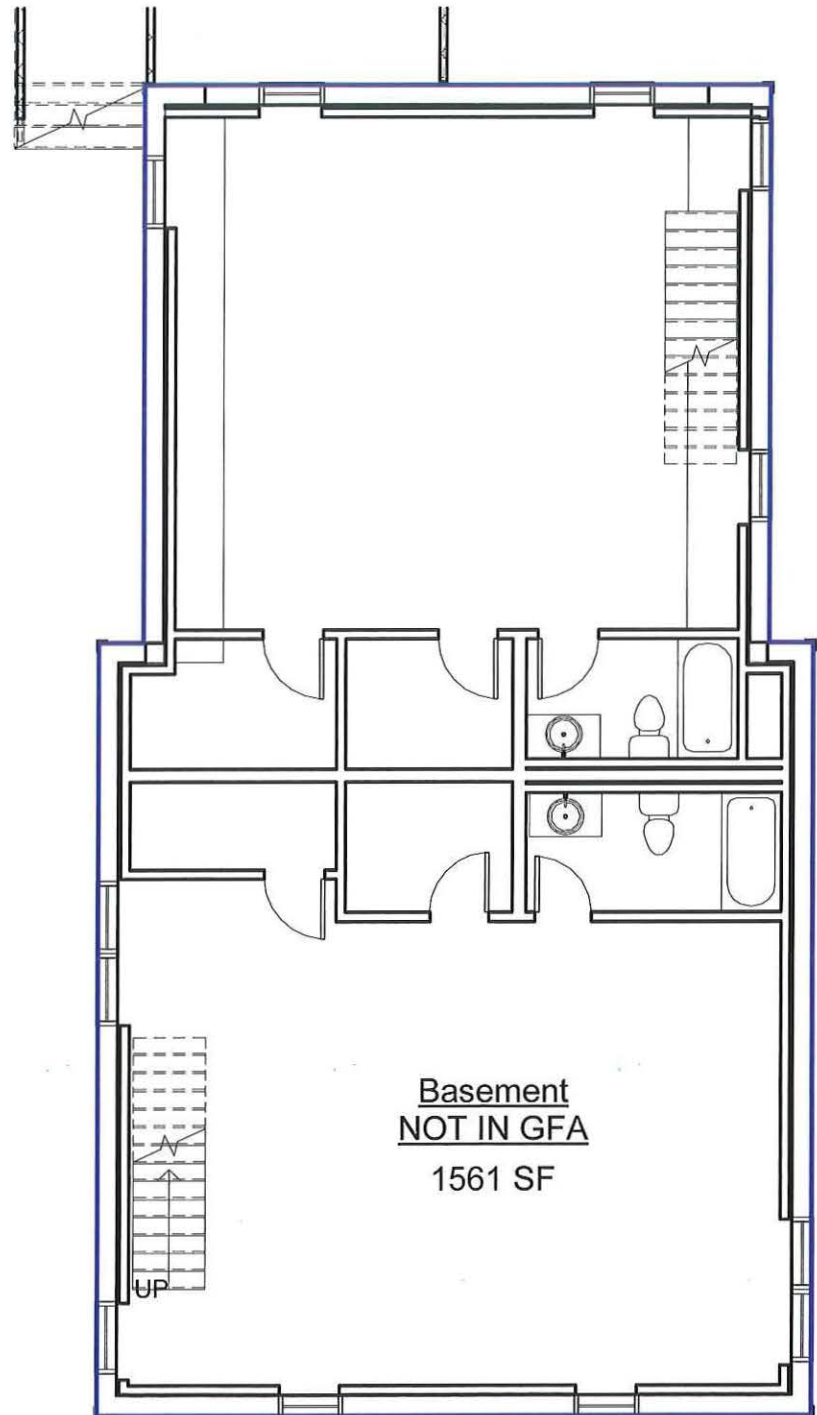
DATE
2/24/2023

PROJECT
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Cambridge, MA

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

SCALE
1/8" = 1'-0"

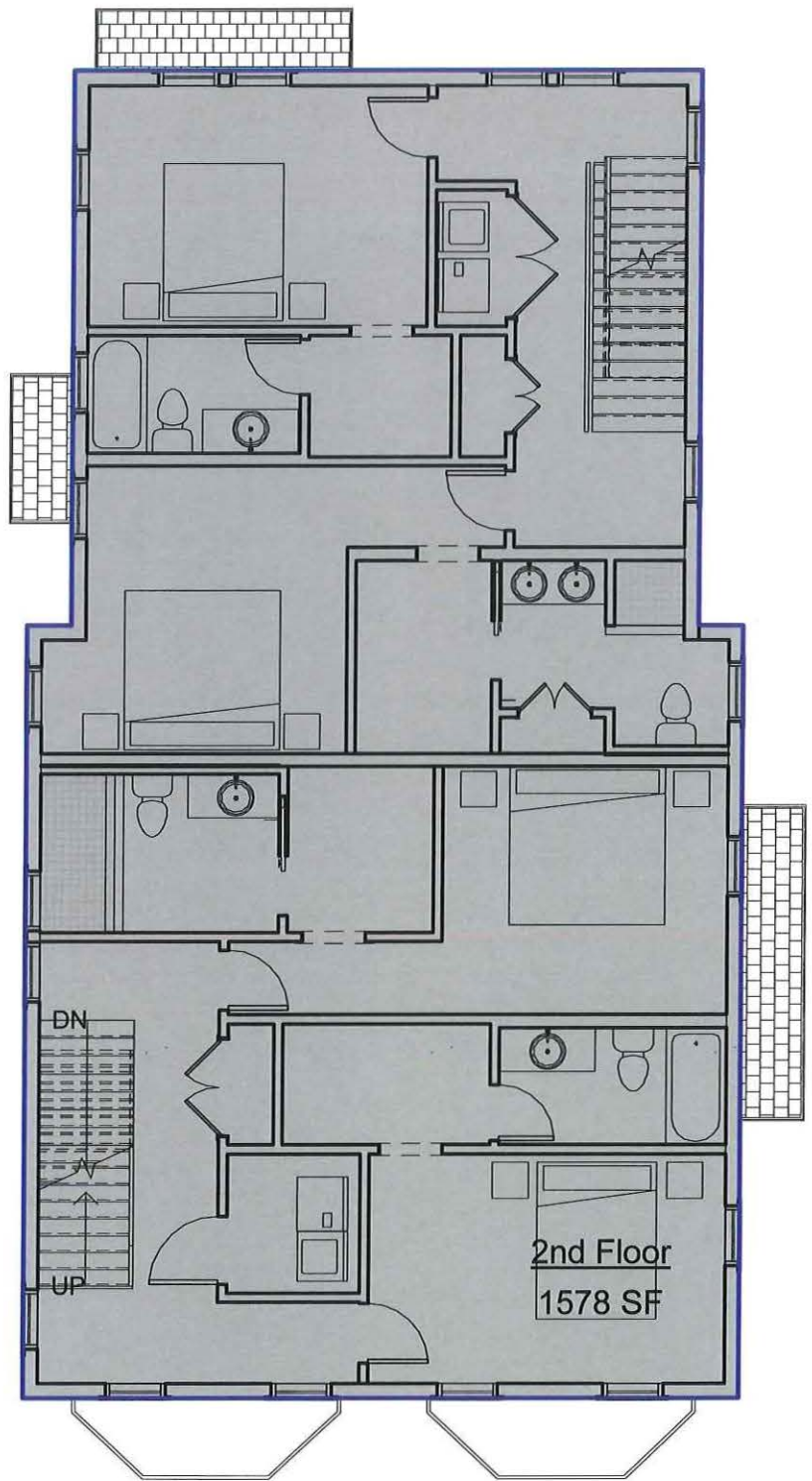
DRAWING
Z.5



① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

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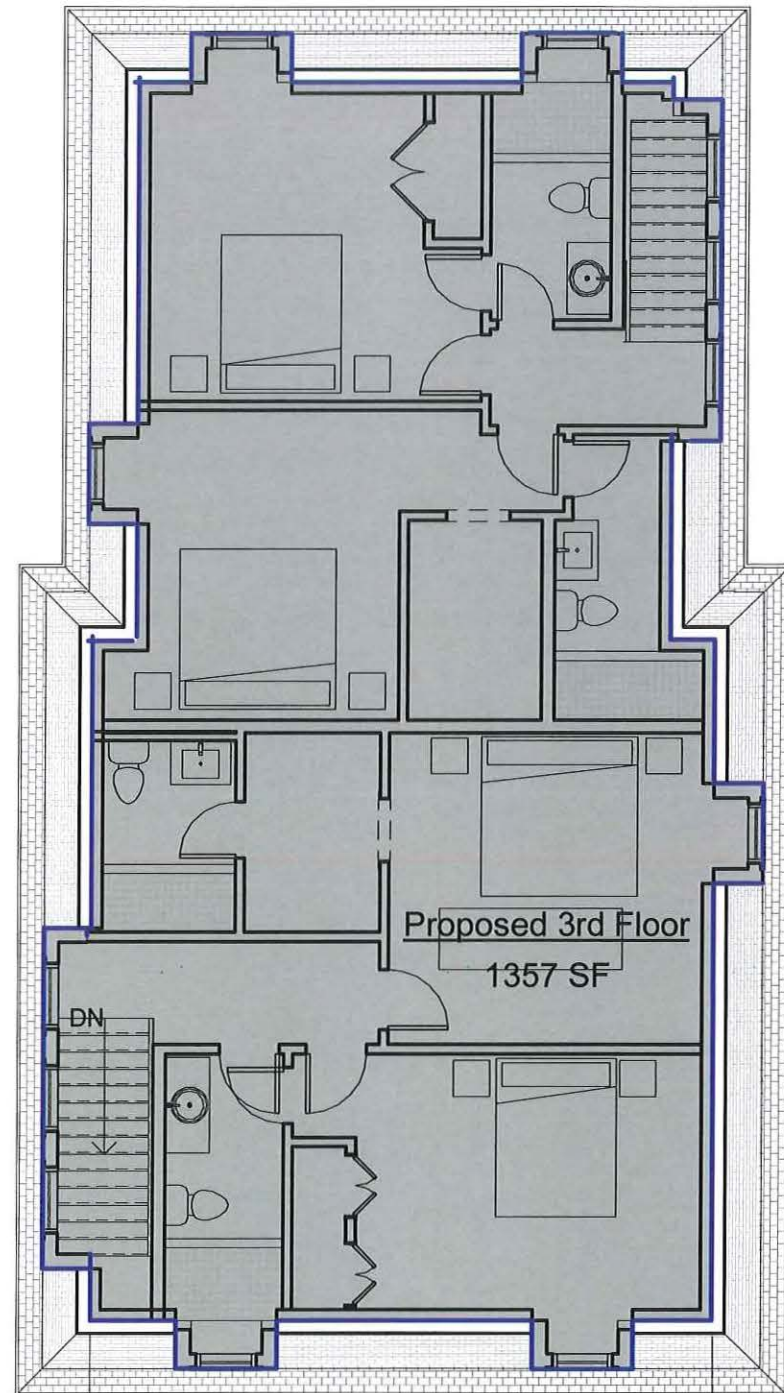
DATE
 2/24/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

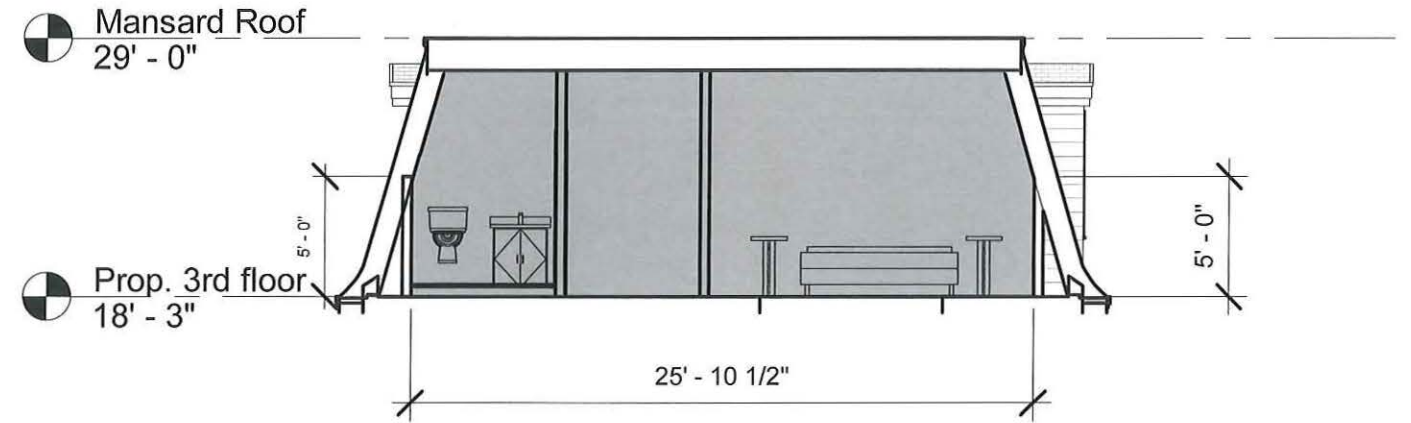
TITLE
Zoning - PROP. GFA & FAR Analysis

SCALE
 1/8" = 1'-0"

DRAWING
Z.6



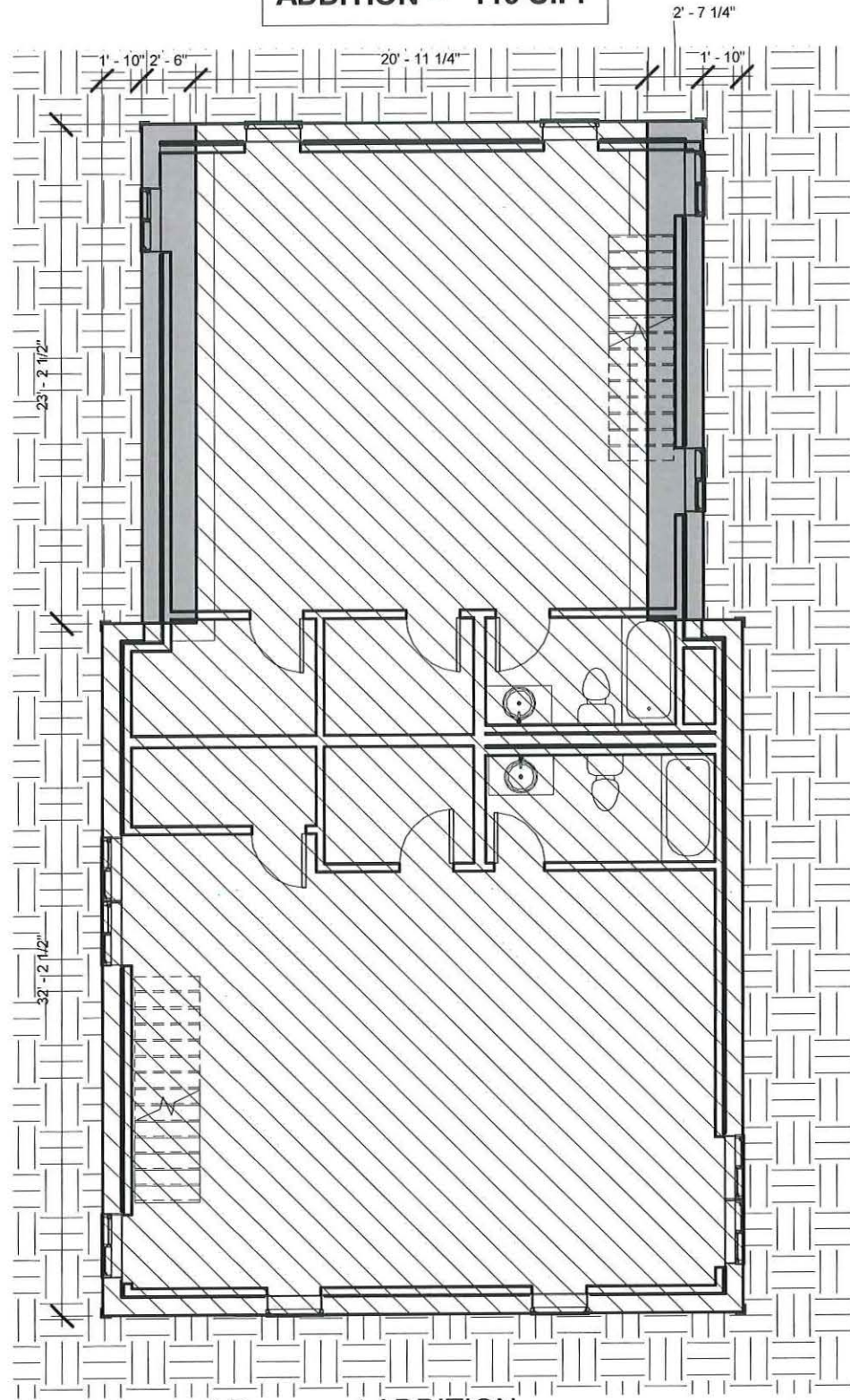
① 3rd Floor
1/8" = 1'-0"



② Section PROP. GFA
1/8" = 1'-0"

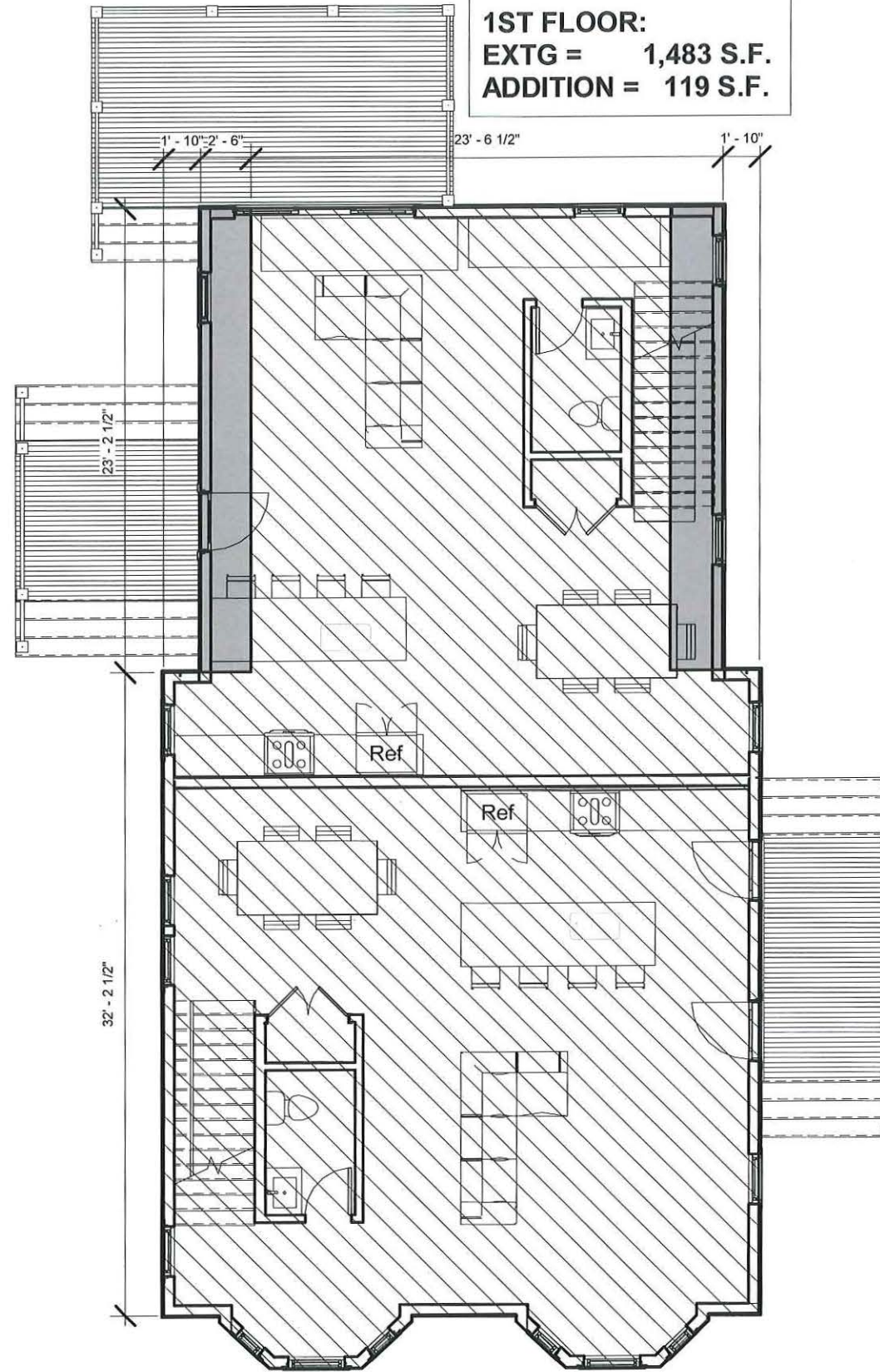
| PROPOSED GFA - FAR CALCULATION | | | |
|--------------------------------|---------|----------|---------------|
| Name | GFA | Lot Area | FAR (GFA/LOT) |
| 1st Floor | 1616 SF | 5000 SF | 0.323197 |
| Proposed 3rd Floor | 1357 SF | 5000 SF | 0.271492 |
| 2nd Floor | 1578 SF | 5000 SF | 0.315668 |
| 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 |

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



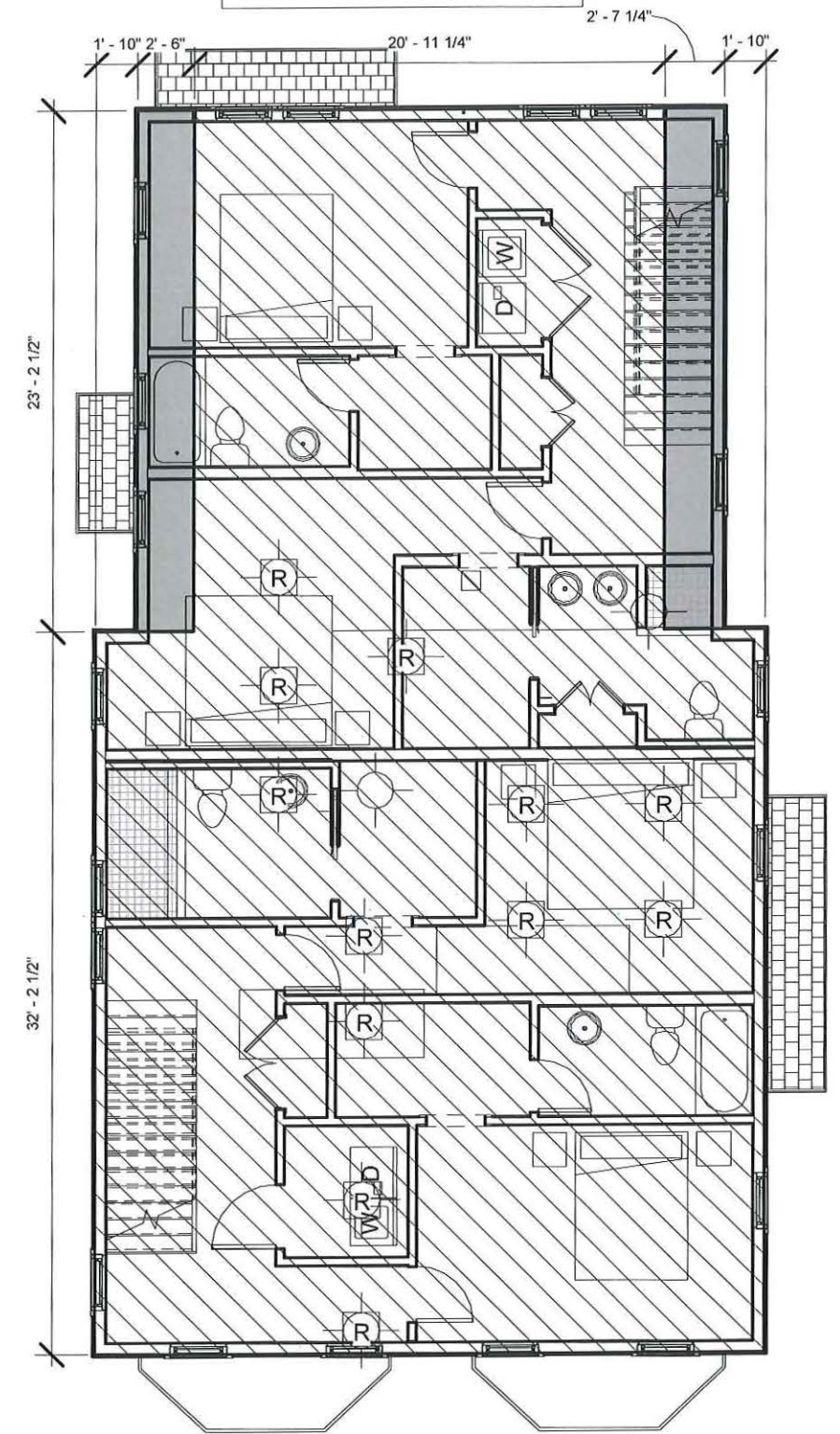
① 0 Basement ADDITION
 1/8" = 1'-0"

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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18-20 Fairmont Street

Cambridge, MA

TITLE

ADDITION CALCS

SCALE

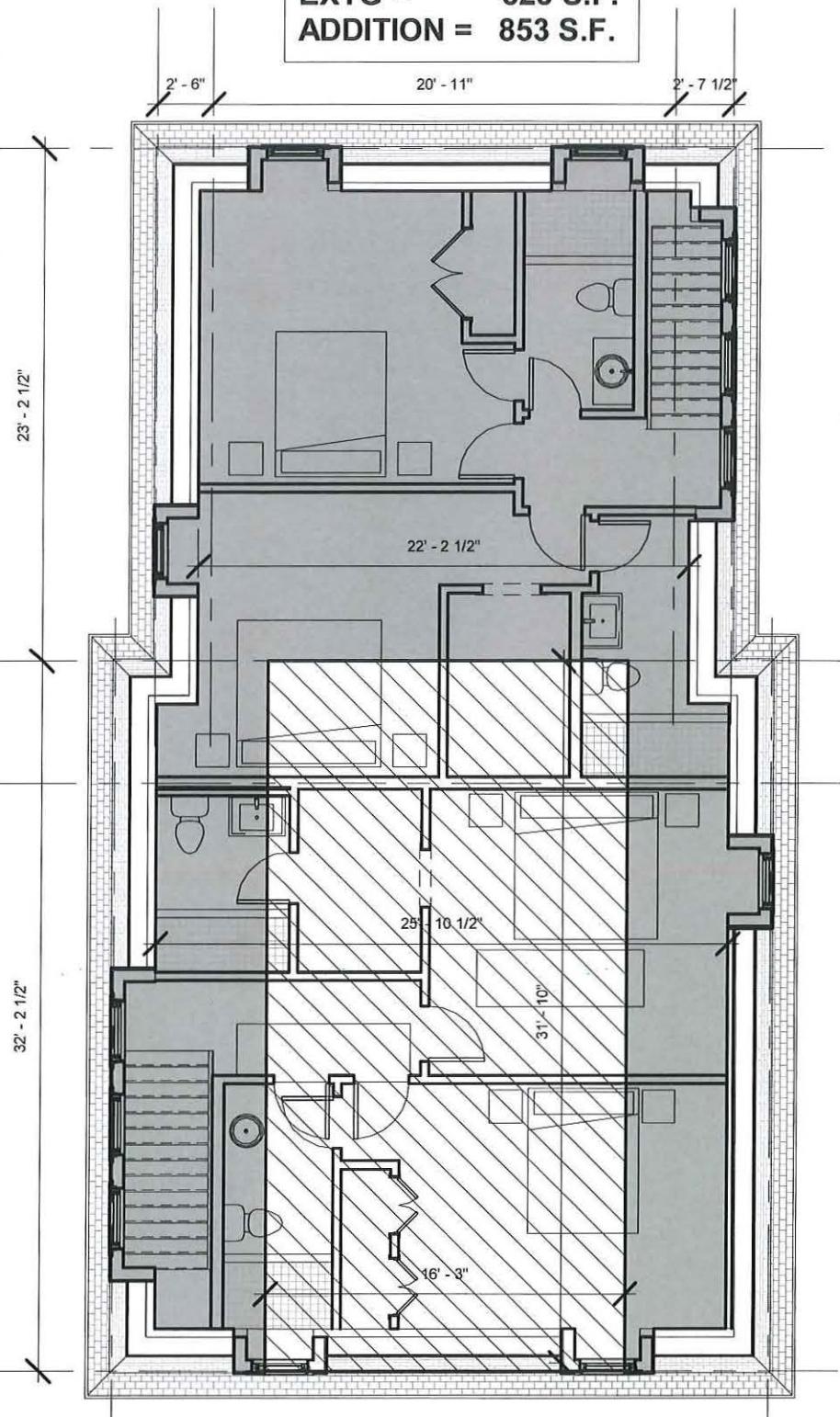
1/8" = 1'-0"

DRAWING

Z.8



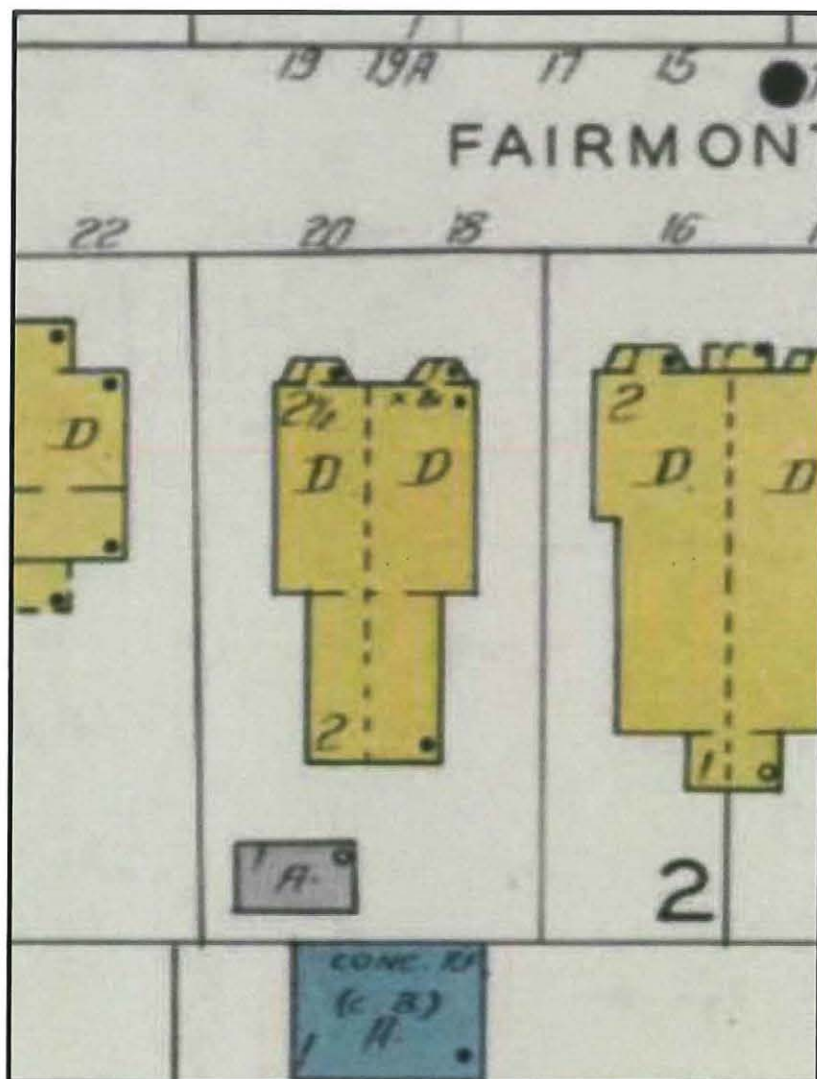
3RD FLOOR:
EXTG = 523 S.F.
ADDITION = 853 S.F.




1 Prop. 3rd floor ADDITION
 1/8" = 1'-0"

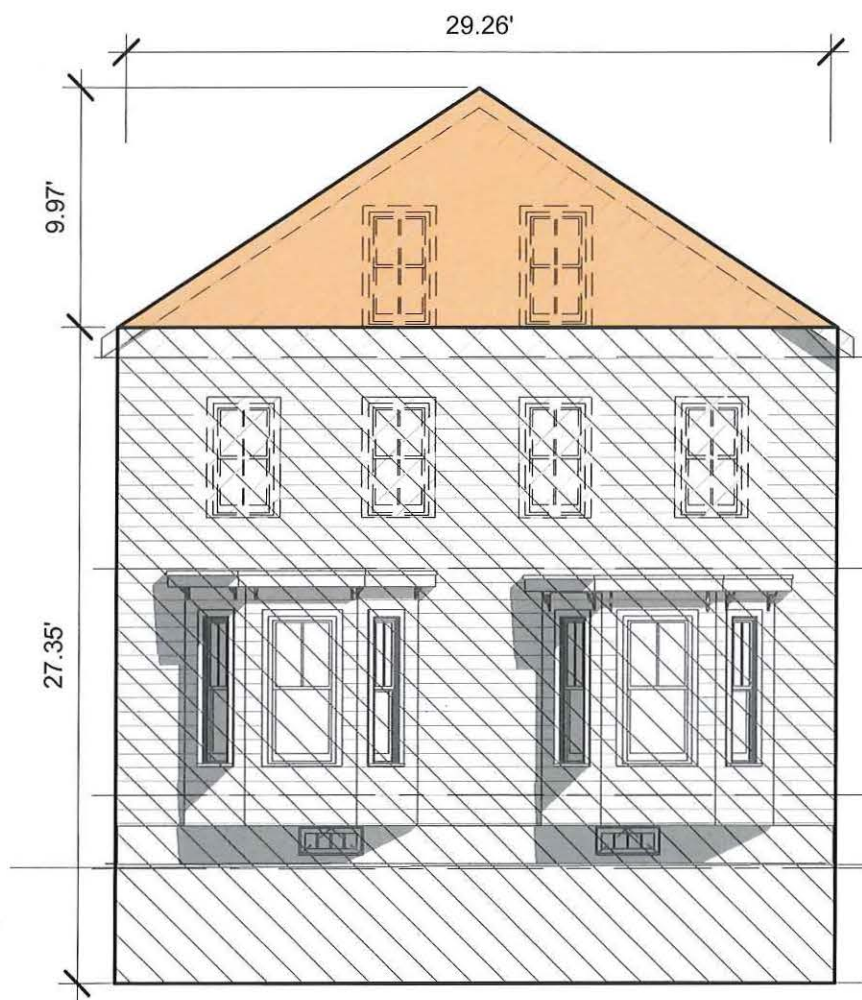
| ADDITION PERCENTAGE CALCULATION | | | | | |
|---------------------------------|----------|-----------|----------|-----------------------|-------|
| | BASEMENT | 1ST FLOOR | 2NDFLOOR | 3RD FLOOR (C.H. > 5') | TOT |
| EXTG. (S.F.) | 1,442 | 1,493 | 1,442 | 523 | 4,900 |
| ADDITION (S.F.) | 119 | 119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



Percentage of addition = **24.69%** < 25% **CONFORMING**



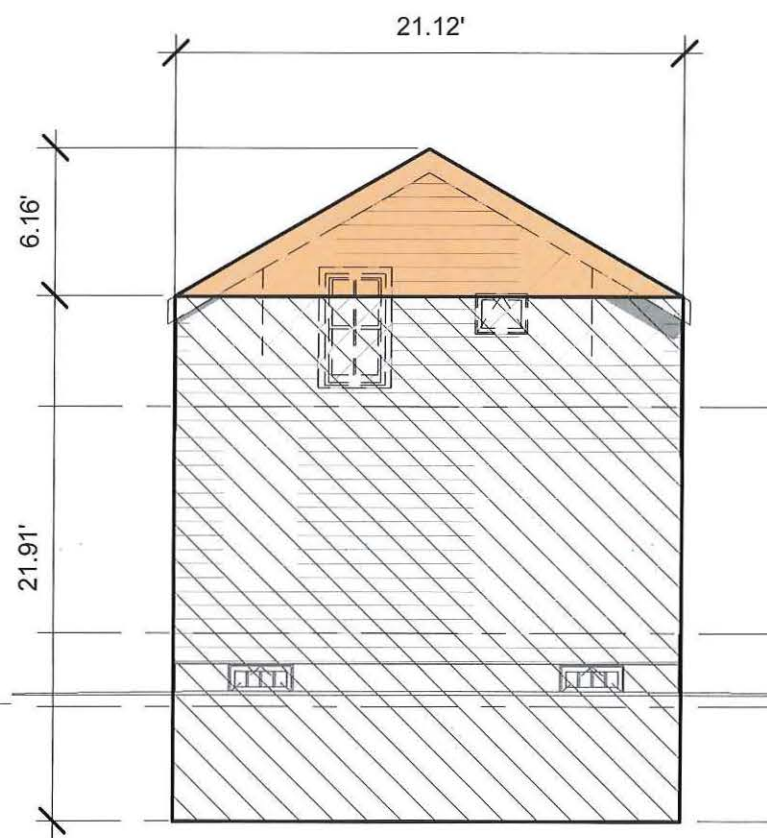
1934 Sanborn Map



| | | | | | | |
|--|---|-----------|---|----------------|--------------|---------|
|  | 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 | ADDITION CALCS | 1/8" = 1'-0" | Z.9 |



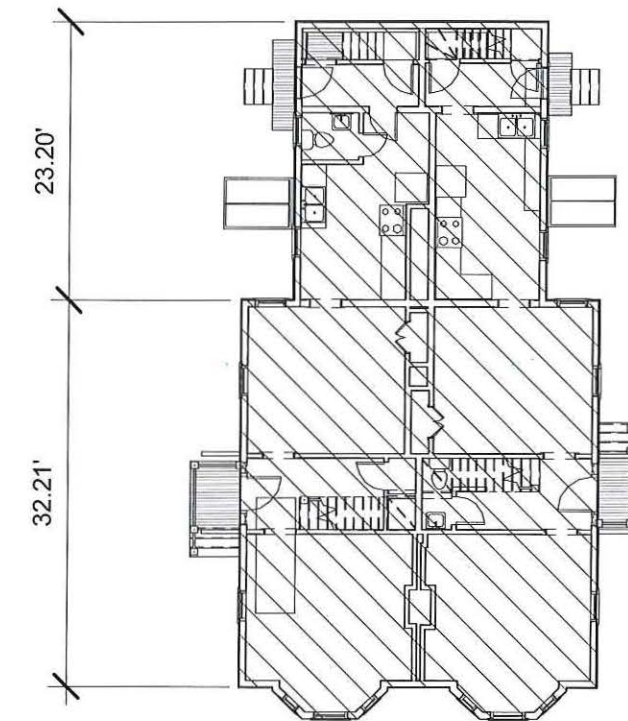
 EXTG. AREA (967 S.F.)
 AREA TO BE DEMOLISHED (149 S.F.)

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% |


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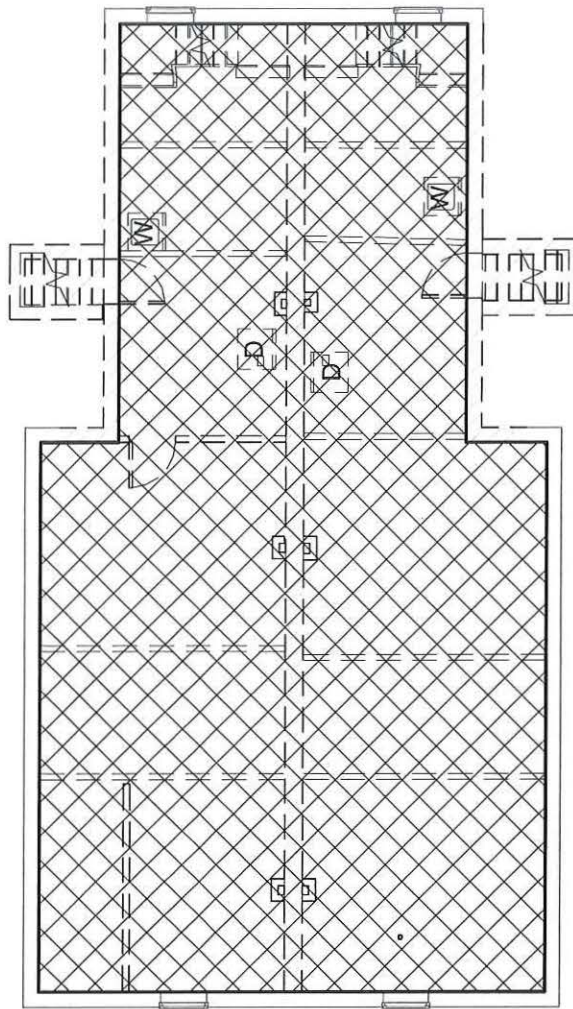
ARCHITECT
GCD ARCHITECTS
 DATE
 2/24/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
VOLUME DEMO CALCS

SCALE
As indicated

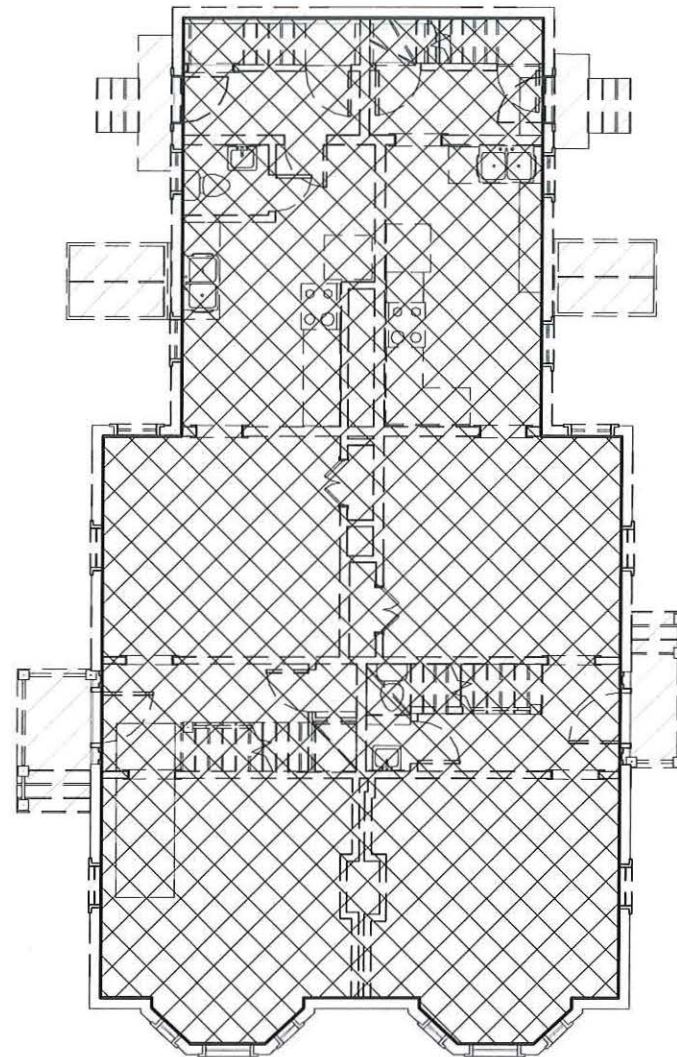
DRAWING
Z.10



 TOT. FLOOR AREA (1,303 S.F.)

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

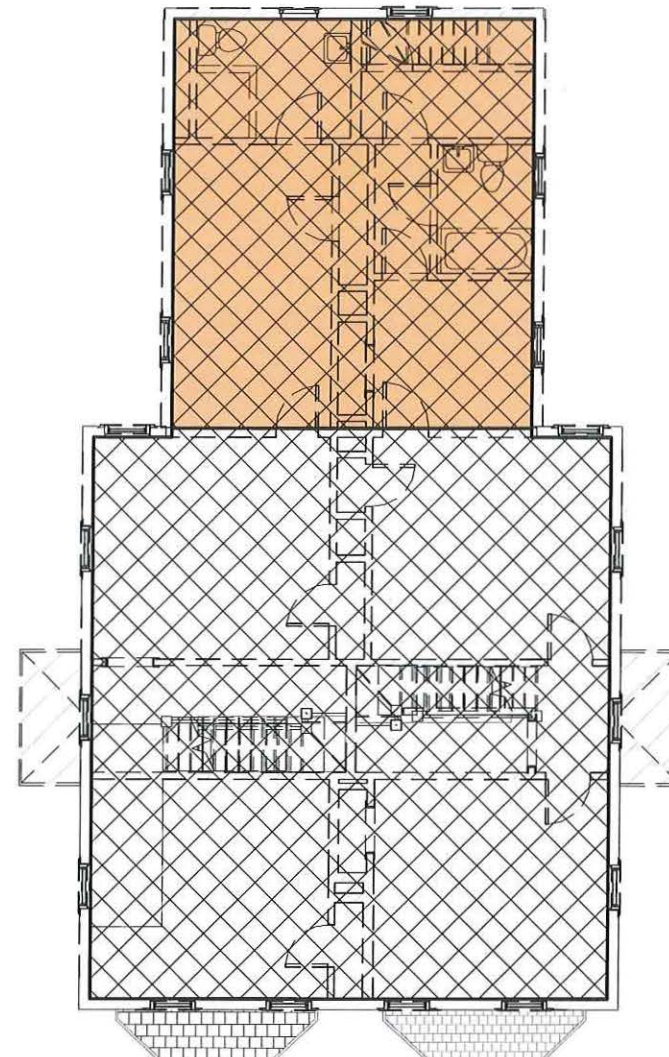
① GFA DEMO Basement
3/32" = 1'-0"



 TOT. FLOOR AREA (1,392 S.F.)

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

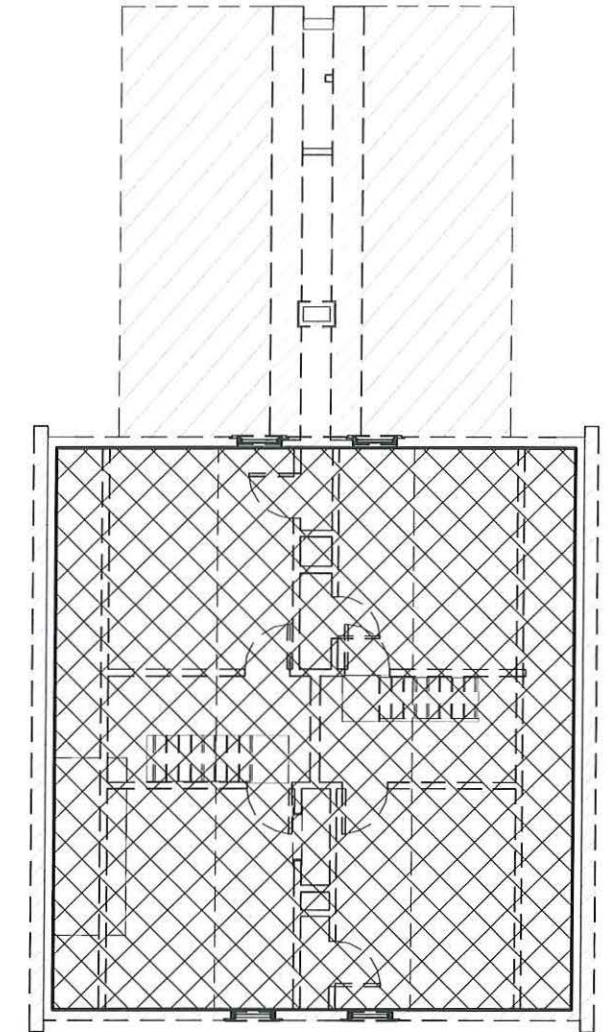
② GFA DEMO 1st Floor
3/32" = 1'-0"



 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



① Front/Left side view EXTG



② Front/Right side view EXTG



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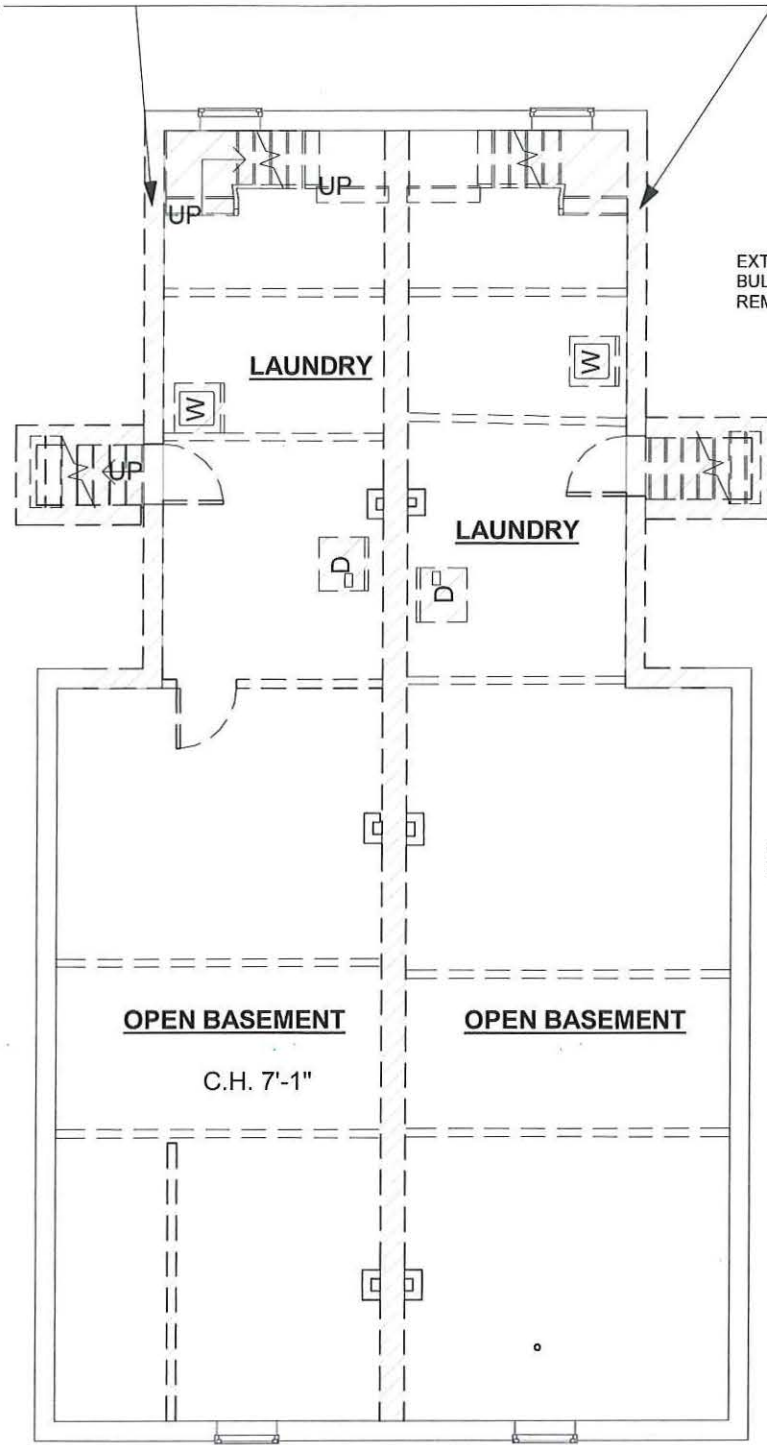
TITLE
Existing 3D Views

SCALE

DRAWING
D0.1

EXTG. FOUNDATION WALLS TO BE DEMOLISHED

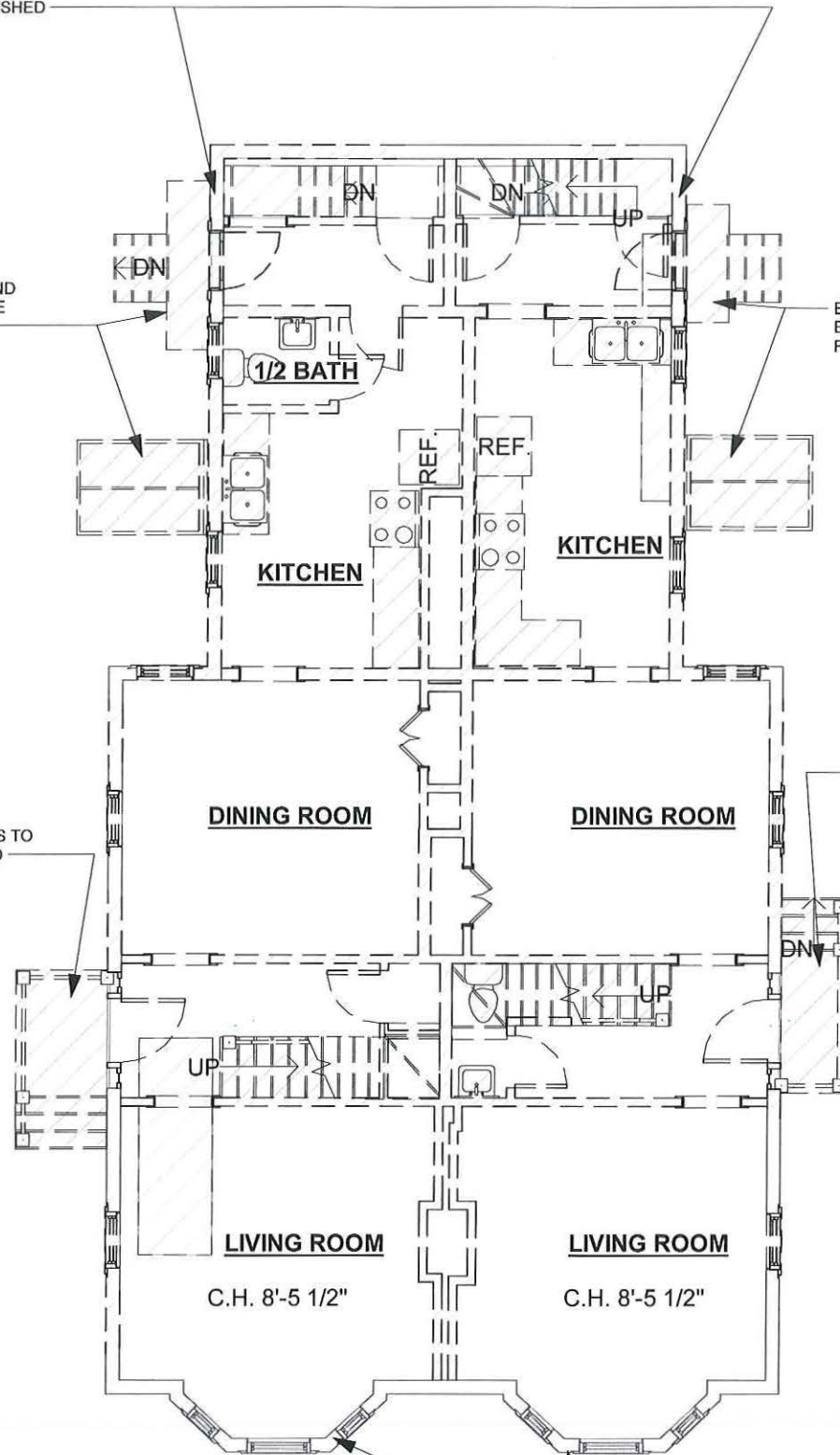
EXTG. EXTERIOR STUD WALLS TO BE DEMOLISHED



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

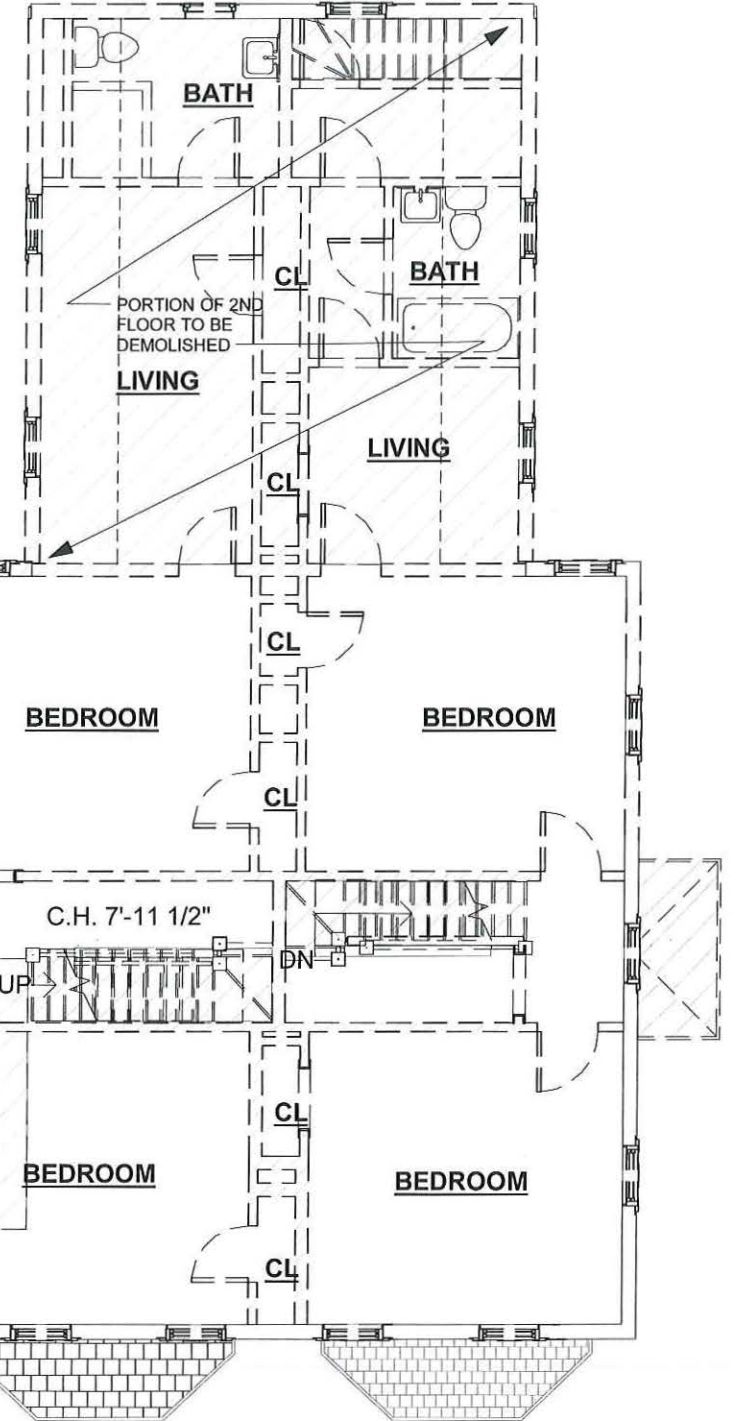
EXTG. STAIRS AND BULKHEAD TO BE REMOVED

EXTG. STAIRS AND BULKHEAD TO BE REMOVED



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

FRONT BAY WINDOWS TO REMAIN



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

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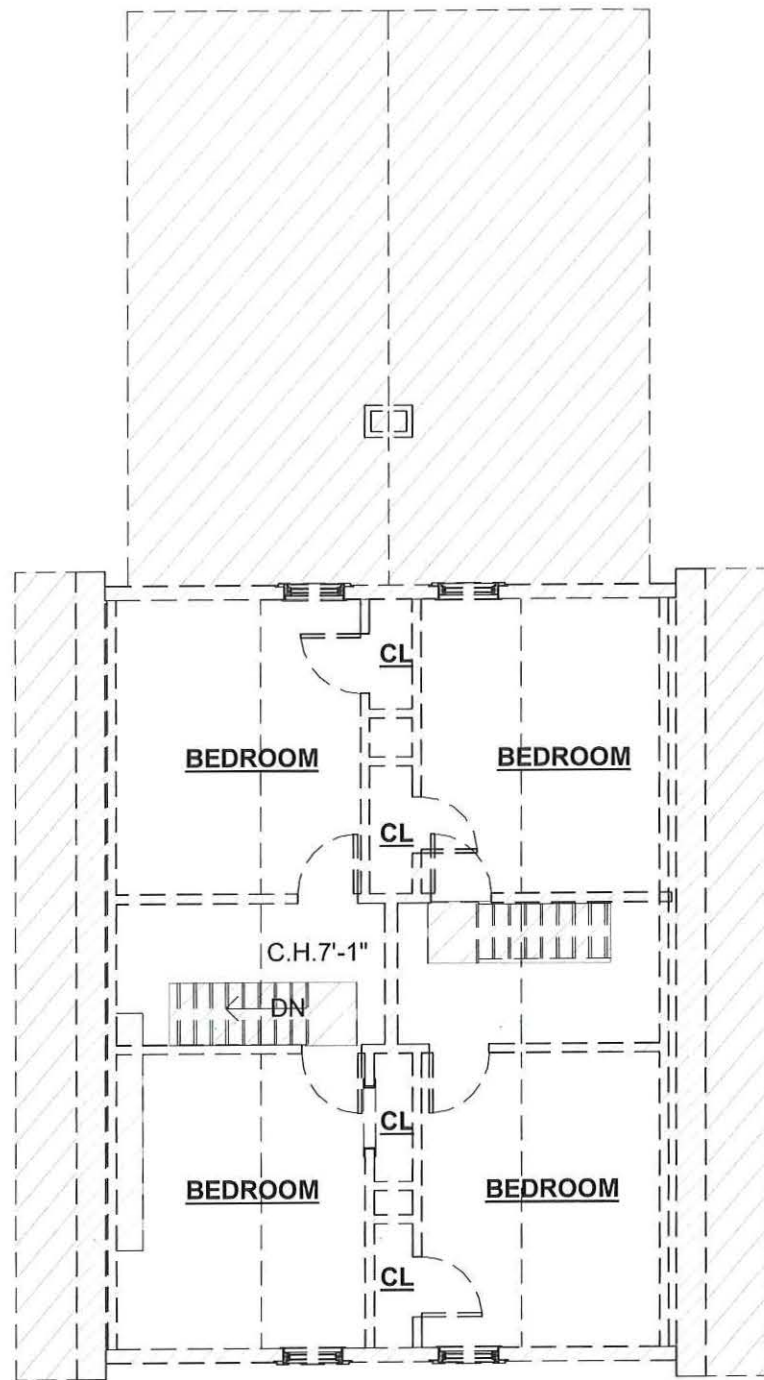
DATE
2/24/2023

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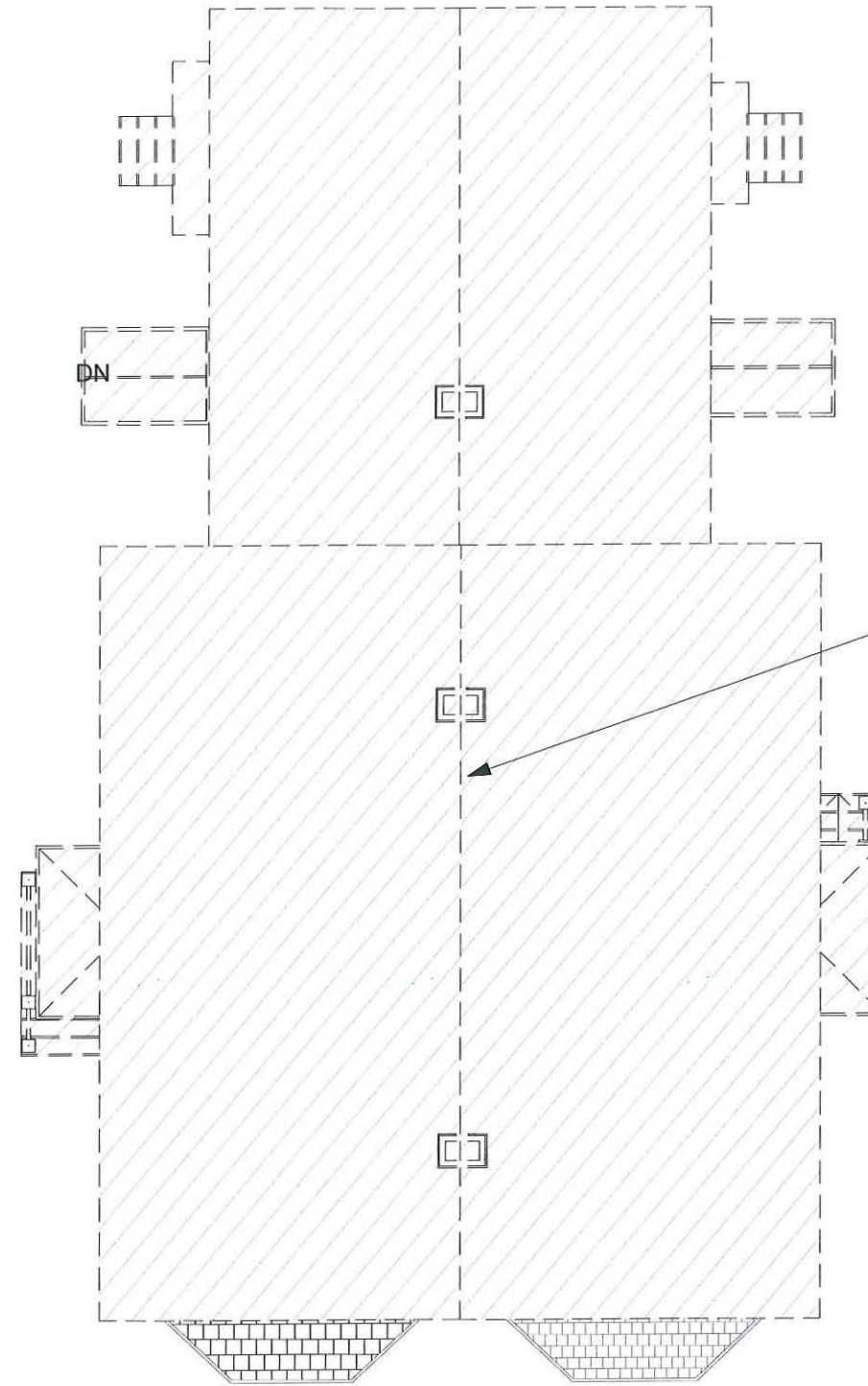
TITLE
Extg. Demo Plans

SCALE
1/8" = 1'-0"

DRAWING
D1.1



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



EXTG. ROOF TO BE DEMOLISHED

3 Extg. Roof
1/8" = 1'-0"

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TITLE

Extg. Demo Plans

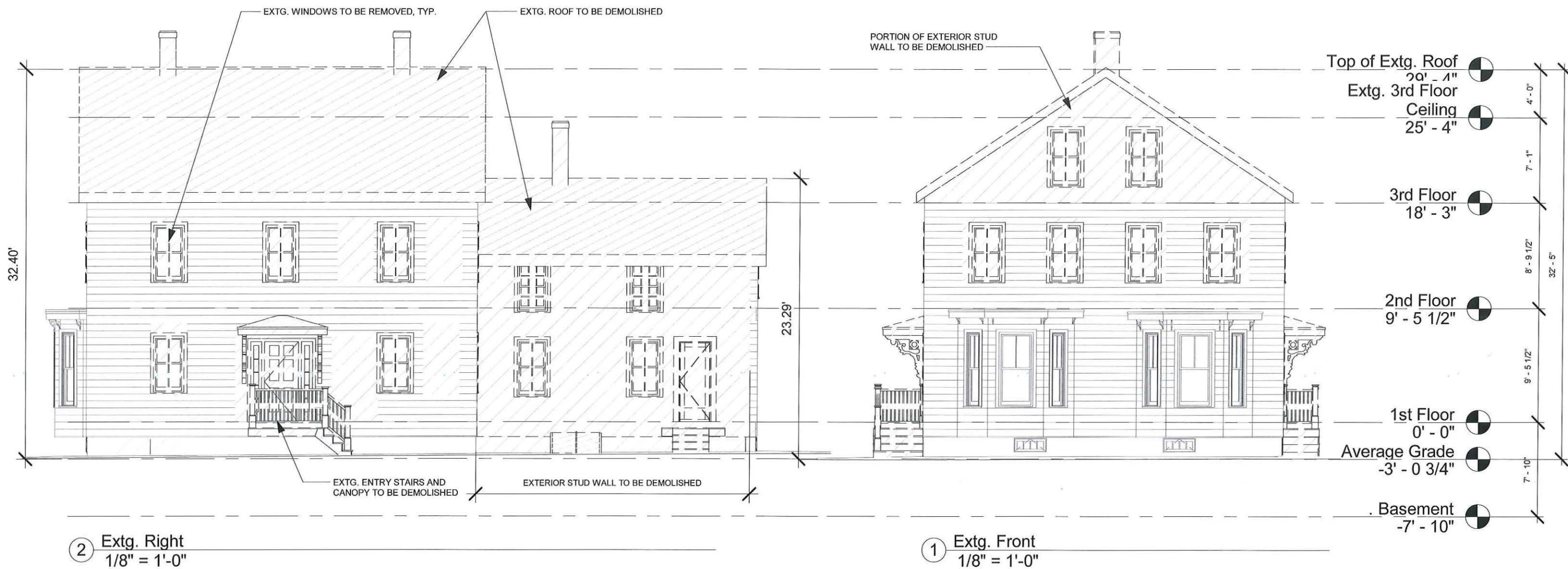
SCALE

1/8" = 1'-0"

DRAWING


D1.2

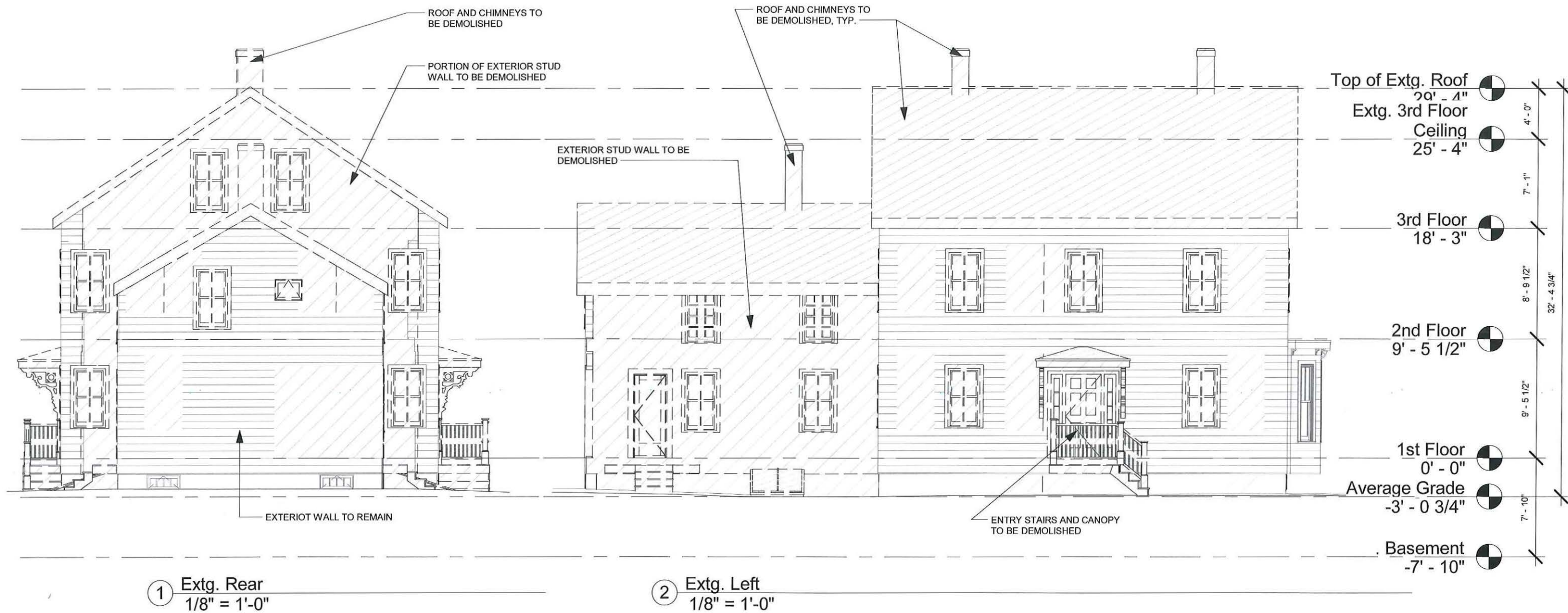




② Extg. Right
1/8" = 1'-0"

① Extg. Front
1/8" = 1'-0"

| | | | | | | |
|--|--|---------------------------|--|---|--------------------------------------|--------------------------------|
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|--|--|---------------------------|--|---|--------------------------------------|--------------------------------|



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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

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TITLE

Proposed 3D Views

SCALE

DRAWING

A0.1



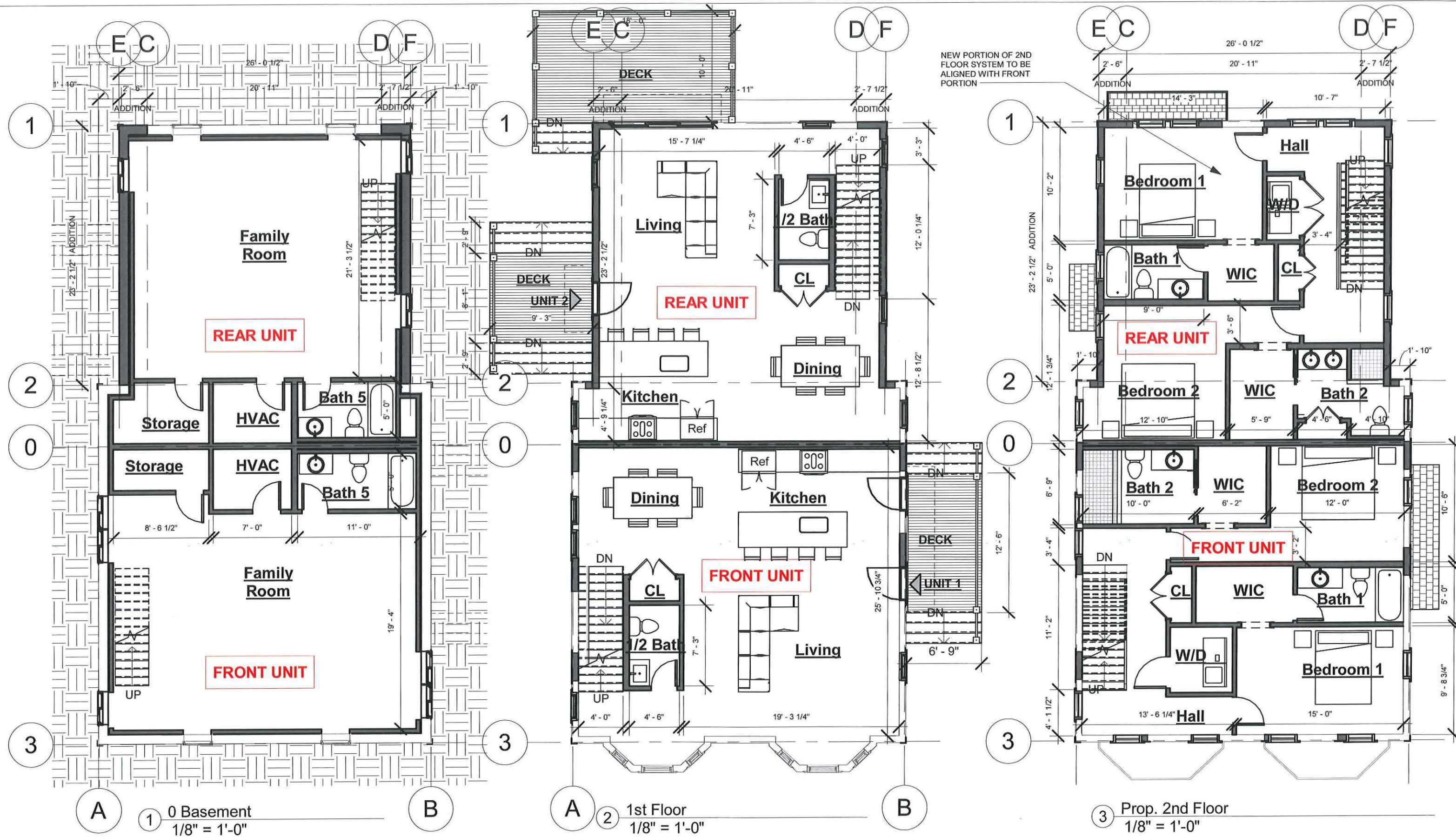


① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED

| | | | | | | |
|--|--|---------------------------|--|---|--------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 2/24/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed 3D Views</p> | <p>SCALE</p> | <p>DRAWING A0.2</p> |
|--|--|---------------------------|--|---|--------------|--------------------------------|



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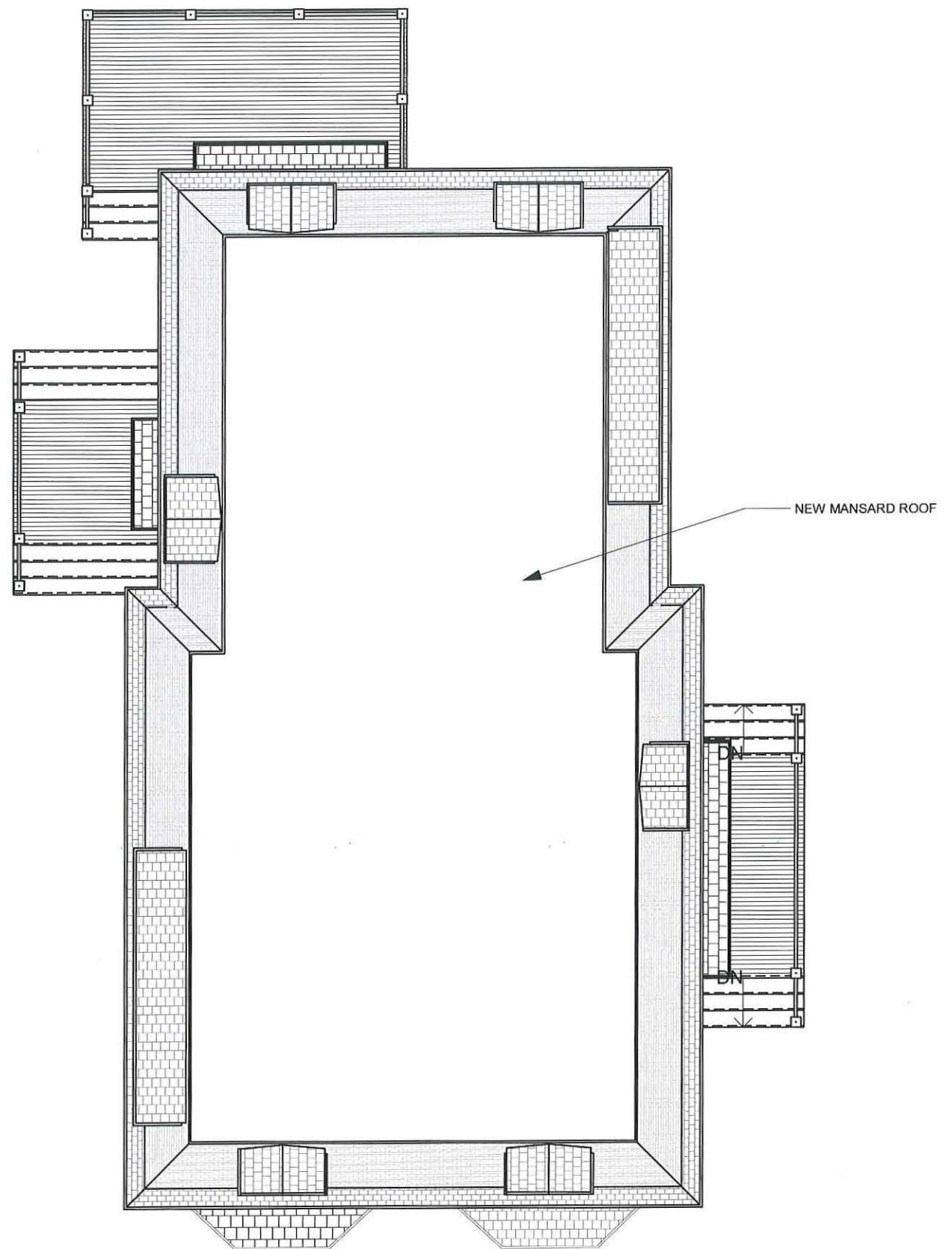
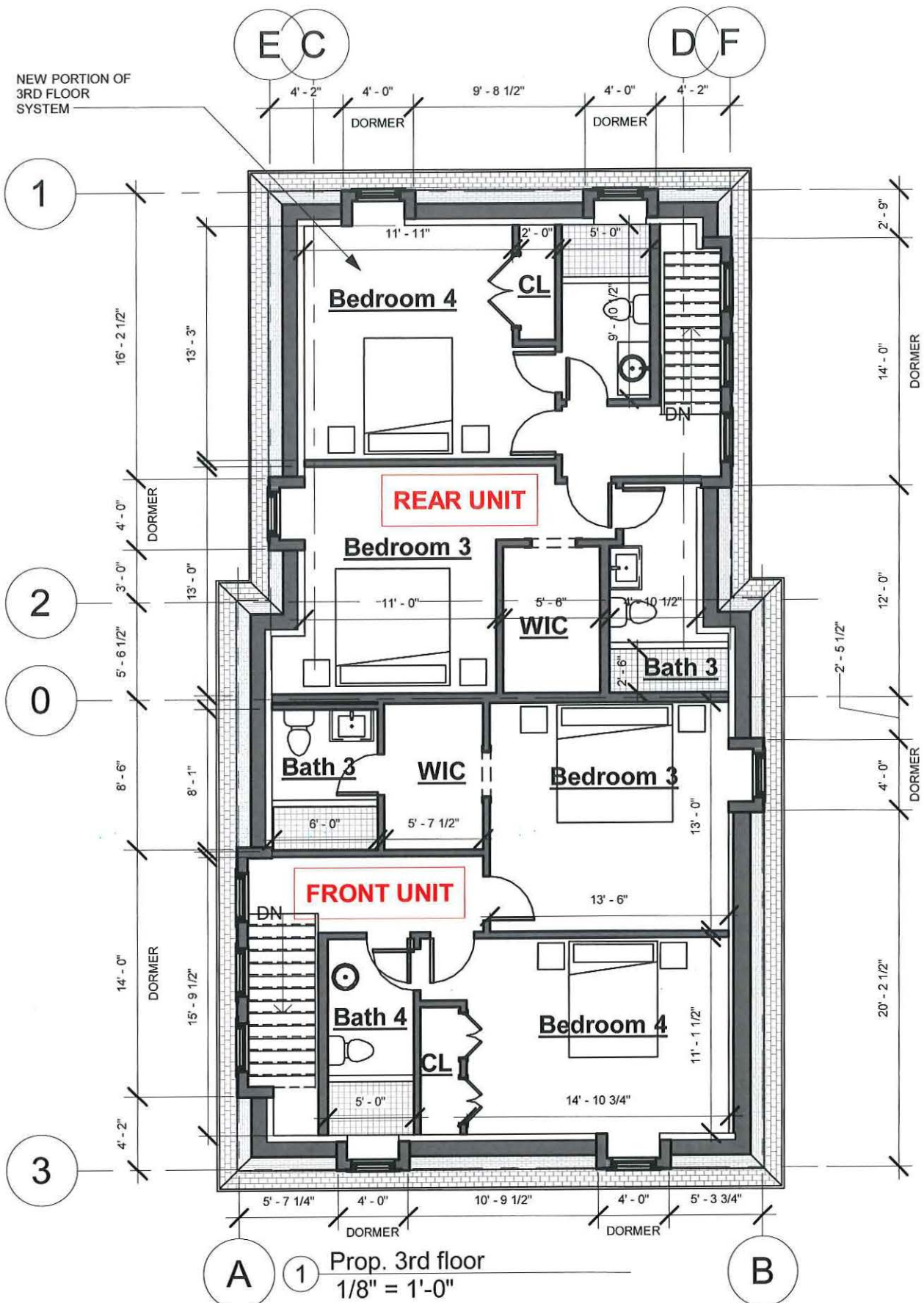
DATE
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PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Proposed Plans

SCALE
 1/8" = 1'-0"

DRAWING
A1.1



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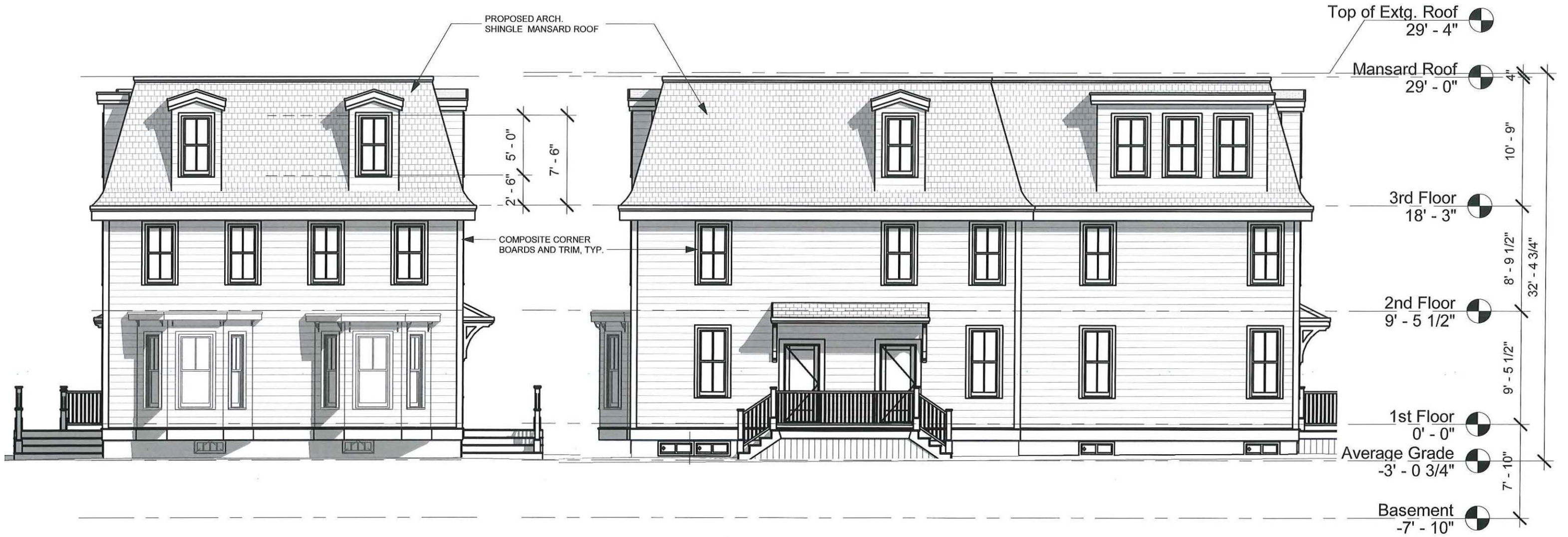
DATE
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PROJECT
18-20 Fairmont Street
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TITLE
Proposed Plans


SCALE
 1/8" = 1'-0"

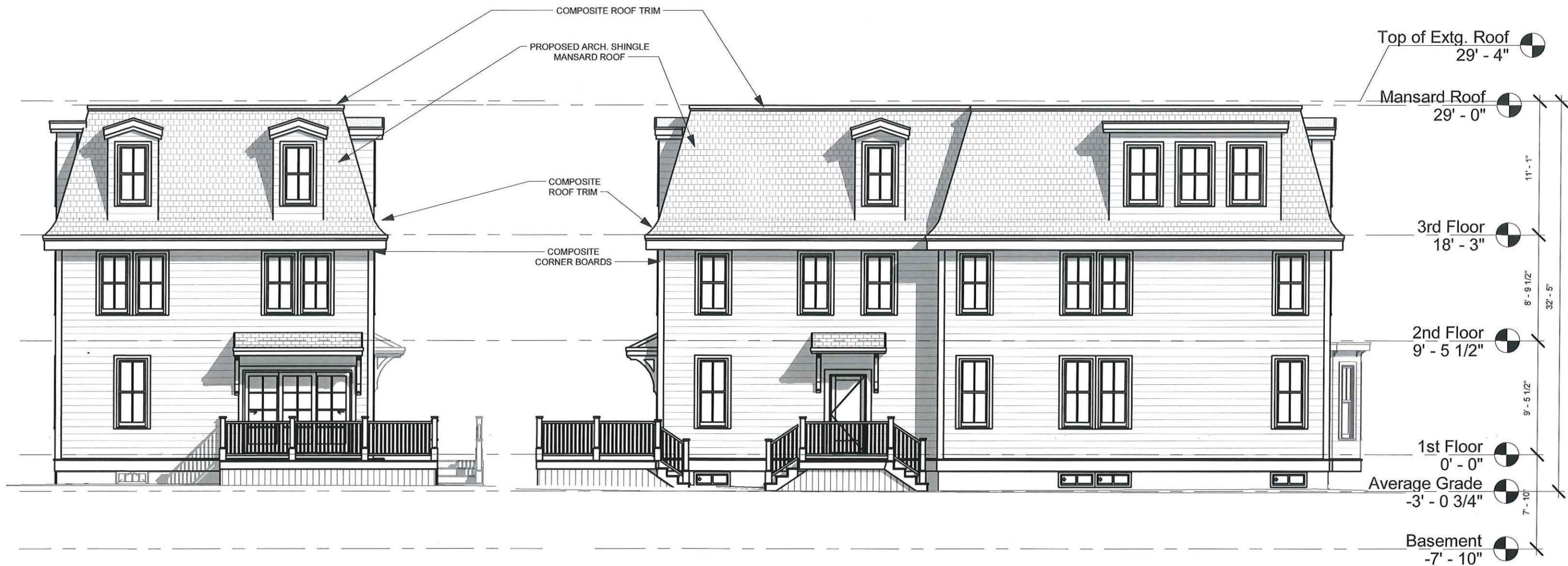
DRAWING
A1.2



① Front Elevation
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

| | | | | | | |
|--|--|---------------------------|--|---|--------------------------------------|--------------------------------|
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|--|--|---------------------------|--|---|--------------------------------------|--------------------------------|



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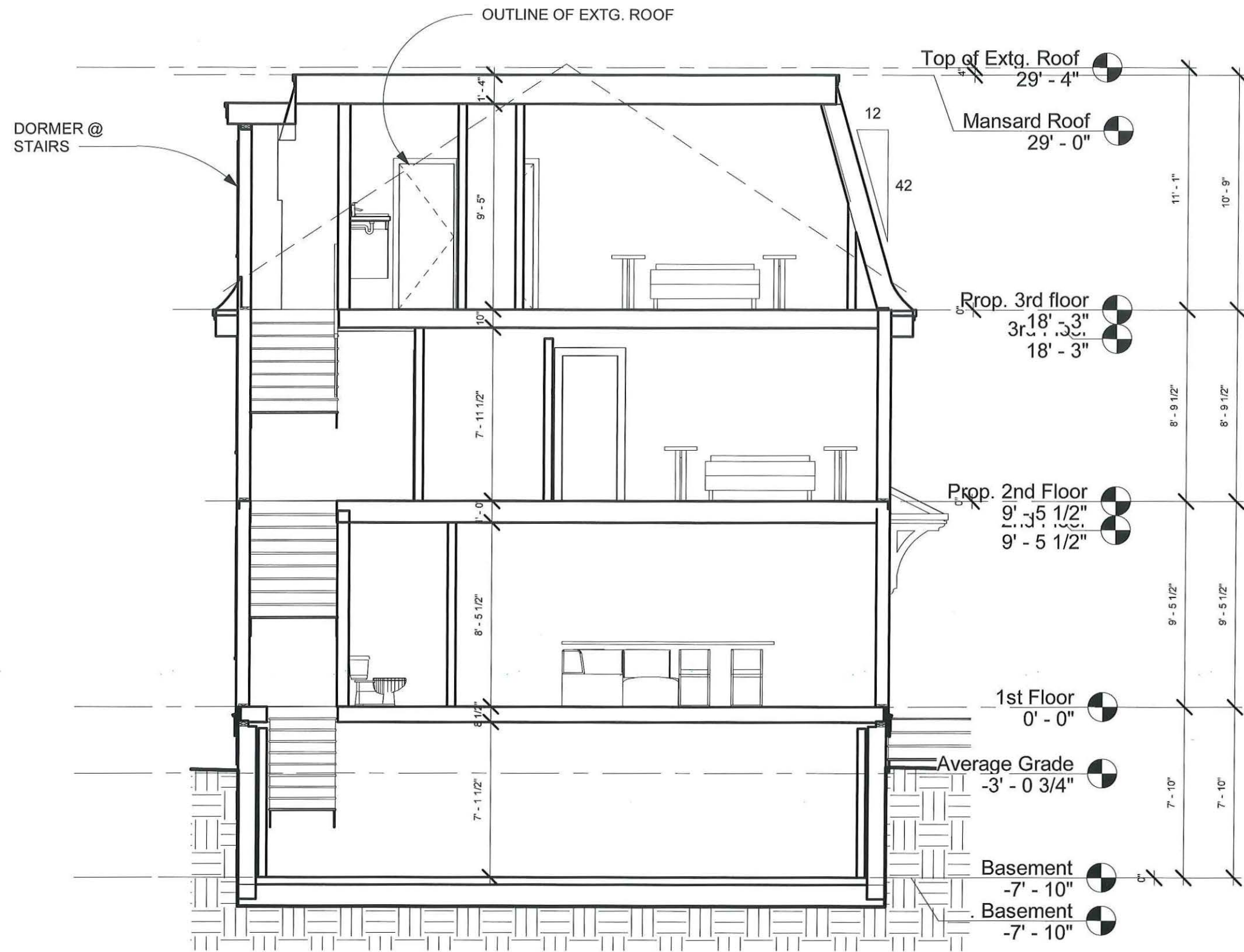
ARCHITECT
 DATE
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PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Proposed Elevations

SCALE
1/8" = 1'-0"

DRAWING
A2.2



1 Section 1
3/16" = 1'-0"

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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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PROJECT
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 Cambridge, MA

TITLE
 3D views
 COMPARISON

SCALE

DRAWING
A4.1



① Front Right View - EXTG



② Front Right View - PROPOSED

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TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A4.2




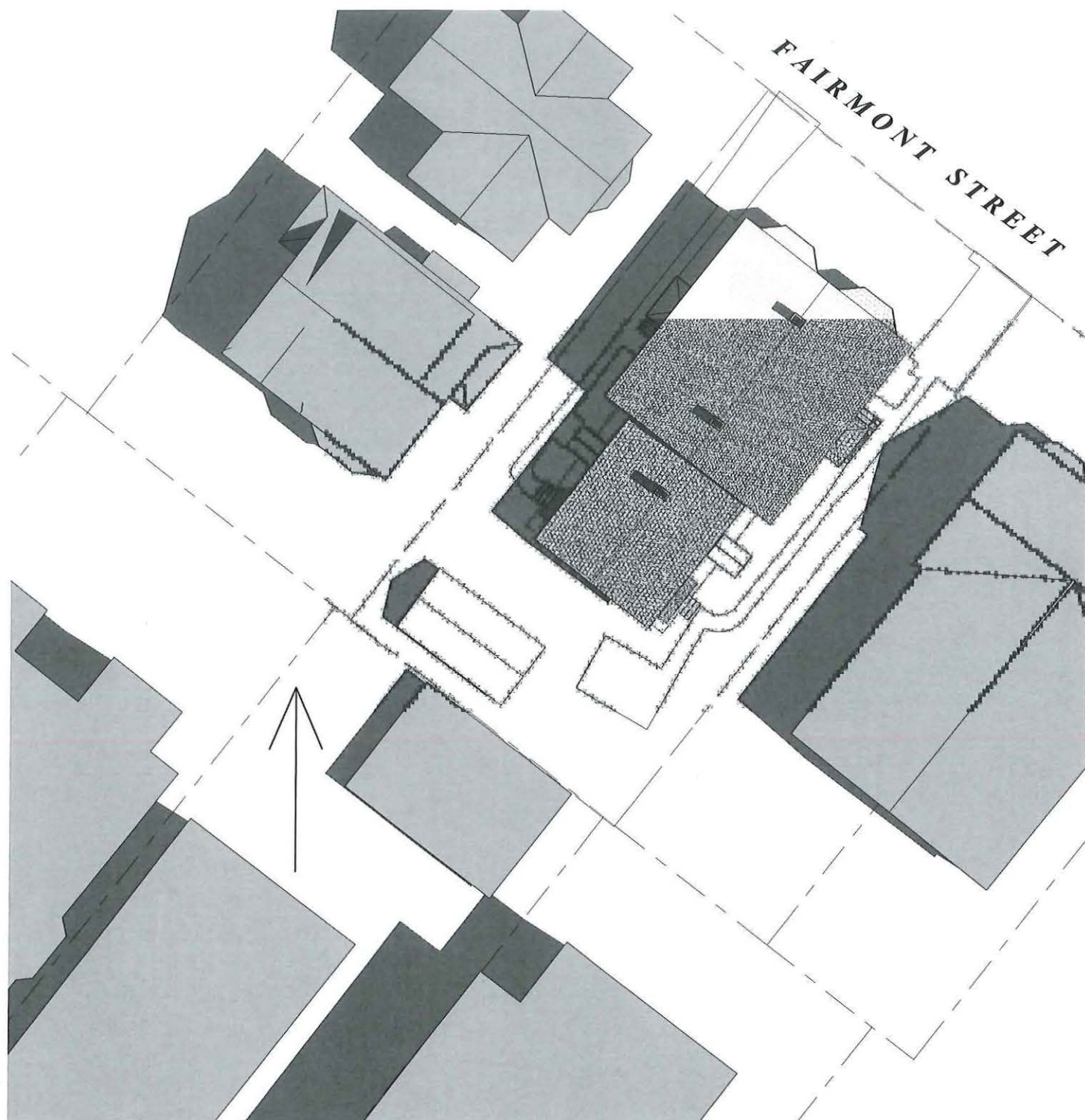


① Rear Right View - EXTG

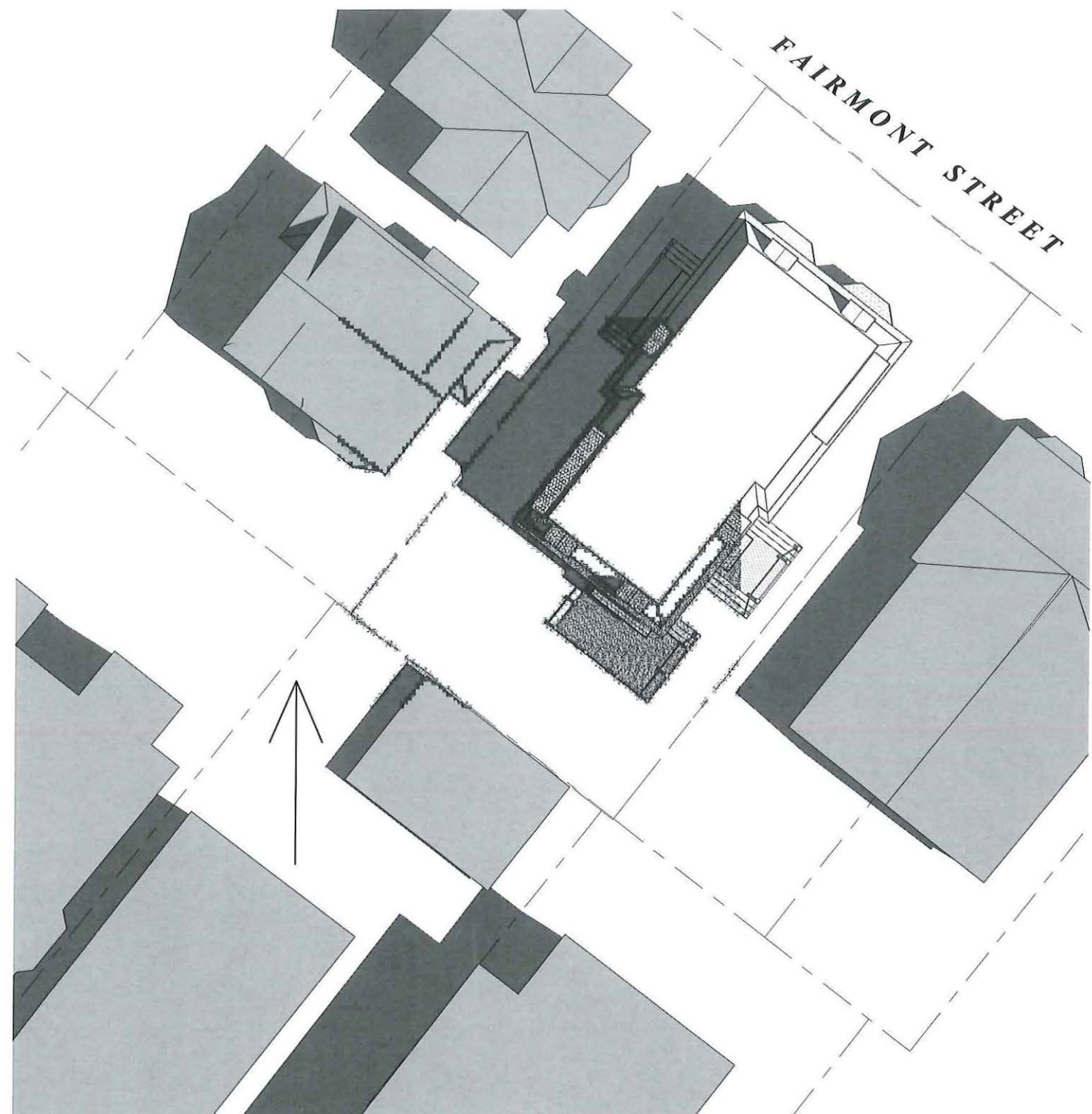


② Rear Right View - PROP.


| | | | | | |
|--|----------------------------------|---|---|---------------------|---------------------------------------|
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|--|----------------------------------|---|---|---------------------|---------------------------------------|

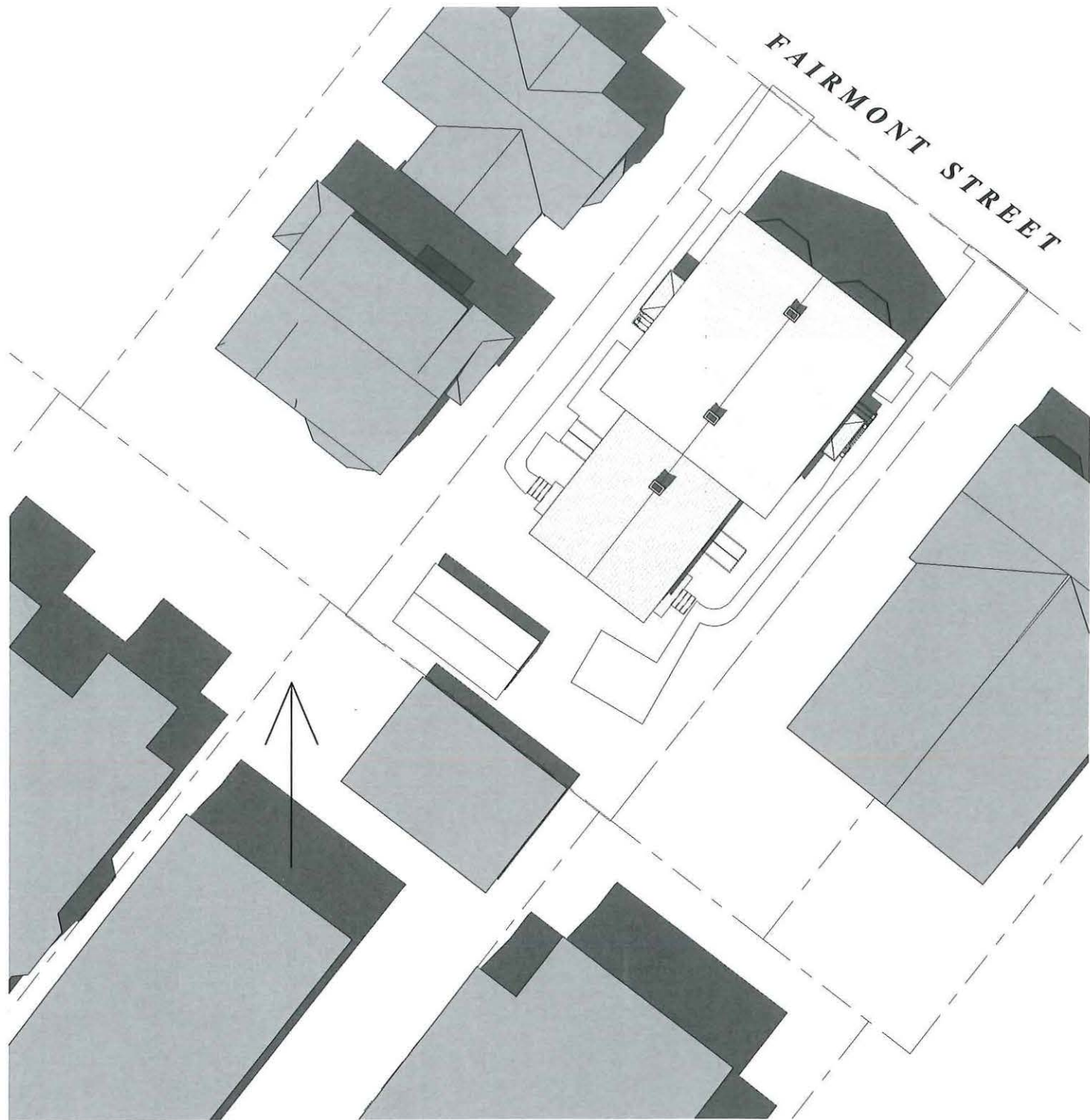


① 1- SUMMER SOLSTICE 10 AM EXTG
3/64" = 1'-0"

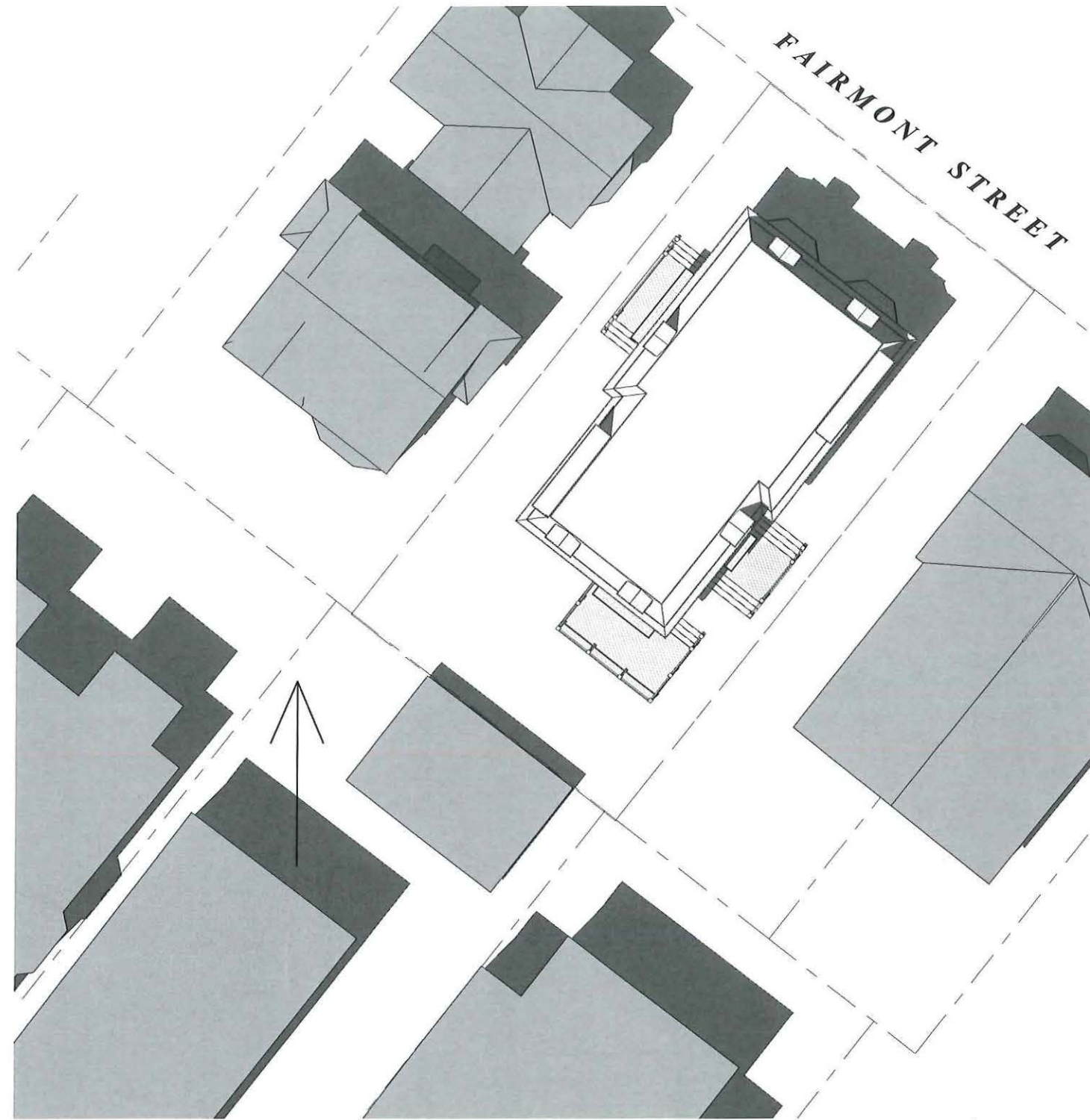


② 1- SUMMER SOLSTICE 10 AM PROP.
3/64" = 1'-0"

| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|-------------------------------|
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|--|--|---------------------------|--|---|---------------------------|-------------------------------|



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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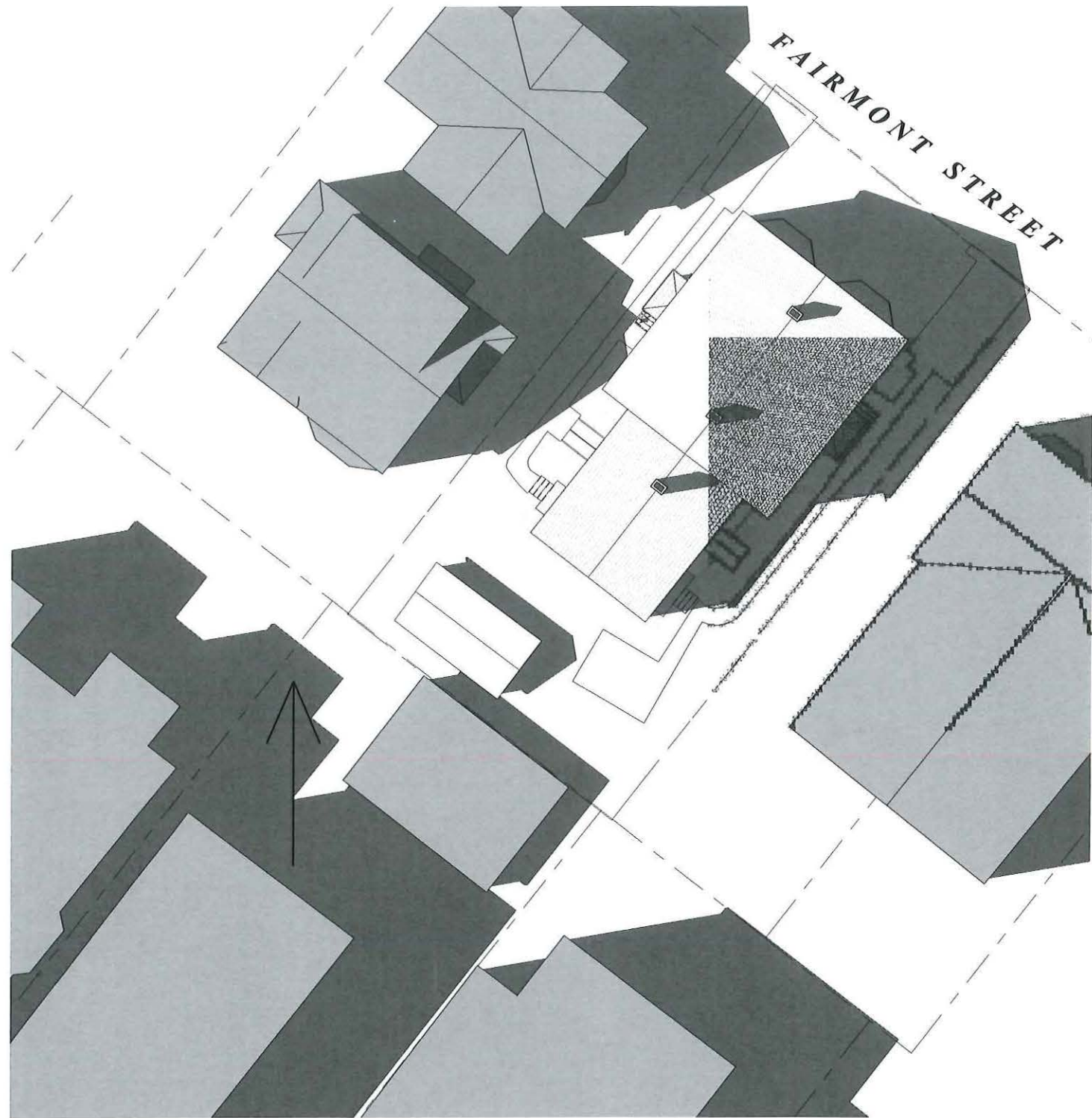
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PROJECT
18-20 Fairmont Street, Cambridge
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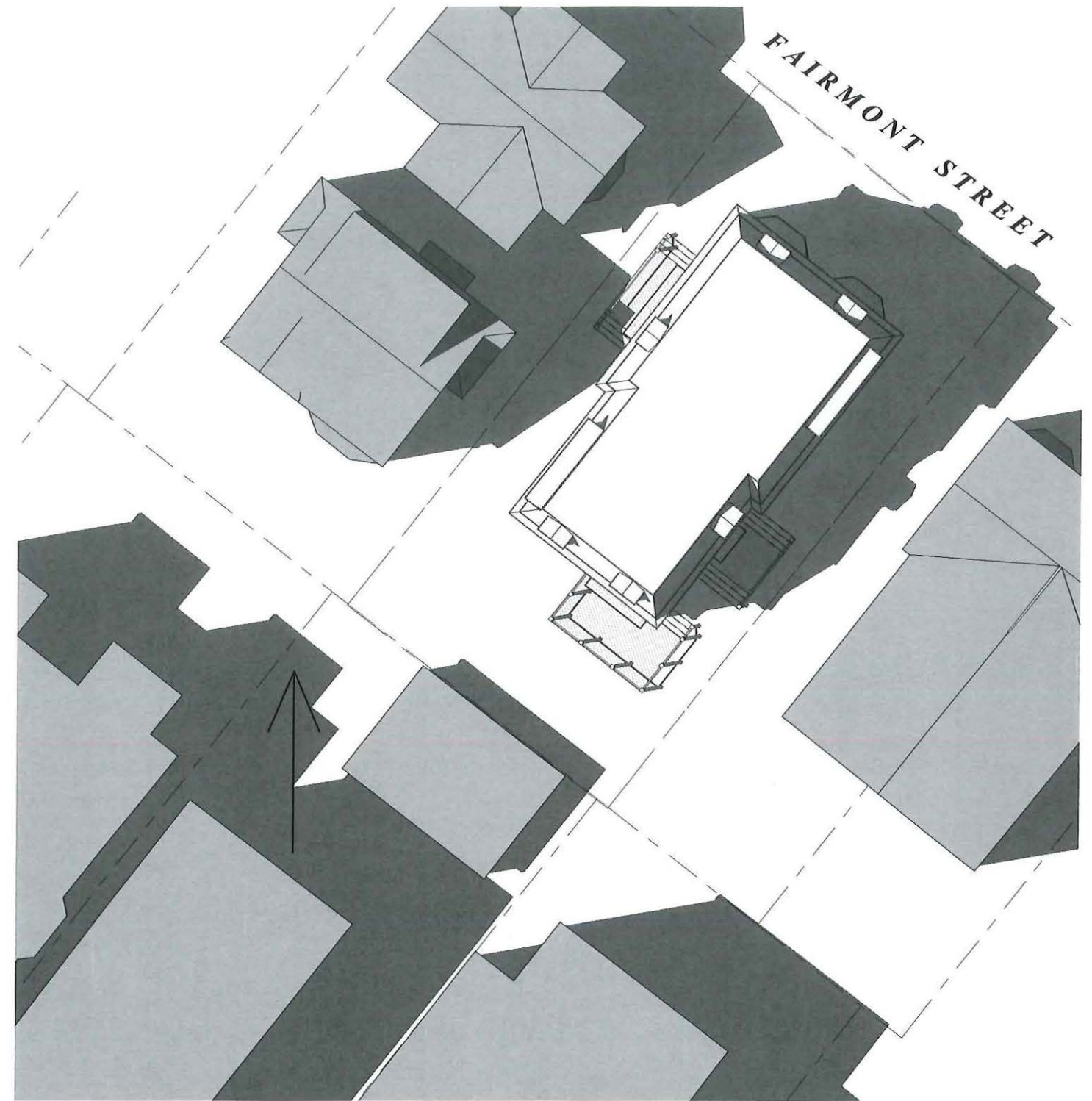
TITLE
**SUMMER SOLSTICE
JUNE 21th 1PM**

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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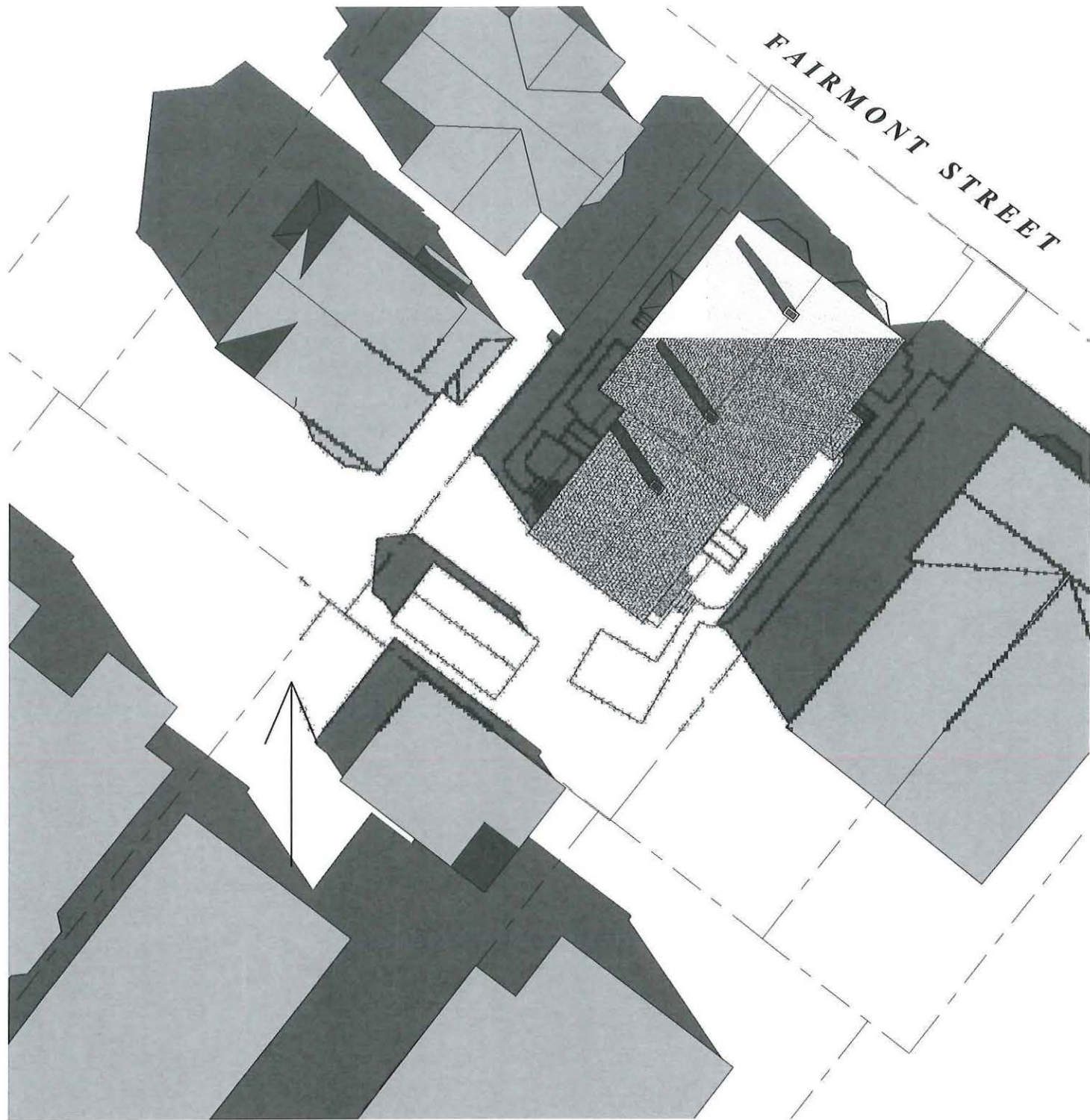
DATE
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PROJECT
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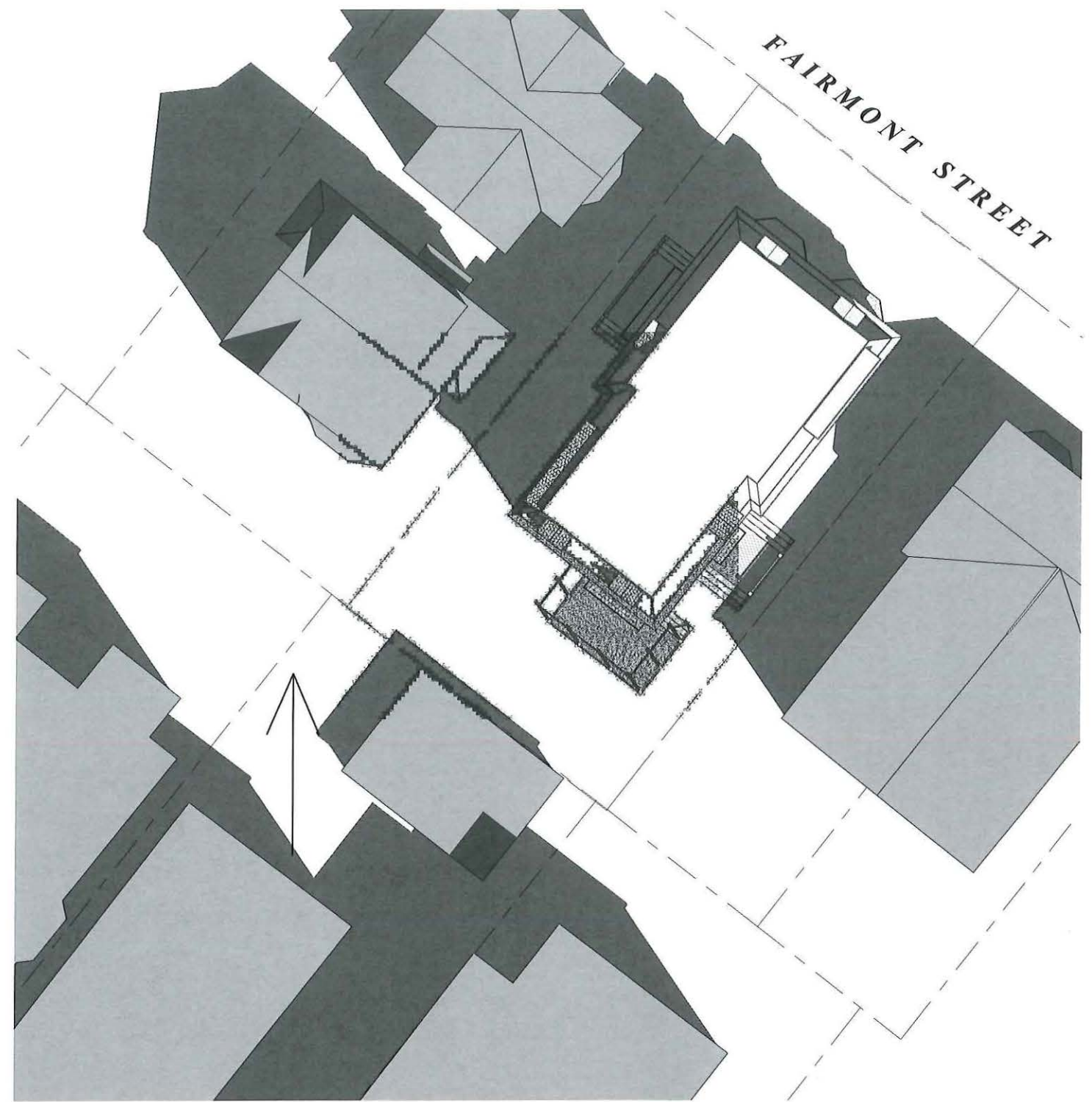
TITLE
**SUMMER SOLSTICE
JUNE 21th 3 PM**

SCALE
AS NOTED

DRAWING
S-3



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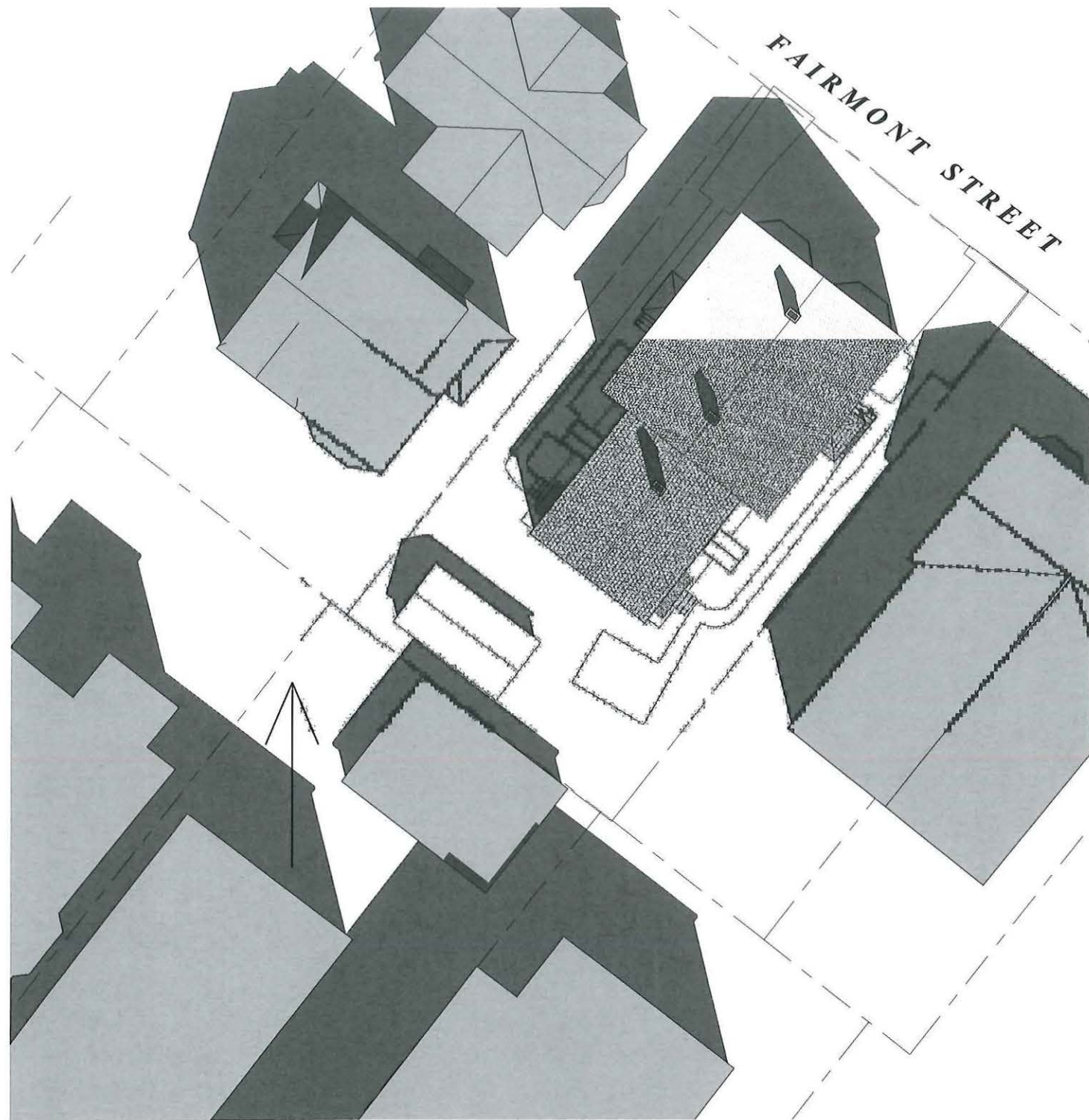
DATE
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PROJECT
18-20 Fairmont Street, Cambridge
Proposed Side and Roof Additions

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

SCALE
AS NOTED


DRAWING
S-4

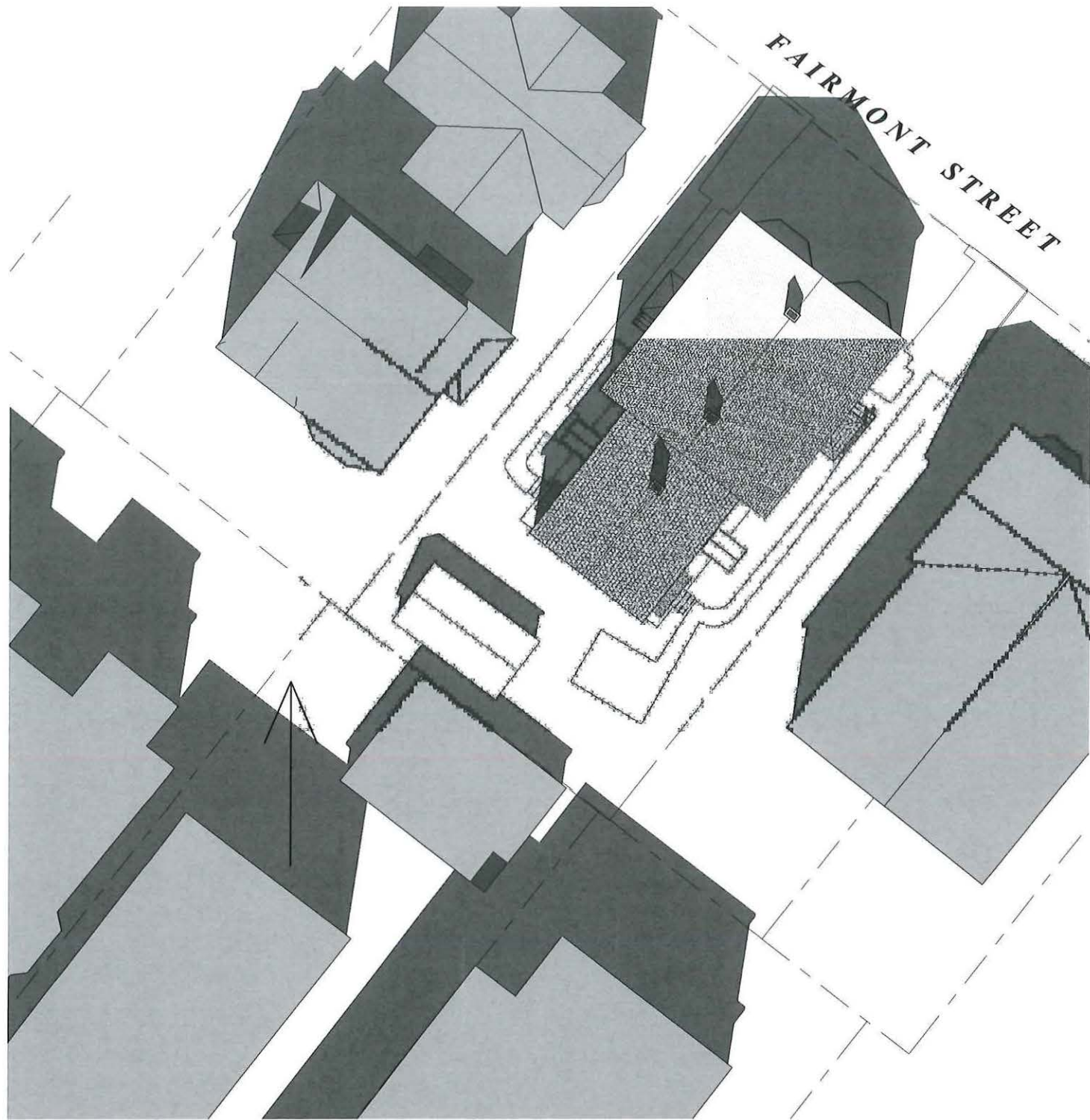


① 4- FALL EQUINOX 11 AM EXTG
3/64" = 1'-0"



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


| | | | | | | |
|--|--|--------------------------|--|---|---------------------------|-------------------------------|
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|--|--|--------------------------|--|---|---------------------------|-------------------------------|

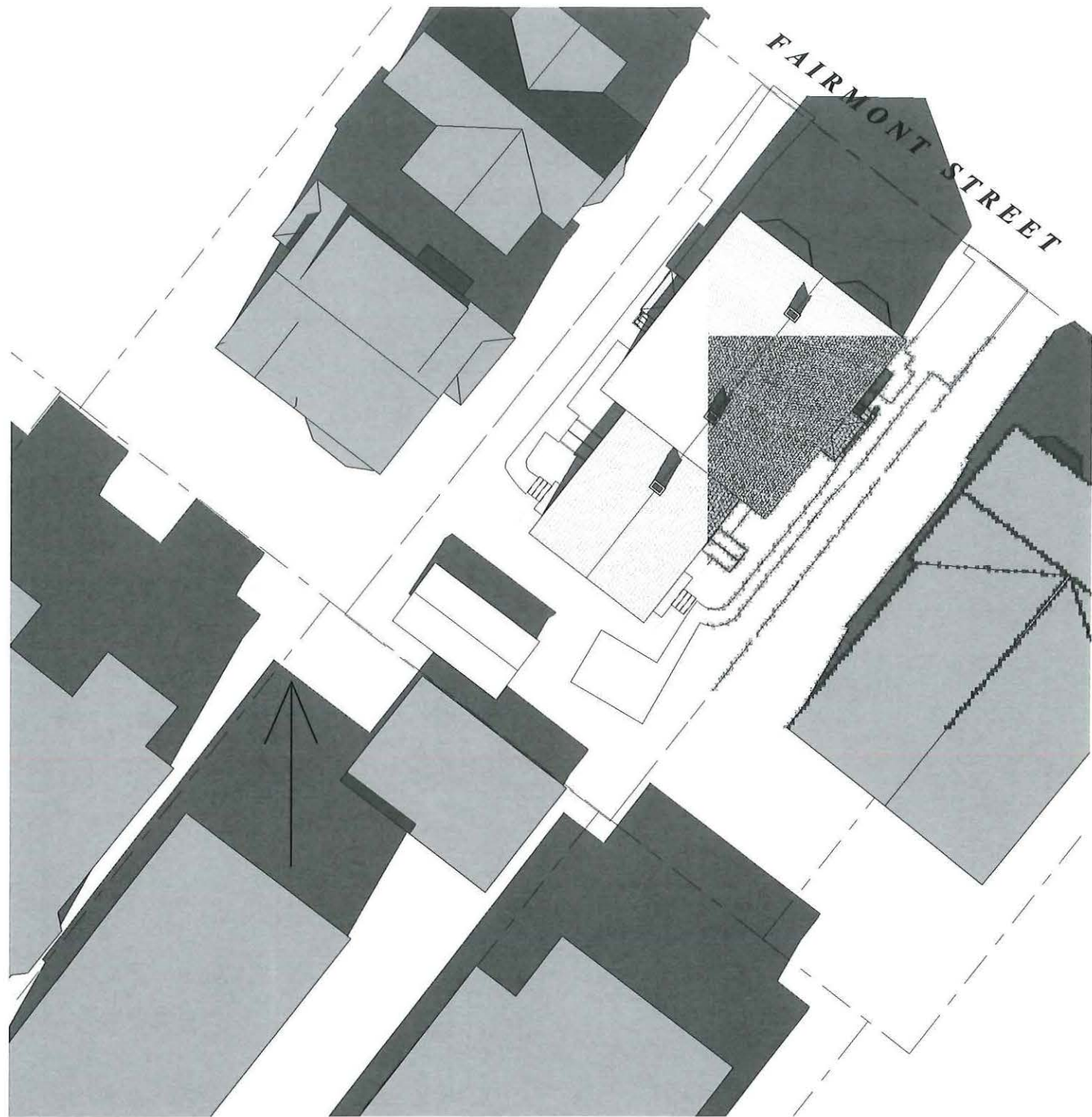


① 4- FALL EQUINOX NOON EXTG
3/64" = 1'-0"

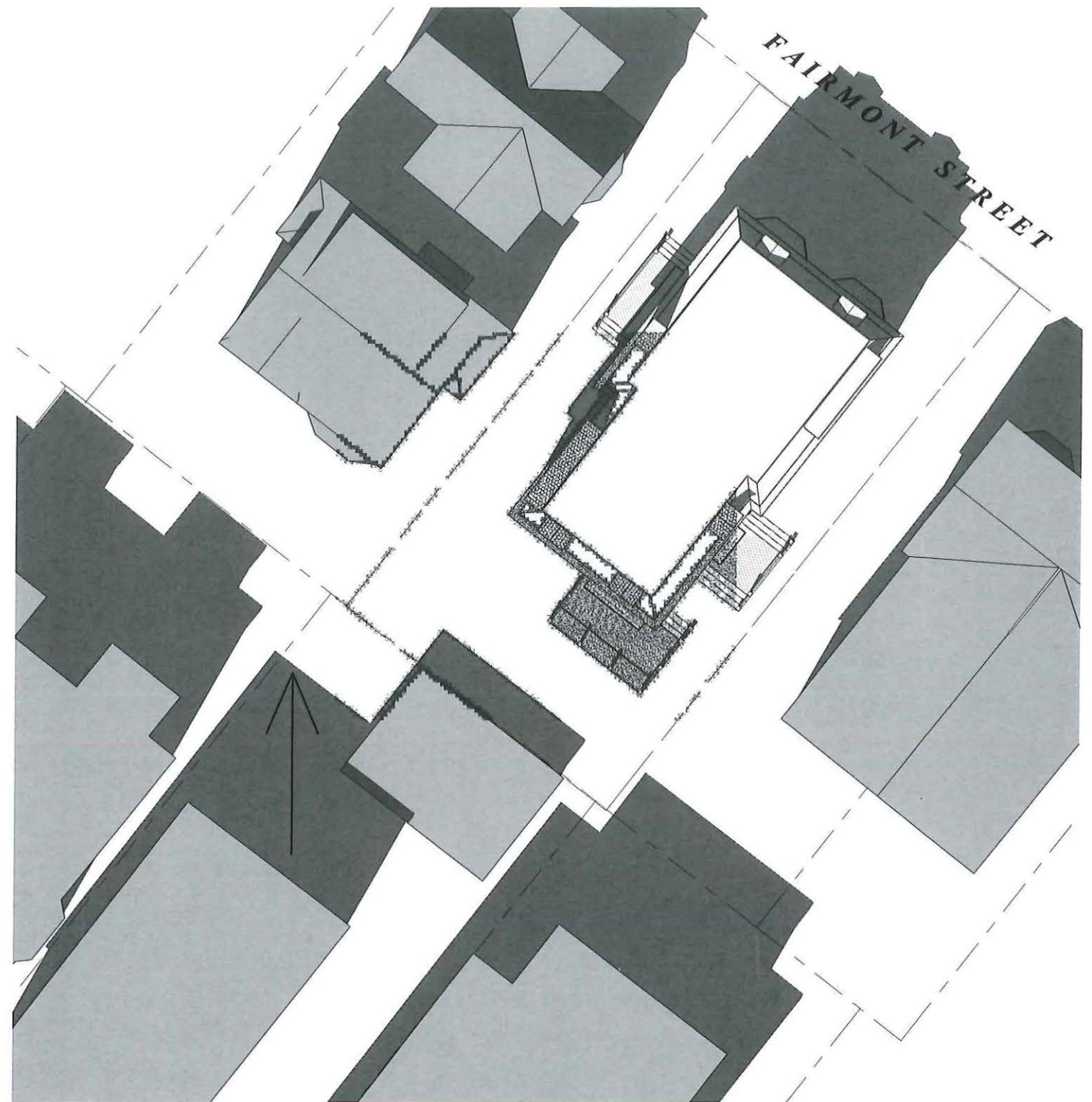


② 4- FALL EQUINOX NOON PROP
3/64" = 1'-0"

| | | | | | | |
|--|--|--------------------------|--|--|---------------------------|-------------------------------|
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|--|--|--------------------------|--|--|---------------------------|-------------------------------|



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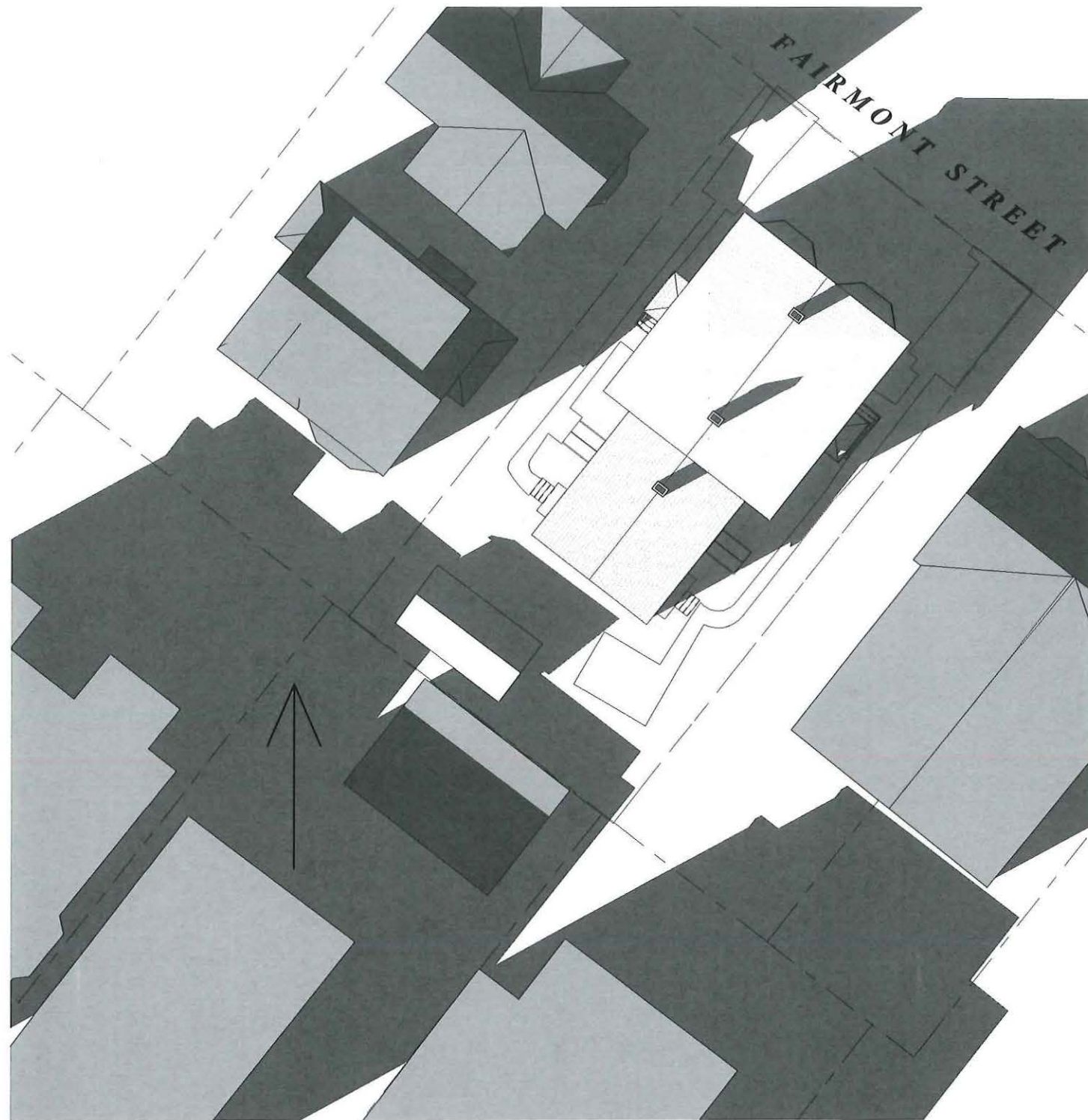
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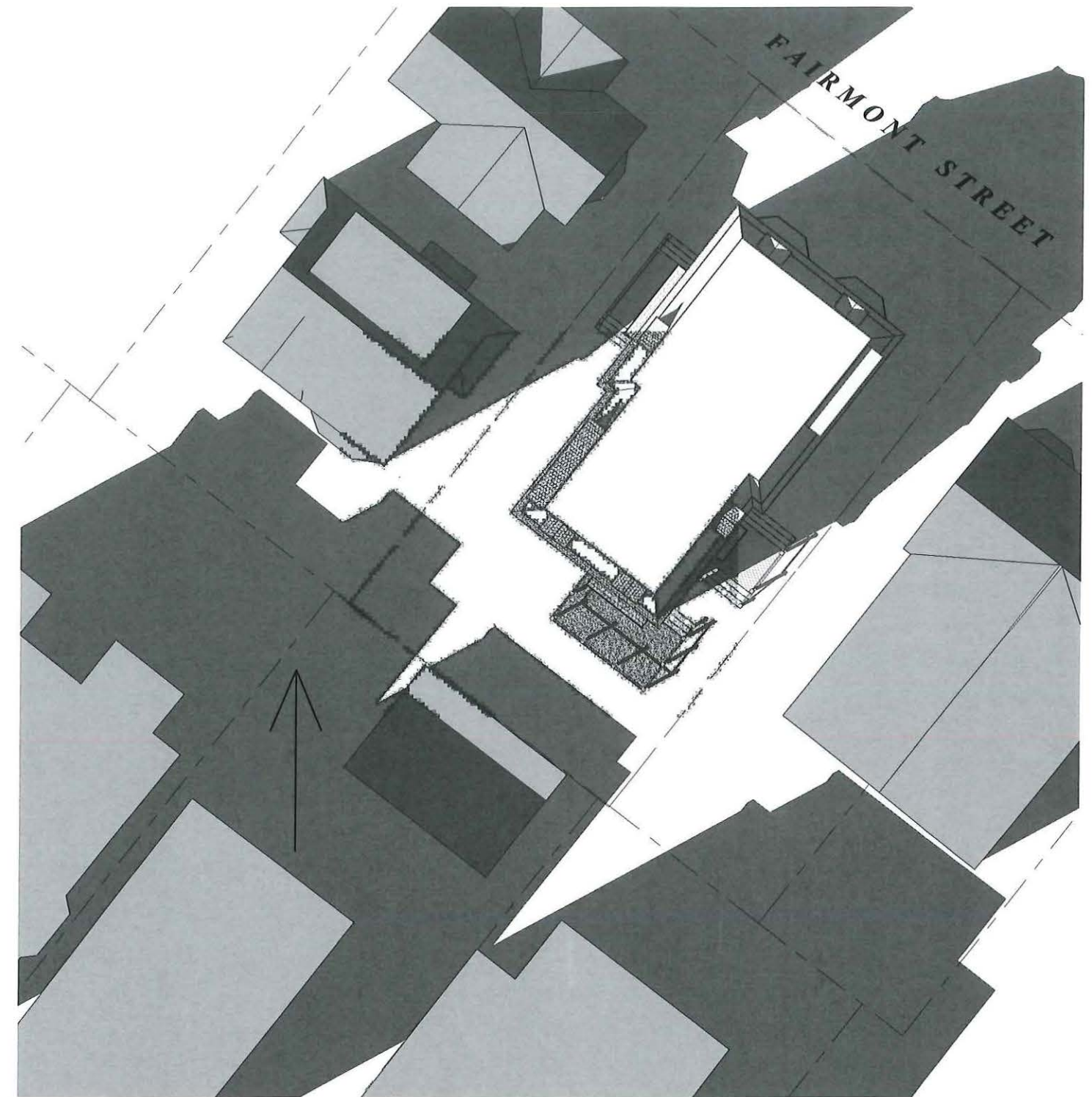
TITLE
**FALL EQUINOX
SEPT. 22nd 1PM**

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"

| | |
|--|---|
|  | ARCHITECT |
| | GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com |

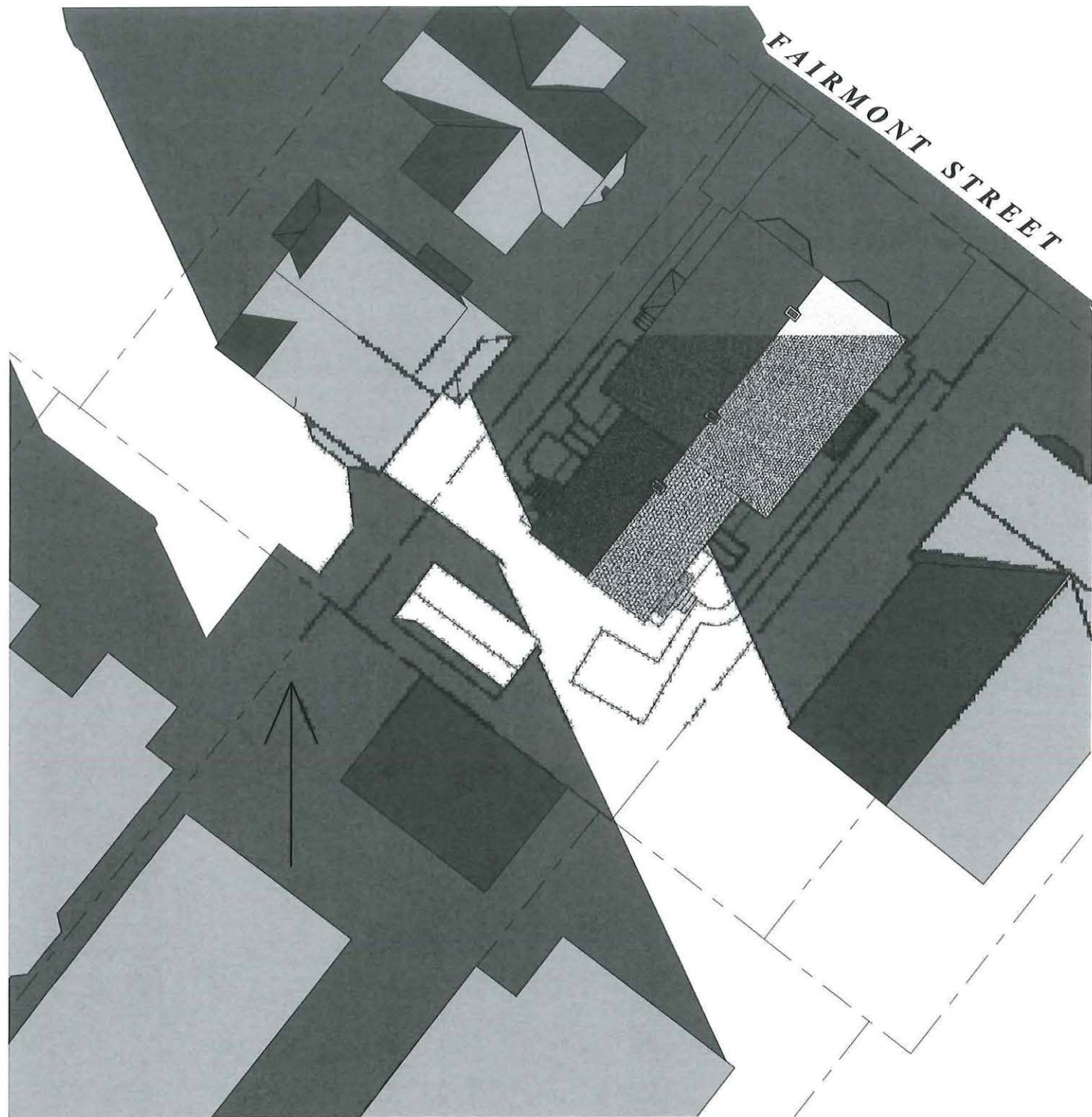
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|------|-----------|
| DATE | 3/22/2023 |
|------|-----------|

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

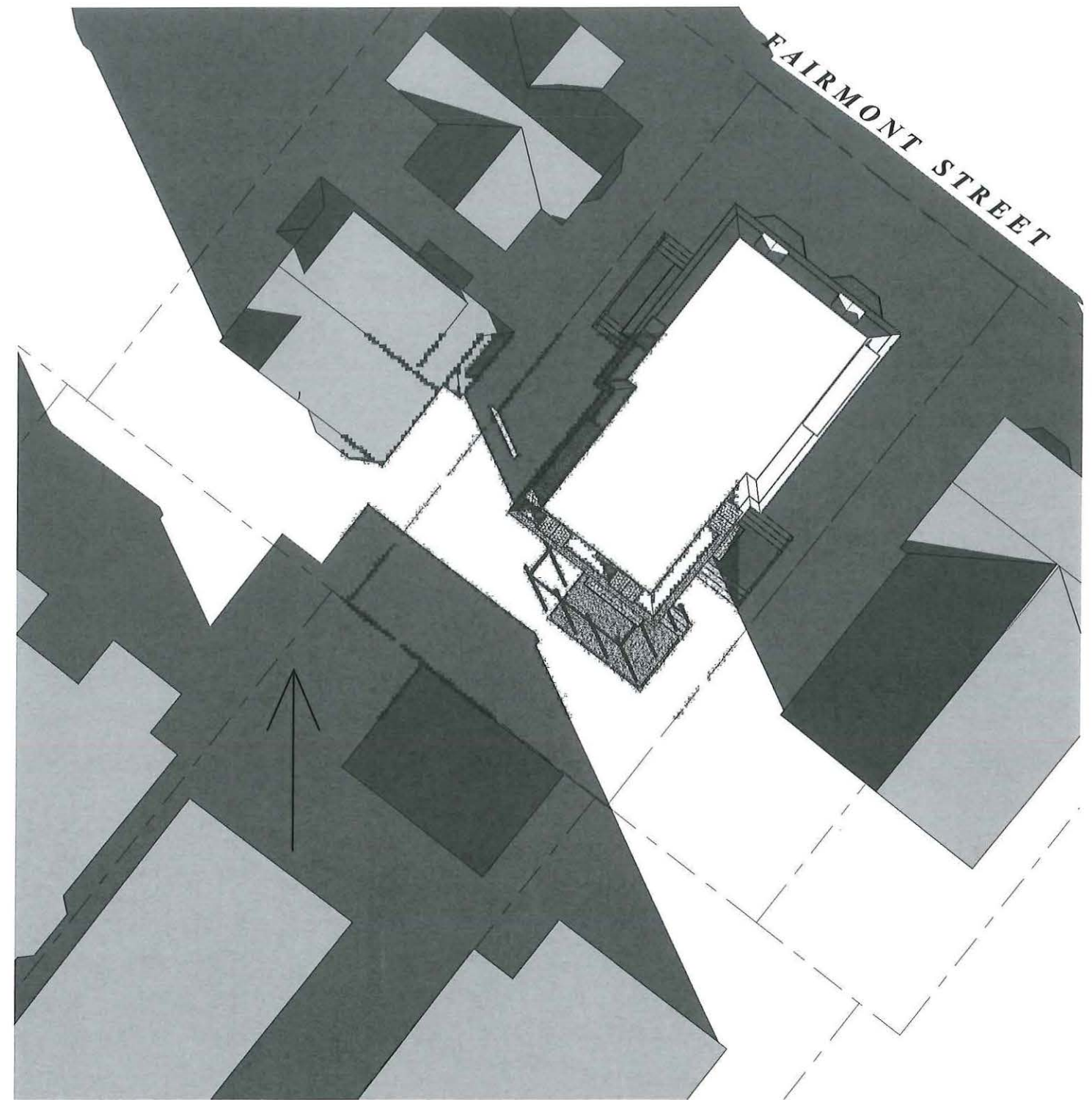
| | |
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| TITLE | FALL EQUINOX SEPT. 22nd 3PM |
|-------|--|

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|-------|----------|
| SCALE | AS NOTED |
|-------|----------|

| | |
|---------|-----|
| DRAWING | S-8 |
|---------|-----|



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**

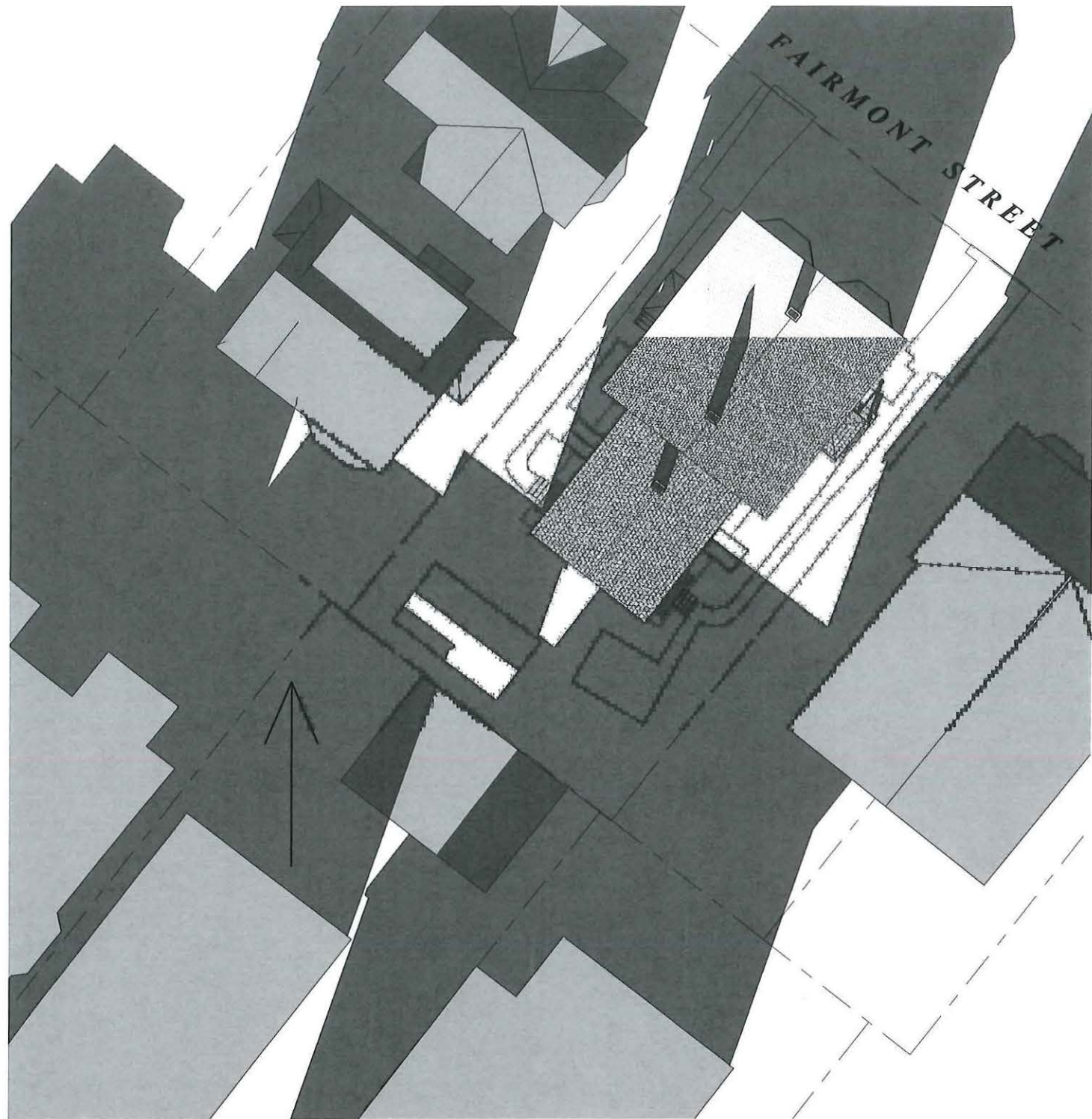
SCALE

AS NOTED

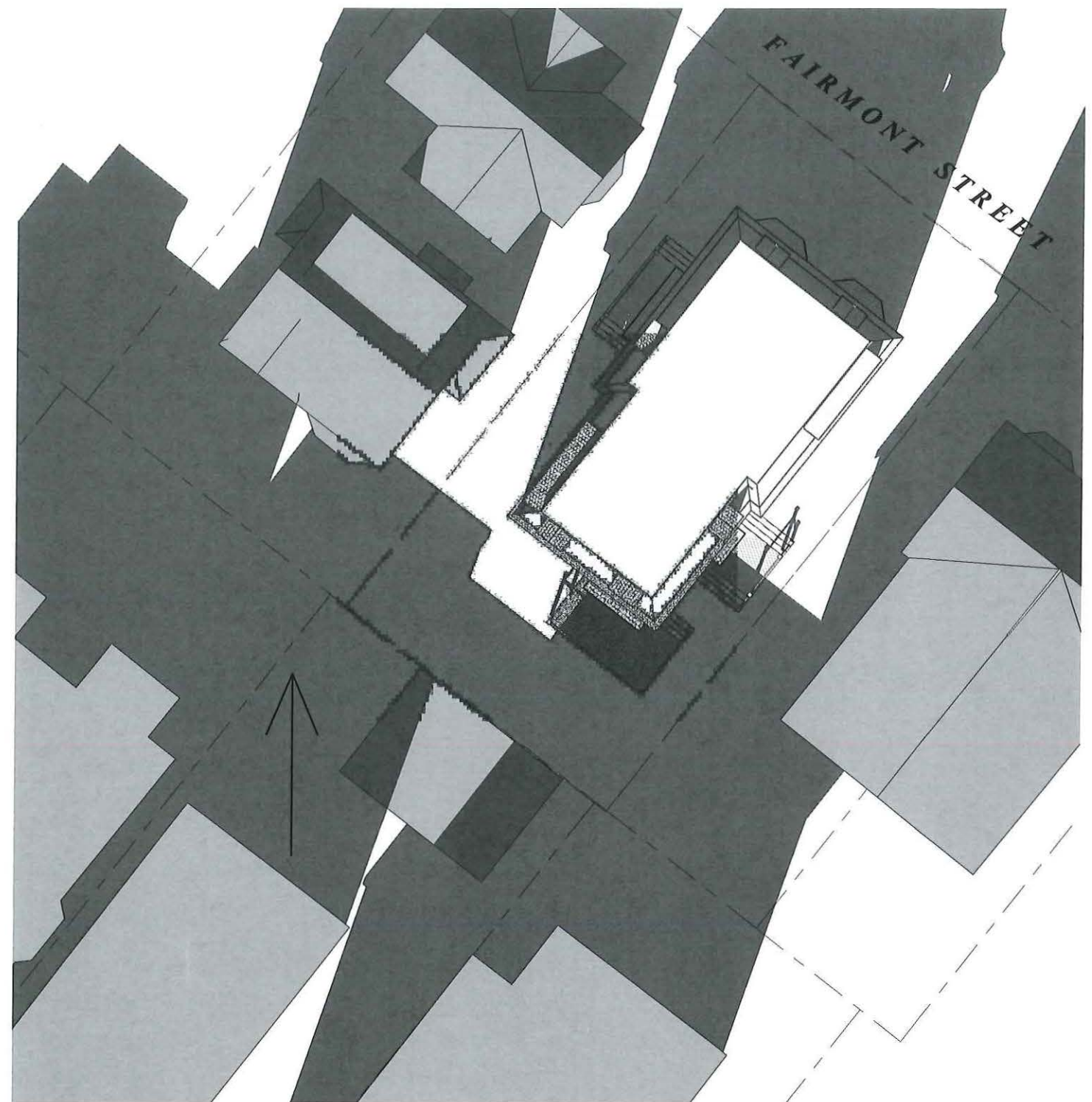
DRAWING

S-9





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



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



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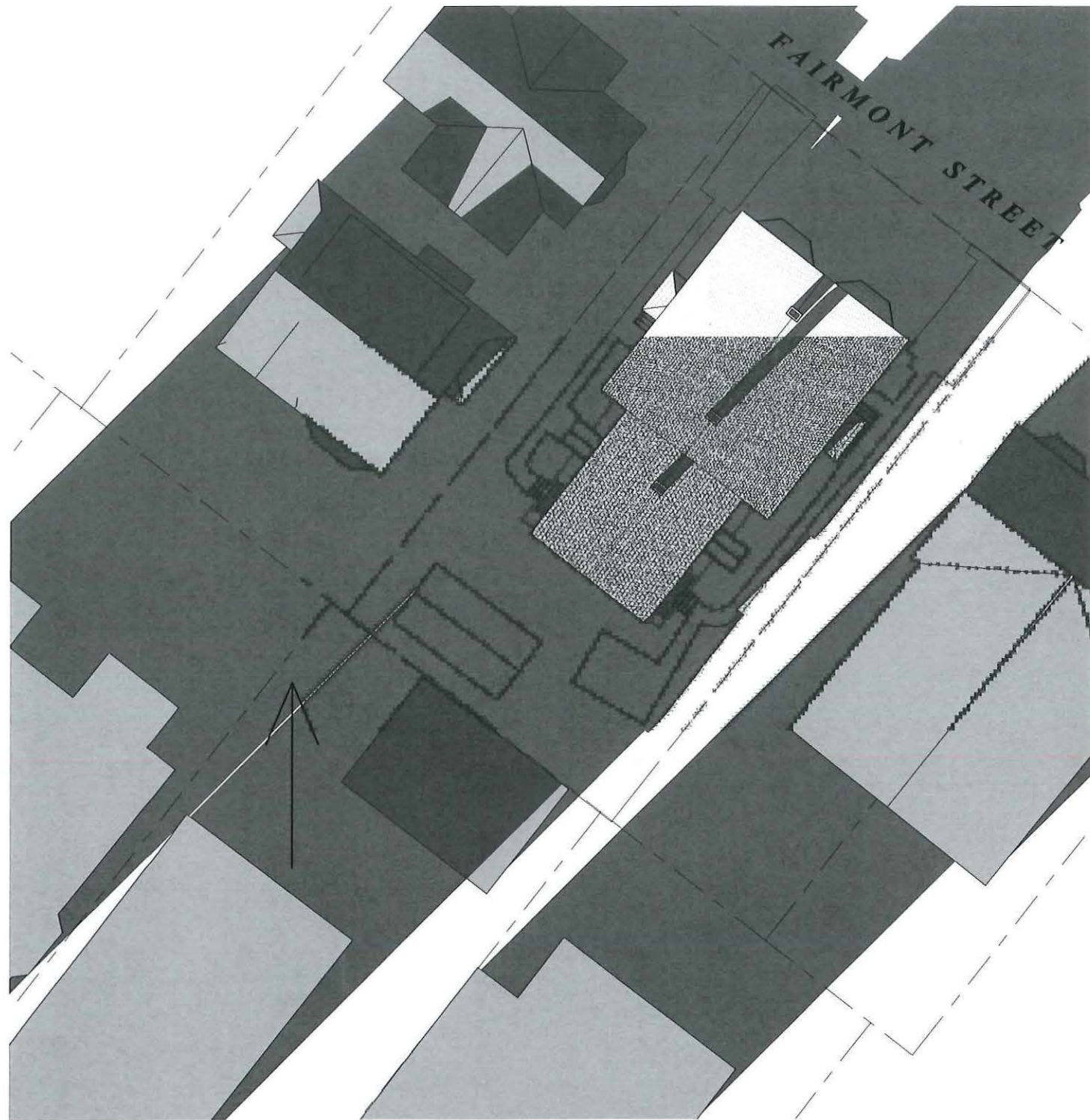
DATE
3/22/2023

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

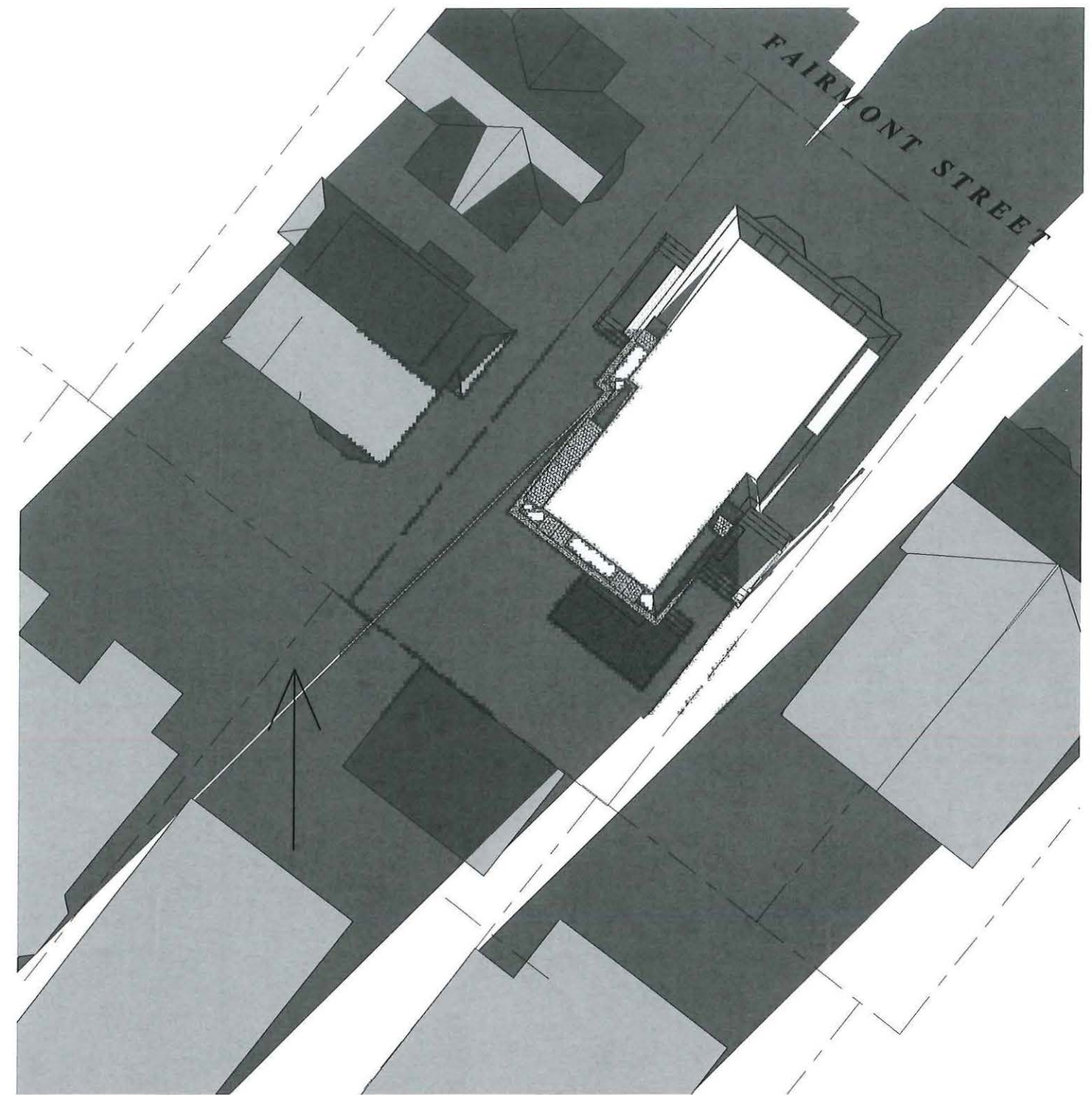
TITLE
**WINTER SOLSTICE
DEC. 21st 1 PM**

SCALE
AS NOTED

DRAWING
S-10



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



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



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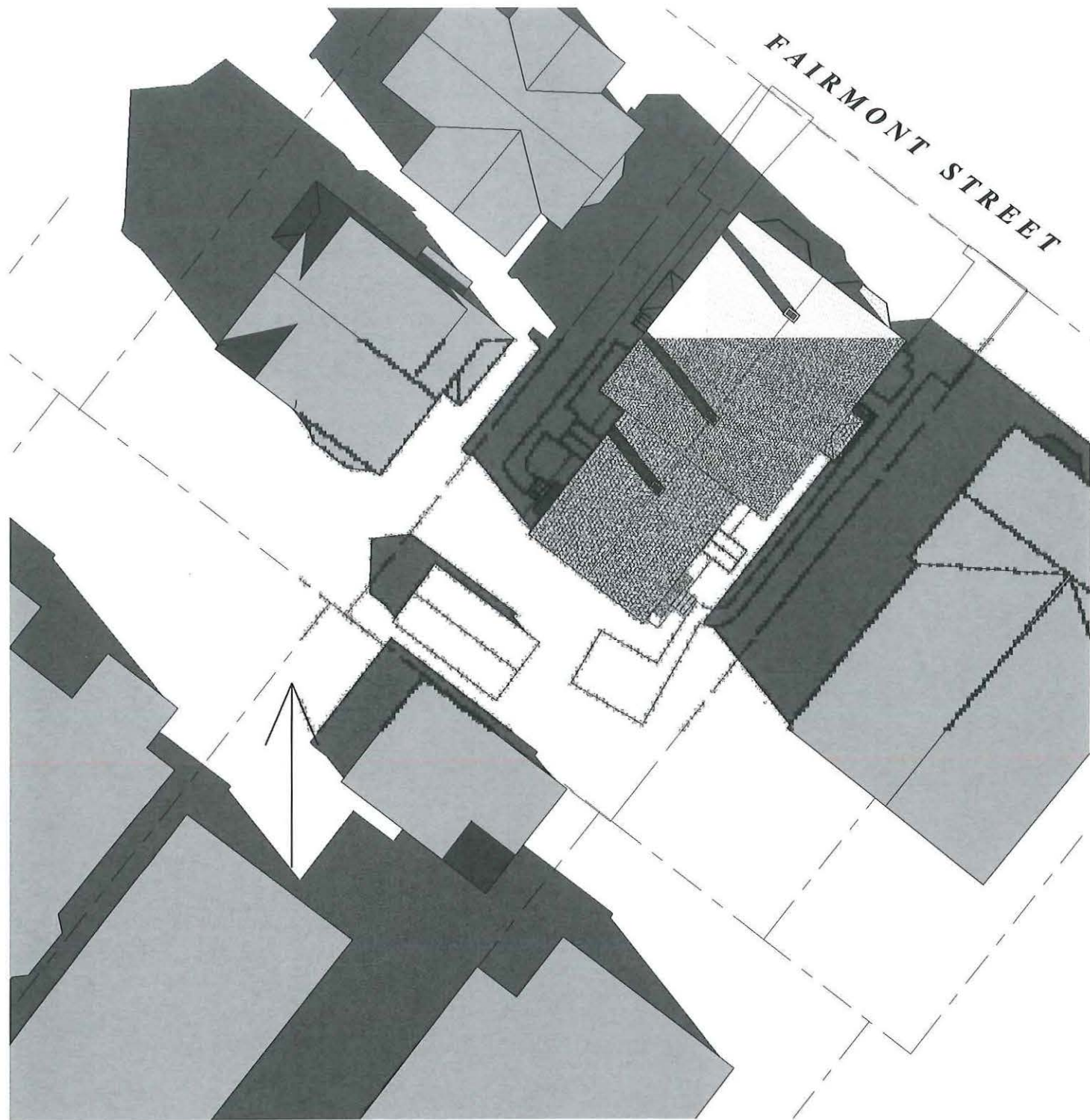
DATE
3/22/2023

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

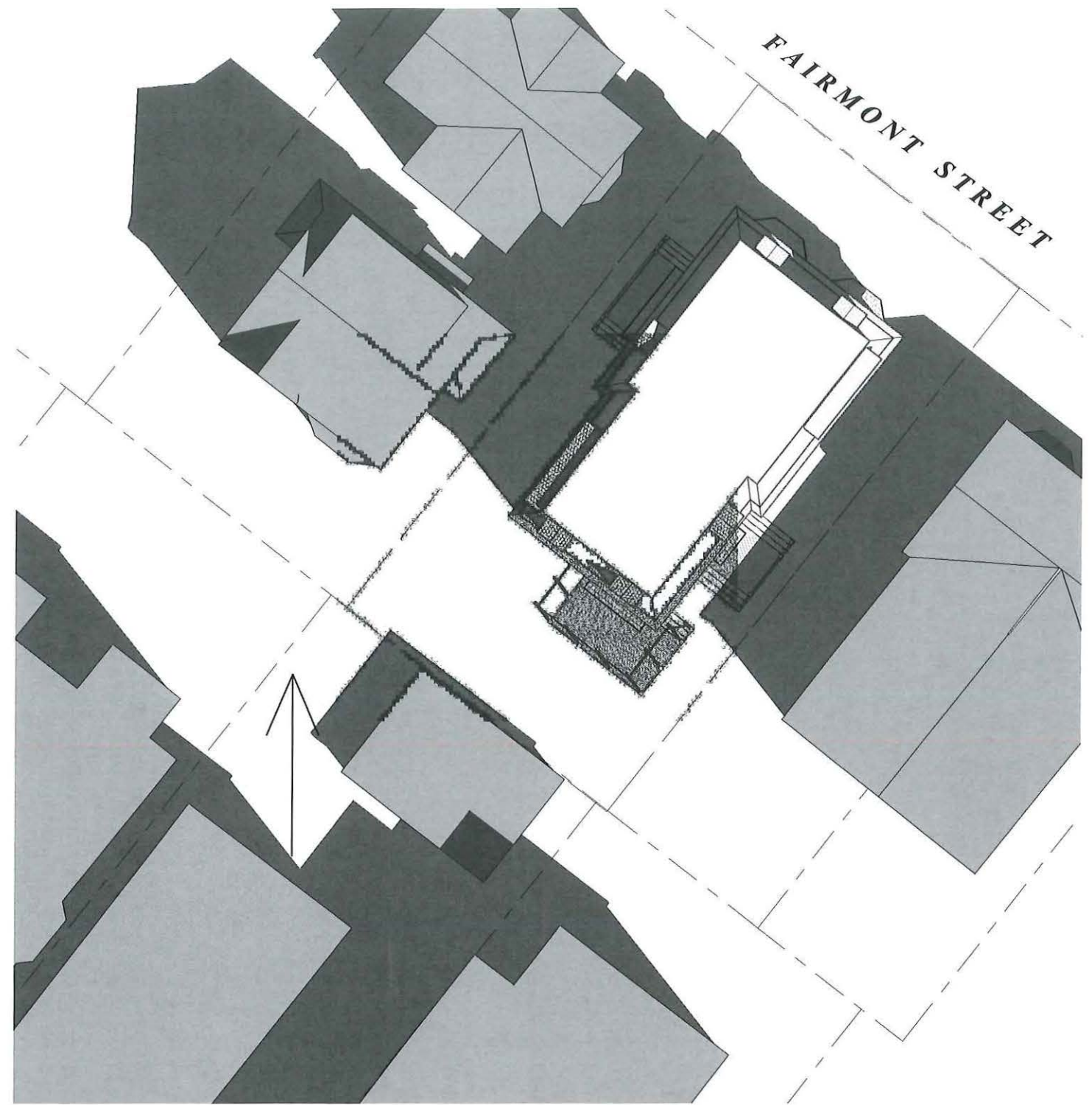
TITLE
**WINTER SOLSTICE
DEC. 21st 3 PM**

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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DATE

3/22/2023

PROJECT

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Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 10 AM**

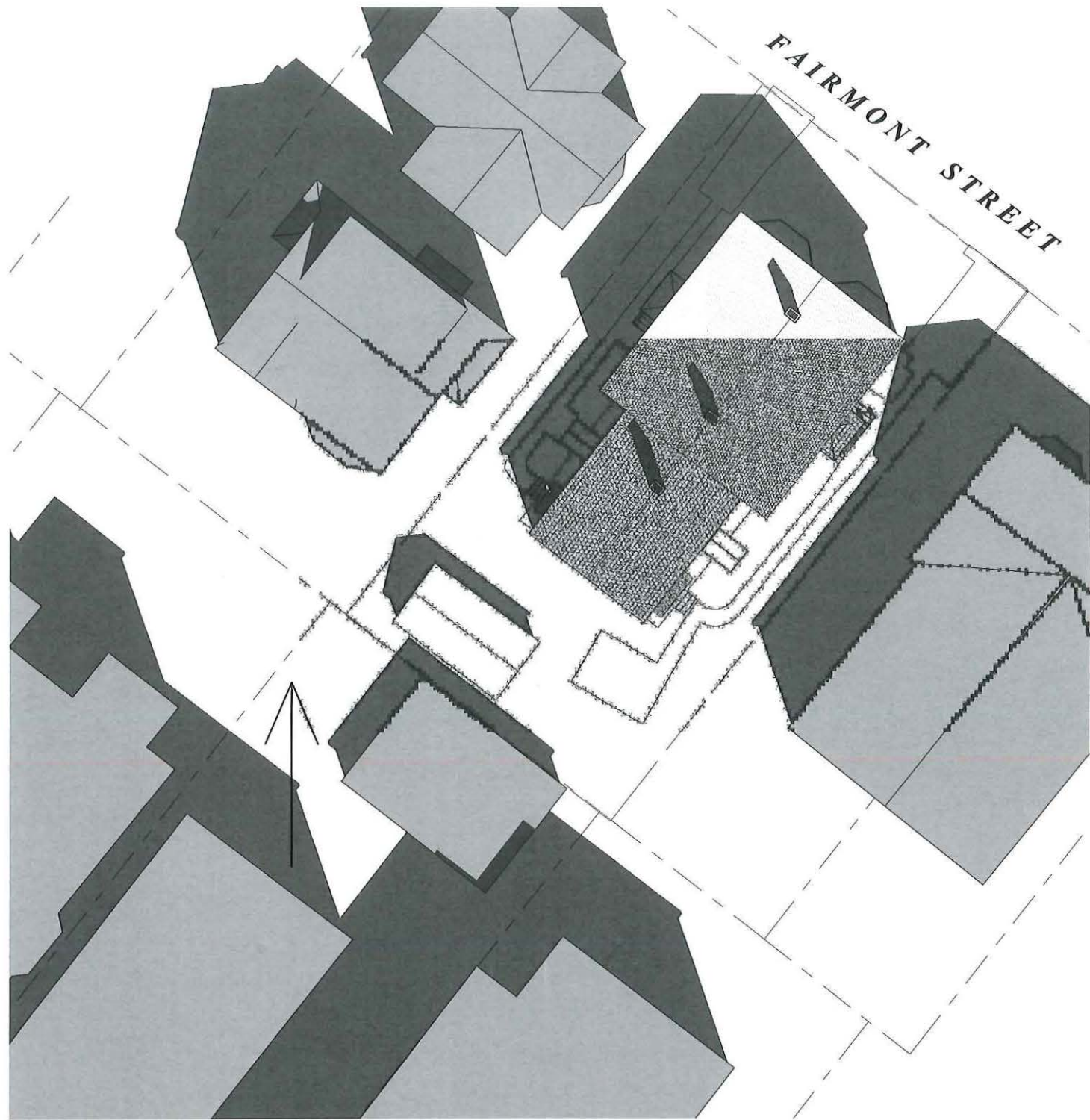
SCALE

AS NOTED

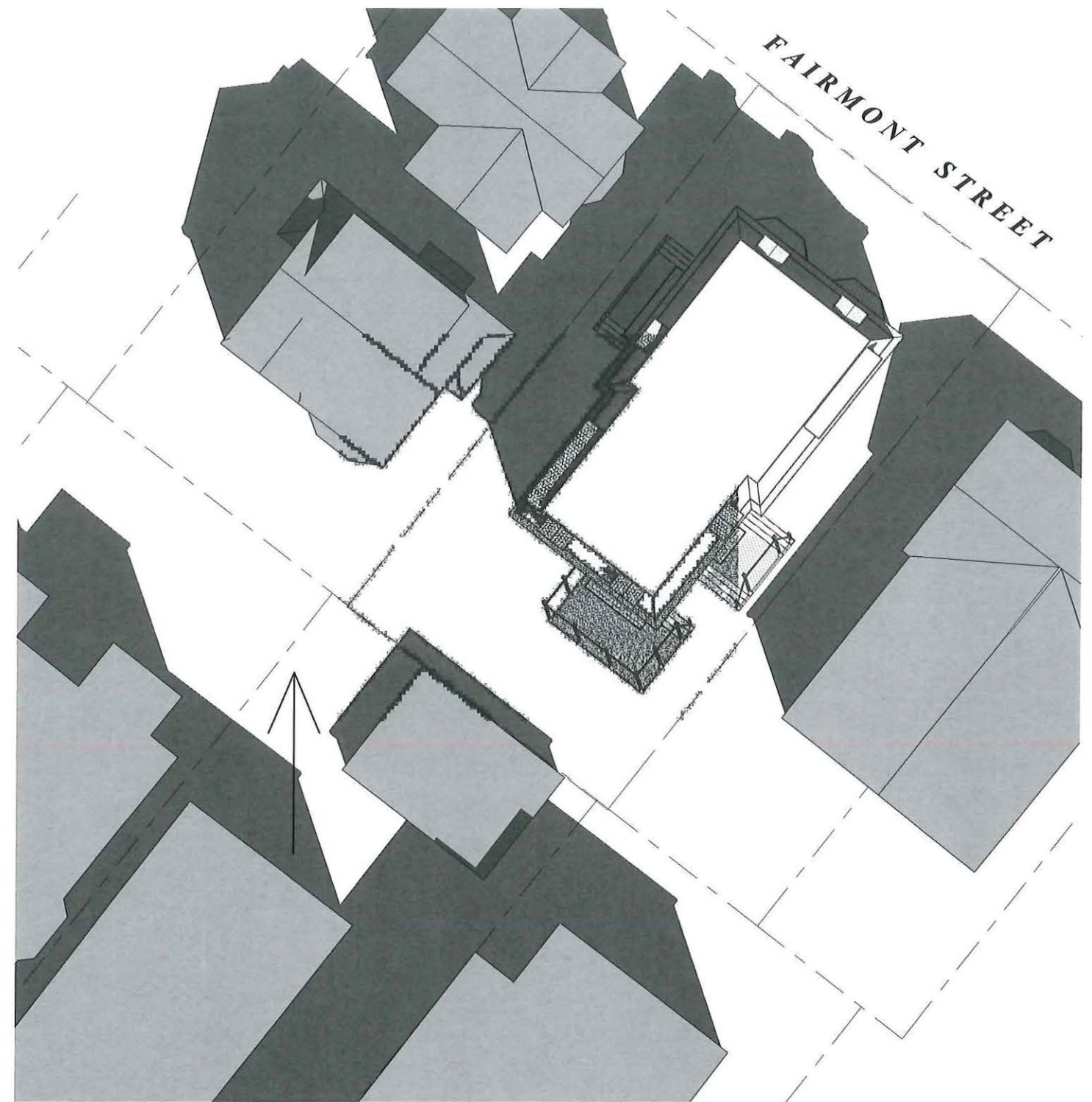
DRAWING

S-12




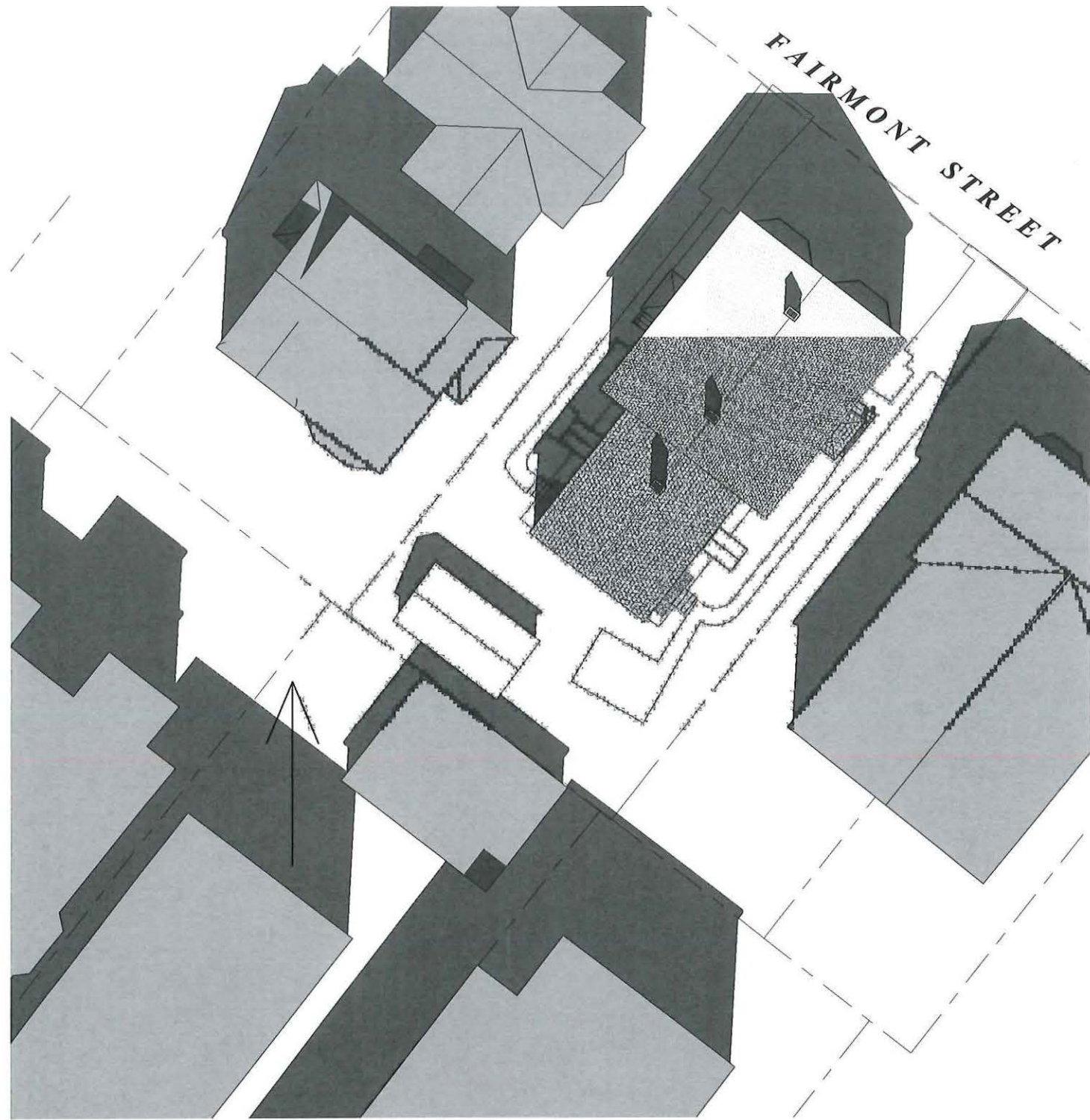


① 10 - SPRING EQUINOX 11 AM EXTG
3/64" = 1'-0"



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

| | | | | | | |
|--|--|--------------------------|--|---|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 03/22/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 11 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-13</p> |
|--|--|--------------------------|--|---|---------------------------|--------------------------------|



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



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



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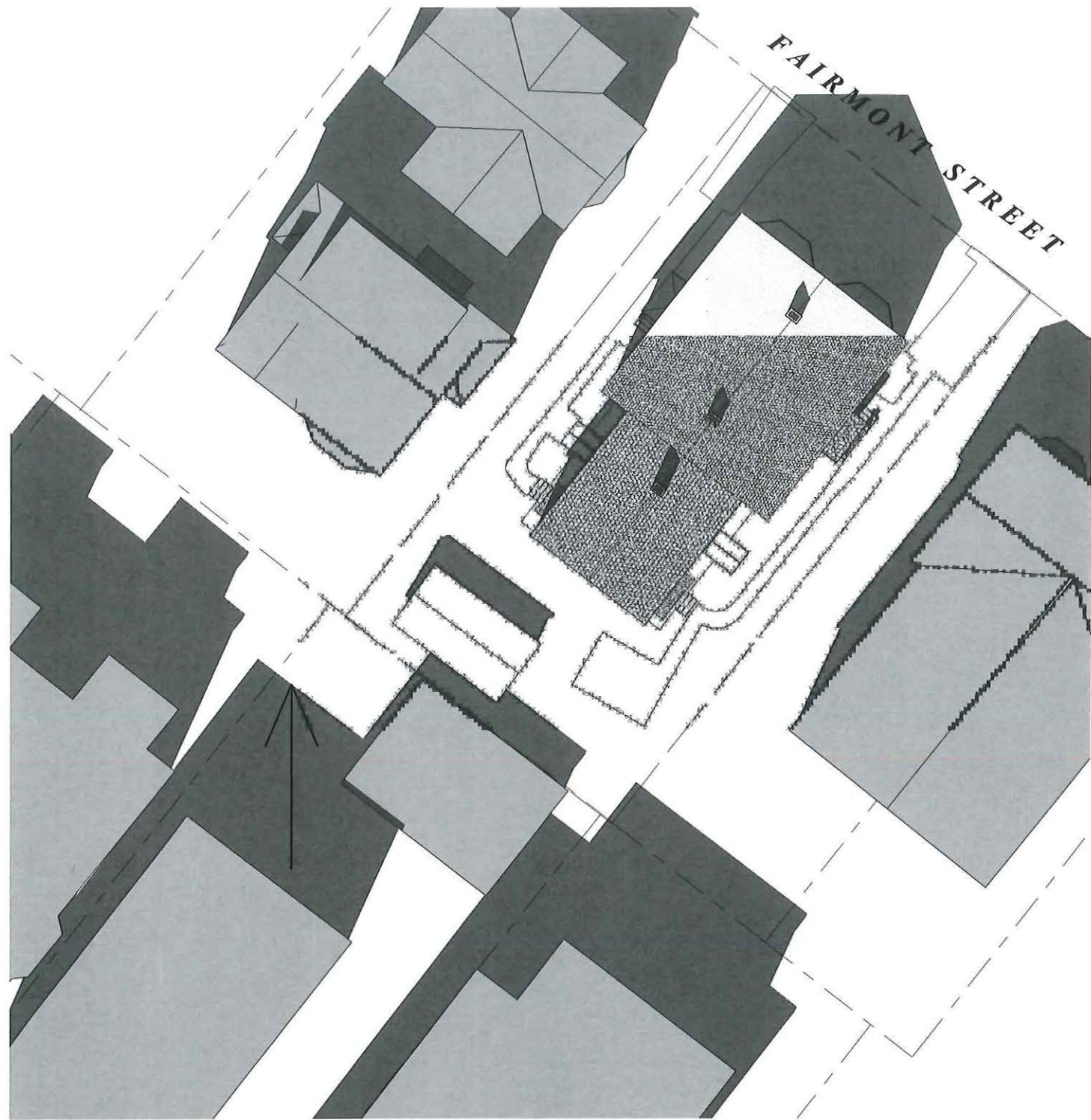
DATE
03/22/23

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

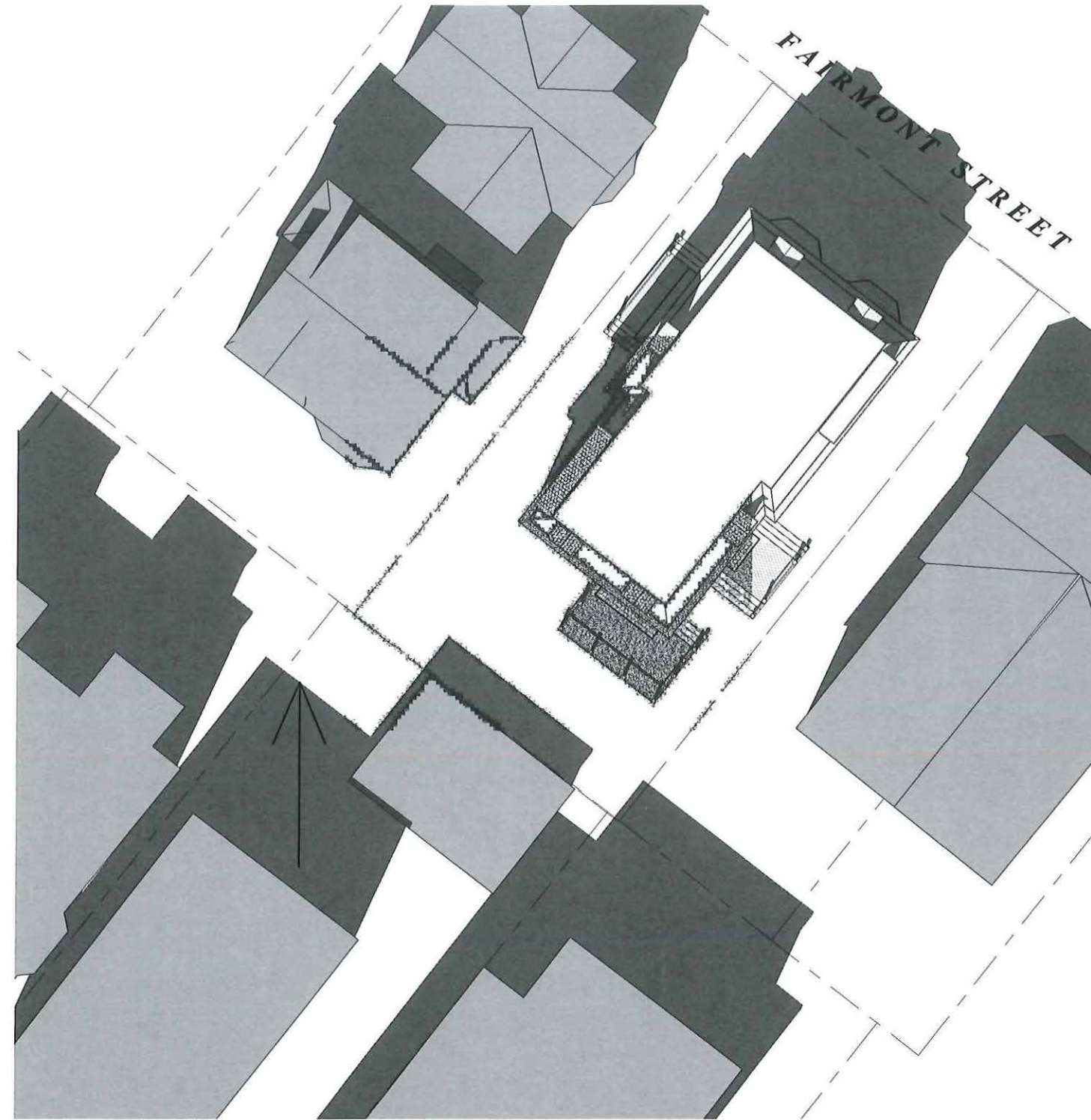
TITLE
**SPRING EQUINOX
MARCH 21st NOON**

SCALE
AS NOTED


DRAWING
S-14

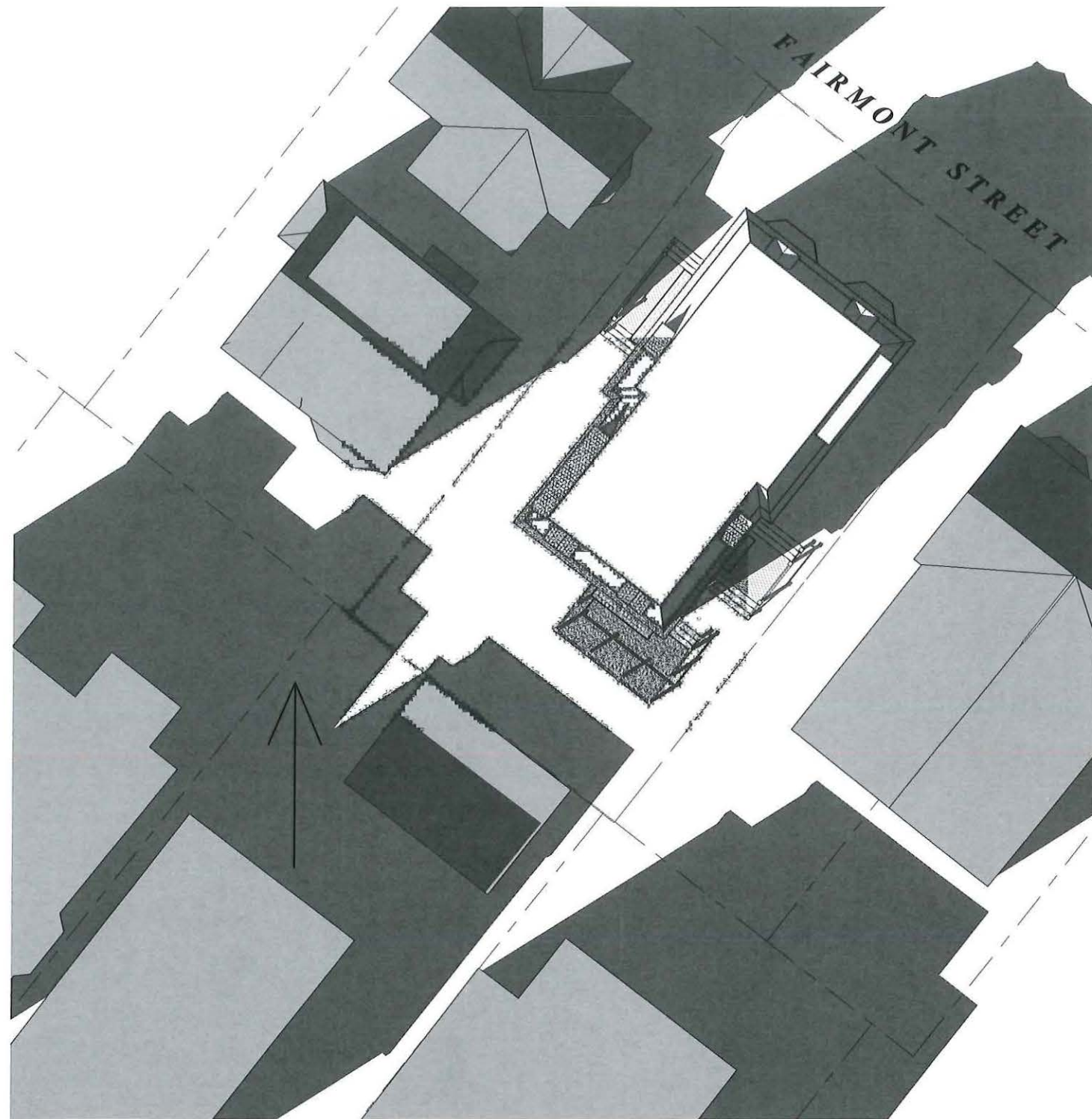
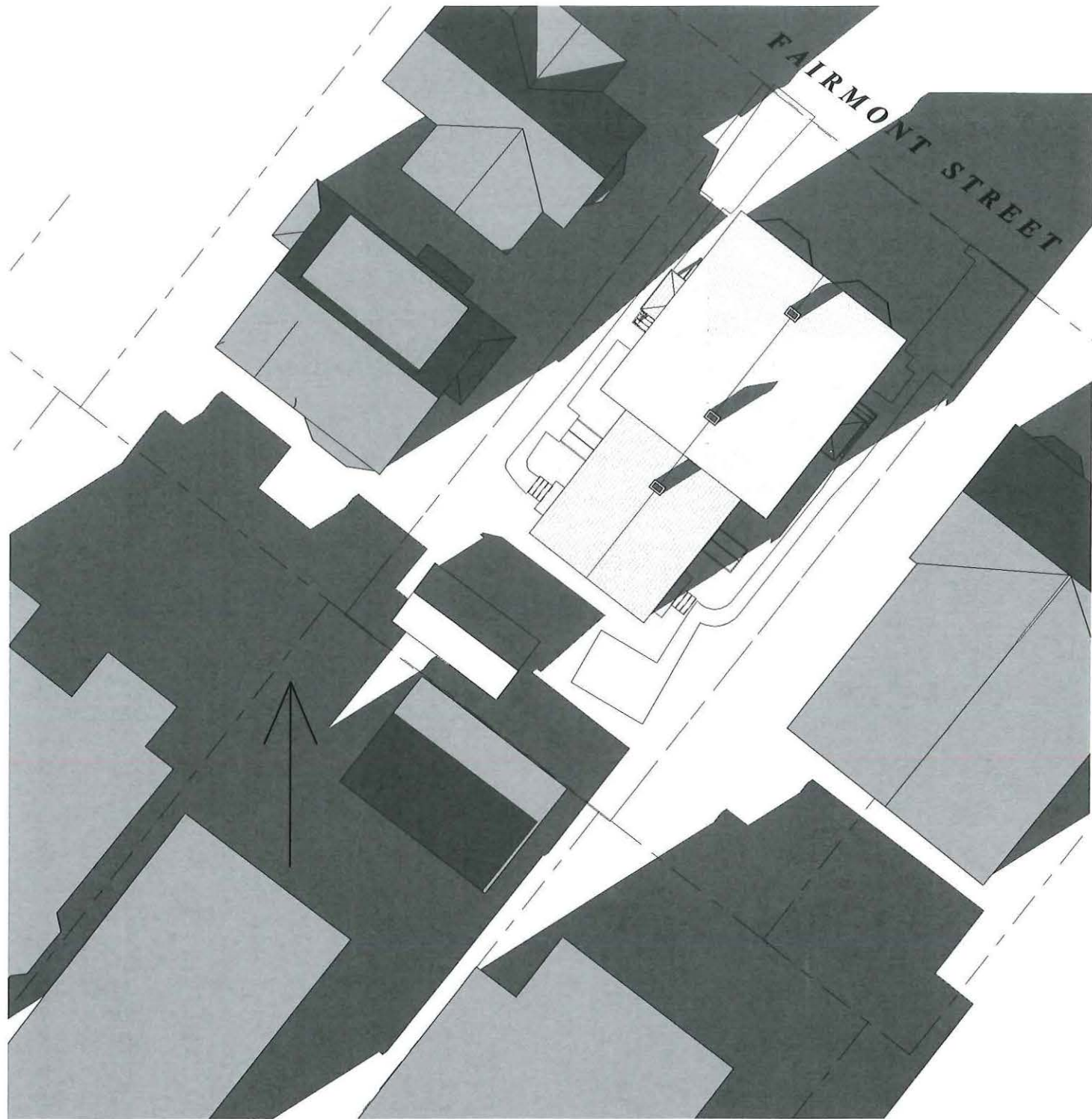


① 11 - SPRING EQUINOX 1 PM EXTG
3/64" = 1'-0"




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

| | | | | | |
|---|--|---|---|------------------------------|-----------------------------------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>ARCHITECT</p> <p>DATE 3/22/2023</p> | <p>PROJECT</p> <p>18-20 Fairmont Street, Cambridge</p> <p>Proposed Side and Roof Additions</p> | <p>TITLE</p> <p>SPRING EQUINOX MARCH 21st 1 PM</p> | <p>SCALE</p> <p>AS NOTED</p> | <p>DRAWING</p> <p>S-15</p> |
|---|--|---|---|------------------------------|-----------------------------------|



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

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

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 3/22/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 3 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-16</p> |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|

SPECIAL PERMIT REQUIRED:

1. NEW WINDOW OPENINGS & ENTRY CANOPY ADDITIONS ON LEFT AND RIGHT SIDES PER EXISTING NON-CONFORMING SETBACK.
2. WIDEN EXISTING REAR SECTION WITHIN THE EXISTING NONCONFORMING LEFT SIDE SETBACK.
3. INCREASE EXISTING NONCONFORMING FAR FROM .74 TO .82 (.60 MAX ALLOWABLE)
4. RECONSTRUCT FRONT GABLE ROOF AND ADD DORMER ADDITIONS WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
5. INCREASE EXISTING NON CONFORMING STRUCTURE BETWEEN 10%-25% OF EXISTING STRUCTURE AS OF 1940.

PROPOSED RENOVATIONS AND ADDITIONS

18-20 Fairmont Street
Cambridge, MA



EXISTING STREET VIEW



PROPOSED STREET VIEW

CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2023 MAY - 4 A 9:10



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DATE
04/19/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
Title Sheet

SCALE

DRAWING
C01

| Dimension Regulation - ZONE RESIDENCE C | | | | |
|---|---------------------------------|---------------------------------|---|-------------------------|
| | EXISTING | PROPOSED | REQUIRED | CONFORMING |
| MAX FAR | 0.74 | 0.82 | 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' | 5' | (*) EXTG.= 16.80' (**) PROPOSED = 16.86' | EXISTING NON CONFORMING |
| MIN. RIGHT SIDE SETBACK | 9.9' | 9.9' | (*) EXTG.= 16.80' (**) PROPOSED = 16.86' | EXISTING NON CONFORMING |
| MIN. REAR SETBACK | 26.8' | 26.8' | 20' | YES |
| MAXIMUM HEIGHT | 32.4' | 34.06' | 35' | YES |
| RATIO OF PRIVATE OPEN SPACE TO LOT AREA | 34% | 52% | 36% | YES |

(*) CALCULATION FOR EXTG. SIDE SETBACKS

EXTG. AVERAGE HEIGHT = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (32.4' \times 32.30') + (23.29' \times 23.11') / (32.30' + 23.11') = 28.60'$

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

(*) CALCULATION FOR PROPOSED SIDE SETBACKS

PROP. AVERAGE HEIGHT = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (34.06' \times 32.30') + (21.76' \times 23.11') / (32.30' + 23.11') = 28.9'$

() REQUIRED PROPOSED SETBACK = $(H+L) / 5 = (28.9' + 55.4' / 5) = 16.86'$**

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DATE

4/23/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

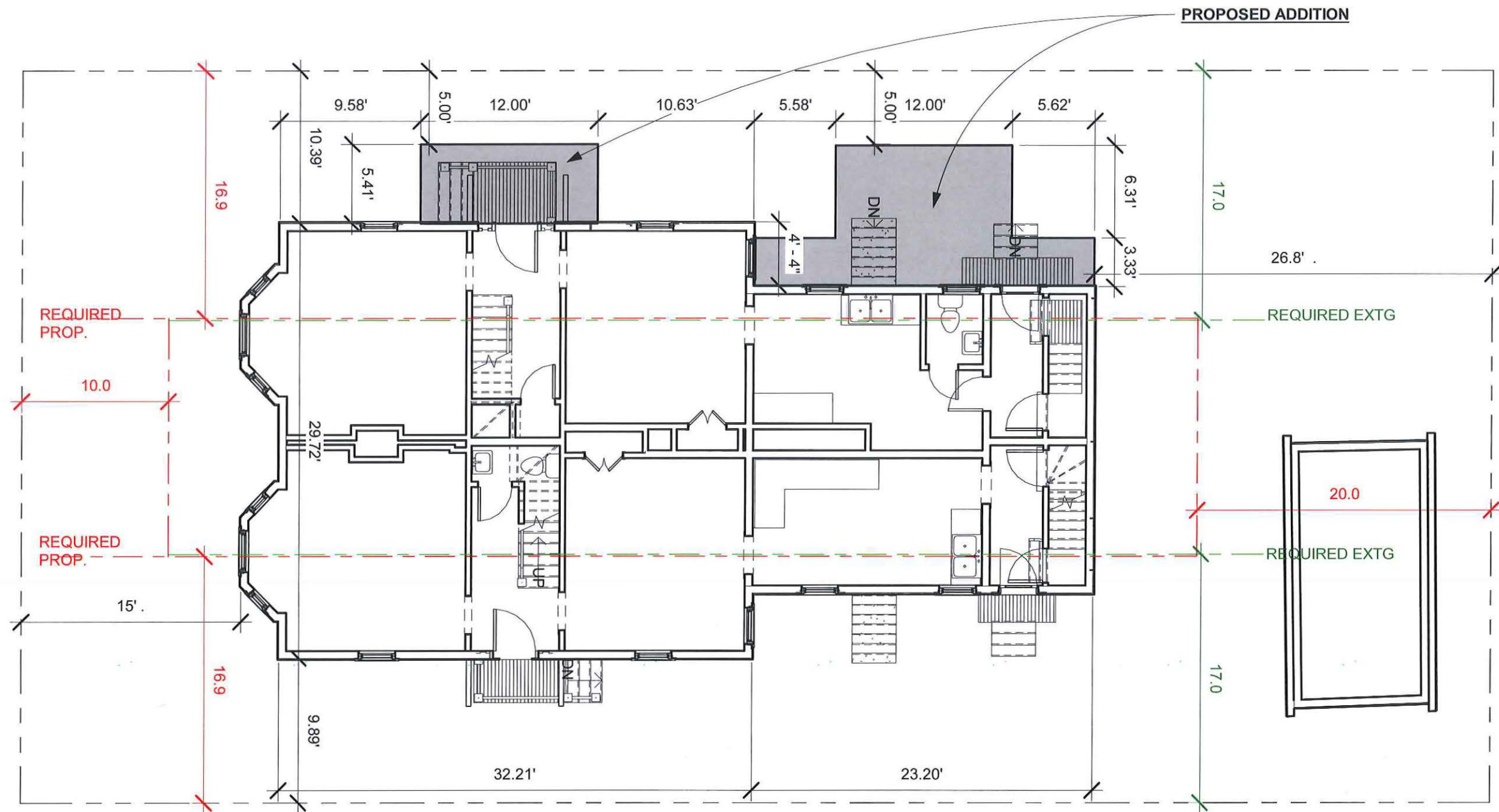
TITLE

**Zoning Analysis -
Zone C**

SCALE

DRAWING

Z.1.1



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18-20 Fairmont Street
 Cambridge, MA

TITLE
**Zoning - Setback
 plan- Zone C**

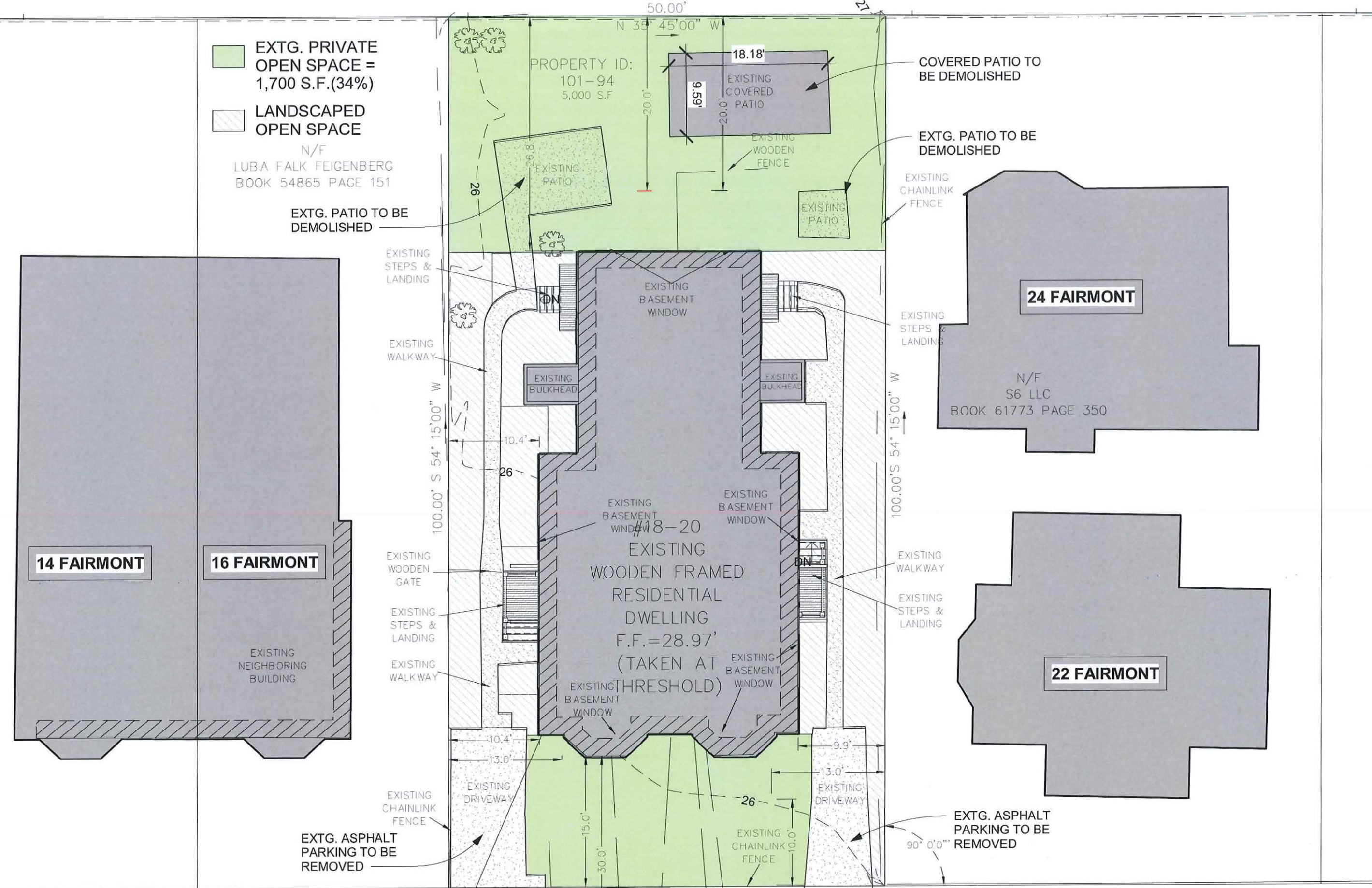
SCALE
 1/8" = 1'-0"

DRAWING
Z.1.2

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

N/F
 LUBA FALK FEIGENBERG
 BOOK 54865 PAGE 151

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



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

DATE
 4/23/2023

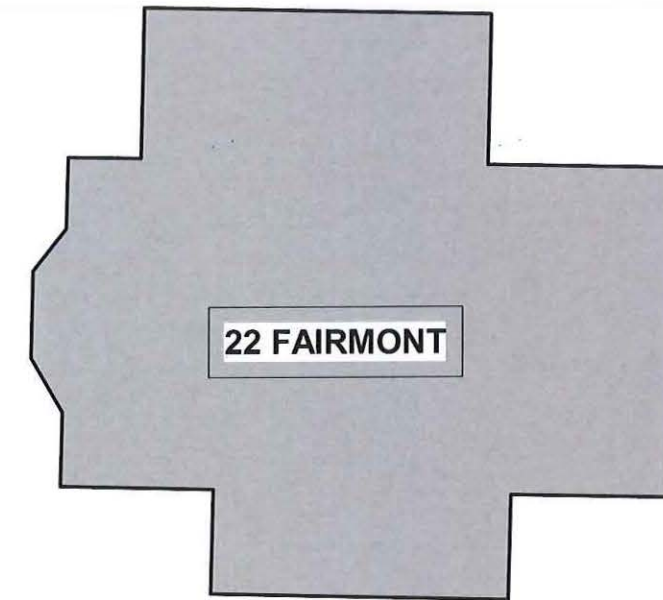
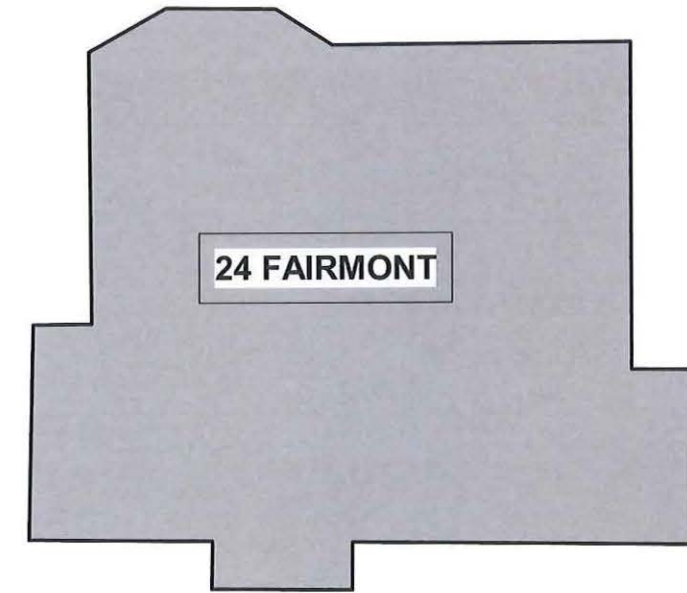
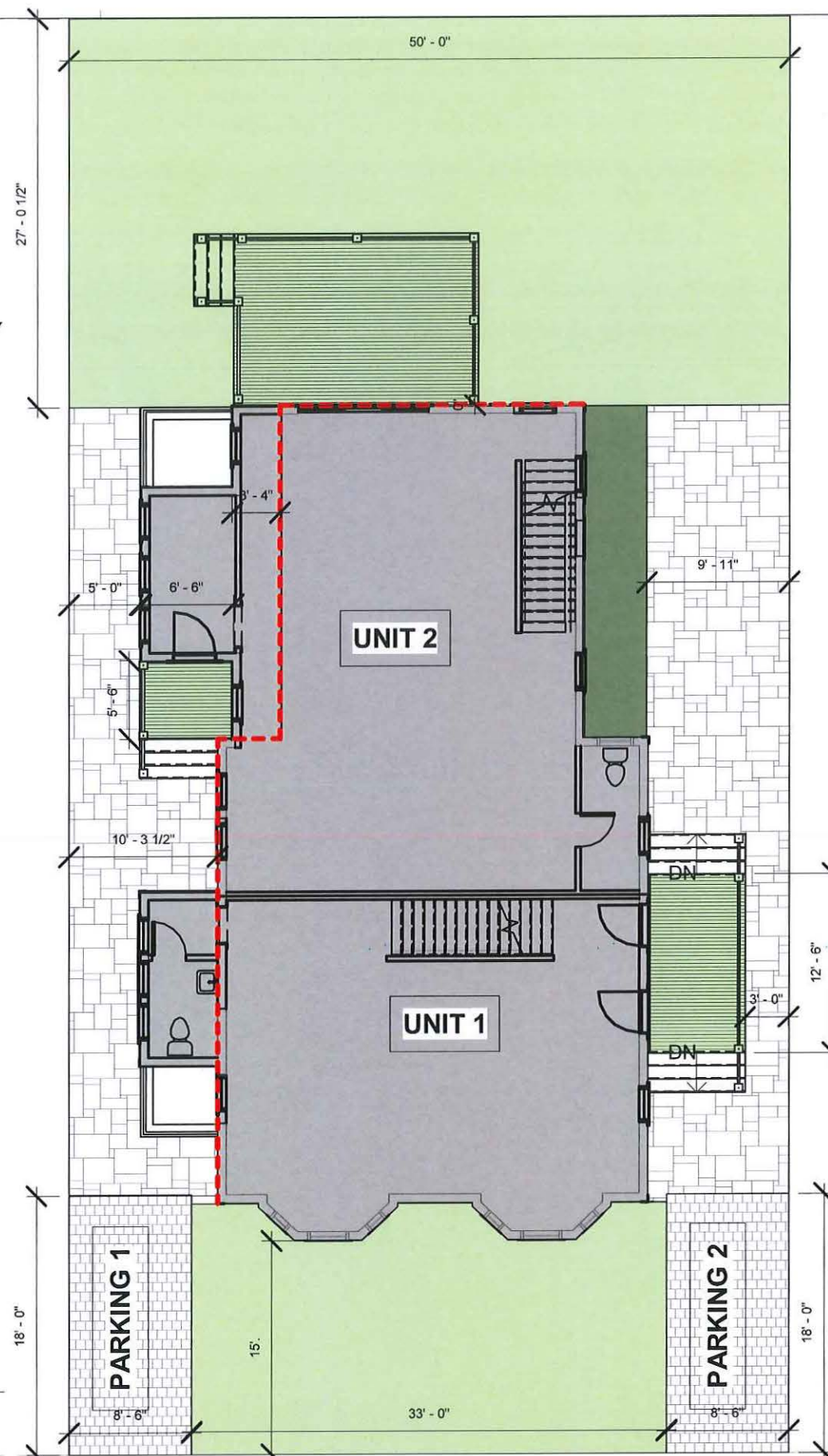
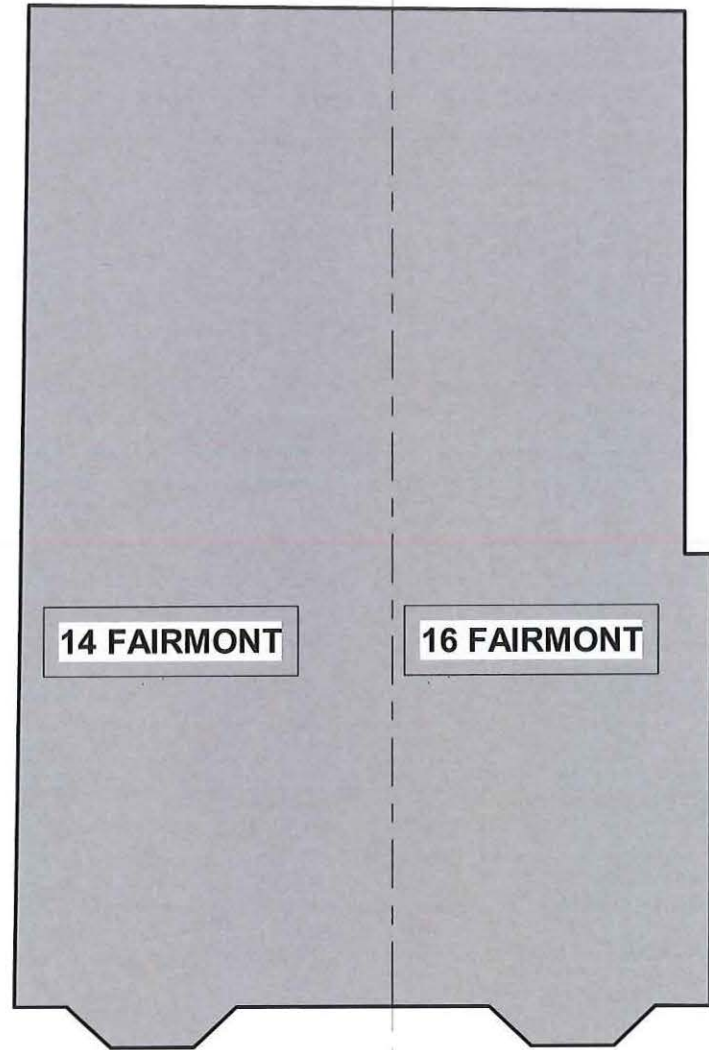
PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Exgt. Open Space Analysis

SCALE
 3/32" = 1'-0"

DRAWING
Z.3.1

-  PROP. PRIVATE OPEN SPACE = 2,006 S.F. (52%)
-  WALKWAYS
-  PERMEABLE PAVERS DRIVEWAY



① Proposed Open Space
3/32" = 1'-0"

ARCHITECT

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DATE

4/23/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

**Prop. Open Space
Analysis**

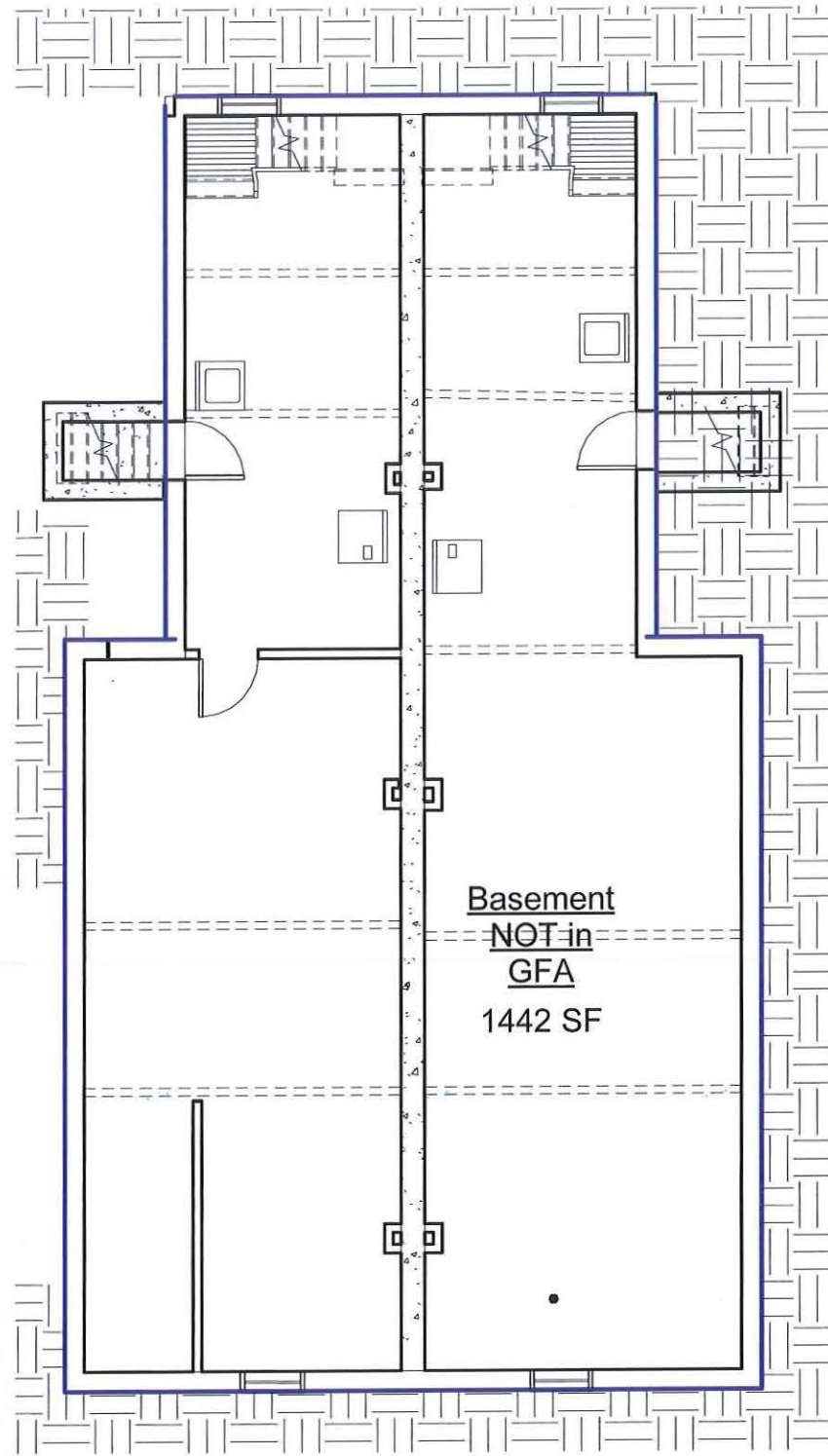
SCALE

3/32" = 1'-0"

DRAWING

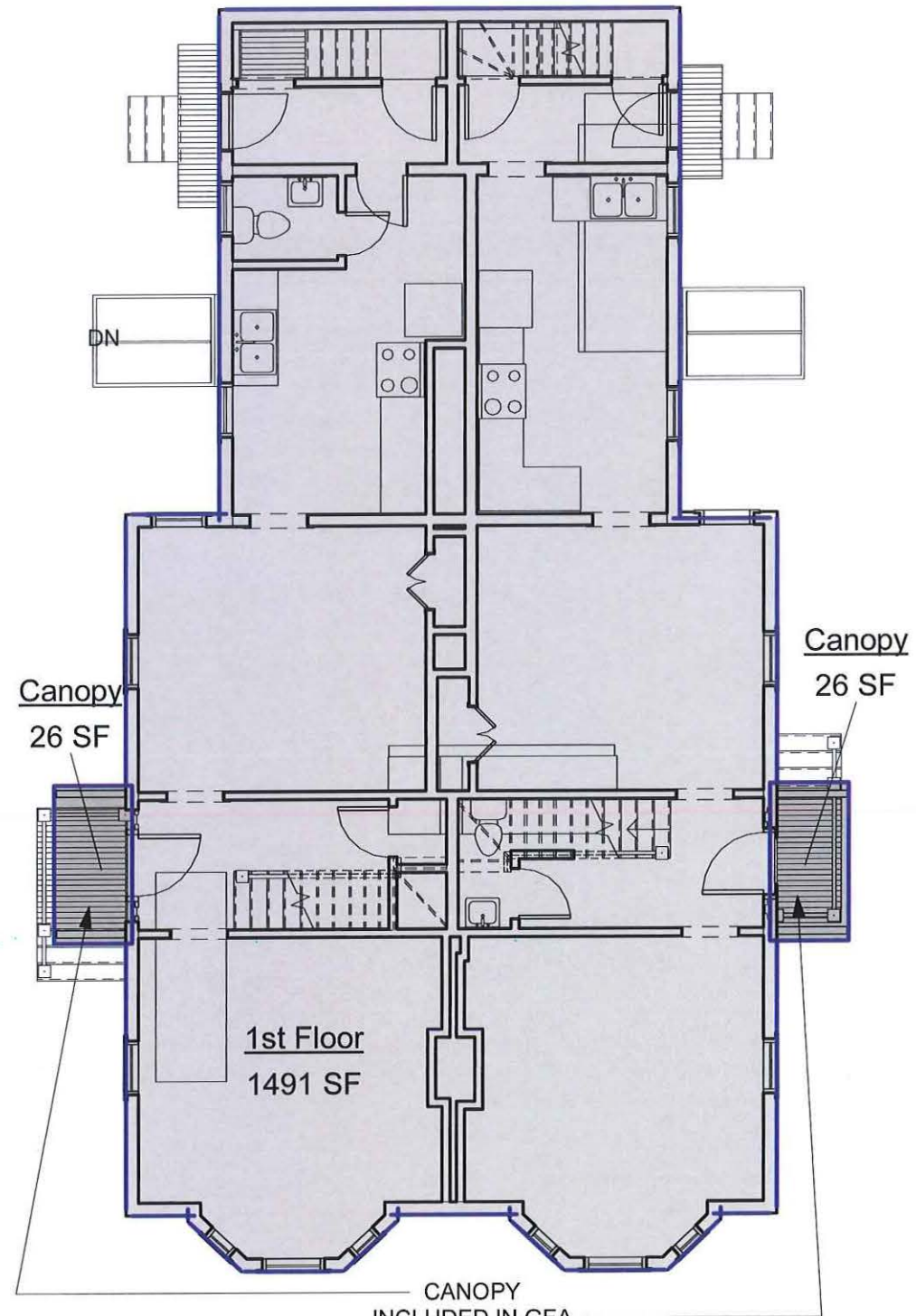
Z.3.2





Basement
 NOT in
 GFA
 1442 SF

① Basement
 1/8" = 1'-0"



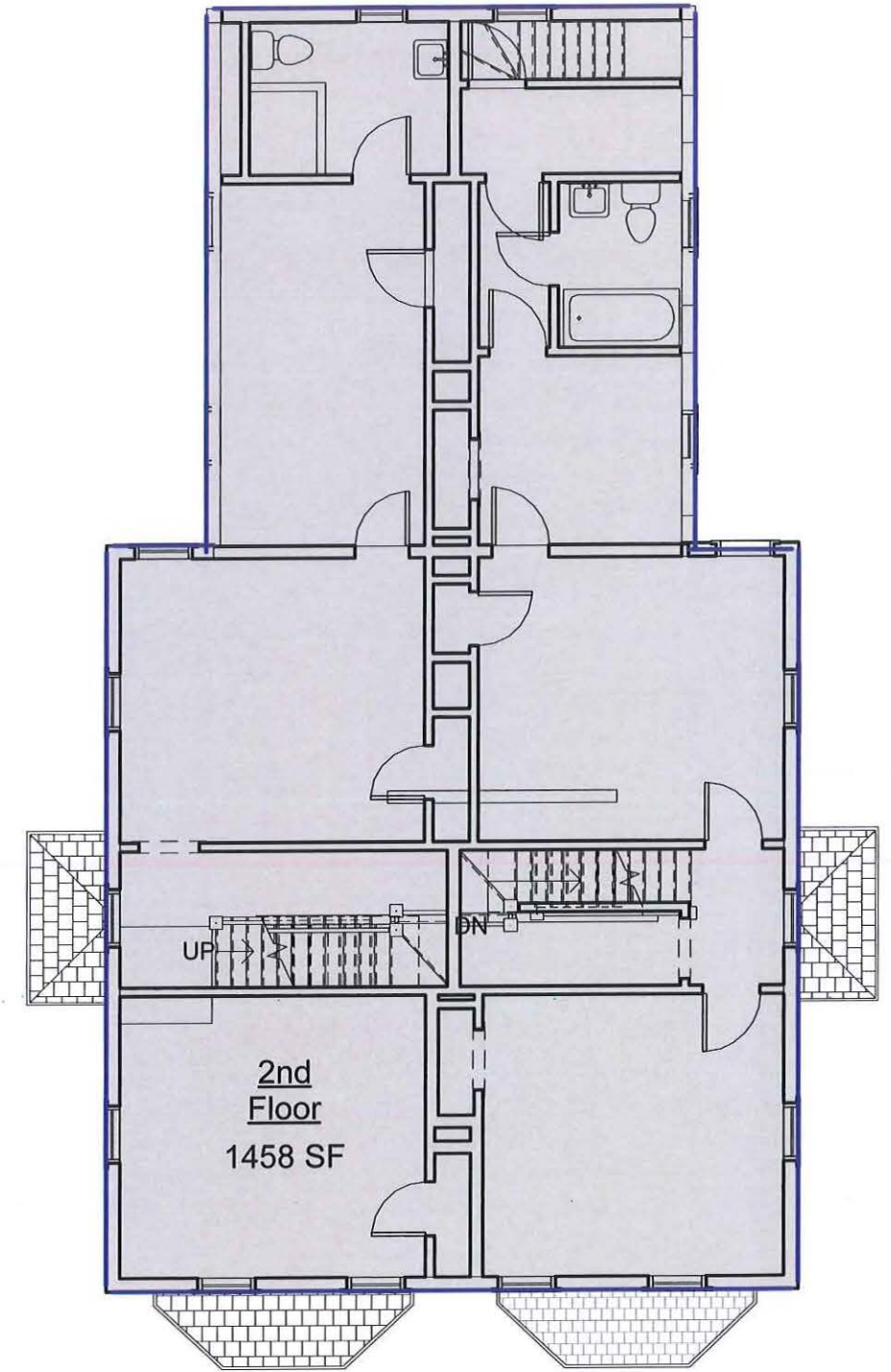
Canopy
 26 SF

Canopy
 26 SF

1st Floor
 1491 SF

CANOPY
 INCLUDED IN GFA

② 1st Floor
 1/8" = 1'-0"



2nd
 Floor
 1458 SF

③ 2nd Floor
 1/8" = 1'-0"

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DATE

4/23/2023

PROJECT

18-20 Fairmont Street
Cambridge, MA

TITLE

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

SCALE

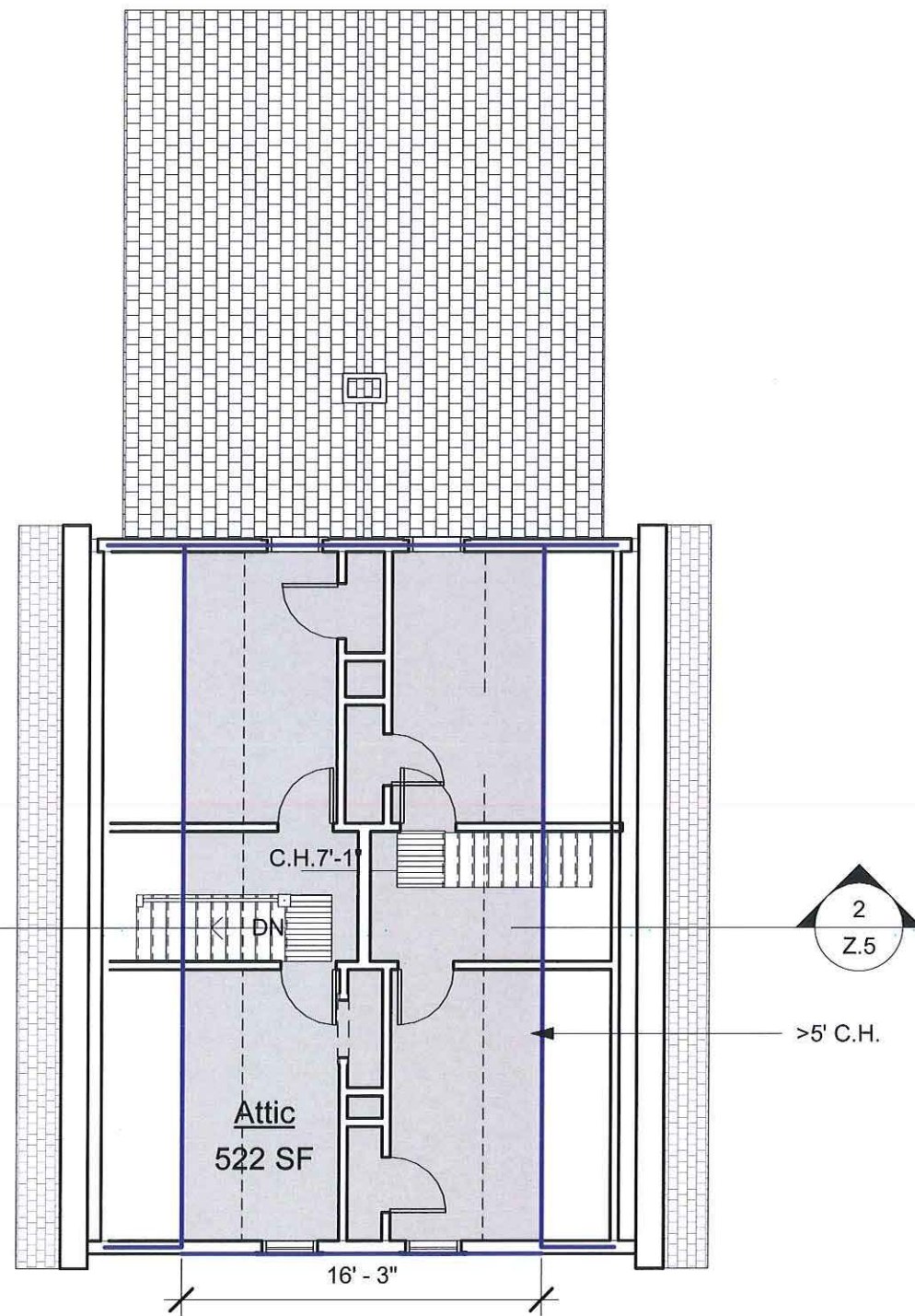
1/8" = 1'-0"

DRAWING

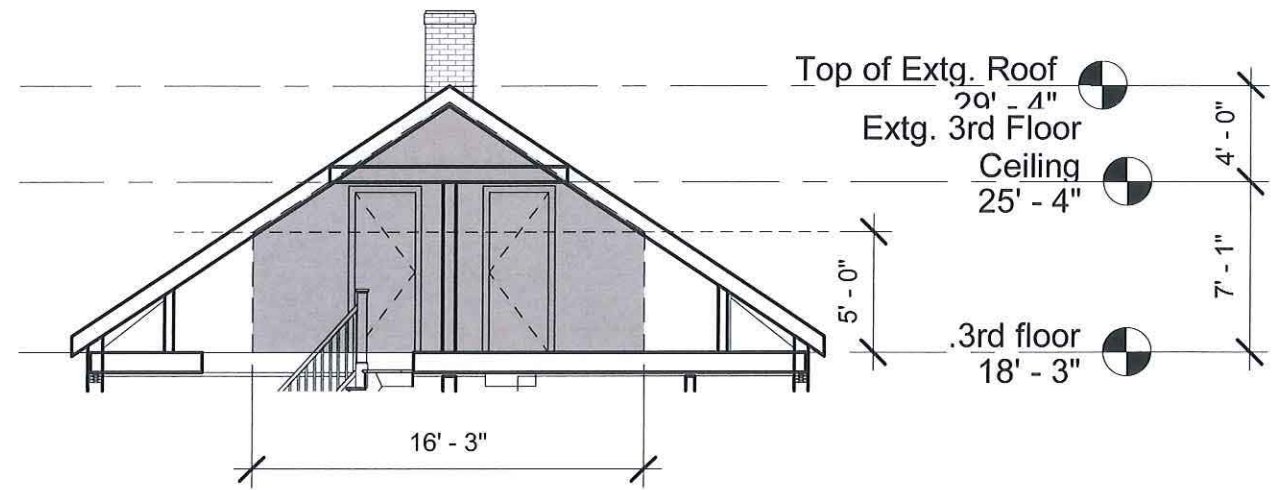
Z.4



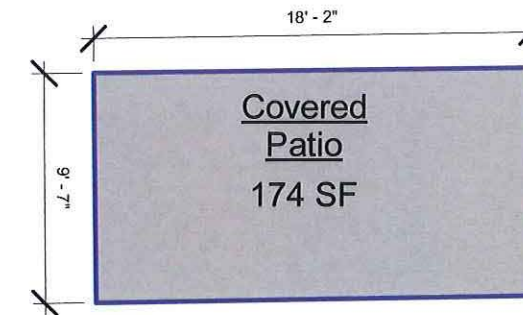
GCD ARCHITECTS



① 3rd Floor
1/8" = 1'-0"

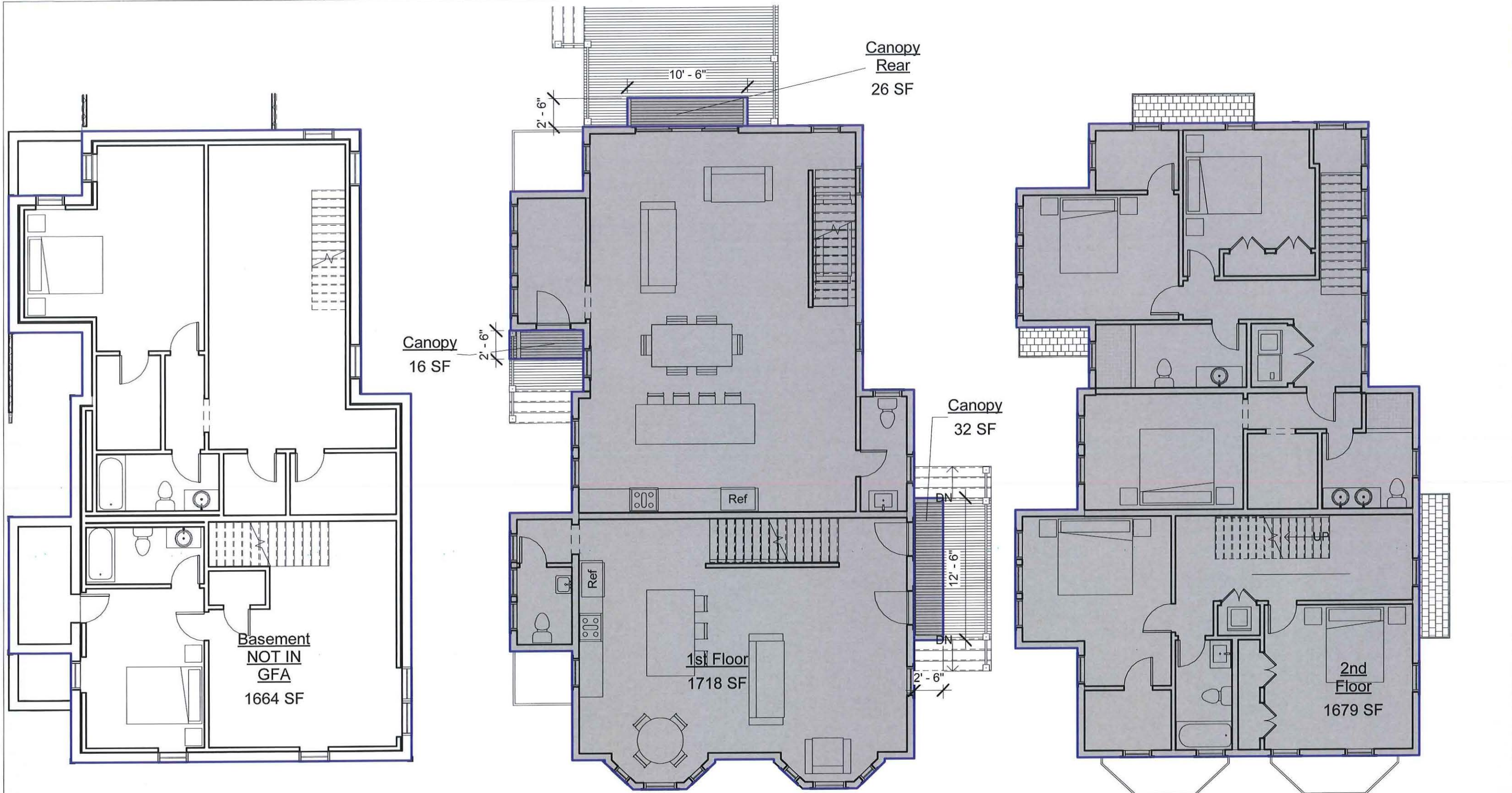


② Section GFA
1/8" = 1'-0"



③ Covered Patio
1/8" = 1'-0"

| EXISTING GFA -FAR CALCULATION | | | |
|-------------------------------|------------------|----------|---------------|
| Name | Gross Floor Area | Lot Area | FAR (GFA/LOT) |
| 1st Floor | 1491 SF | 5000 SF | 0.298293 |
| 2nd Floor | 1458 SF | 5000 SF | 0.291503 |
| Attic | 522 SF | 5000 SF | 0.104305 |
| Canopy | 26 SF | 5000 SF | 0.005241 |
| Canopy | 26 SF | 5000 SF | 0.005241 |
| Covered Patio | 174 SF | 5000 SF | 0.034887 |
| | 3697 SF | | 0.73947 |

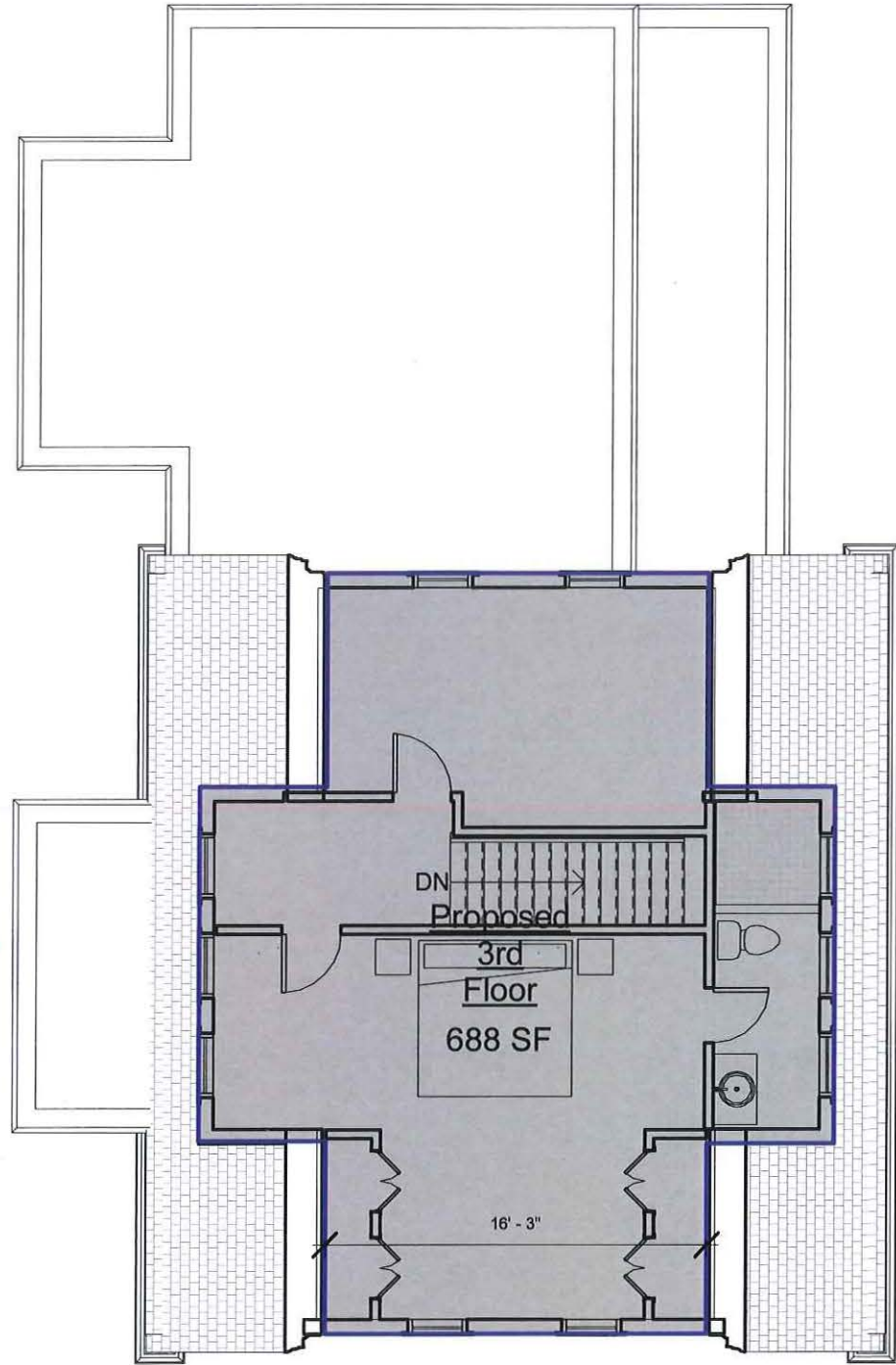


1 Basement
1/8" = 1'-0"

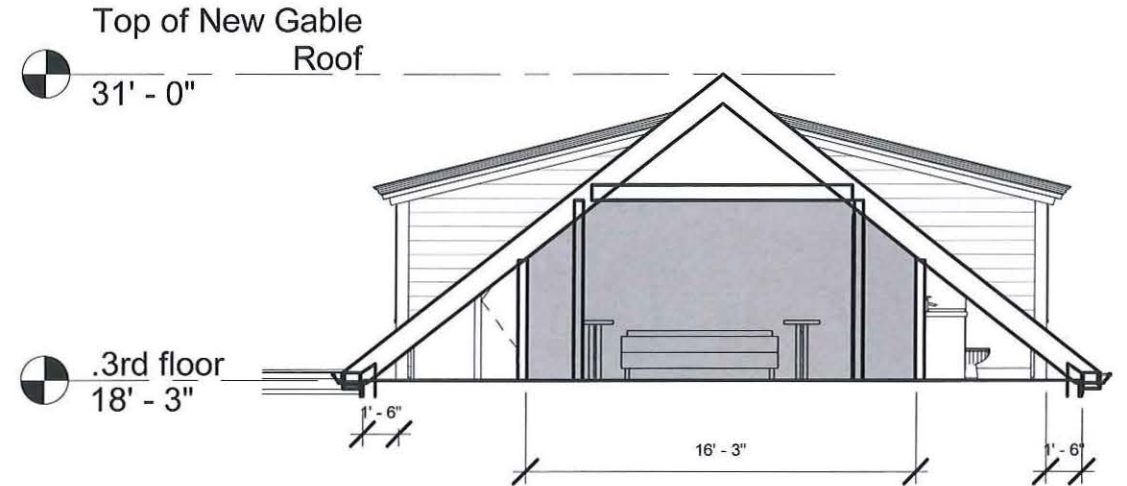
2 1st Floor
1/8" = 1'-0"

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

| | | | | | |
|---|---------------------------|---|---|-------------------------------|-------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Zoning - PROP. GFA & FAR Analysis</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING Z.6</p> |
|---|---------------------------|---|---|-------------------------------|-------------------------------|



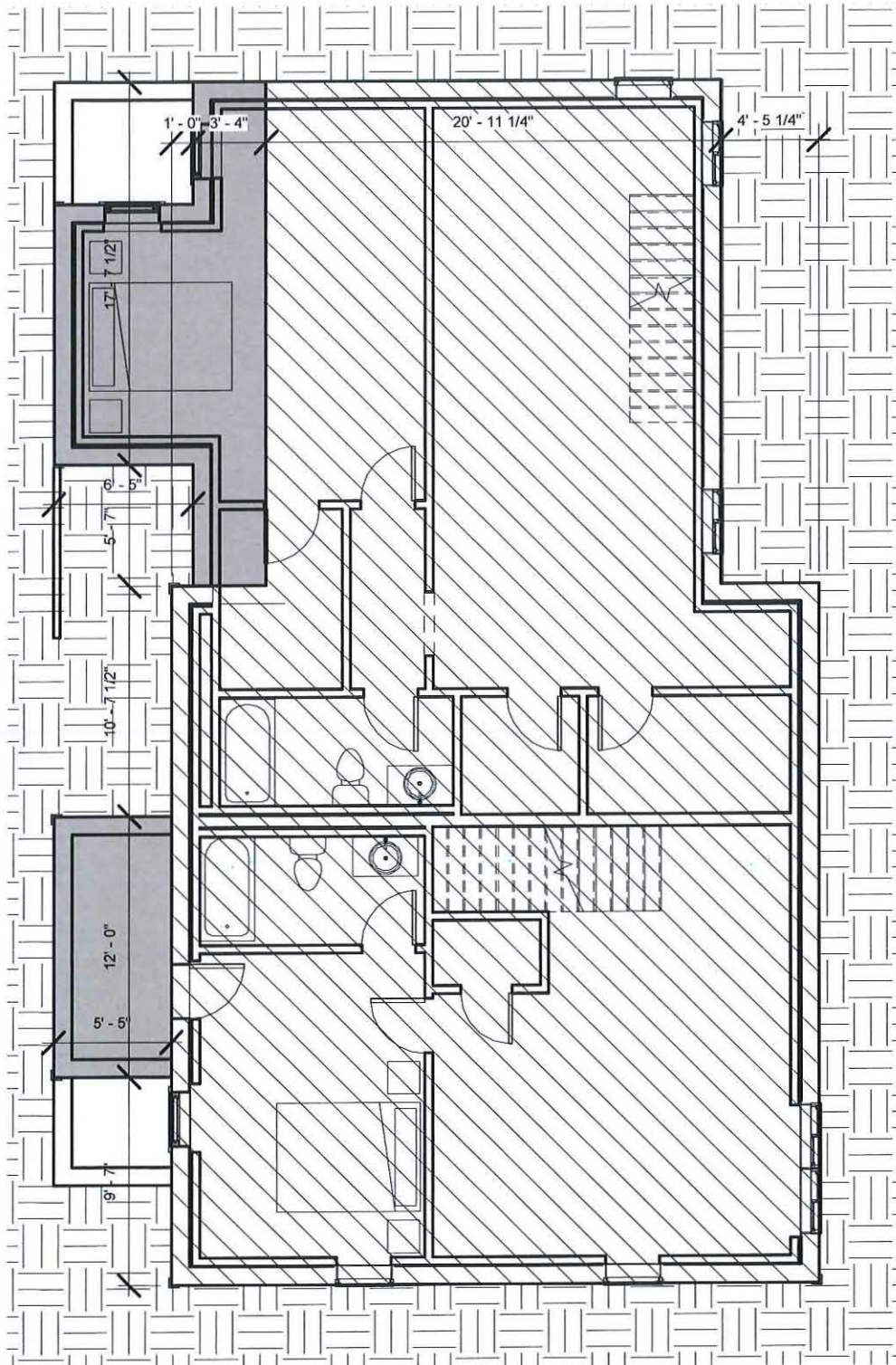
① 3rd Floor
1/8" = 1'-0"



② Section PROP. GFA
1/8" = 1'-0"

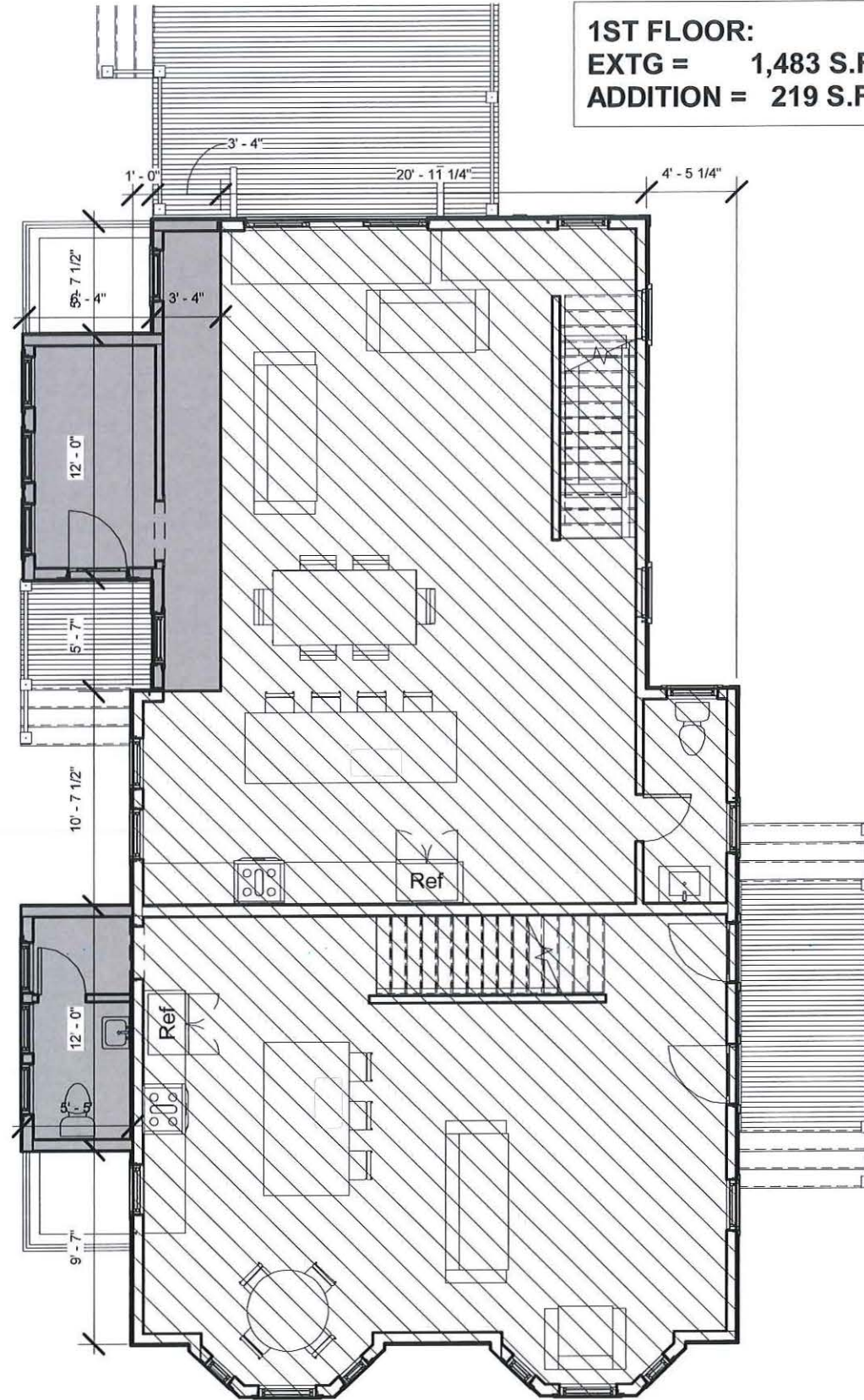
| PROPOSED GFA - FAR CALCULATION | | | |
|--------------------------------|---------|----------|---------------|
| Name | GFA | Lot Area | FAR (GFA/LOT) |
| 1st Floor | 1718 SF | 5000 SF | 0.343501 |
| 2nd Floor | 1679 SF | 5000 SF | 0.335809 |
| Canopy | 16 SF | 5000 SF | 0.00319 |
| Canopy | 32 SF | 5000 SF | 0.006328 |
| Canopy Rear | 26 SF | 5000 SF | 0.005249 |
| Proposed 3rd Floor | 688 SF | 5000 SF | 0.137503 |
| | 4158 SF | | 0.83158 |

BASEMENT:
 EXTG = 1,442 S.F.
 ADDITION = 219 S.F.



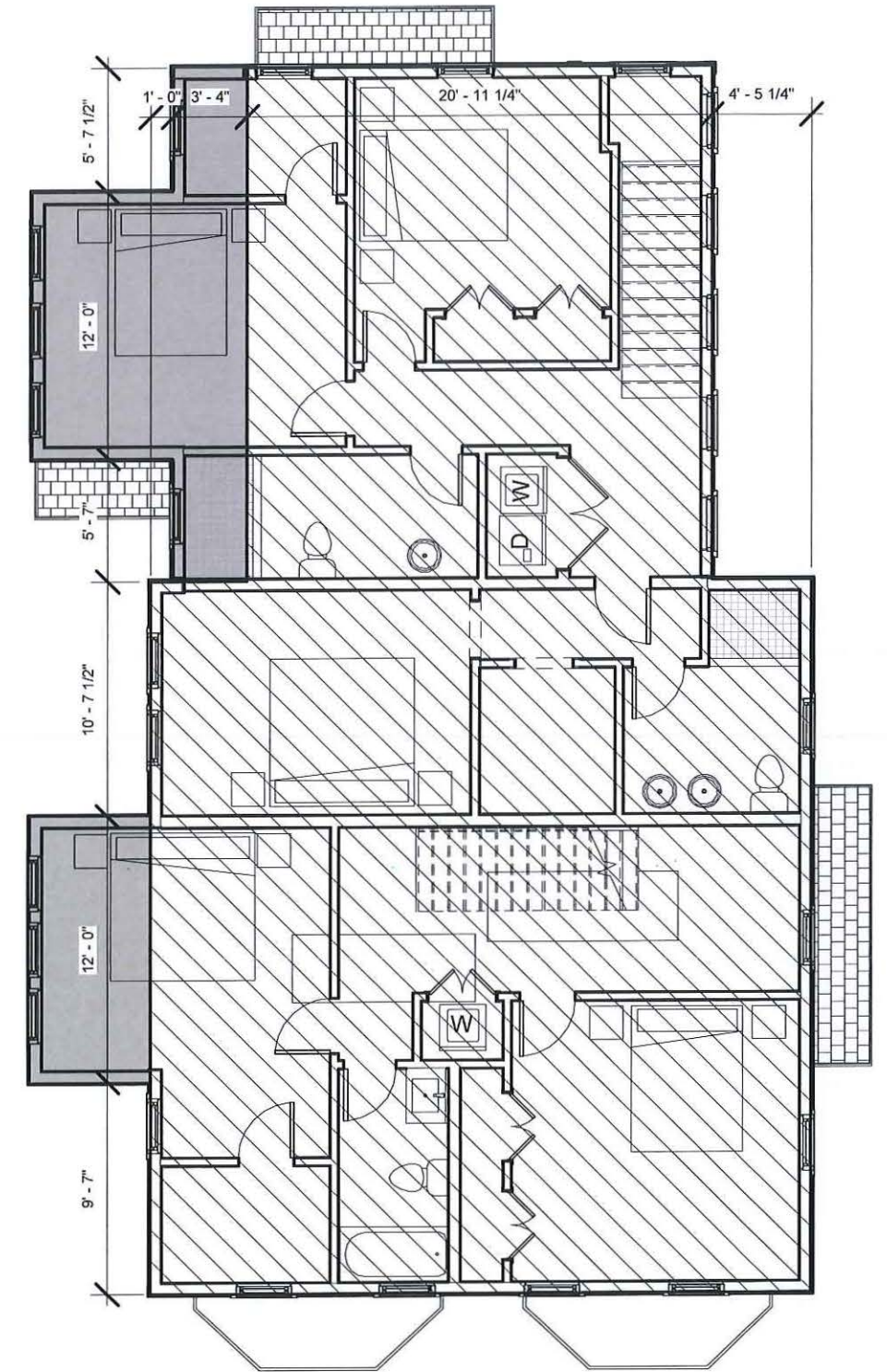
① 0 Basement ADDITION
 1/8" = 1'-0"

1ST FLOOR:
 EXTG = 1,483 S.F.
 ADDITION = 219 S.F.




② 1st Floor ADDITION
 1/8" = 1'-0"

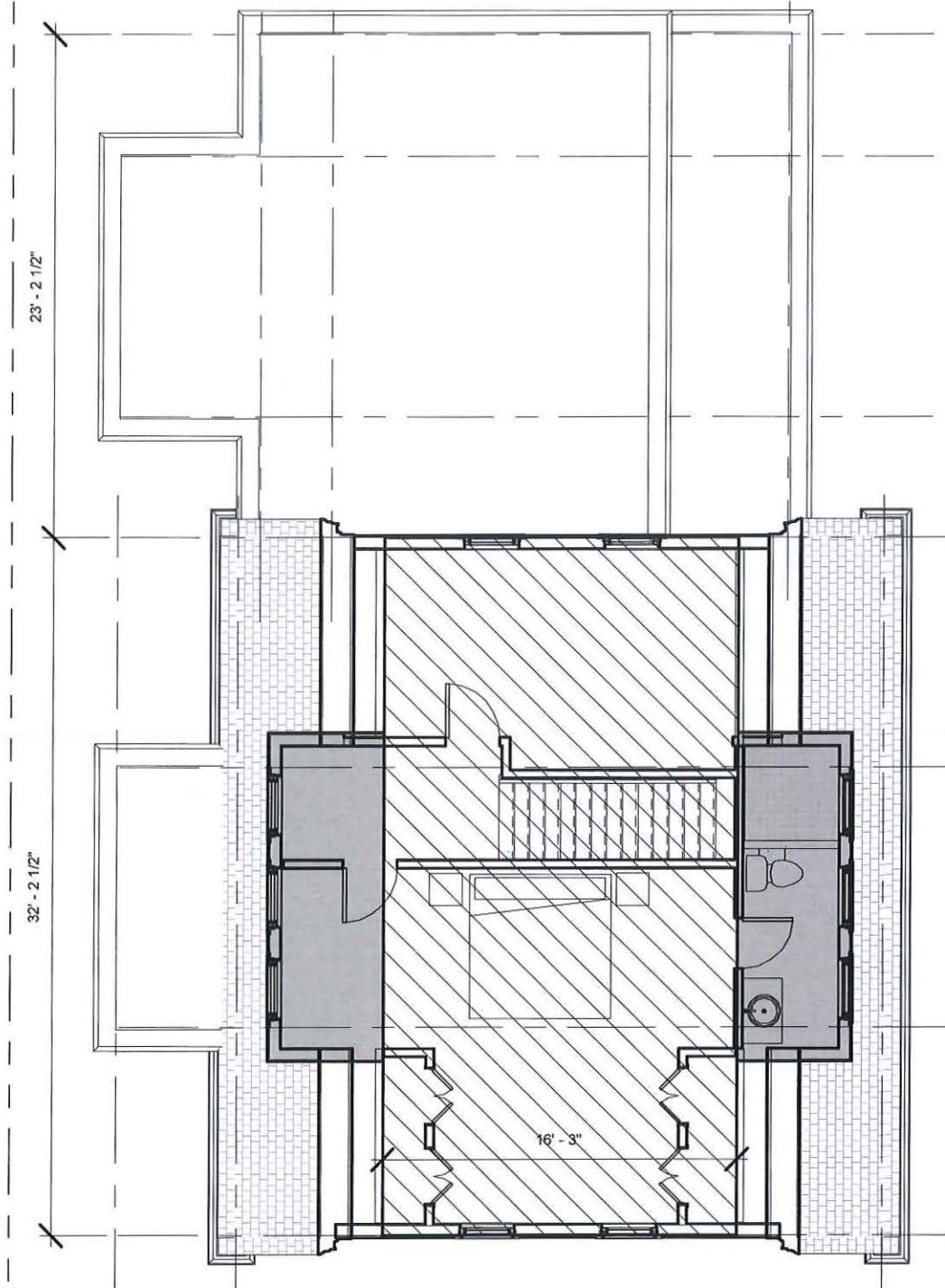
2ND FLOOR:
 EXTG = 1,442 S.F.
 ADDITION = 219 S.F.



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

| | | | | | |
|--|------------------------------------|---|---|---------------------------------------|--------------------------------|
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|--|------------------------------------|---|---|---------------------------------------|--------------------------------|

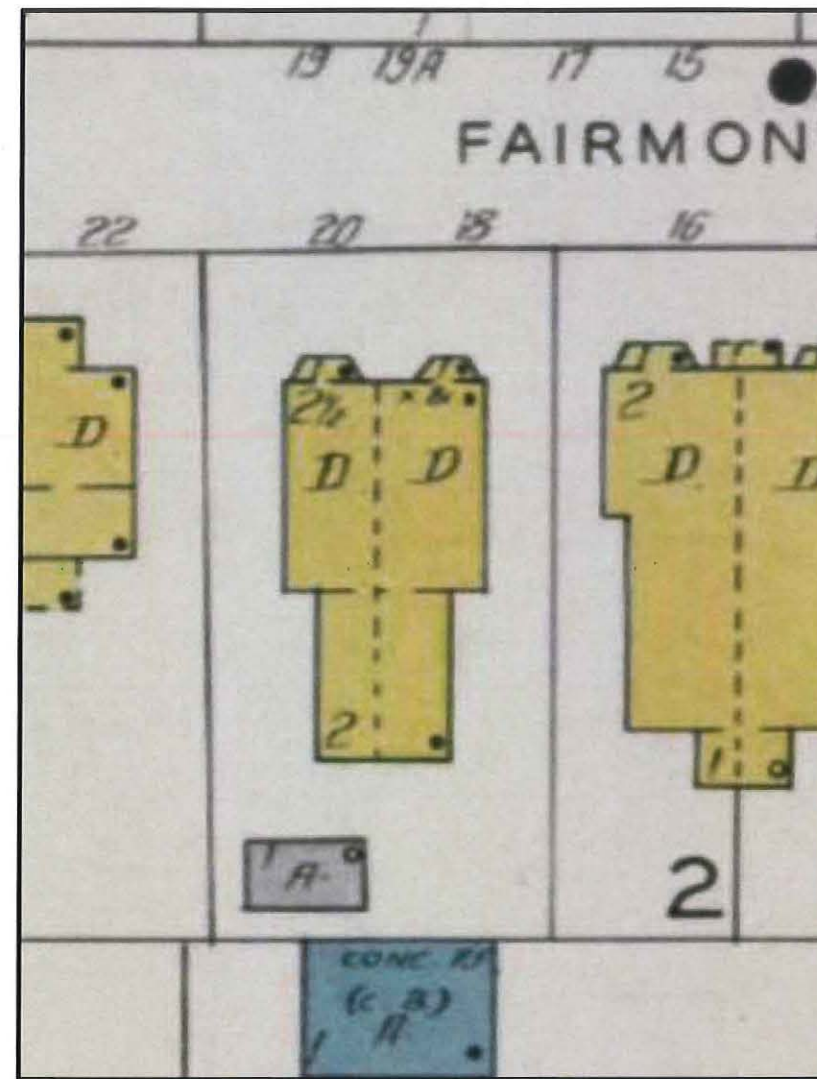
3RD FLOOR:
 EXTG = 523 S.F.
 ADDITION = 161 S.F.



① Prop. 3rd floor ADDITION
 1/8" = 1'-0"

| | 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.) | 219 | 219 | 219 | 161 | 818 |



Percentage of addition = 16.69% < 25% CONFORMING



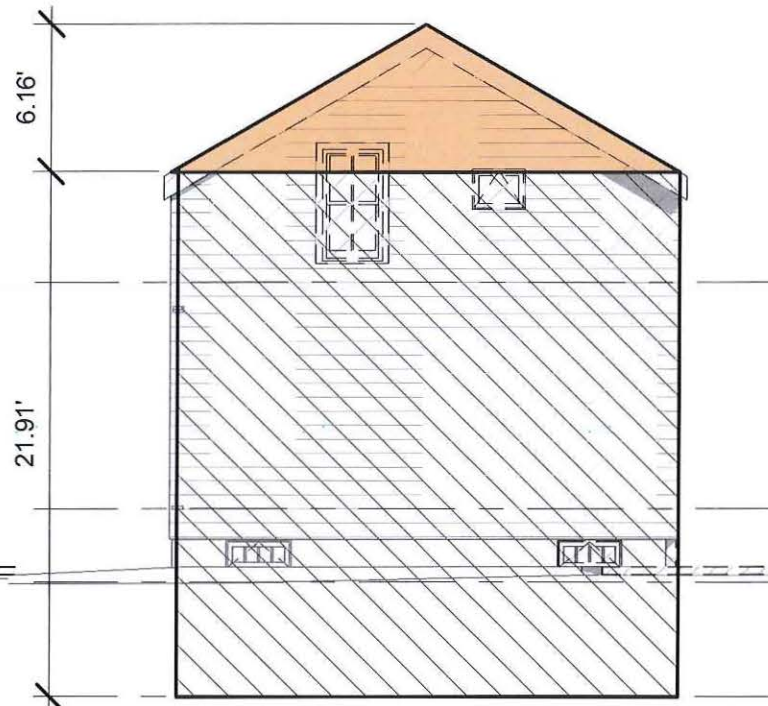
1934 Sanborn Map



| | | | | | | |
|---|-----------|-------------------|--|--------------------------------|-----------------------|-----------------------|
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| | | | | | | |



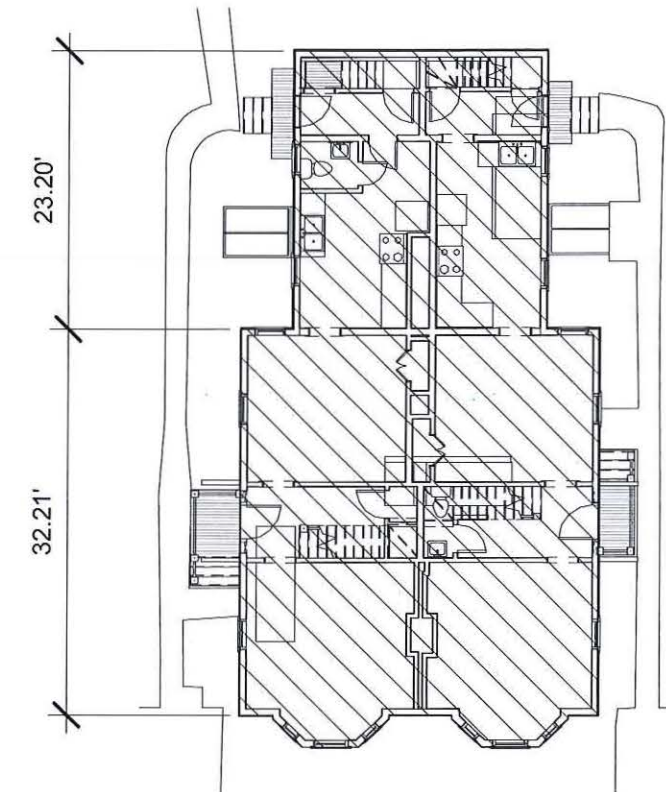
 EXTG. AREA (967 S.F.)
 AREA TO BE DEMOLISHED (149 S.F.)

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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Cambridge, MA

TITLE

**VOLUME DEMO
CALCS**

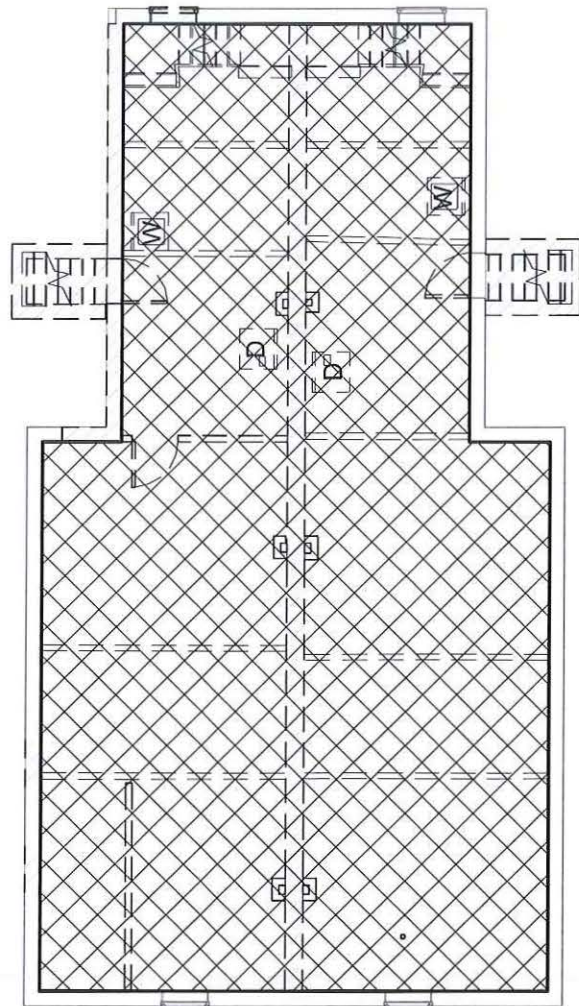
SCALE

As indicated

DRAWING

Z.10

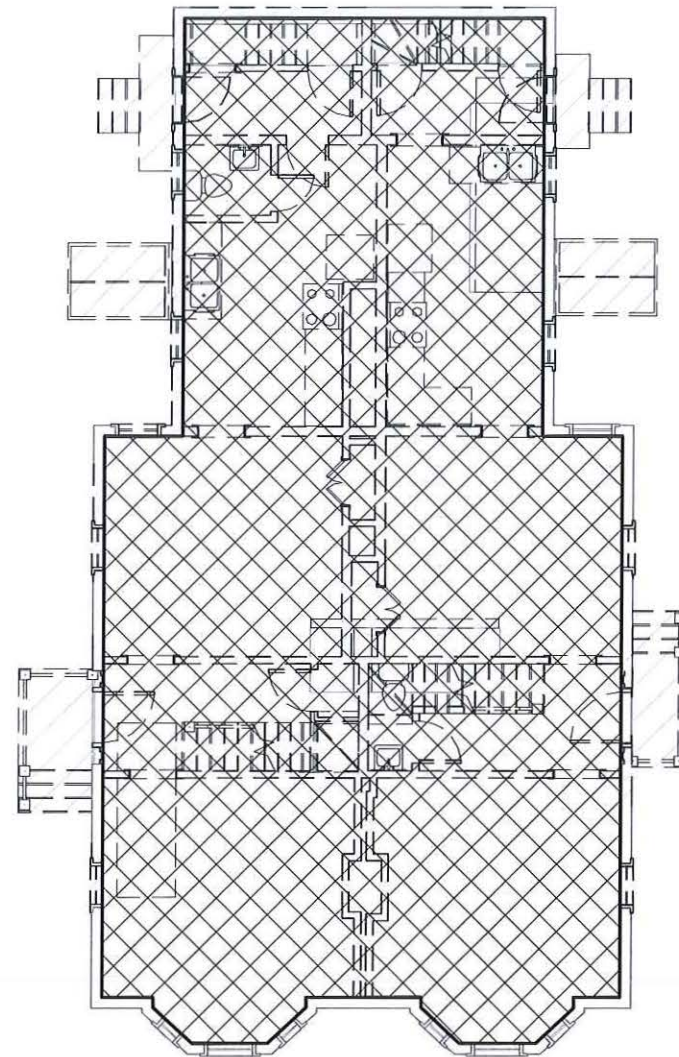




 TOT. FLOOR AREA (1,303 S.F.)

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

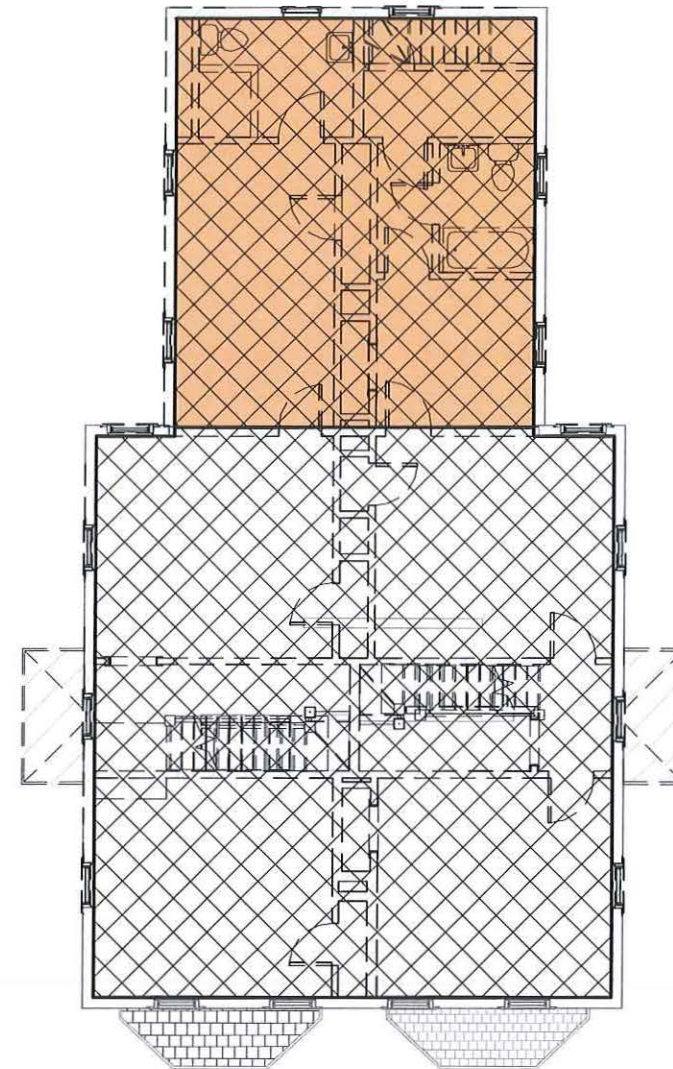
① GFA DEMO Basement
3/32" = 1'-0"



 TOT. FLOOR AREA (1,392 S.F.)

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

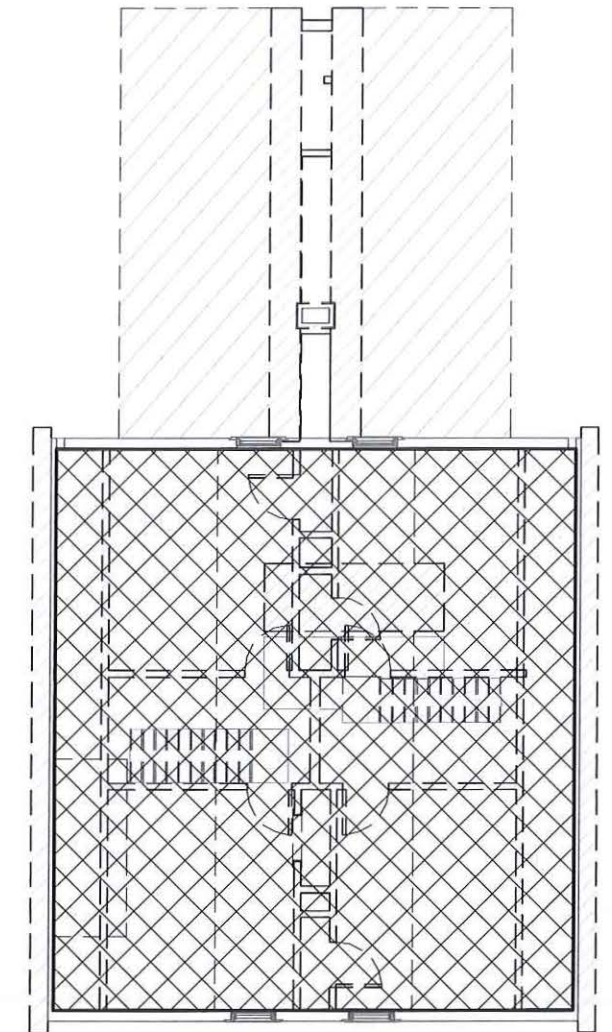
② GFA DEMO 1st Floor
3/32" = 1'-0"




 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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DATE

4/23/2023

PROJECT

18-20 Fairmont Street
Cambridge, MA

TITLE

GFA DEMO CALCS

SCALE

3/32" = 1'-0"

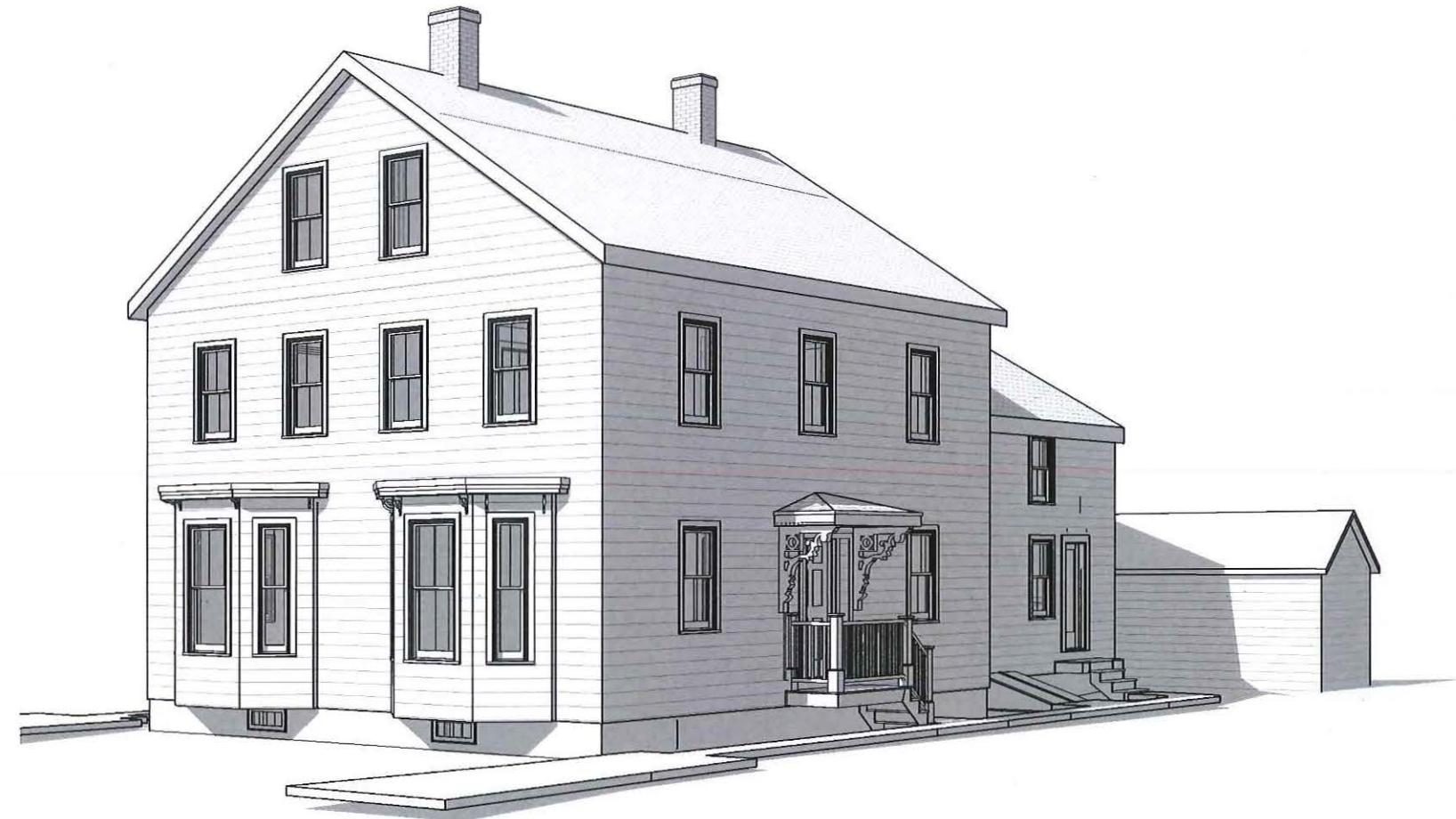
DRAWING

Z.11





① Front/Left side view EXTG



② Front/Right side view EXTG

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PROJECT

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Cambridge, MA

TITLE

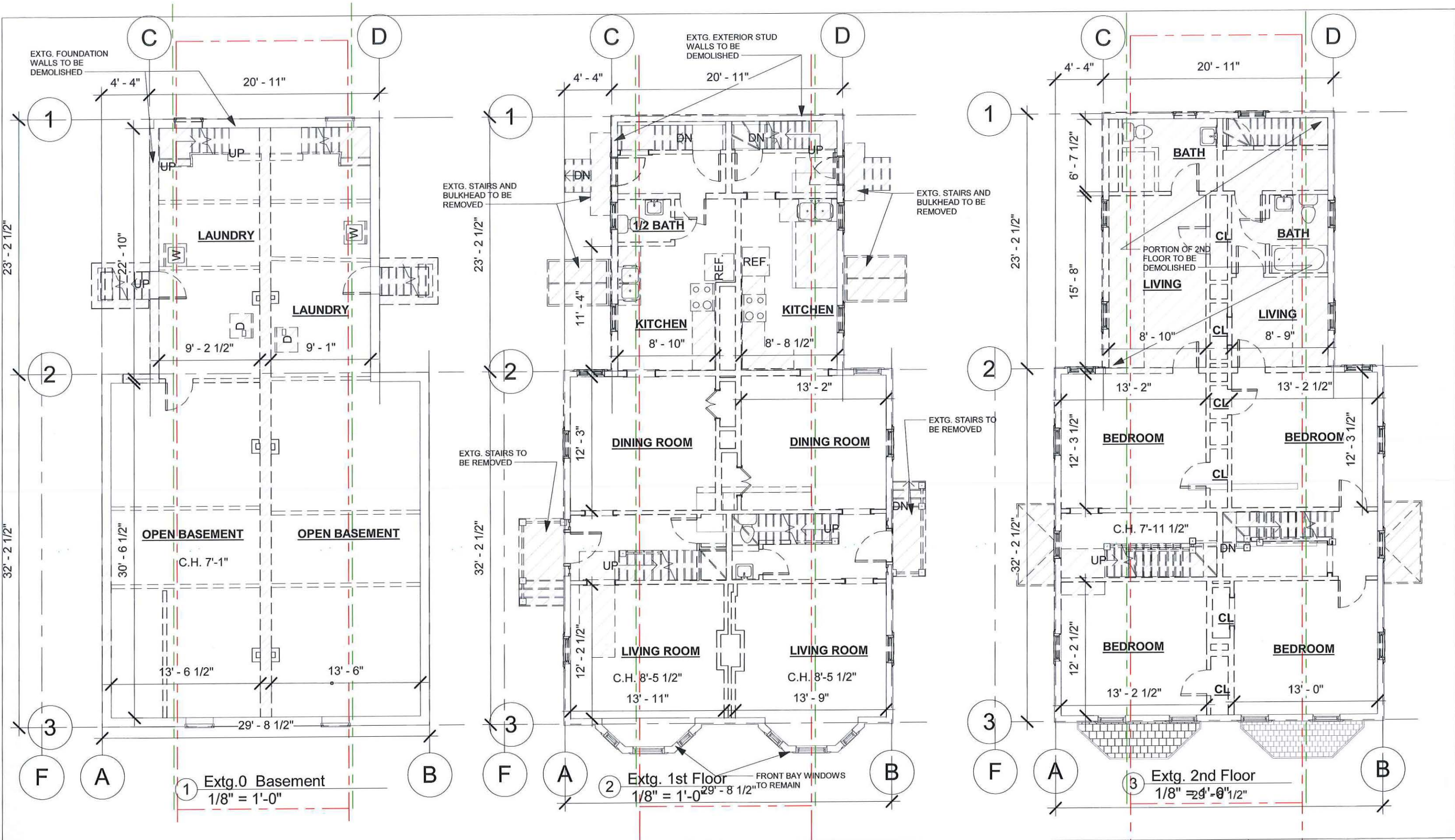
Existing 3D Views

SCALE

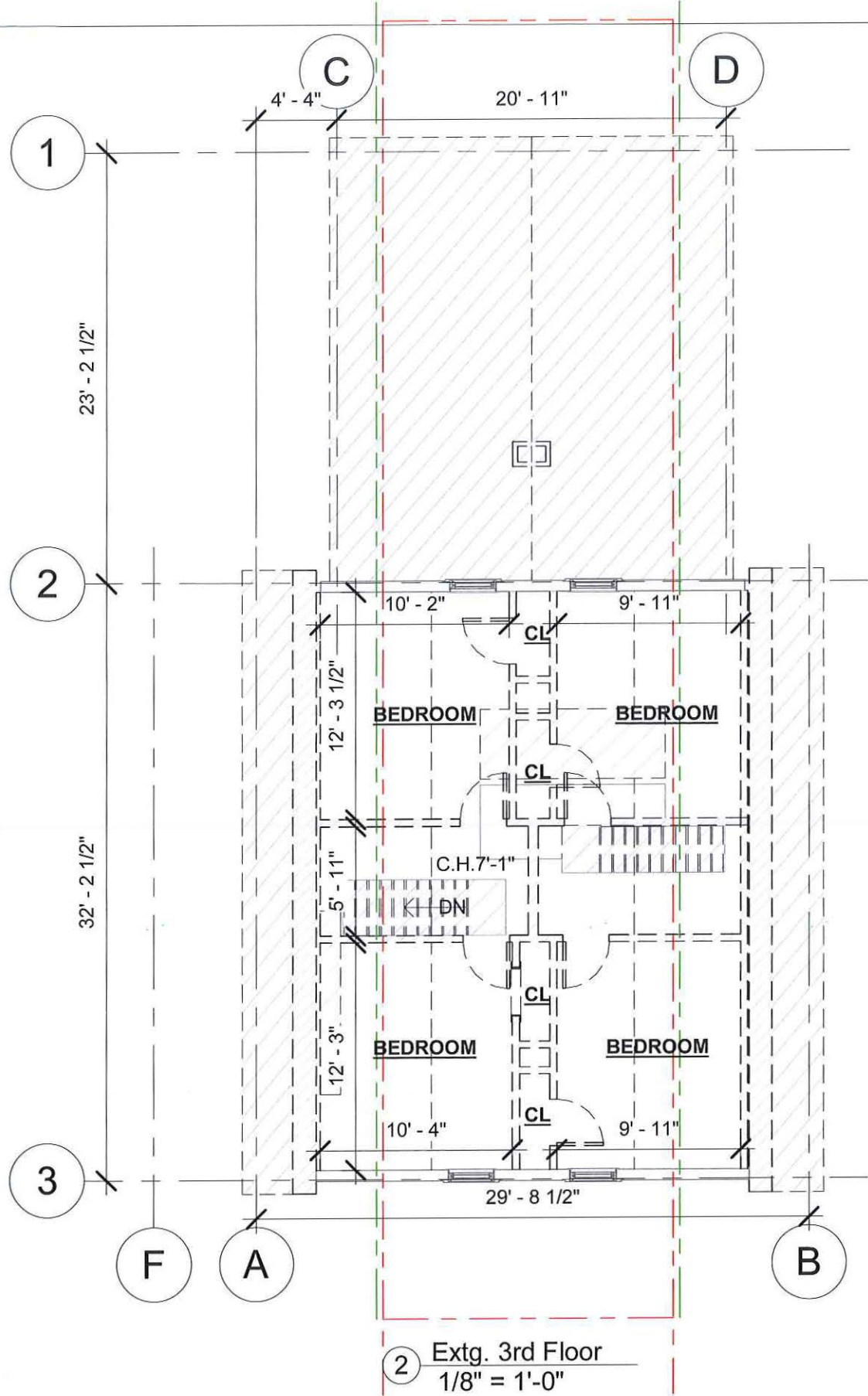
DRAWING

D0.1

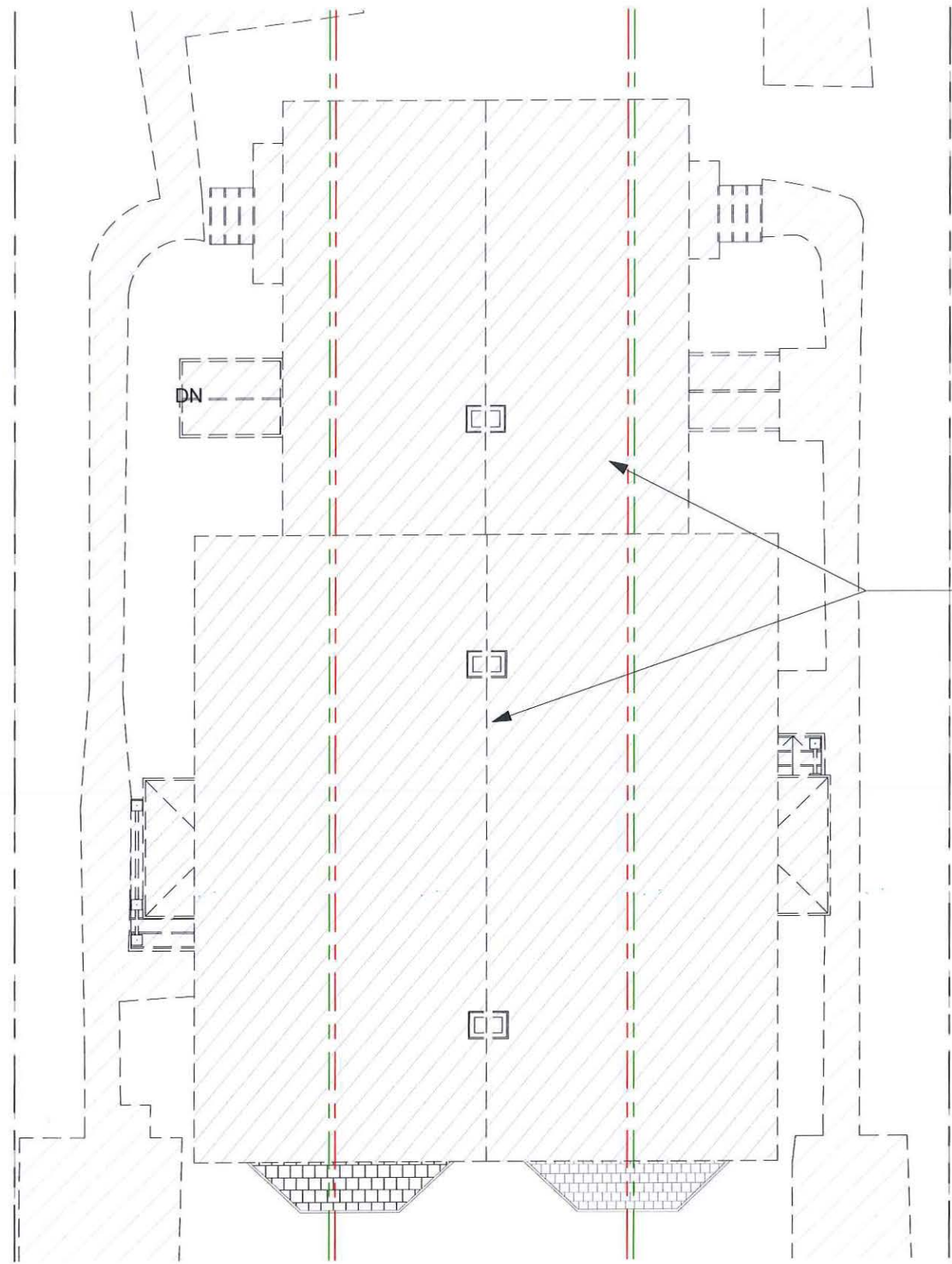




| | | | | | |
|---|---------------------------|---|--|-------------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Extg. Demo Plans</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING D1.1</p> |
|---|---------------------------|---|--|-------------------------------|--------------------------------|



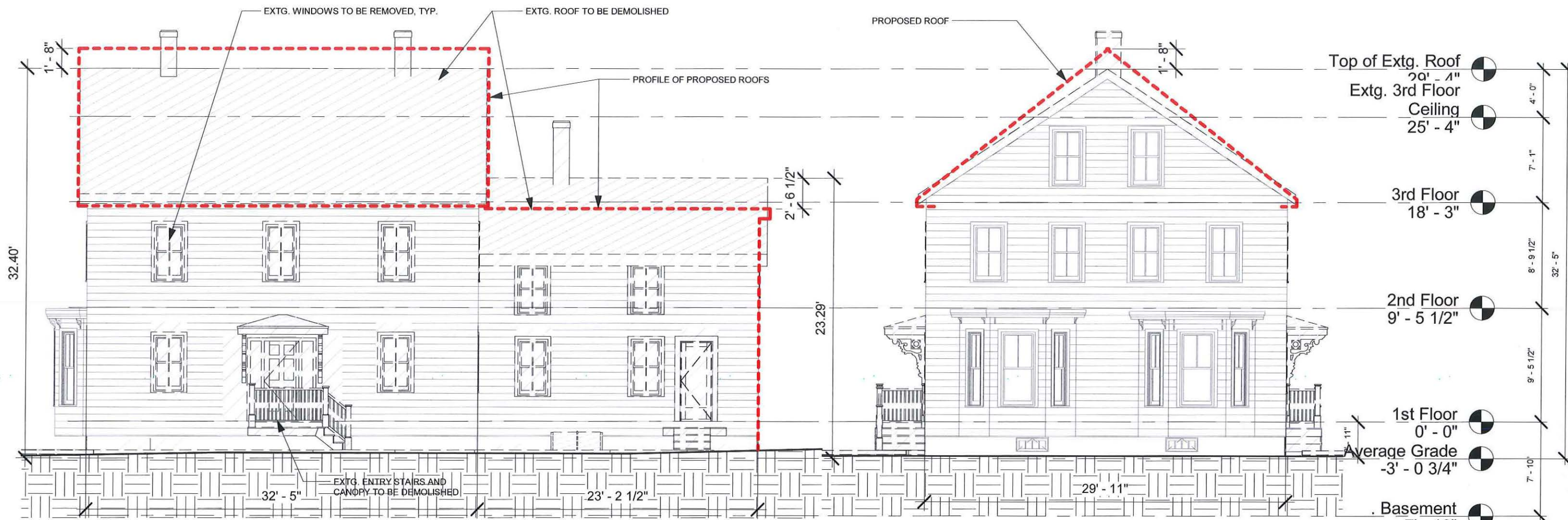
② Extg. 3rd Floor
1/8" = 1'-0"



③ Extg. Roof
1/8" = 1'-0"

EXTG. ROOF TO BE DEMOLISHED

| | | | | | |
|--|---------------------------|--|--|--------------------------------------|--------------------------------|
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|--|---------------------------|--|--|--------------------------------------|--------------------------------|



② Extg. Right
1/8" = 1'-0"

① Extg. Front
1/8" = 1'-0"

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PROJECT

18-20 Fairmont Street
Cambridge, MA

TITLE

Extg. Demo Elevations

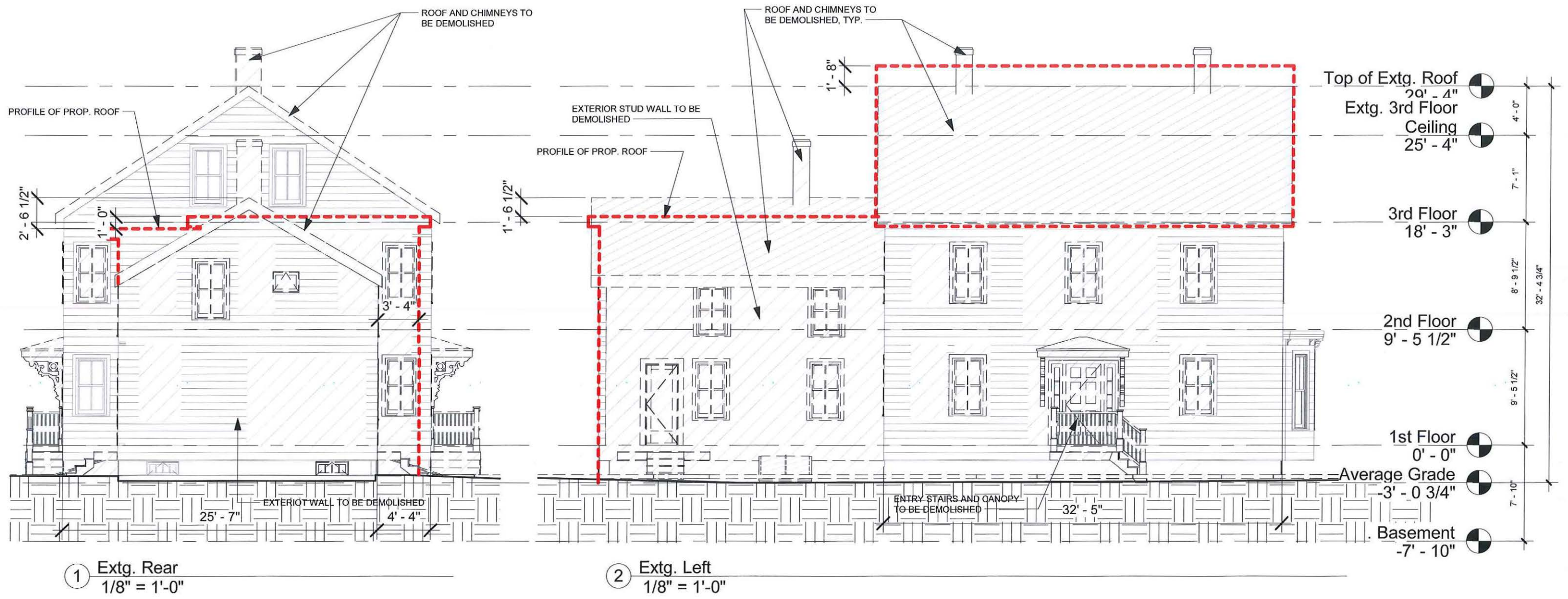
SCALE

1/8" = 1'-0"

DRAWING

D2.1





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DATE
 4/23/2023

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

| | | | | | | |
|--|--|---------------------------|--|---|--------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed 3D Views</p> | <p>SCALE</p> | <p>DRAWING A0.1</p> |
|--|--|---------------------------|--|---|--------------|--------------------------------|



① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED

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PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

Proposed 3D Views

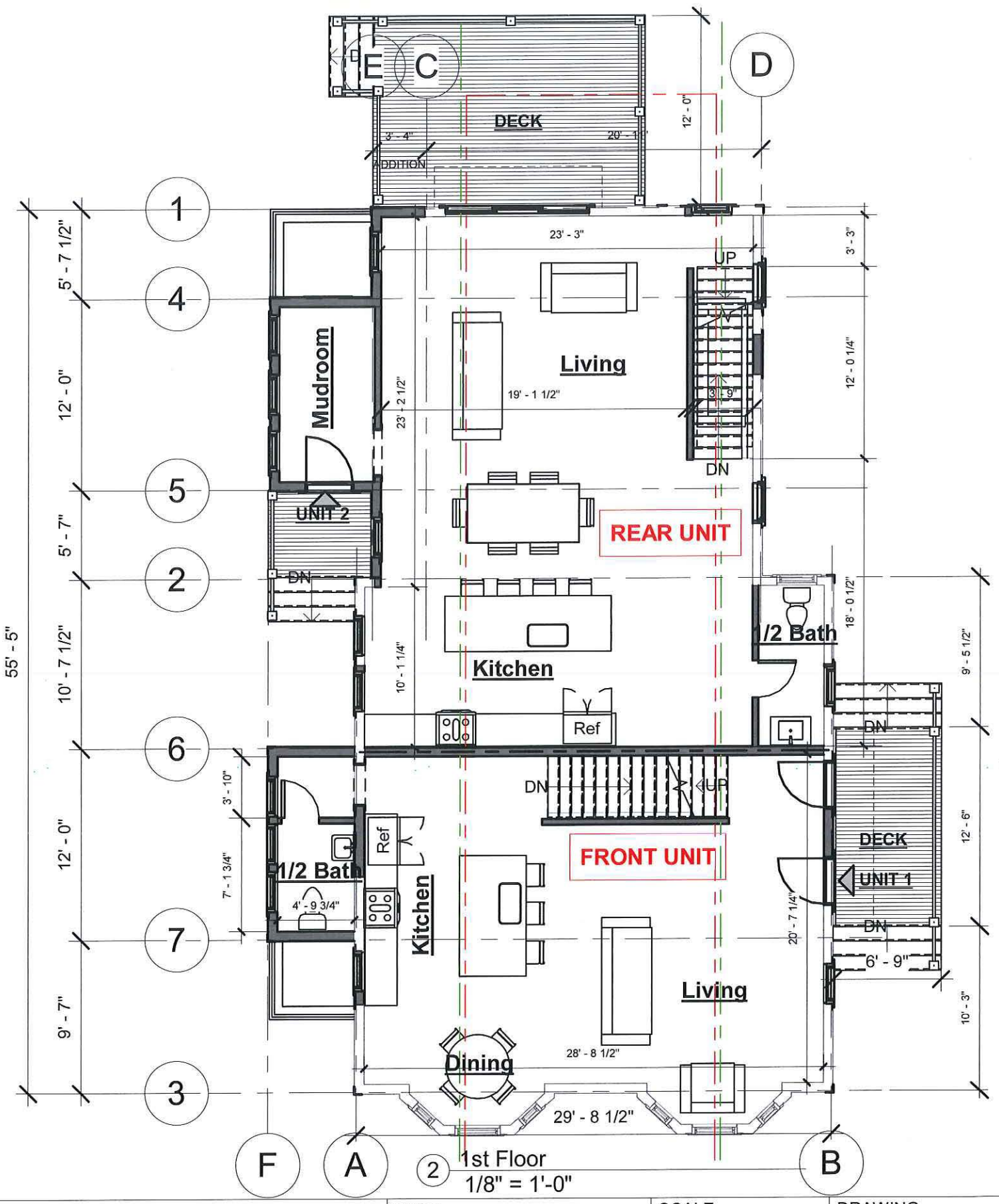
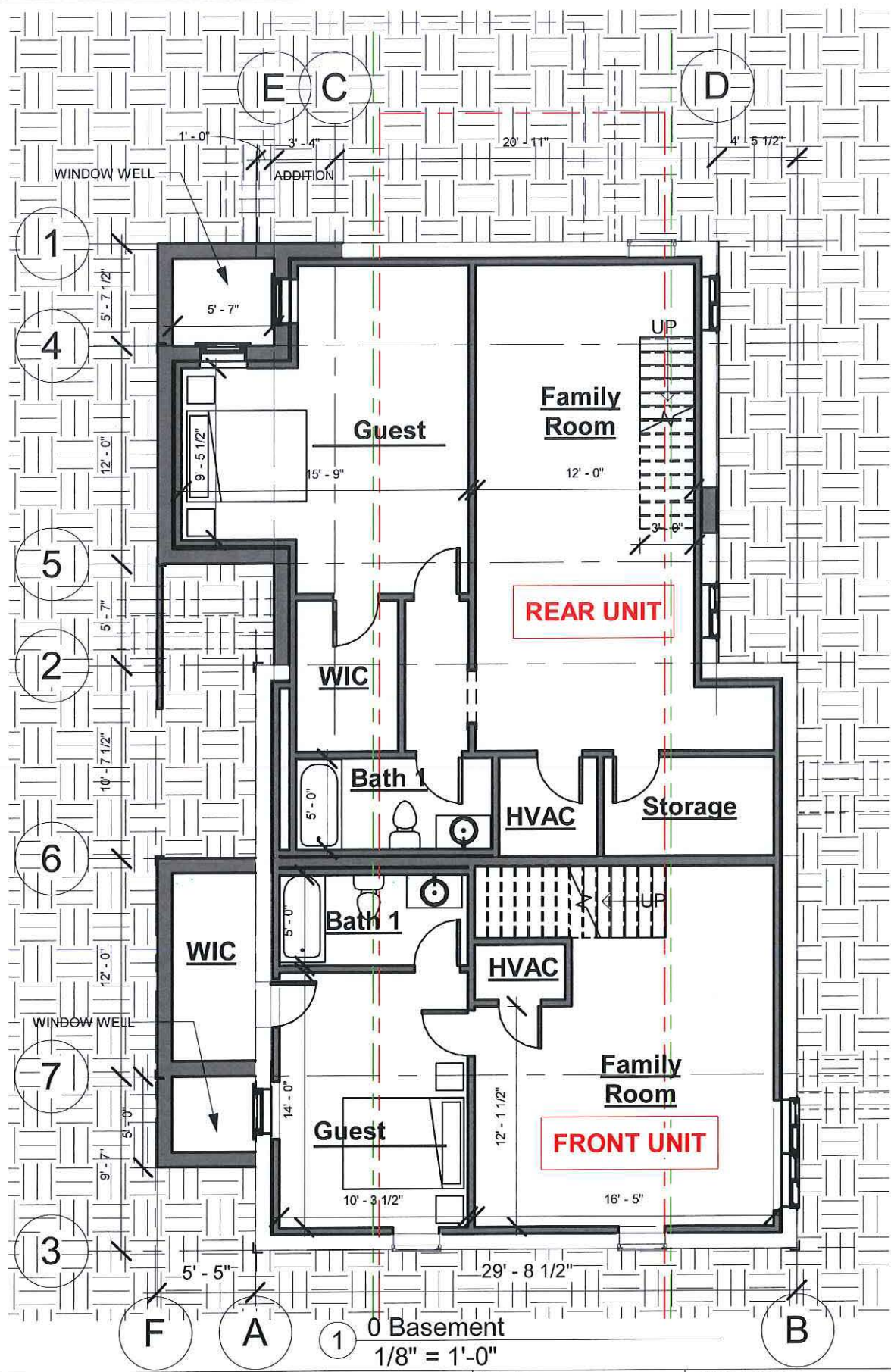
SCALE

DRAWING

A0.2



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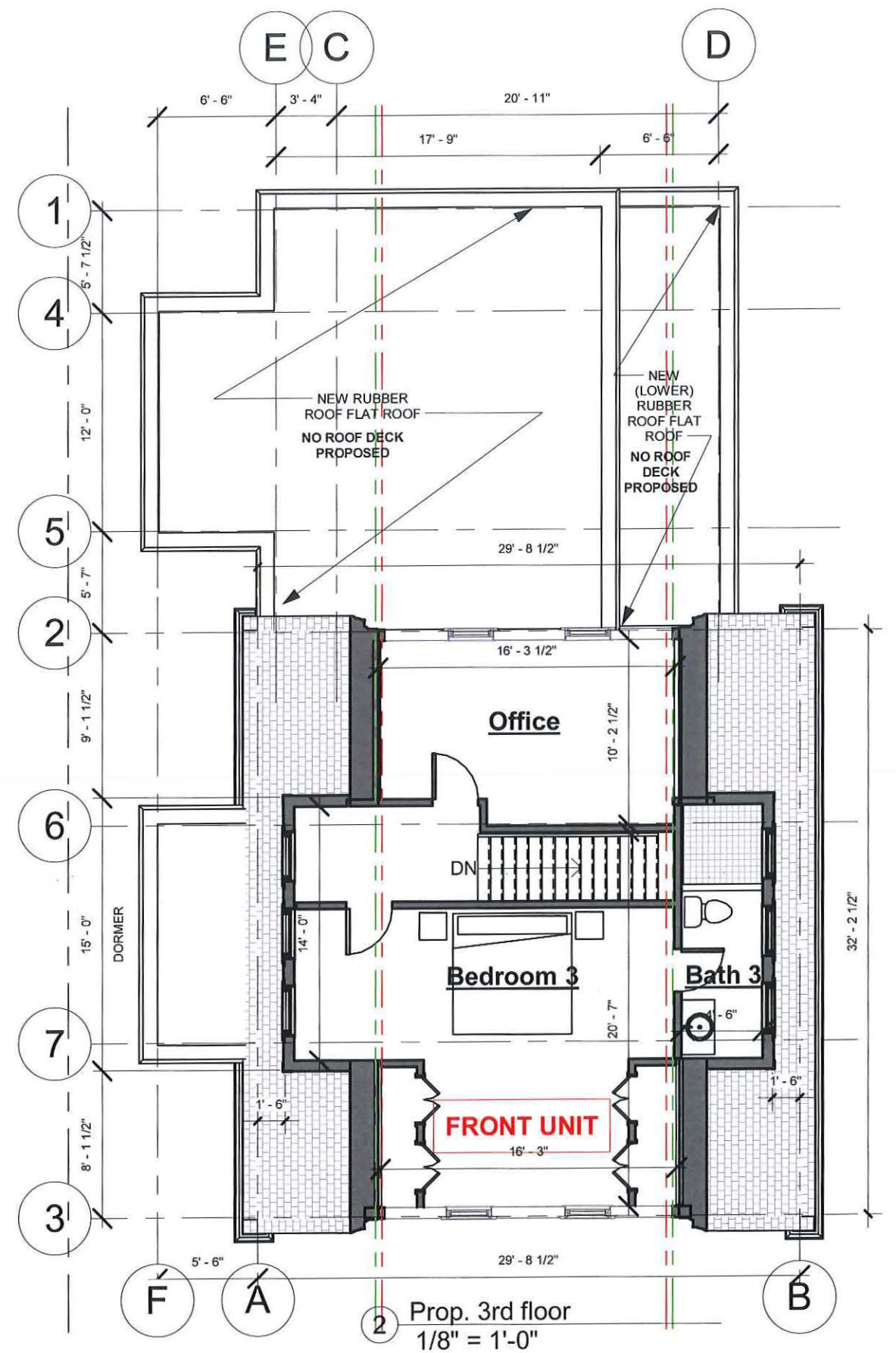
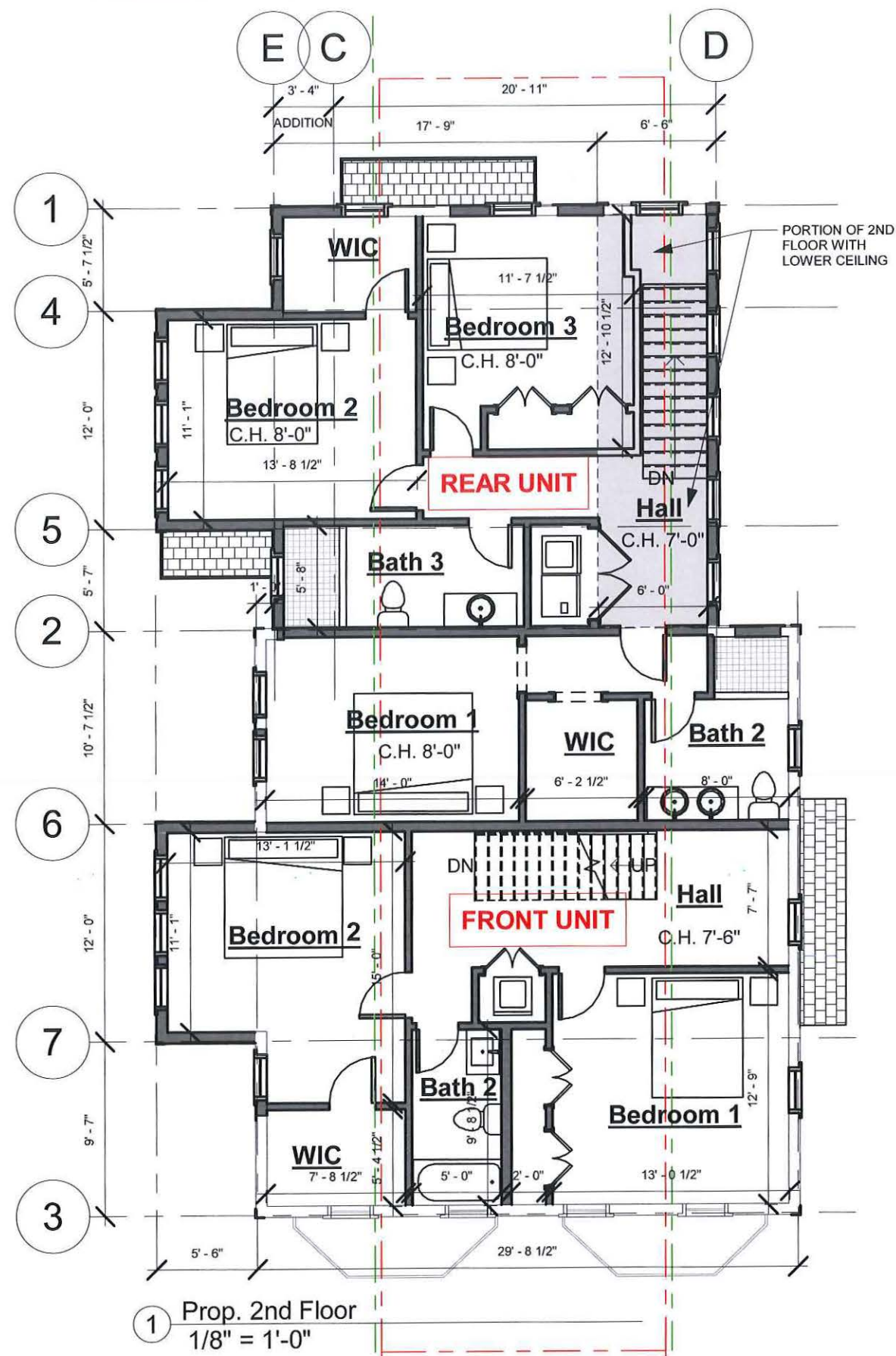
PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Proposed Plans

SCALE
 1/8" = 1'-0"

DRAWING
A1.1





ARCHITECT

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DATE

4/23/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

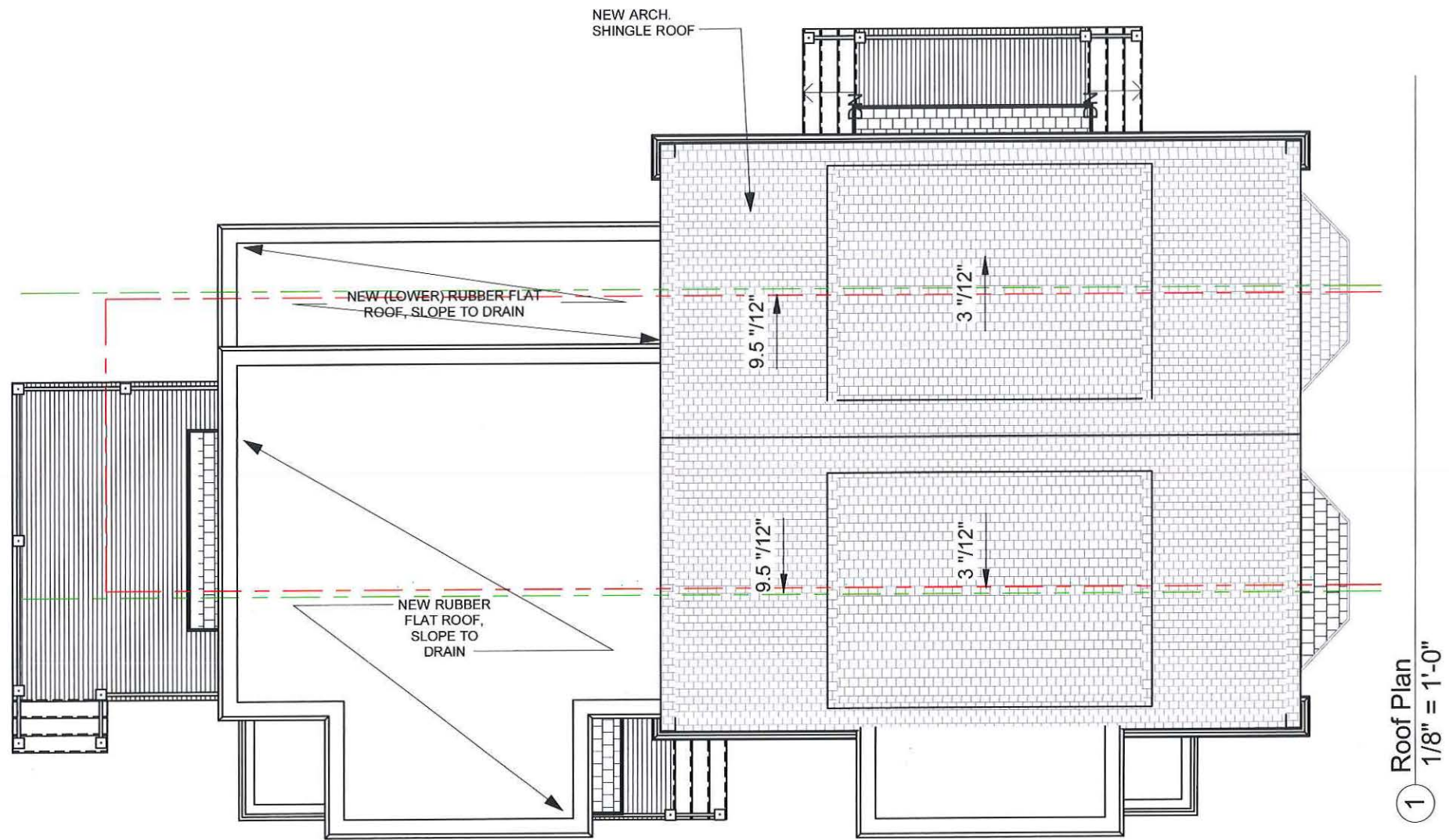
Proposed Plans

SCALE

1/8" = 1'-0"

DRAWING

A1.2



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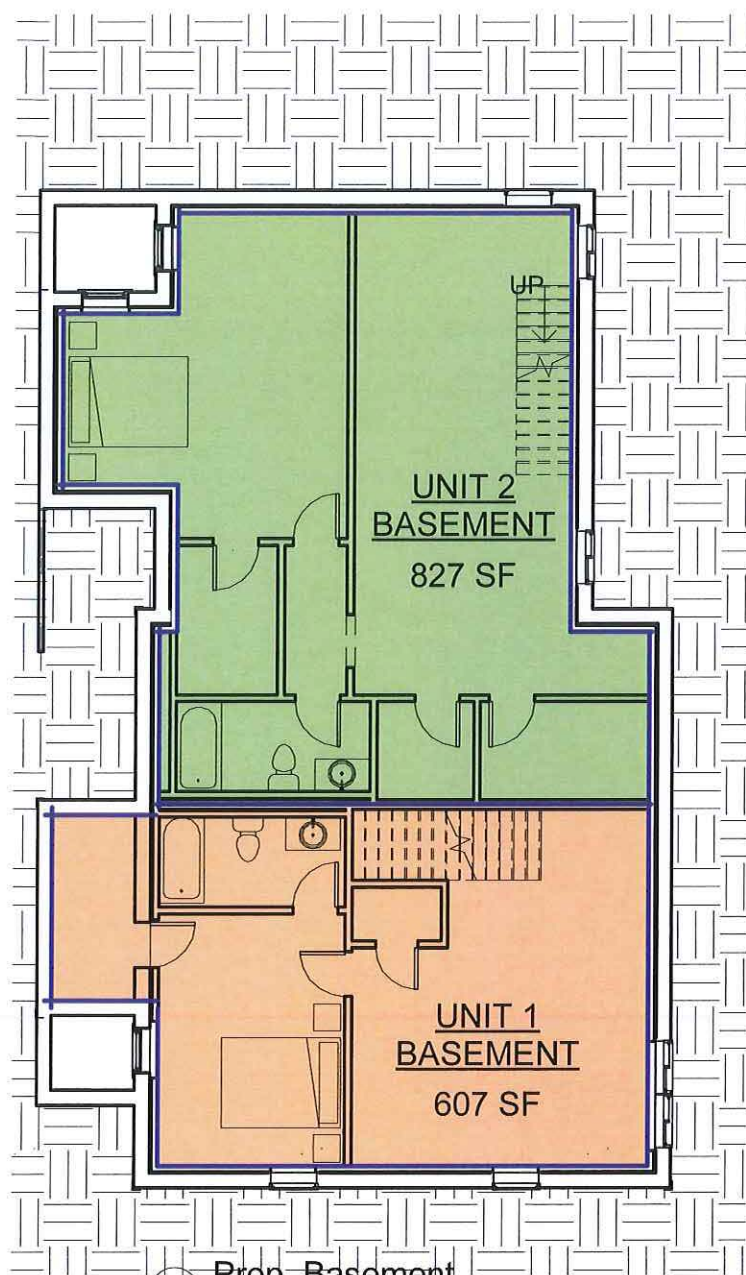
PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Proposed Plans

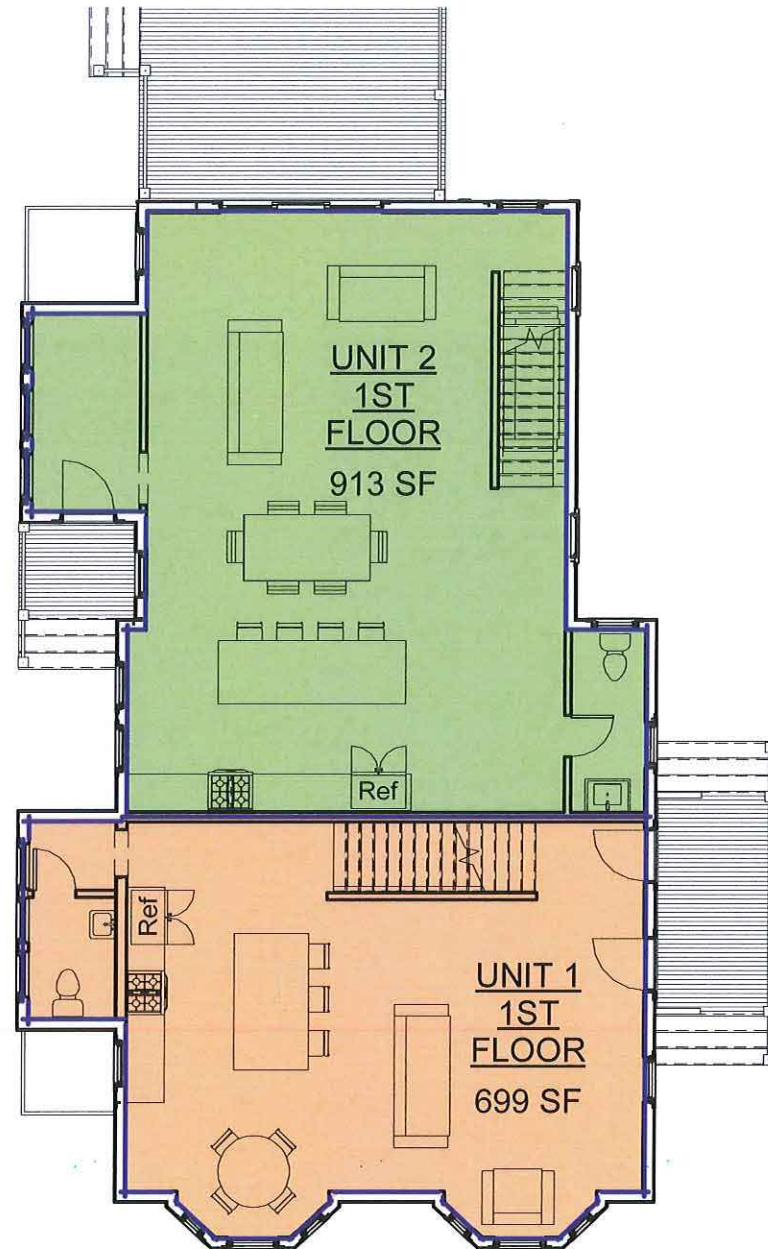
SCALE
1/8" = 1'-0"

DRAWING
A1.3

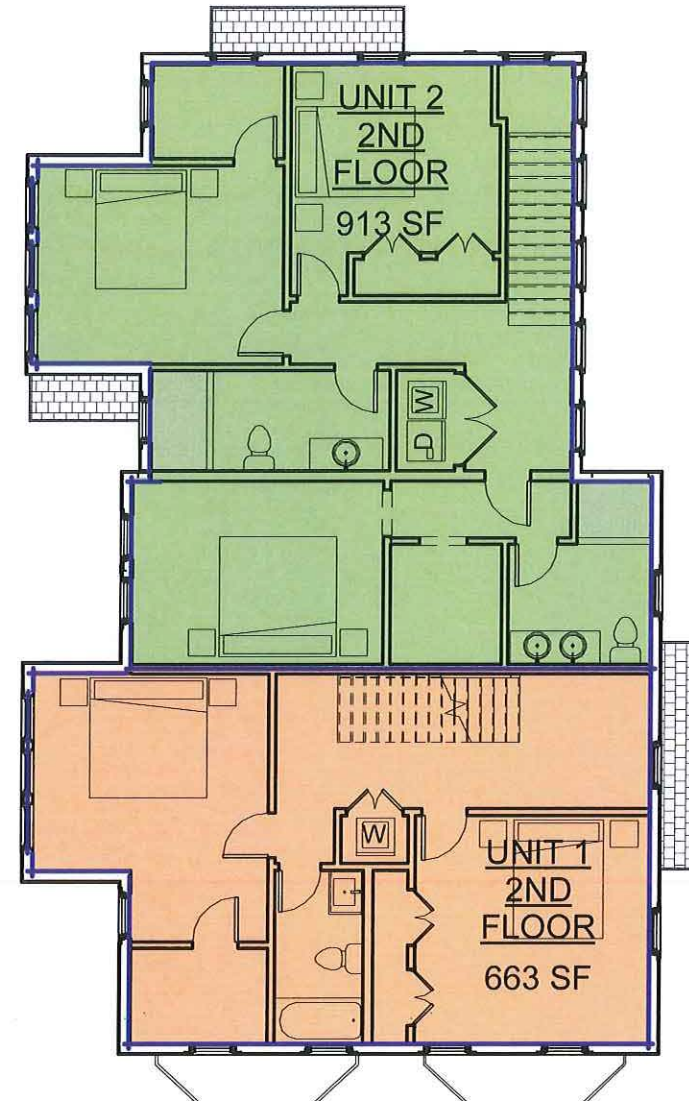




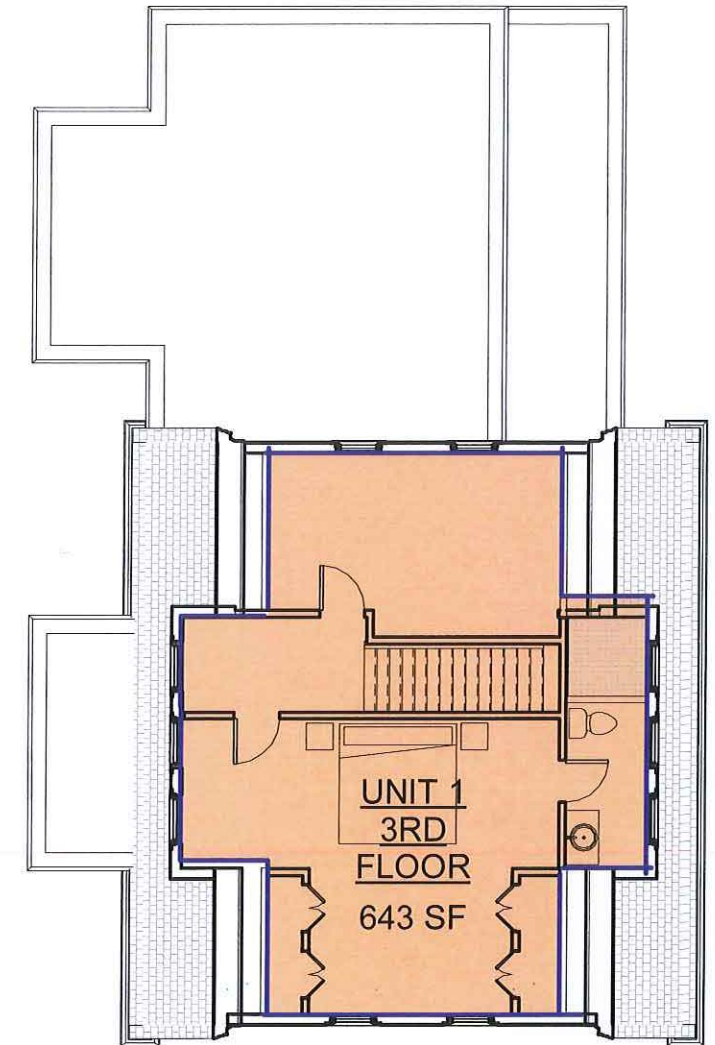
① Prop. Basement
3/32" = 1'-0"



② 1st Floor
3/32" = 1'-0"



③ Prop. 2nd Floor
3/32" = 1'-0"



④ Prop. 3rd floor
3/32" = 1'-0"

| UNIT 1 S.F. | |
|-------------|------|
| Name | Area |

| | |
|------------------|--------|
| UNIT 1 BASEMENT | 607 SF |
| UNIT 1 1ST FLOOR | 699 SF |
| UNIT 1 2ND FLOOR | 663 SF |
| UNIT 1 3RD FLOOR | 643 SF |

Grand total: 4 2612 SF

| UNIT 2 S.F. | |
|-------------|------|
| Name | Area |

| | |
|------------------|--------|
| UNIT 2 BASEMENT | 827 SF |
| UNIT 2 1ST FLOOR | 913 SF |
| UNIT 2 2ND FLOOR | 913 SF |

Grand total: 3 2653 SF

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PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

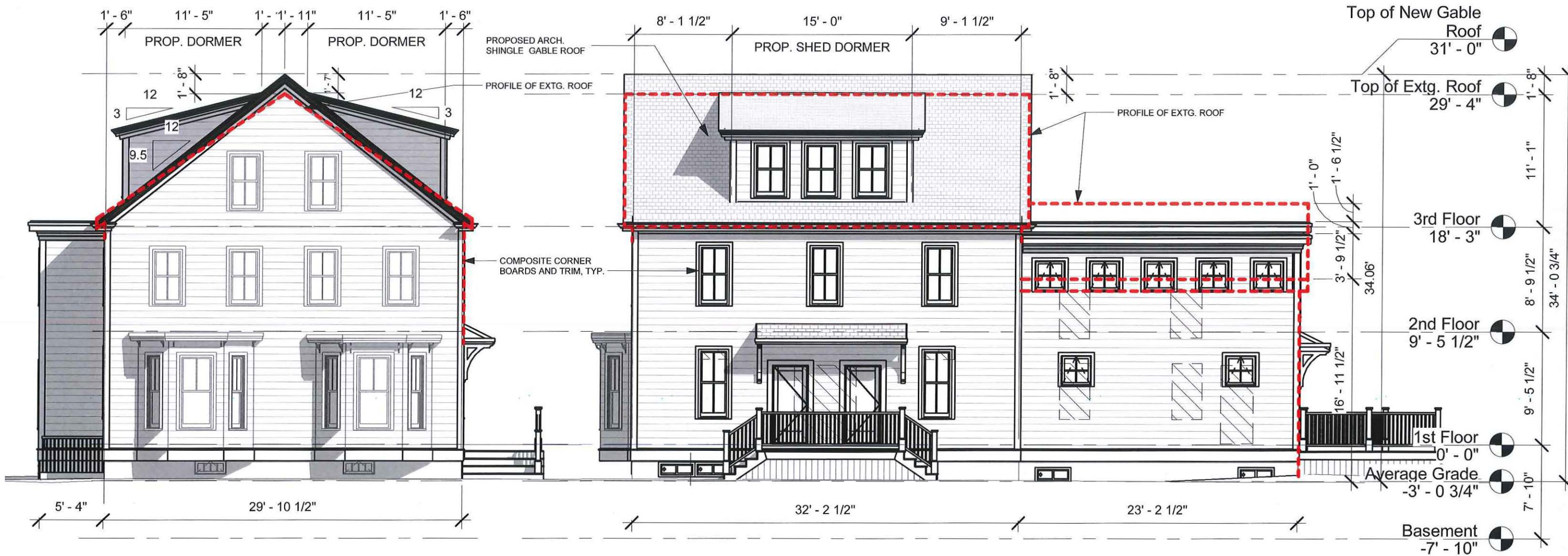
UNIT SF

SCALE

3/32" = 1'-0"

DRAWING

A6



① Front Elevation
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

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PROJECT

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Cambridge, MA

TITLE

Proposed Elevations

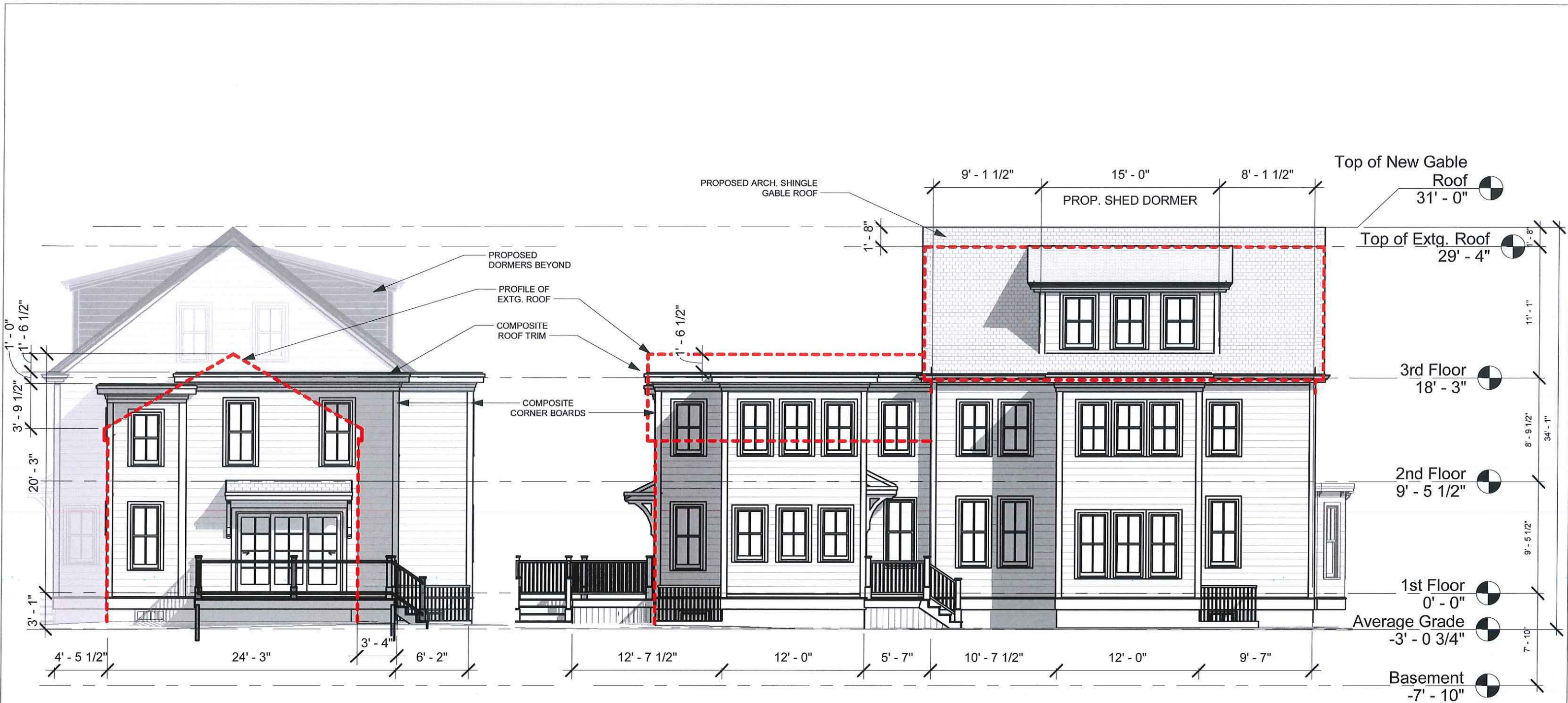
SCALE

1/8" = 1'-0"

DRAWING

A2.1

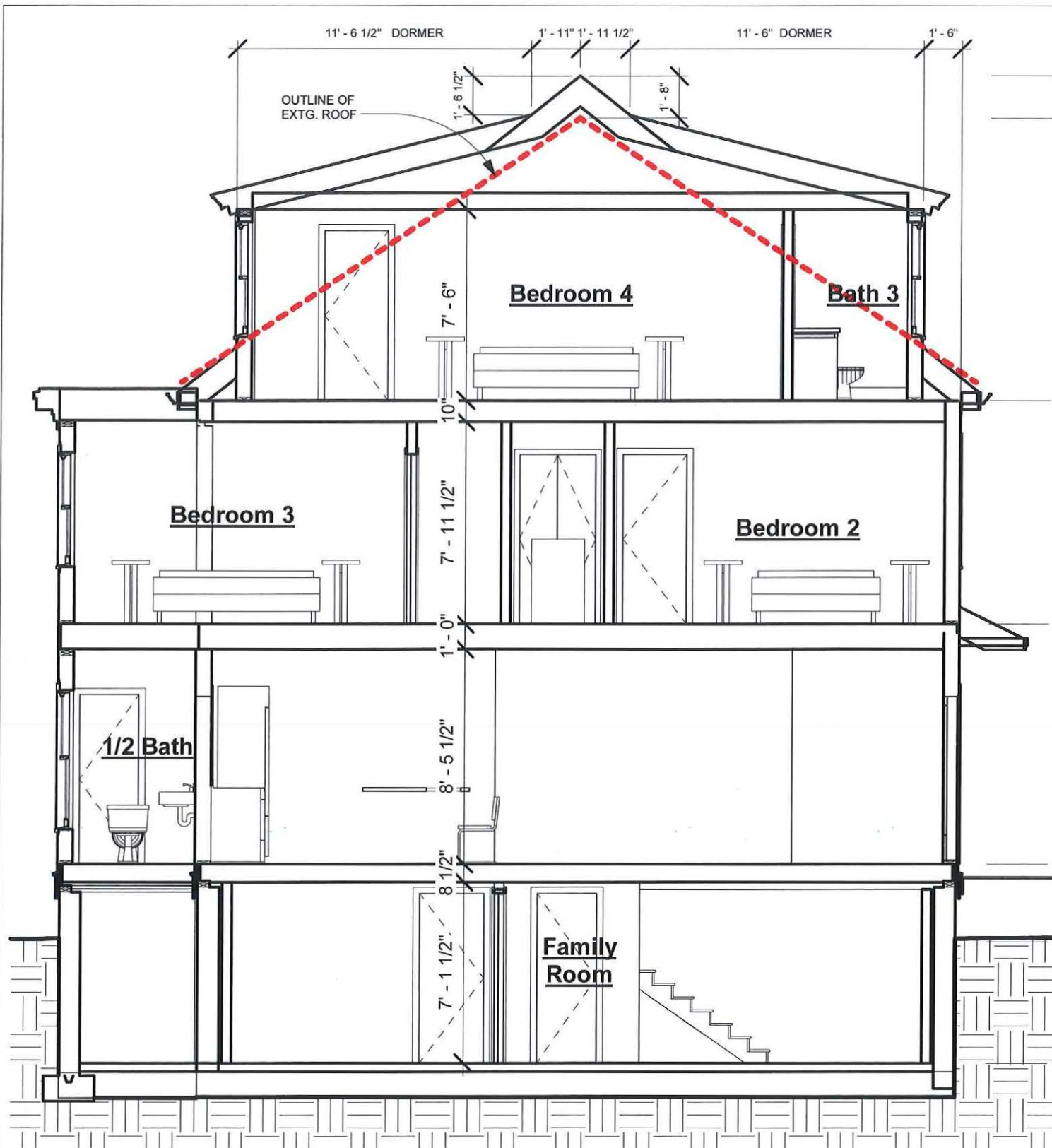




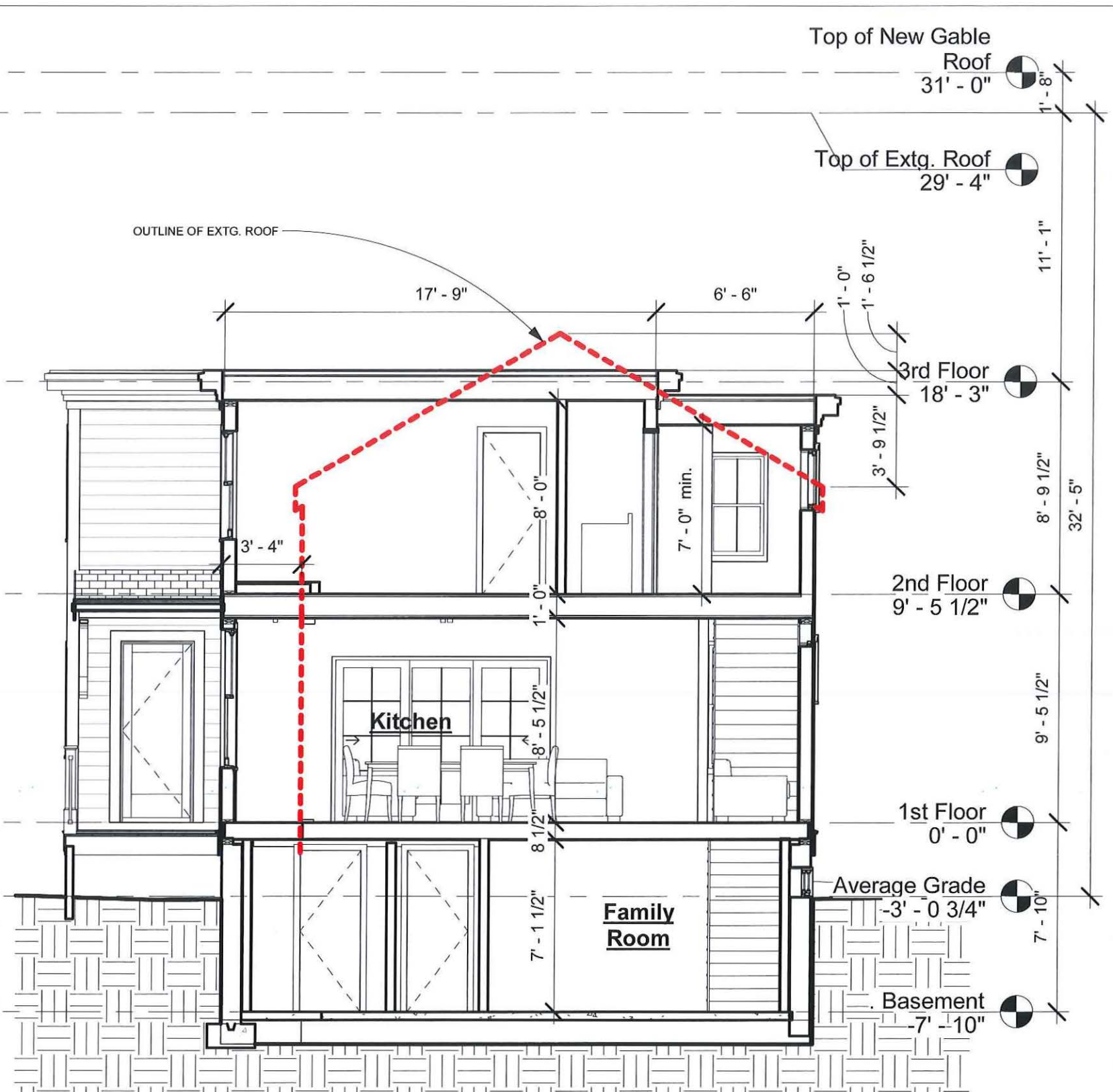
① Rear Elevation
1/8" = 1'-0"

② Left Elevation
1/8" = 1'-0"

| | | | | | |
|---|---------------------------|--|---|--------------------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed Elevations</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING A2.2</p> |
|---|---------------------------|--|---|--------------------------------------|--------------------------------|



① Section Front Portion
3/16" = 1'-0"



② Section Rear Portion
3/16" = 1'-0"



① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

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PROJECT

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Cambridge, MA

TITLE

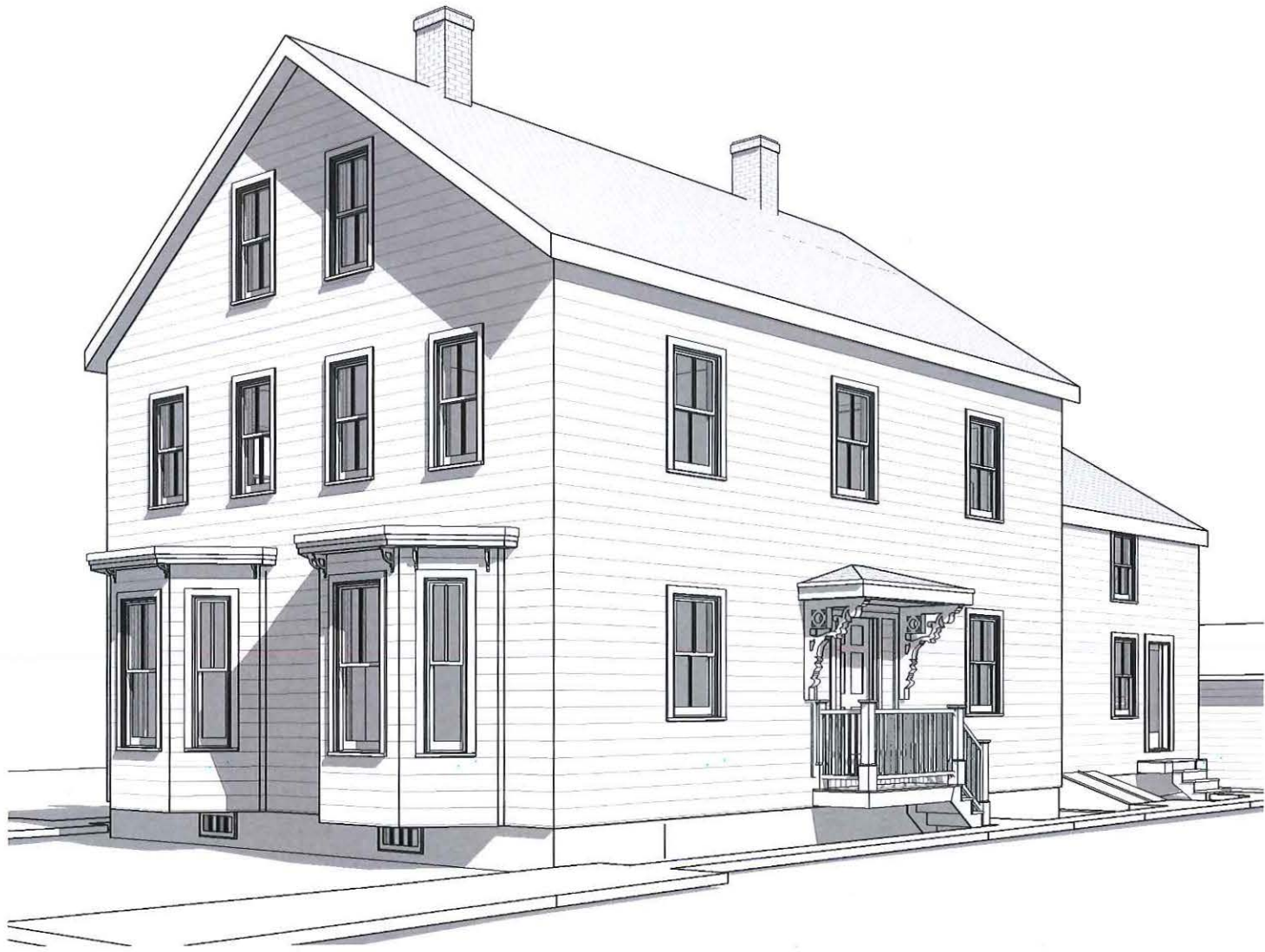
**3D views
COMPARISON**

SCALE

DRAWING

A4.1





① Front Right View - EXTG



② Front Right View - PROPOSED

| | | | | | |
|---|---------------------------|--|---|--------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE 3D Views COMPARISON</p> | <p>SCALE</p> | <p>DRAWING A4.2</p> |
|---|---------------------------|--|---|--------------|--------------------------------|



① Rear Right View - EXTG



② Rear Right View - PROP.



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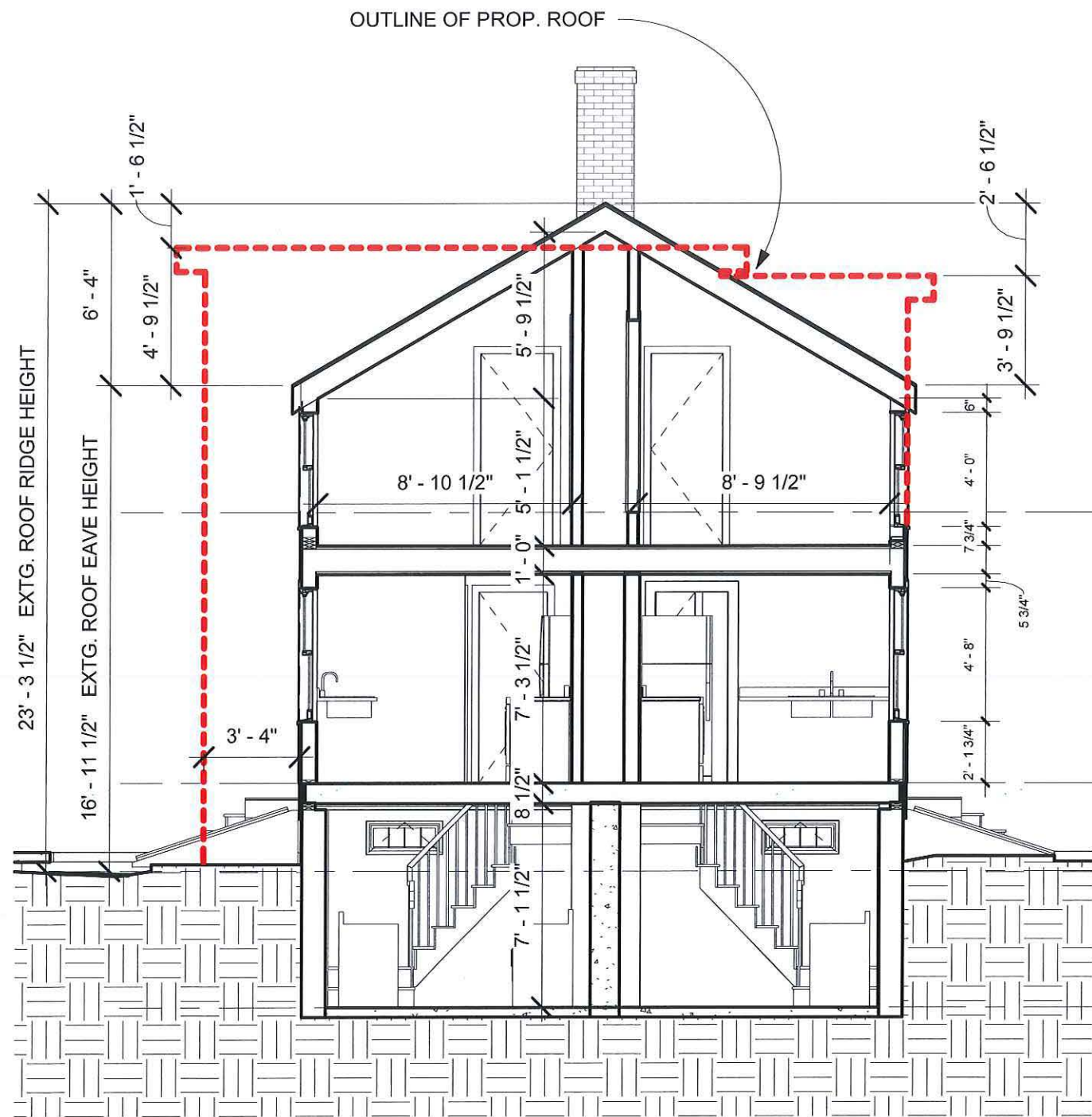
DATE
 4/23/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

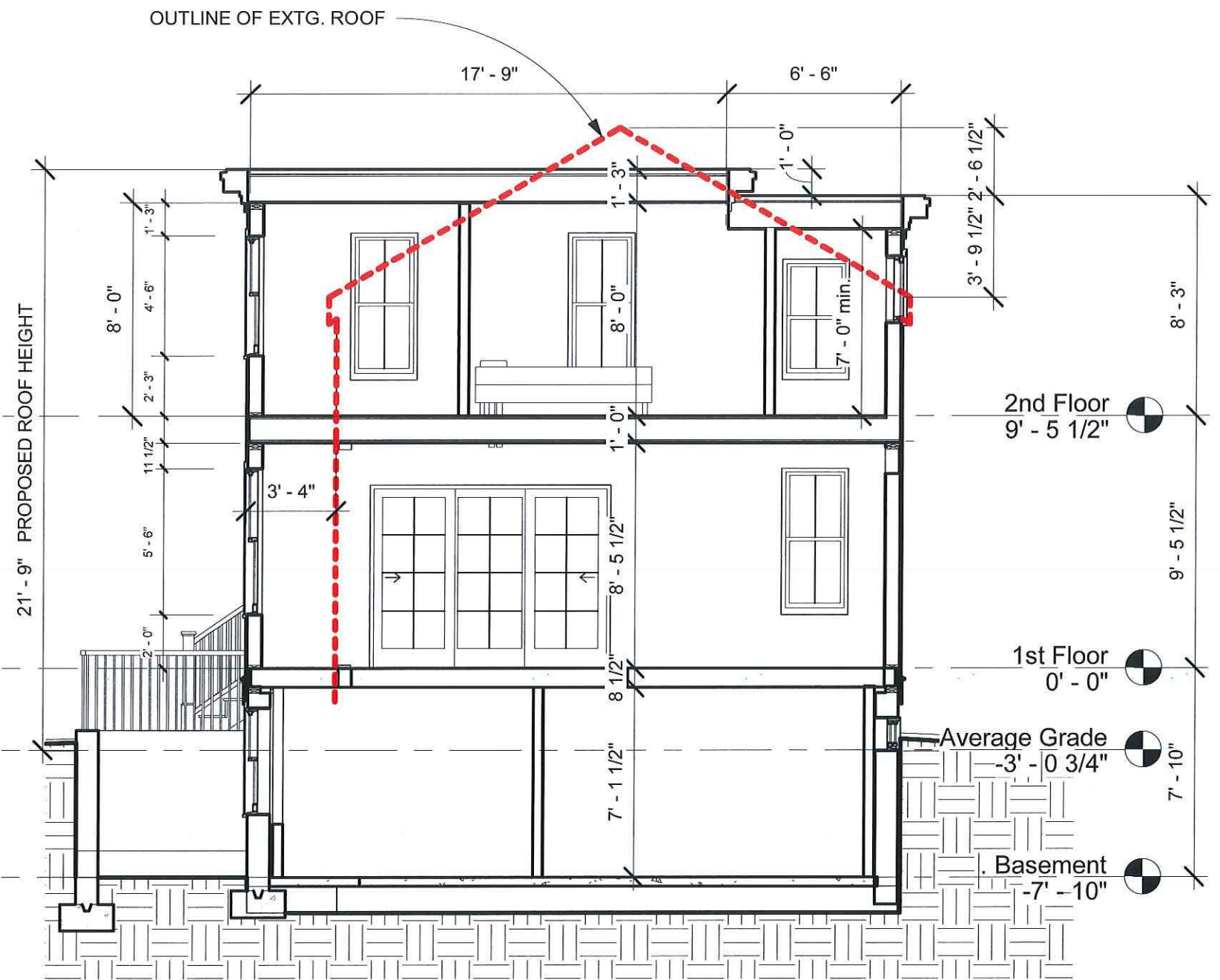
TITLE
**3D Views
 COMPARISON**

SCALE

DRAWING
A4.3



① Section Rear Portion EXTG.
3/16" = 1'-0"



② Section Rear Portion PROPOSED
3/16" = 1'-0"

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DATE

4/23/2023

PROJECT

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Cambridge, MA

TITLE

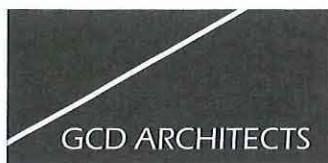
Cross Sections Rear

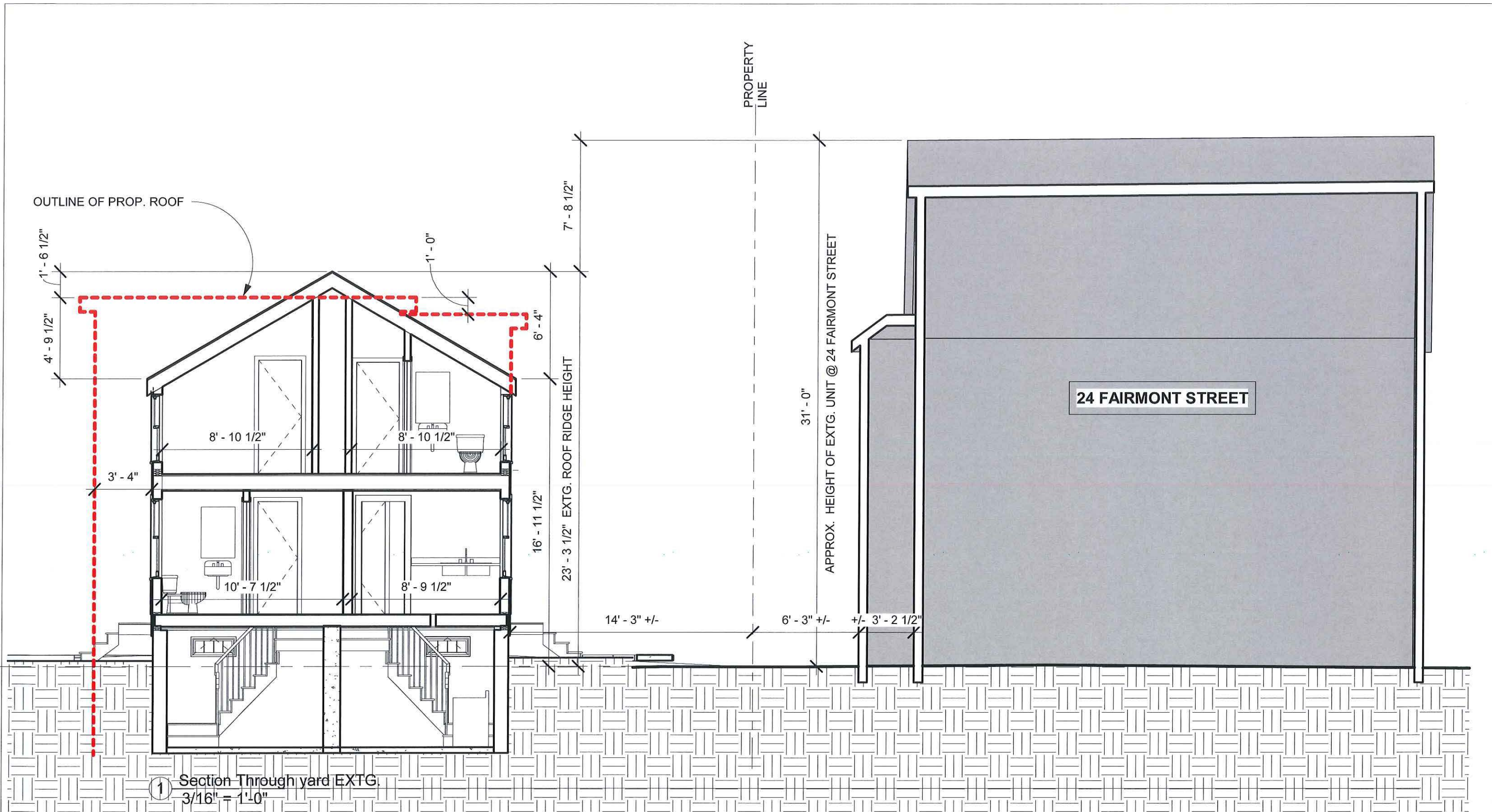
SCALE

3/16" = 1'-0"


DRAWING

A3.2





1 Section Through yard EXTG.
3/16" = 1'-0"

| | | | | | |
|---|---------------------------|---|---|--------------------------------|--------------------------------|
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|---|---------------------------|---|---|--------------------------------|--------------------------------|

OUTLINE OF EXTG. ROOF



PROPERTY LINE

APPROX. HEIGHT OF EXTG. UNIT @ 24 FAIRMONT STREET

24 FAIRMONT STREET

1 Section Through yard PROPOSED
3/16" = 1'-0"

| | | | | | |
|---|---------------------------|---|---|--------------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed Section Through Yard</p> | <p>SCALE 3/16" = 1'-0"</p> | <p>DRAWING A3.4</p> |
|---|---------------------------|---|---|--------------------------------|--------------------------------|



Adam Glassman <ajglassman.ra@gmail.com>

18-20 Fairmont St

Adam Glassman <ajglassman.ra@gmail.com>

Wed, Mar 22, 2023 at 5:20 PM

To: emily.holman@gmail.com, sandra.y.ferguson@gmail.com, anayanez@mit.edu, cpgrippo@gmail.com, jserna@gmail.com
Cc: "Pacheco, Maria" <mpacheco@cambridgema.gov>, Fraser Allan <allanf002@gmail.com>

Dear Residents of both Fairmont St and beyond, (listed below)

Thank you for sharing your concerns about this project.

Emily Holman and Hassanaly Ladha - 24 Fairmont Street (direct abutter)

Ian and Sandra Ferguson - 22 Fairmont Street (direct abutter)

John Summers - 25 Fairmont St, No Email address provided (across the street neighbour)

Juan Carlos Serna - 29 Fairmont Ave (approx 3 blocks away)

Christian Grippo - 31 Lopez Street (approx 6 blocks away)

Ana Yanez Rodriguez - 6 Washington Ave, Avon Hill

We have digested and considered your opposition to this project, and would like to address some of your concerns.

1) Typically for these projects involving 1 and 2 family homes seeking zoning relief we reach out directly to all direct abutters, which we did with the owners of 16, 22 and 24 Fairmont Street. Last week we were able to speak with Ian Ferguson (22 Fairmont St) and left a voicemail with Hassanaly Ladha (24 Fairmont Street). At that time Ian expressed no opposition to or concern about the project, and Hassanaly never called us back. We also spoke with the direct abutter at 16 Fairmont St, Luba Feigenberg, who remains neutral with regard to this project. We also have no opposition from our direct rear abutters. This is just to say that a) we made a good faith effort to communicate with all of our closest neighbors and b) those who we were able to contact did not at that time oppose this project. However, two days ago, on Monday we received 6 letters of opposition, 3 of which are from residents of Fairmont Street, the remaining 3 from areas not directly impacted by this project.

To the residents of Fairmont St who oppose this project, we hope to be able to clarify a few points and work with you as best we can to alleviate your concerns.

1) **Privacy**- to the owners of 22 and 24, all the proposed windows on the right side on the expanded rear bump out are in stair and hallway spaces, and 1 of them is in the dining room. We would be happy to make all of those windows transom style where the window sills will be above head height which should alleviate your concerns about privacy.

2) **Roof Height and Loss of Light**- the existing roof height is 32.4', and our proposed roof height is to remain unchanged. The survey site plan was incorrect in calling out a taller roof and we have corrected that. We would like to go a step further and reduce the proposed building height to 31.4', a full foot below the existing roof height.

3) **Shadows** - per the expressed concerns about shadows by the owners of 22 and 24, please see the attached shadow study which is digitally created and an accurate representation of the shadows cast when the sun is at its highest and

lowest points throughout the year. You will see that there are new shadows cast only briefly between approx 10 and 11:00 on the Fall Equinox and between approx. 10 and 11:30 on the Spring Equinox. These shadows are very brief and limited to those 2 times of the year. Now that we have offered to reduce the proposed building height to 12" below the existing building height, these shadows will be decreased even beyond what is shown in the attached shadow study.

4) The shadow study was produced with the correct north arrow which you correctly noted was incorrect on the site plan. This error was not intentional and it has been fixed. The correct north arrow is shown on the shadow study plans and the updated site plan.

5) **Dimensional Requirements:** All new work constructed outside the existing building envelope in a Res-C zone must follow the Res-C dimensional requirements which we have done. Per your comments regarding the use of the multiplane method for calculating setbacks, we did use that method and we failed to comply, as shown in the attached zoning plans showing setback calculations for both Res C, Res C1 and the multiplane method. In all cases our structure is existing non-conforming. Our proposed enlargement of the rear bump out does not extend any further to the rear and only 2.5' on either side, but still those walls remain 1'-10" set back behind the planes of the existing left and right side walls of the main body of the house.

6) **FAR:** Seeking relief to go from a .74 to a .94 FAR does seem to us to be reasonable. The existing 2 family structure has a total of only 4 bedrooms (2 bedrooms per unit) which is not in any way conducive to family living. Our proposed plans call for 8 total bedrooms, with 4 per unit, which is conducive to family living without being extravagant. All the bedrooms are located on the 2nd and 3rd floors, for although we can as by right use the basement for habitable space, bedrooms in basements are not desirable below grade for multiple reasons. Our plans do not call for any exterior below grade window or stairwells so we are limiting the basement to family room type space only.

7) **Scale and Character:** Fairmont Street is characterized by an eclectic and diverse array of architectural styles and sizes. Our block of the street contains 2-1/2 story, 3 story and 4-1/2 story structures, including a full 3-story mansard roof structure 3 houses down at 10-12 Fairmont Street. 22 Fairmont Ave and 24 Fairmont St, our most direct abutters, each contain 4 bedrooms within 2 detached structures on a lot of comparable size to 18-20 Fairmont Ave. Surely our proposed increase in size is reasonably within the scale and character of the neighborhood both terms of density, scale and style.

We hope that our clarifications are helpful, and that our offers to raise the sills and reduce the sizes of the windows on the right side of the rear bump out, and lower the proposed roof height of the entire house, will help alleviate your concerns.

Please feel free to reach out to me directly with any additional comments or questions.

Sincerely,

Adam

Adam J Glassman, Architect for 18-20 Fairmont Street.
T: 617-412-8450

2 attachments



2023_0321 18-20 Fairmont BZA Plans.pdf
5743K



2023_0322 18 Fairmont Shadow Study.pdf
6253K



Adam Glassman <ajglassman.ra@gmail.com>

18-20 Fairmont St

Adam Glassman <ajglassman.ra@gmail.com>

Wed, Mar 22, 2023 at 5:49 PM

To: emily.holman@gmail.com, sandra.y.ferguson@gmail.com, anayanez@mit.edu, cpgrippo@gmail.com, jserna@gmail.com
Cc: "Pacheco, Maria" <mpacheco@cambridgema.gov>, Fraser Allan <allanf002@gmail.com>

All,

I need to make 1 last clarification about our existing bedroom count.

The existing 2-family structure at 18-20 Fairmont has a total of (4) functional bedrooms on the 2nd floor. We do have what are labeled on the existing plans as (4) additional 'bedrooms' in the attic level, however they are hindered by low sloping ceiling heights which slope from 7'-1" to 0'-0" over the span of 9'-0". These are not functional nor are they building code compliant. What were acceptable bedrooms in 1873, when this house was built, are no longer acceptable.

So for all practical purposes, this property contains (4) existing legitimate bedrooms.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

[Quoted text hidden]

Pacheco, Maria

2/12/08

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Wednesday, March 22, 2023 5:50 PM
To: emily.holman@gmail.com; sandra.y.ferguson@gmail.com; anayanez@mit.edu;
cpgrippo@gmail.com; jserna@gmail.com
Cc: Pacheco, Maria; Fraser Allan
Subject: Re: 18-20 Fairmont St

All,

I need to make 1 last clarification about our existing bedroom count.

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So for all practical purposes, this property contains (4) existing legitimate bedrooms.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

On Wed, Mar 22, 2023 at 5:20 PM Adam Glassman <ajglassman.ra@gmail.com> wrote:
Dear Residents of both Fairmont St and beyond, (listed below)

Thank you for sharing your concerns about this project.

Emily Holman and Hassanaly Ladha - 24 Fairmont Street (direct abutter)

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T: 617-412-8450

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Wednesday, March 22, 2023 5:20 PM
To: emily.holman@gmail.com; sandra.y.ferguson@gmail.com; anayanez@mit.edu; cpgrippo@gmail.com; jserna@gmail.com
Cc: Pacheco, Maria; Fraser Allan
Subject: 18-20 Fairmont St
Attachments: 2023_0321 18-20 Fairmont BZA Plans.pdf; 2023_0322 18 Fairmont Shadow Study.pdf

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Adam

Adam J Glassman, Architect for 18-20 Fairmont Street.
T: 617-412-8450

Pacheco, Maria

From: Juan_Carlos_Serna <jserna@gmail.com>
Sent: Thursday, March 23, 2023 2:03 PM
To: Adam Glassman
Cc: Fraser Allan; Pacheco, Maria; anayanez@mit.edu; cpgrippo@gmail.com; emily.holman@gmail.com; sandra.y.ferguson@gmail.com
Subject: Re: 18-20 Fairmont St

Adam,

I appreciate your response to our concerns, but it has raised additional questions regarding the accuracy of the information provided. The response refers to changes to plans that are not on file and includes selectively chosen data from a shadow study that was not submitted as part of the application process.

With regards to the proposed significant increase in the Floor Area Ratio (FAR), we understand the reasons for seeking this relief. However, we must opine that such a large increase in FAR should not be granted through a special permit, as it may set a precedent that could significantly impact the neighborhood. If a substantial increase in FAR is desired, it should be brought about through an amended zoning code, rather than a one-time special permit.

I also object to the suggestion that our concerns are less valid because we are not direct abutters. Many of us are opposed to the construction of McMansion-scale houses in our neighborhood.

I hope you can find a design and scale that is in keeping within character of our neighborhood but unfortunately the proposed project is not.

Sincerely,

Juan Carlos

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Sent: Thursday, March 23, 2023 2:25 PM
To: Adam Glassman
Cc: emily.holman@gmail.com; sandra.y.ferguson@gmail.com; anayanez@mit.edu; jserna@gmail.com; Pacheco, Maria; Fraser Allan
Subject: Re: 18-20 Fairmont St

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Dear Adam,

You are proposing to increase your house to a 6100 square foot two-family house -- a size unusual for Cambridgeport or any C district in Cambridge. You are seeking a 0.94 FAR when the properties next door on Fairmont St., including the most affected abutters, are at .6 FAR. Why do you think your client deserves 50% more than his neighbors or what is allowed in the zone? Where in the law is it written that he is entitled to 8 bedrooms?

You pointed out that I live in Avon Hill, Cambridge--correct. But I also lived in and own property in Cambridgeport for nearly twenty years. By contrast, the developer does not live in Cambridge and has no interest here except to make money. He already has a .74 FAR - more than his neighbors - and wants more. He wants to increase the volume of an already oversized .74 house in the C district by more than 40%.

This will set a serious negative precedent for our neighborhood and for the city I know and love and actually live in.

Best,

Ana

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2) **Roof Height and Loss of Light-** the existing roof height is 32.4', and our proposed roof height is to remain unchanged. The survey site plan was incorrect in calling out a taller roof and we have corrected that. We would like to go a step further and reduce the proposed building height to 31.4', a full foot below the existing roof height.

3) **Shadows** - per the expressed concerns about shadows by the owners of 22 and 24, please see the attached shadow study which is digitally created and an accurate representation of the shadows cast when the sun is at its highest and lowest points throughout the year. You will see that there are new shadows cast only briefly between approx 10 and 11:00 on the Fall Equinox and between approx. 10 and 11:30 on the Spring Equinox. These shadows are very brief and limited to those 2 times of the year. Now that we have offered to reduce the proposed building height to 12" below the existing building height, these shadows will be decreased even beyond what is shown in the attached shadow study.

4) The shadow study was produced with the correct north arrow which you correctly noted was incorrect on the site plan. This error was not intentional and it has been fixed. The correct north arrow is shown on the shadow study plans and the updated site plan.

5) **Dimensional Requirements:** All new work constructed outside the existing building envelope in a Res-C zone must follow the Res-C dimensional requirements which we have done. Per your comments regarding the use of the multiplane method for calculating setbacks, we did use that method and we failed to comply, as shown in the attached zoning plans showing setback calculations for both Res C, Res C1 and the multiplane method. In all cases our structure is existing non-conforming. Our proposed enlargement of the rear bump out does not extend any further to the rear and only 2.5' on either side, but still those walls remain 1'-10" set back behind the planes of the existing left and right side walls of the main body of the house.

6) **FAR:** Seeking relief to go from a .74 to a .94 FAR does seem to us to be reasonable. The existing 2 family structure has a total of only 4 bedrooms (2 bedrooms per unit) which is not in any way conducive to

family living. Our proposed plans call for 8 total bedrooms, with 4 per unit, which is conducive to family living without being extravagant. All the bedrooms are located on the 2nd and 3rd floors, for although we can as by right use the basement for habitable space, bedrooms in basements are not desirable below grade for multiple reasons. Our plans do not call for any exterior below grade window or stairwells so we are limiting the basement to family room type space only.

7) Scale and Character: Fairmont Street is characterized by an eclectic and diverse array of architectural styles and sizes. Our block of the street contains 2-1/2 story, 3 story and 4-1/2 story structures, including a full 3-story mansard roof structure 3 houses down at 10-12 Fairmont Street. 22 Fairmont Ave and 24 Fairmont St, our most direct abutters, each contain 4 bedrooms within 2 detached structures on a lot of comparable size to 18-20 Fairmont Ave. Surely our proposed increase in size is reasonably within the scale and character of the neighborhood both terms of density, scale and style.

We hope that our clarifications are helpful, and that our offers to raise the sills and reduce the sizes of the windows on the right side of the rear bump out, and lower the proposed roof height of the entire house, will help alleviate your concerns.

Please feel free to reach out to me directly with any additional comments or questions.

Sincerely,

Adam

Adam J Glassman, Architect for 18-20 Fairmont Street.
T: 617-412-8450

--
Ana Yáñez-Rodríguez
Lecturer in Spanish, MIT-Global Languages
77 Massachusetts Ave., 14N-208, Cambridge, MA 02139
anayanez@mit.edu

Pacheco, Maria

From: Emily Holman <emily.holman@gmail.com>
Sent: Thursday, March 23, 2023 4:53 PM
To: Adam Glassman; Pacheco, Maria
Cc: sandra.y.ferguson@gmail.com; ianworld@gmail.com; Fraser Allan; jserna@gmail.com; Ana Yanez Rodriguez; Christian Grippo
Subject: Re: 18-20 Fairmont St

Dear Adam,

Thank you for your email.

We were all taken aback by the petition and email yesterday evening. First, your client bought the property in January, but did not reach out to us until 6-7 days ago, in mid-March – well after your plans had been drawn up and submitted. That is not community outreach. Second, we were surprised by the errors and untruths in your petition. Emily's husband was in Africa when your client called a few days ago; the rest of us didn't know what to say to your client given the false claims in your application, the fact that there had been no outreach before you drew up and submitted your plans; our impression was therefore that you were rushing to get this through without consultation and on the basis of wrong facts and misrepresentations.

Your email indeed acknowledges numerous such errors and untruths in the petition, including your claim that there would no impact "whatsoever" on light and privacy. Here are direct quotes from the petition:

*"There will be **no creation of any detriment whatsoever.**" "There will be no loss of privacy, no creation of any substantial shadows on the abutting lots."*

In your email from yesterday, you acknowledge these misrepresentations in the petition: you admit that the proposed building does in fact create a privacy issue; that the plan was mistaken about the north/south direction and orientation; that there are errors with respect to height and setback calculations; and that the project does create shadows during the morning that do impact abutting properties. In other words, your email agrees with these objections in the letters of opposition. We appreciate the offer to change windows to transoms - but we would need to see and consider elevations. You shared a light study last night - but we have numerous questions about the rest of the morning and other times of year, and we deserve an opportunity to get a professional opinion, especially given the errors on the north/south orientation of your plan and setback calculations and the false statements in the petition about no impact "whatsoever" on light and privacy.

That your email acknowledges that these statements are false could be the beginning of a real and constructive dialogue between us – but you are giving us less than 24 hours to respond. We have small kids, one of us has been with a sick child and a husband overseas (he returns this evening). We understand that your out-of-town developer client wants to move quickly; but our families are dealing with the very real impact of your project on our property and our daily lives, and these misrepresentations and errors do not build confidence.

We are glad you agree that the setback calculations showing a 17' required setback in your original application was mistaken due to your failure to use an average height and multi-plane calculation and denominator of 7. Your new math needs vetting too. We need more than a mere 24 hours to review your new submission (including the multi-plane calculation).

The fact that your email does not accurately represent the facts and nature of your outreach to your neighbors at 22 Fairmont Street and 24 Fairmont Street is deeply upsetting and does not build trust with us as neighbors.

We scrambled to get professional advice to understand the city's rules, and had not completed our investigation when your client (at the last minute) called. As a professional architect, you are correct that we are the neighbors that

are, in your words, the "most directly affected" by your project -- the "neighborhood" that is detrimentally affected by the building proposal, in the language of the code. Yet as a professional architect, you also reached out at the last minute. It is not reasonable for us to receive less than 24 hours' to consider your latest light study, windows proposals, setback calculations, etc. In his voicemail late last week, your client misrepresented the project as merely "squaring off the building," rather than increasing the volume of an already oversized building by over 40%. Why did the permit application not disclose that increase in volume?

If you truly want to engage with us in dialogue in an honest and constructive way – which we would of course be open to – then you will put an end to the misrepresentations and last-minute calls and emails that pretend the lack of communication is somehow our fault – and instead ask to sit down with us to discuss the project with correct facts and figures.

As far as your email, we have numerous objections and issues with its claims:

1. Height and Light. Your claims about height do not honestly represent the facts. With respect to the roofline, you state "the existing roof height is 32.4', and our proposed roof height is **to remain unchanged.**" You continue, "The survey site plan was incorrect in calling out a taller roof and we have corrected that."

First, we are shaken by yet another mistake in the survey site plan. Second, you are clearly increasing *average* height and thus increasing the nonconformity of the side yard setbacks, under the H+L formulas.

Your statement that the height will "remain unchanged" is yet another technical obfuscation: you are increasing the height of the front part of the building from 24' at the eaves and the rear part of the building from 15' at the eaves to (now) over 31' (based on your email), as well as transforming the gently sloping 35 and 30 degree pitched rooflines into vertical planes, effectively adding one story at the front and two stories at the back.

Your persistence in misrepresenting the change in the massing of the building at the vertical planes and its impact again does not strike us as a good faith attempt to accurately represent your project.

Any reasonable person would agree that the addition of one and two stories will significantly impact light.

2. FAR. You are seeking "relief to go from a .74 to a .94 FAR" and assert that it "does seem to us to be reasonable." Your plan calls for "8 total bedrooms, with 4 per unit, which is conducive to family living without being extravagant." These are new arguments, again, submitted 24 hours before the hearing.

First, we note that the *current* house has 9 bedrooms, according to the MLS listing sheet. Many bedrooms in Cambridge are small, including in new construction (there are many kids' bedrooms with 9'6" or 9' or even 8' dimensions).

Second, have you tried to get 8 bedrooms in the 5000sf you currently have? Can you not achieve 8 bedrooms through other means, including dormers, that meet code?

Third, you are not entitled under any statute or law to 4 bedrooms. Many families in Cambridge, including ours, have 3 bedrooms. The average family in America has 1.9 children, which would suggest that 3 bedrooms is adequate in the majority of cases; and there are many alternative families with no children or one child, empty nesters, etc. What makes you think that your client, who is not addressing actual family needs but rather seeking profit, deserves to build a 4 family house with more than 50% of the 0.6 FAR allowed by code? There are many families that need more affordable 3 bedroom houses too.

Fourth, you state that bedrooms in the basement are not desirable; and yet there are examples all over Cambridgeport, including at 22 Fairmont Street, of such bedrooms. Have you studied the possibility of window wells? These are common in new construction in Cambridgeport.

It does not stand to reason that you can increase the FAR of your building - and increase volume by 44% - without causing detriment to our access to sunshine. The increase in height, FAR, and volume, incidentally, is the reason that others in Cambridgeport are concerned and objecting to your project: if the BZA agrees that a near 1.0 FAR will

become normative for all nonconforming buildings next to buildings at 0.6 FAR, then that will utterly change the character of Cambridgeport. You cannot increase the FAR of your building to 50% more than your neighbors without significantly impacting the "light and air" that our zoning code seeks to protect.

3. Consistency and harmony with the neighborhood. Your project is not in keeping with the neighborhood. A FAR approaching 1.0 is utterly atypical of the street or Cambridgeport. Our corner of this beloved neighborhood, full as it is of light and air, will be detrimentally affected by the uncharacteristically large building you propose on our street. The houses directly adjacent and opposite to your developer-client's building have an FAR around 0.6: the neighbors to the west at 22 and 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. Many of the houses with higher FARs have smaller lots but remain smaller houses on a square footage basis. Your client will already have approximately 5,000 square feet finishing the basement, and the house already has a .74 FAR; your client does not need to achieve a 0.94 FAR to the detriment of his neighbors.

You point to the "eclectic" mix of houses on our street. It is true that there is a range of houses. But the character of the street depends precisely on that mix; if additional nonconforming houses enlarge towards 1.0 FAR, then that eclectic mix will no longer exist.

4. Setbacks. Thank you for using the correct method and updating your calculations. Our initial reaction is that your multiplane setback calculation – which you sent last night – is still wrong. You need to use *the single plane facing area* in the single plane calculation, but instead you multiply the maximum height times the entire length, despite the fact that much of the building is not at maximum height along the side yard. By using the maximum height, you inflate the surface area of the vertical plane, creating an exaggerated sense of nonconformity.

Under 5.24.4, you need to take the sum of the facing area of each plane, calculated as the height of that plane times the length of that plane, to calculate the single plane facing area. By definition and as a matter of fact, the "single plane facing area" is in fact much lower than you say. The calculation that determines conformity of the left side yard in particular is so close as to require interrogation of the inputs.

5. Purpose of Code.

We also submit that the purpose of the zoning code is not to massively add FAR to nonconforming houses, but rather to *modernize* old, nonconforming houses by finishing attics, adding a bathroom, or the like. Your client not only gets the letter of the law wrong in terms of obfuscating detriment to neighbors and failing to keep with the character of the neighborhood, but also utterly twists its spirit and intent. His only goal is to add 1100 square feet on top of the 1440 square feet he will gain by finishing the basement to make money. There is no public interest in profiteering. There is a public interest in not detrimentally affecting the character of our neighborhood and street or creating a light-blocking 55' long x 31' high eyesore for your abutters.

In conclusion, we again evoke the preamble of the code, which states that its purpose is to "provide adequate light and air," and section 19.33 (to which Section 10.43 requires adherence), which states that buildings shall be "designed and sited to minimize shadow impacts on neighboring lots" - and moreover that "building scale and wall treatment" be "sensitive to existing residential uses on adjacent lots." We doubt that the BZA will agree that taking one house and allowing it to push FAR to almost 1.0 while adjacent houses are at 0.6 is "sensitive" to "existing residential uses." For this reason we have urged the BZA to reject this special permit petition.

If you and your client are prepared to engage in an honest and constructive way; present facts squarely; and give us more than 24 hours to properly study the torrent of information sent yesterday (including on setbacks, light study, privacy), you will find us to be reasonable people.

Respectfully,

Emily Holman and Hassanaly Ladha (abutters)
Residents of 24 Fairmont Street

Sandra and Ian Ferguson (abutters)
Residents of 22 Fairmont Street

On Thu, Mar 23, 2023 at 3:05 PM Ana Yanez Rodriguez <anayanez@mit.edu> wrote:

Dear Adam,

You are proposing to increase your house to a 6100 square foot two-family house -- a size unusual for Cambridgeport or any C district in Cambridge. You are seeking a 0.94 FAR when the properties next door on Fairmont St., including the most affected abutters, are at .6 FAR. Why do you think your client deserves 50% more than his neighbors or what is allowed in the zone? Where in the law is it written that he is entitled to 8 bedrooms?

You pointed out that I live in Avon Hill, Cambridge--correct. But I also lived in and own property in Cambridgeport for nearly twenty years. By contrast, the developer does not live in Cambridge and has no interest here except to make money. He already has a .74 FAR - more than his neighbors - and wants more. He wants to increase the volume of an already oversized .74 house in the C district by more than 40%.

This will set a serious negative precedent for our neighborhood and for the city I know and love and actually live in.

Best,

Ana

On Thu, Mar 23, 2023 at 2:25 PM Christian Grippo <cpgrippo@gmail.com> wrote:

Dear Adam,

The developer proposes an FAR of 0.94 when the directly adjacent properties on Fairmont Street, including the most directly affected abutters, are at .6 FAR. You are seeking 50% more than what is allowed in our district. Your client already has a .74 FAR and already wants to go to 5000sf with a finished basement on a 5000sf lot. But he wants more: he wants to increase that to 6100sf.

He is actually increasing the volume of an already oversized .74 house in the C district by 44%.

This will set a serious negative precedent for our neighborhood.

We also object because you present this petition as if it were a small request, using incorrect numbers - when in fact it is a massive house that you are proposing to build.

Best,

Christian

Sent from my iPhone

On Mar 22, 2023, at 5:50 PM, Adam Glassman <ajglassman.ra@gmail.com> wrote:

All,

I need to make 1 last clarification about our existing bedroom count.

The existing 2-family structure at 18-20 Fairmont has a total of (4) functional bedrooms on the 2nd floor. We do have what are labeled on the existing plans as (4) additional 'bedrooms' in the attic level, however they are hindered by low sloping ceiling heights which slope from 7'-1" to 0'-0" over the span of 9'-0". These are not functional nor are they building code compliant. What were acceptable bedrooms in 1873, when this house was built, are no longer acceptable.

So for all practical purposes, this property contains (4) existing legitimate bedrooms.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

On Wed, Mar 22, 2023 at 5:20 PM Adam Glassman <ajglassman.ra@gmail.com> wrote:
Dear Residents of both Fairmont St and beyond, (listed below)

Thank you for sharing your concerns about this project.

Emily Holman and Hassanaly Ladha - 24 Fairmont Street (direct abutter)

Ian and Sandra Ferguson - 22 Fairmont Street (direct abutter)

John Summers - 25 Fairmont St, No Email address provided (across the street neighbour)

Juan Carlos Serna - 29 Fairmont Ave (approx 3 blocks away)

Christian Grippo - 31 Lopez Street (approx 6 blocks away)

Ana Yanez Rodriguez - 6 Washington Ave, Avon Hill

We have digested and considered your opposition to this project, and would like to address some of your concerns.

1) Typically for these projects involving 1 and 2 family homes seeking zoning relief we reach out directly to all direct abutters, which we did with the owners of 16, 22 and 24 Fairmont Street. Last week we were able to speak with Ian Ferguson (22 Fairmont St) and left a voicemail with Hassanaly Ladha (24 Fairmont Street). At that time Ian expressed no opposition to or concern about the project, and Hassanaly never called us back. We also spoke with the direct abutter at 16 Fairmont St, Luba Feigenberg, who remains neutral with regard to this project. We also have no opposition from our direct rear abutters. This is just to say that a) we made a good faith effort to communicate with all of our closest neighbors and b) those who we were able to contact did not at that time oppose this project. However, two days ago, on Monday we received 6 letters of opposition, 3 of which are from residents of Fairmont Street, the remaining 3 from areas not directly impacted by this project.

To the residents of Fairmont St who oppose this project, we hope to be able to clarify a few points and work with you as best we can to alleviate your concerns.

1) **Privacy-** to the owners of 22 and 24, all the proposed windows on the right side on the expanded rear bump out are in stair and hallway spaces, and 1 of them is in the dining room. We would be happy to make all of those windows transom style where the window sills will be above head height which should alleviate your concerns about privacy.

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We hope that our clarifications are helpful, and that our offers to raise the sills and reduce the sizes of the windows on the right side of the rear bump out, and lower the proposed roof height of the entire house, will help alleviate your concerns.

Please feel free to reach out to me directly with any additional comments or questions.

Sincerely,

Adam

Adam J Glassman, Architect for 18-20 Fairmont Street.
T: 617-412-8450

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Ana Yáñez-Rodríguez
Lecturer in Spanish, MIT-Global Languages
77 Massachusetts Ave., 14N-208, Cambridge, MA 02139
anayanez@mit.edu

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

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

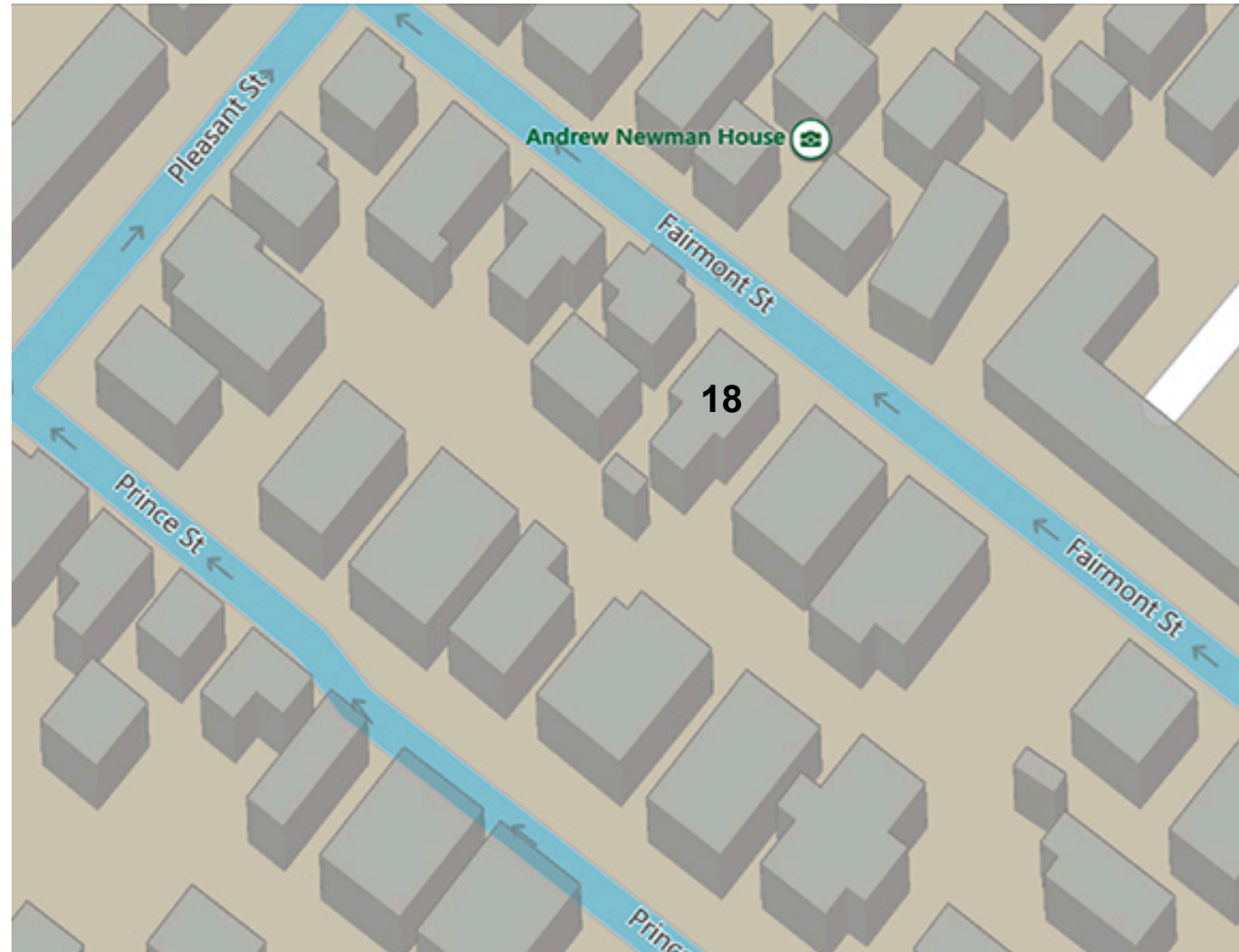
TITLE

Title Sheet

SCALE

DRAWING

C01



LOCUS MAP



STREET VIEW 18-20 FAIRMONT STREET

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
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www.glassmanchungdesign.com

DATE

02/09/23

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

PHOTOS / CONTEXT

SCALE

DRAWING

0.1





SATELLITE VIEW



STREET VIEW 18-20 FAIRMONT STREET

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
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www.glassmanchungdesign.com

DATE

02/09/23

PROJECT

18-20 Fairmont Street
Cambridge, MA

TITLE

PHOTOS / CONTEXT

SCALE

3/32" = 1'-0"


DRAWING

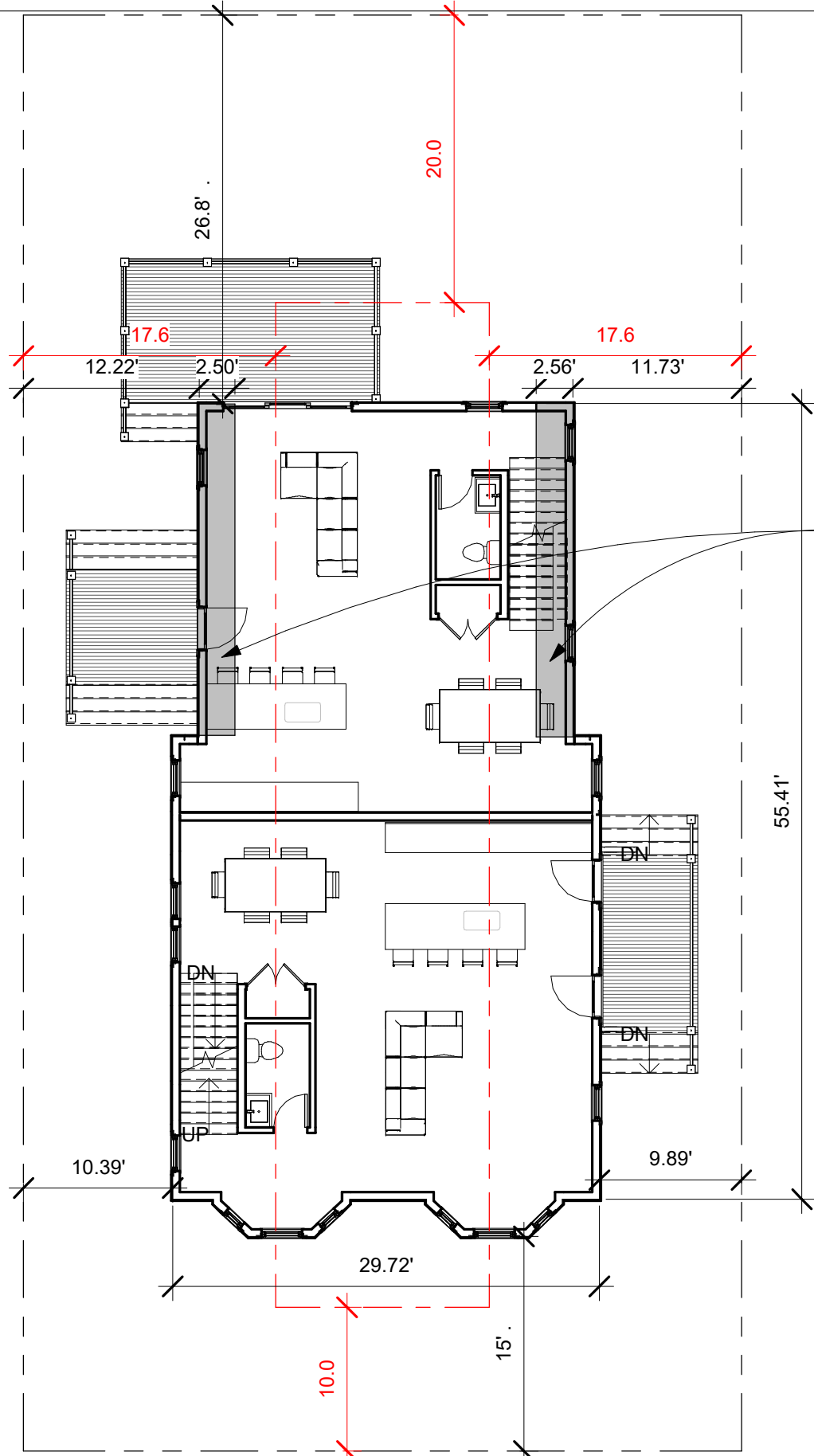
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GCD ARCHITECTS

| 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

| | | | | | |
|---|---------------------------|--|---|--------------|-------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 2/24/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Zoning Analysis</p> | <p>SCALE</p> | <p>DRAWING Z.1</p> |
|---|---------------------------|--|---|--------------|-------------------------------|



PROPOSED ADDITION

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

**Zoning - Setback
plan**

SCALE

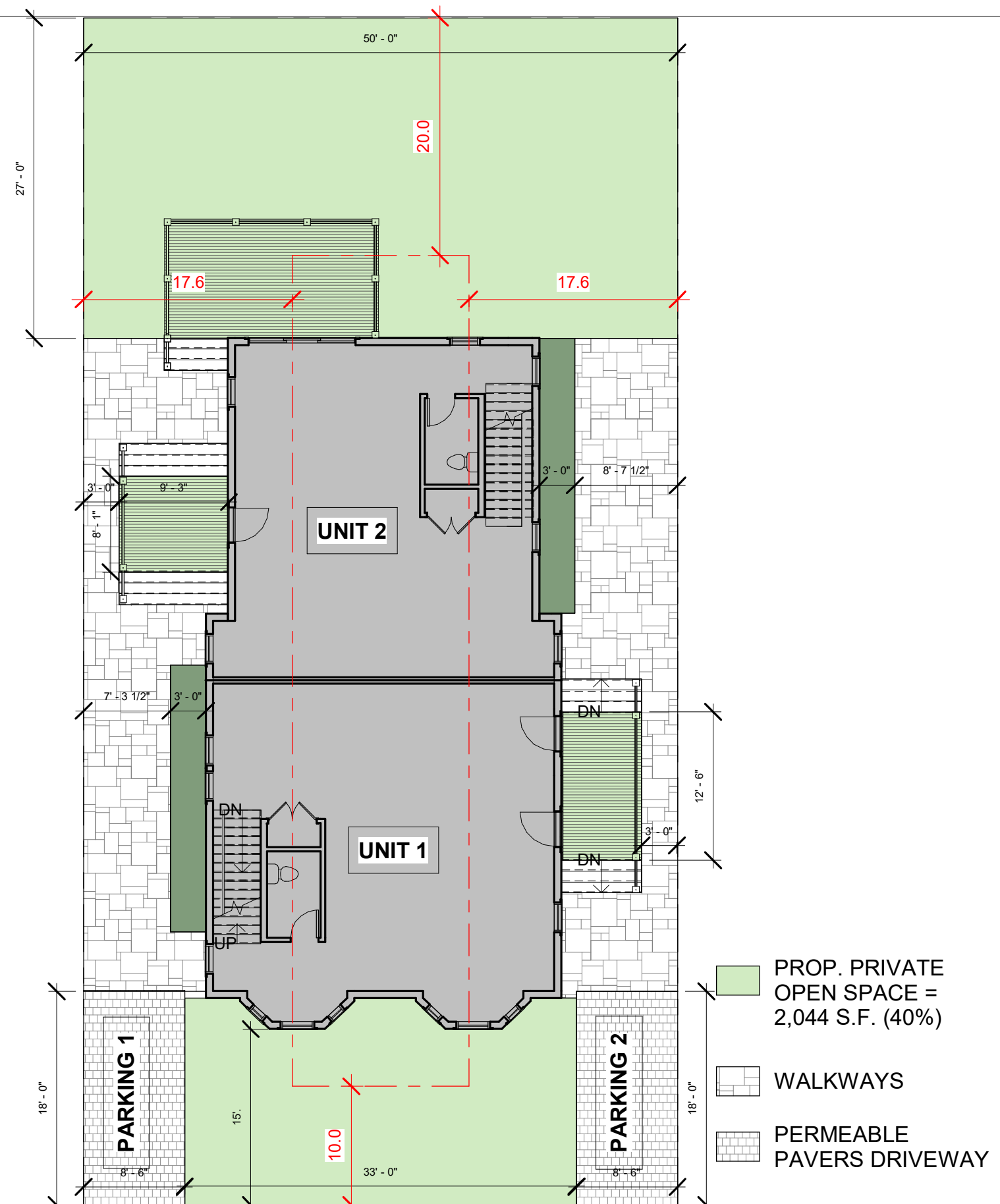
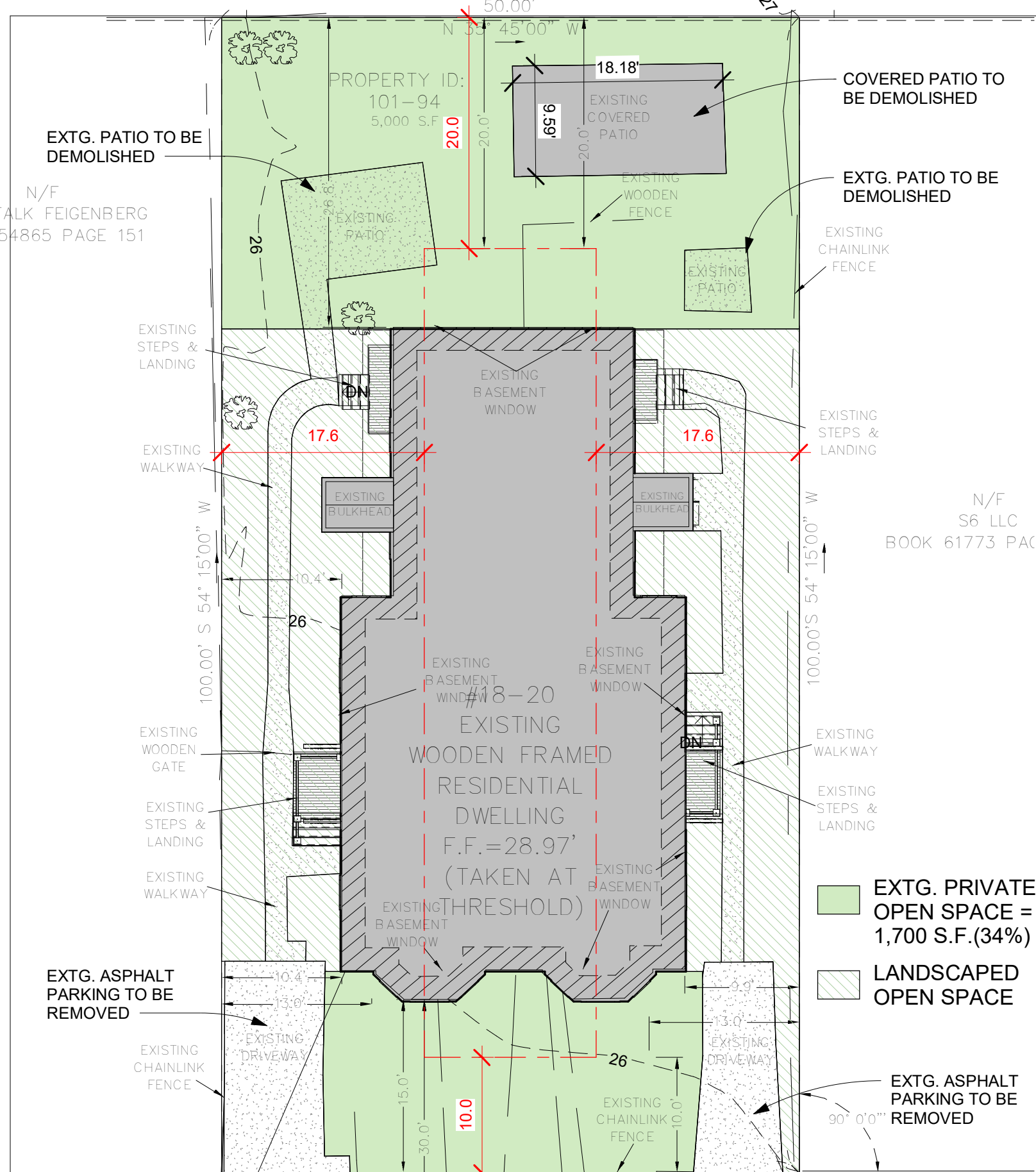
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DRAWING

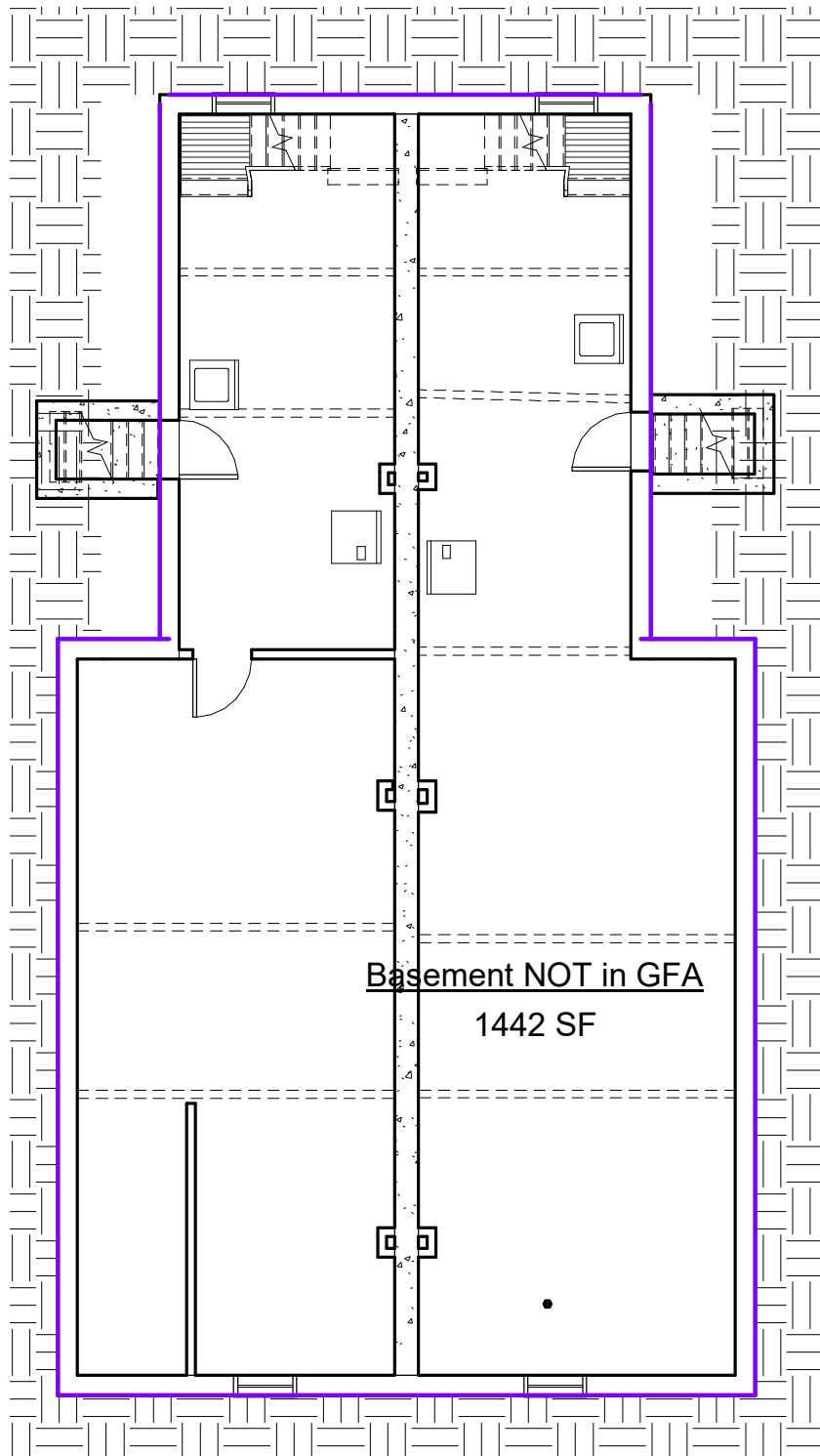
Z.2



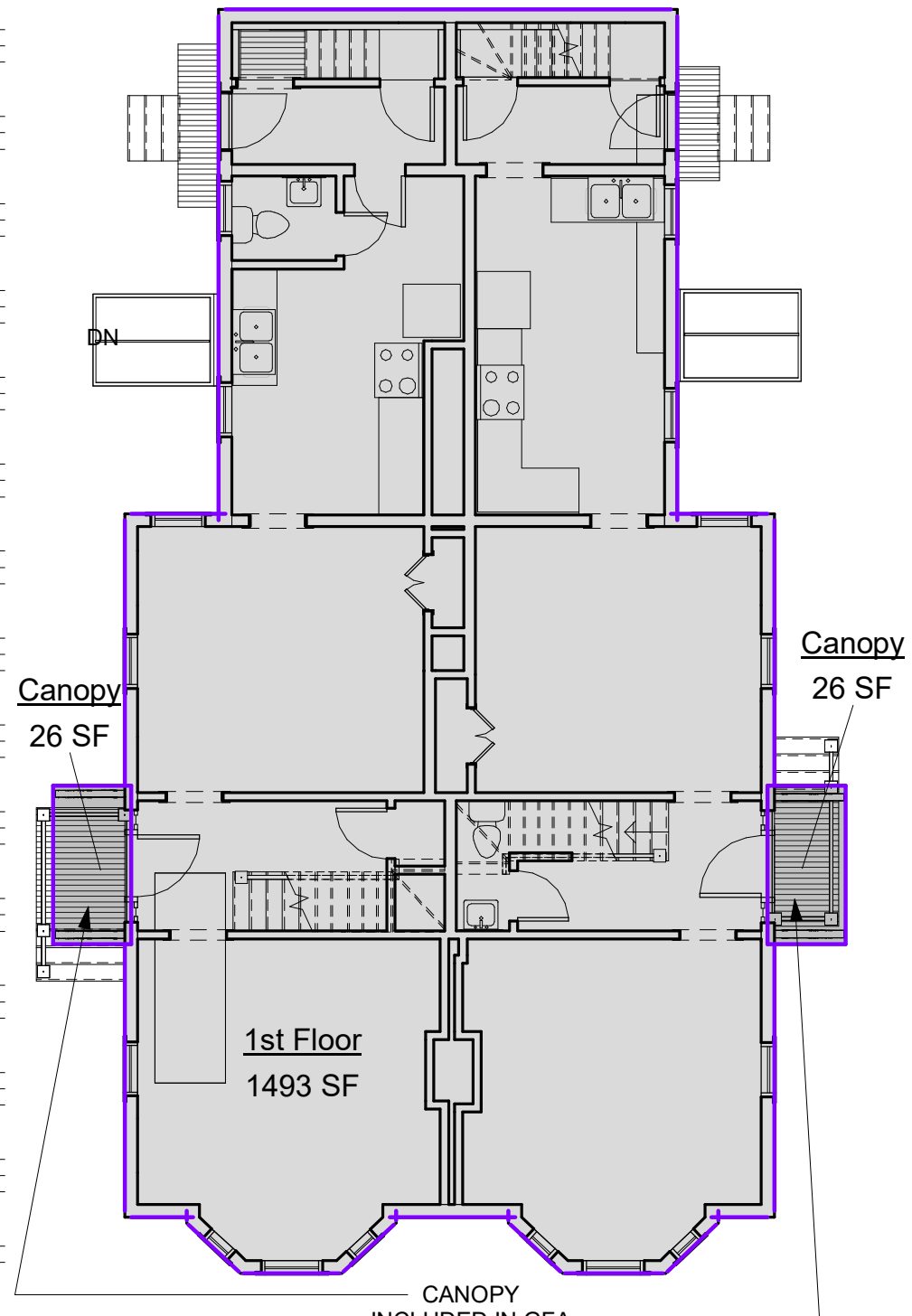
N/F
FALK FEIGENBERG
BOOK 54865 PAGE 151



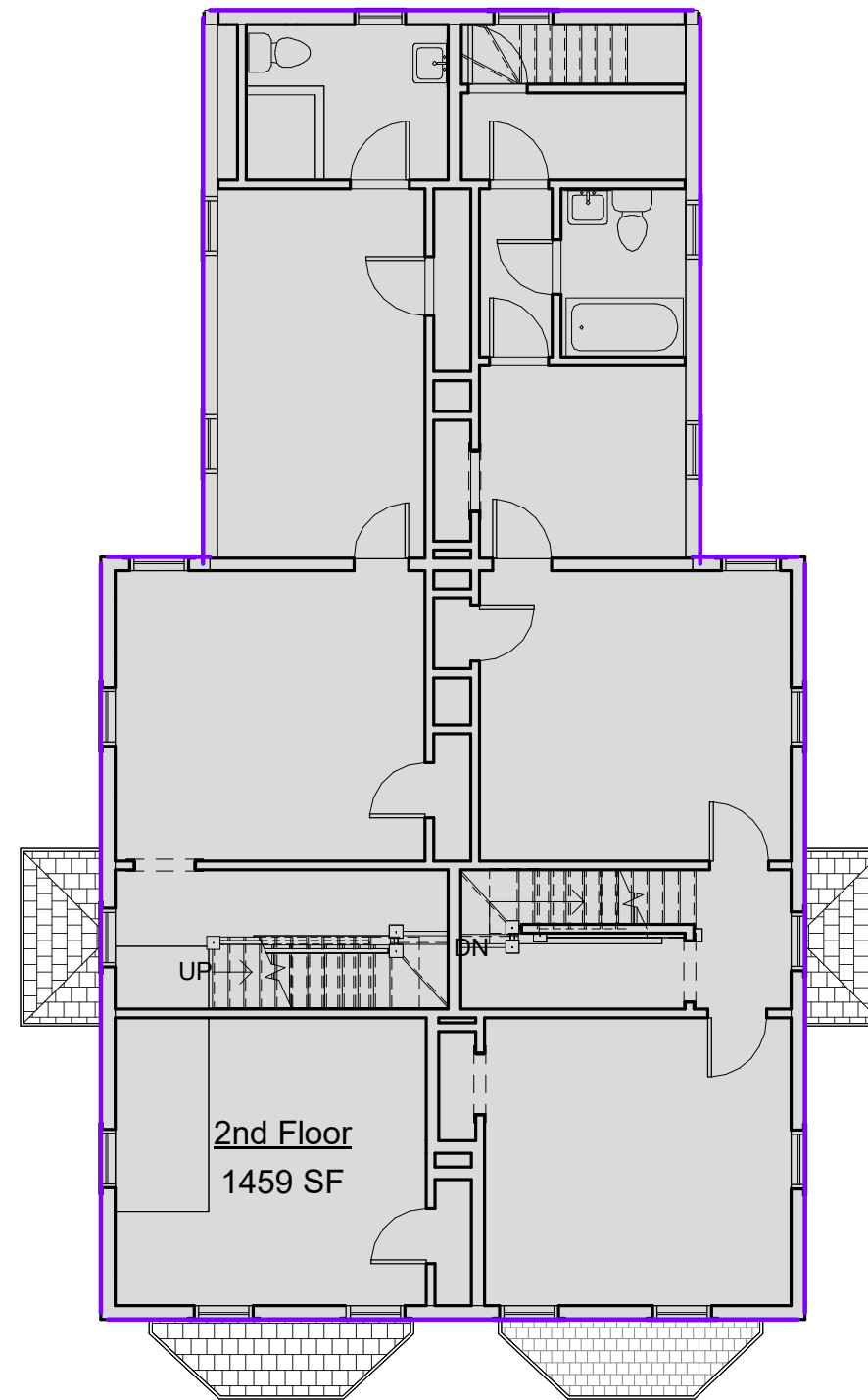
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|--|--|---------------------------|---|---|---------------------------------------|-------------------------------|
| | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 2/24/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Open Space Analysis</p> | <p>SCALE 3/32" = 1'-0"</p> | <p>DRAWING Z.3</p> |
|--|--|---------------------------|---|---|---------------------------------------|-------------------------------|



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



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



3 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

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

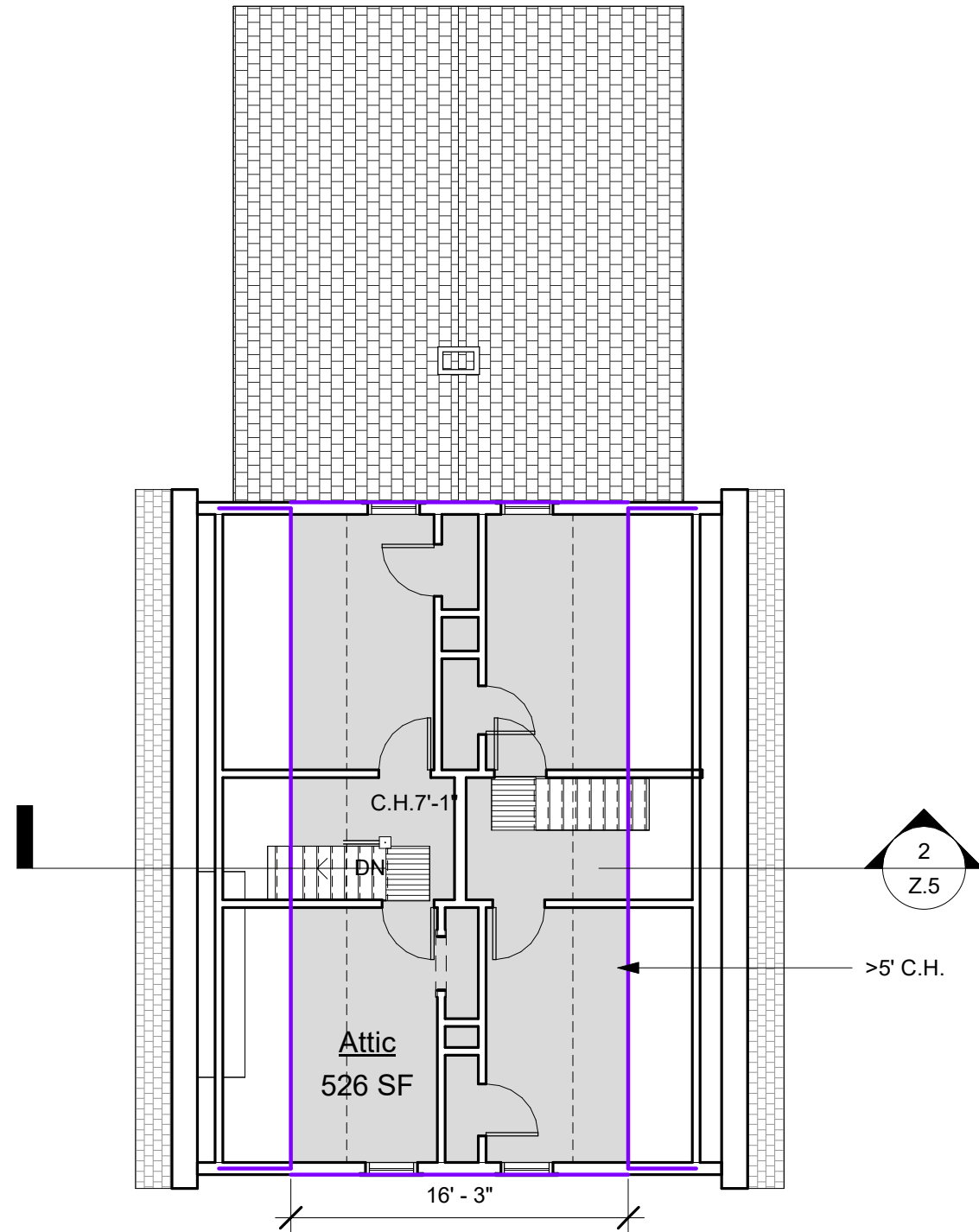
SCALE

1/8" = 1'-0"

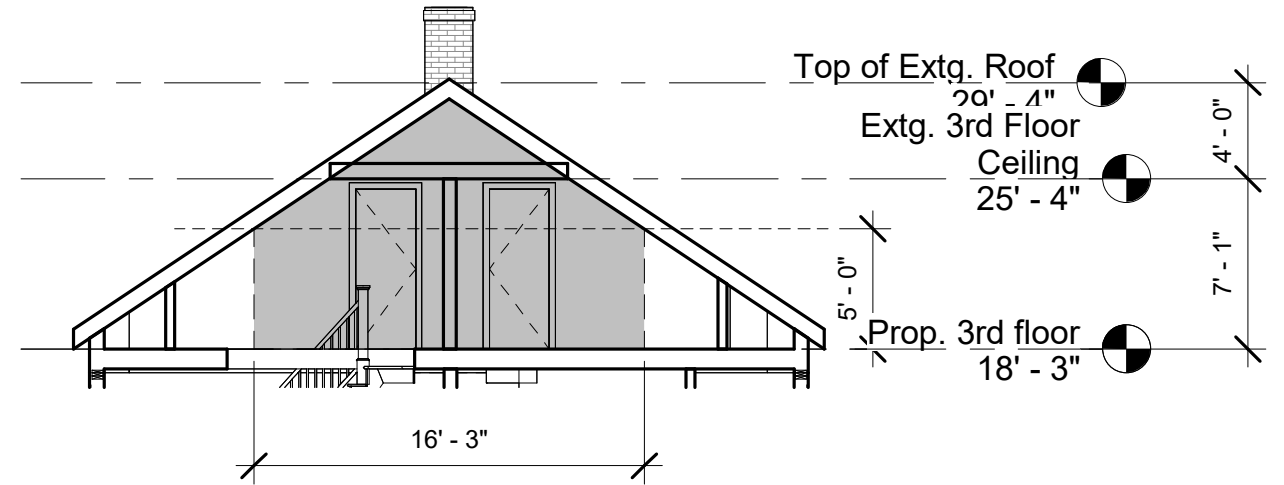
DRAWING

Z.4

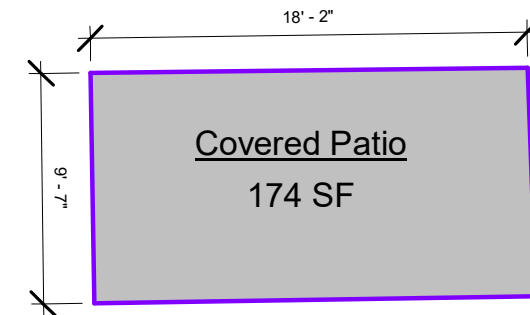
GCD ARCHITECTS



① 3rd Floor
1/8" = 1'-0"

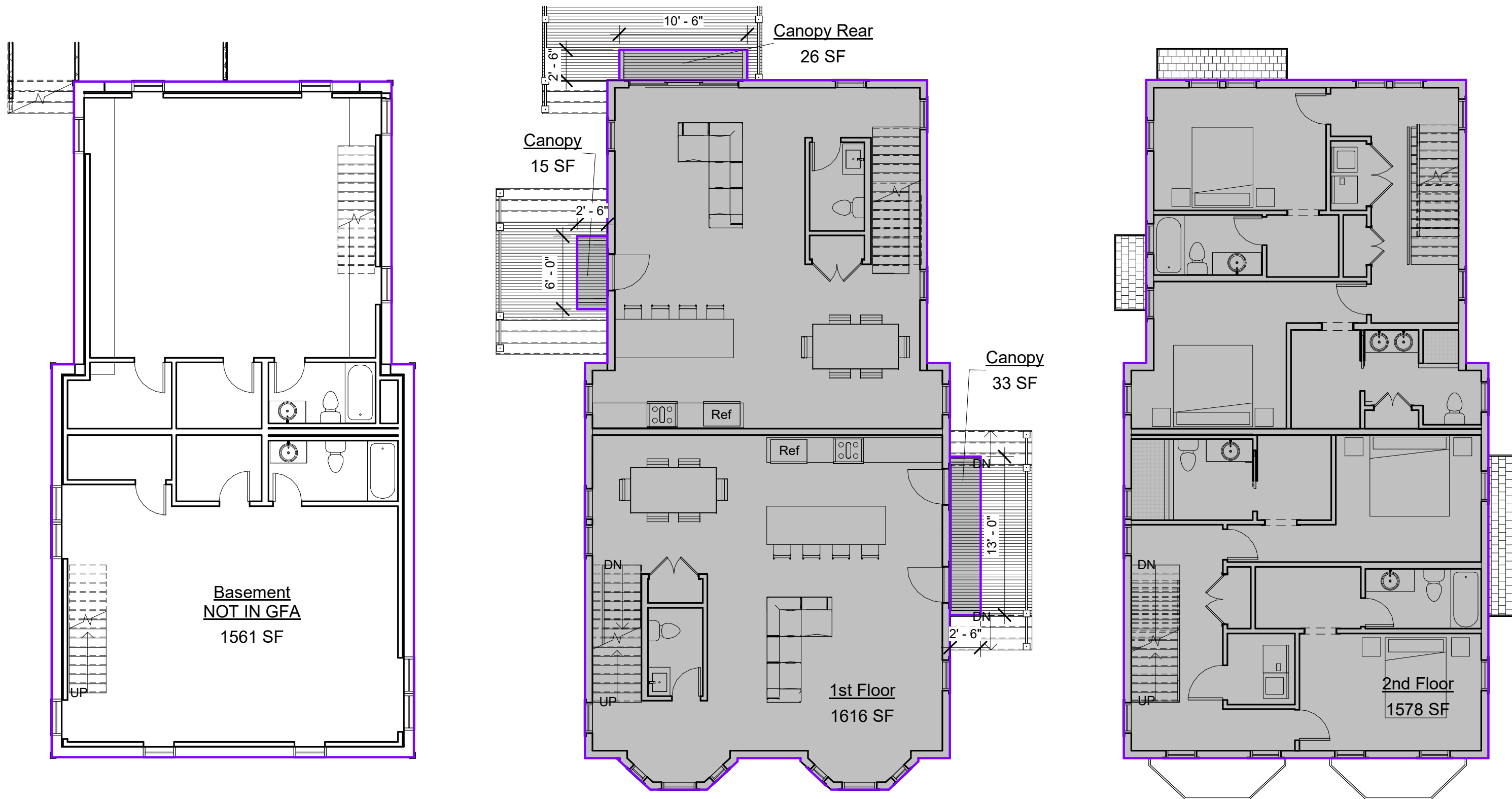


② Section GFA
1/8" = 1'-0"



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 |

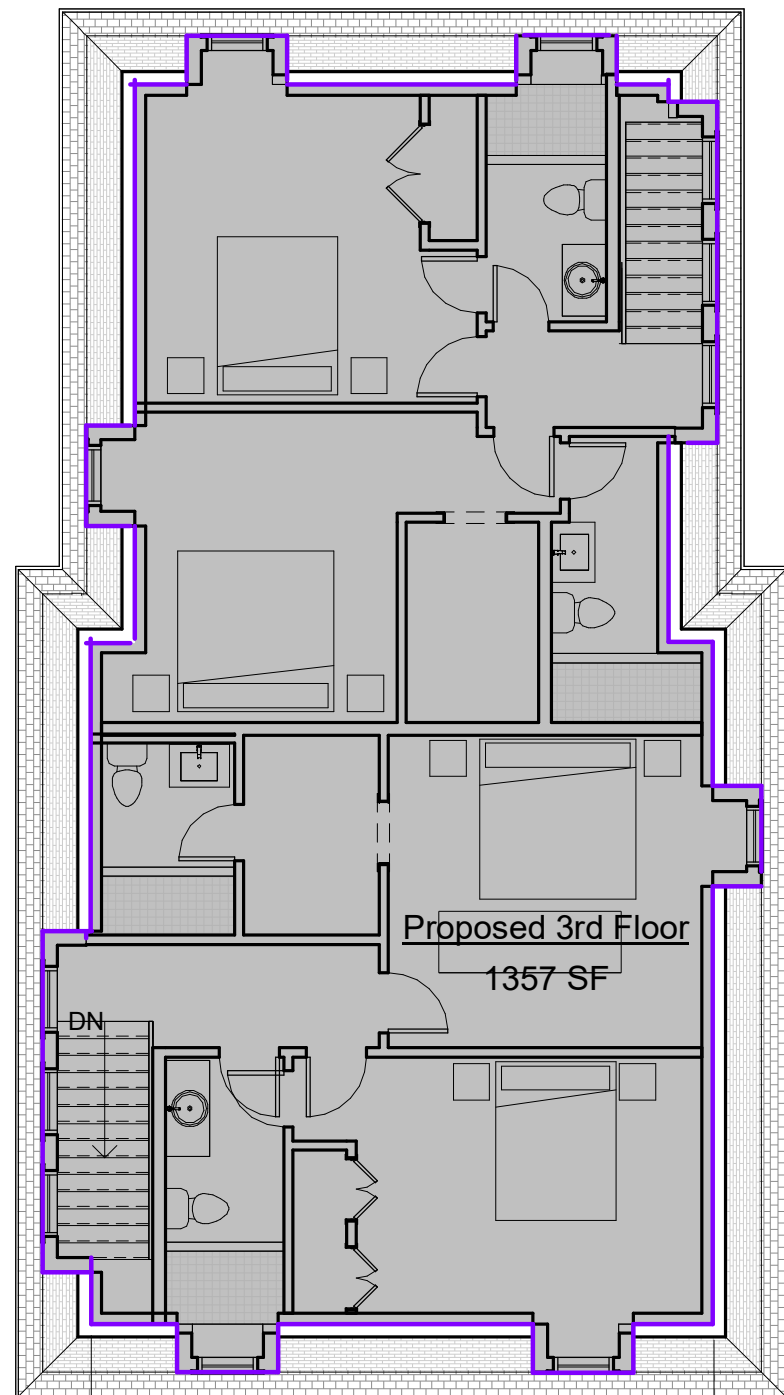


① **Basement**
1/8" = 1'-0"

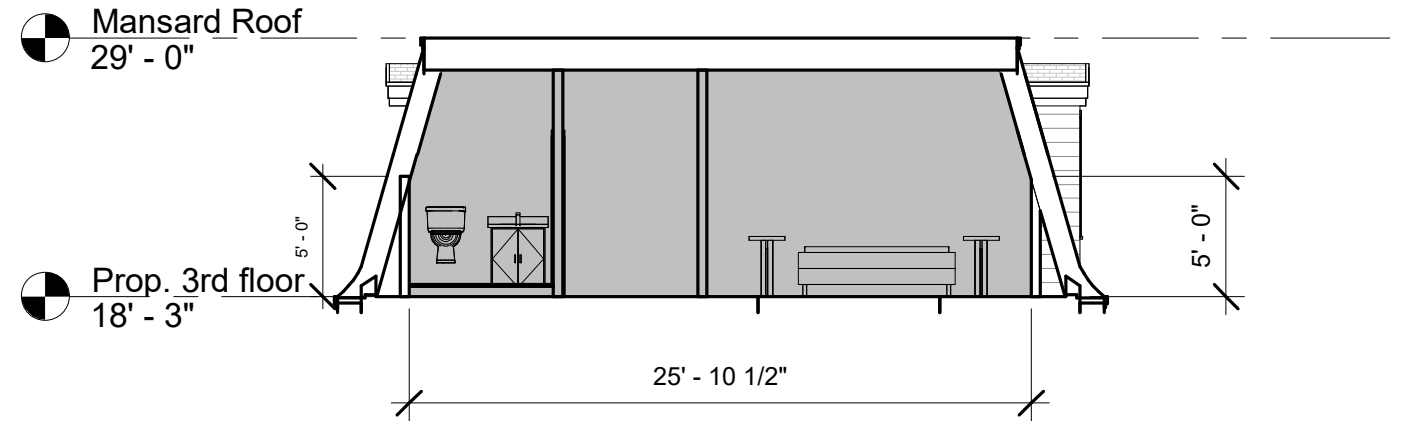
② **1st Floor**
1/8" = 1'-0"

③ **2nd Floor**
1/8" = 1'-0"

| | | | | | |
|--|----------------------------------|---|--|--------------------------------------|--------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 2/24/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Zoning - PROP. GFA & FAR Analysis</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING Z.6</p> |
|--|----------------------------------|---|--|--------------------------------------|--------------------------------------|



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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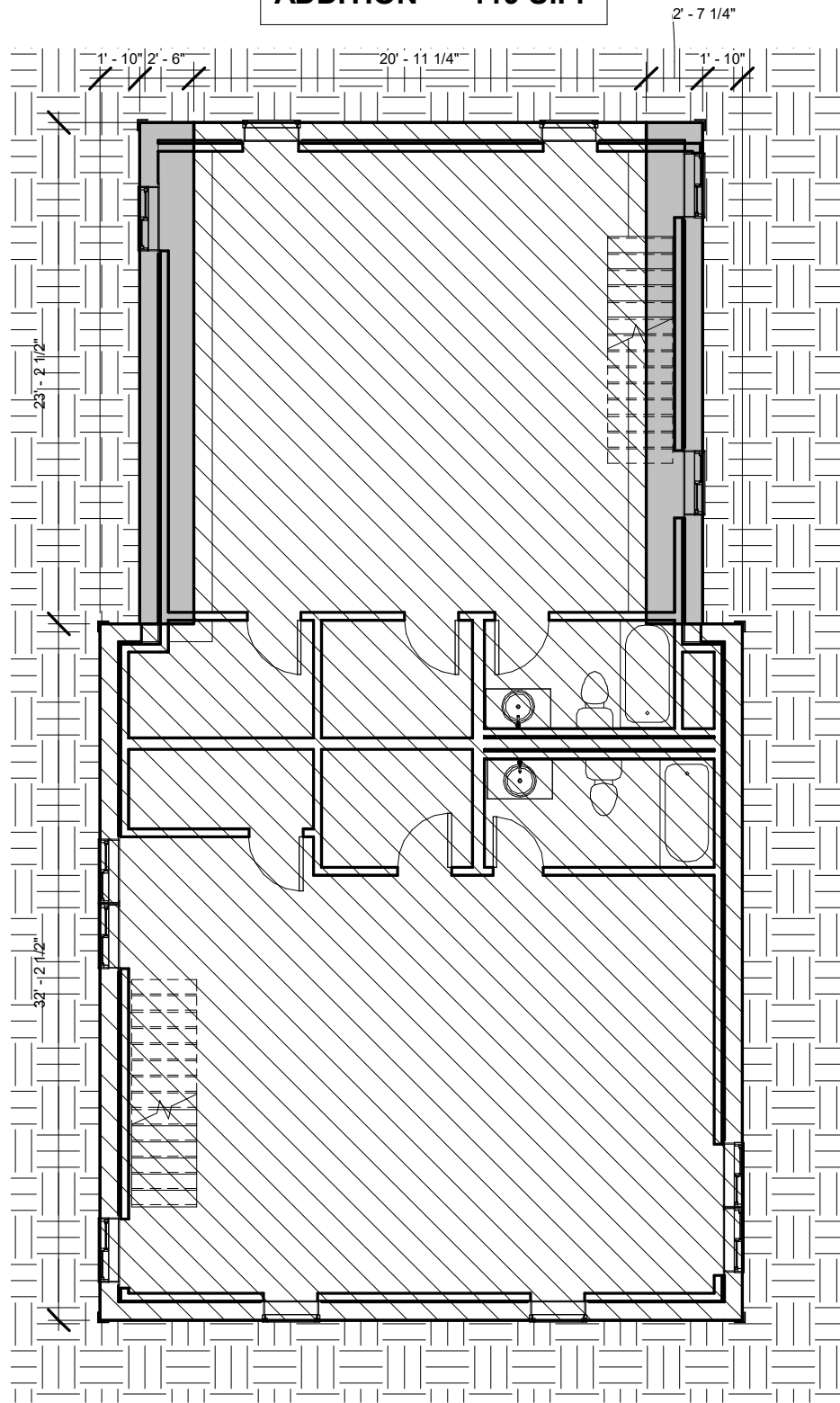
PROJECT
18-20 Fairmont Street
Cambridge, MA

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

SCALE
1/8" = 1'-0"

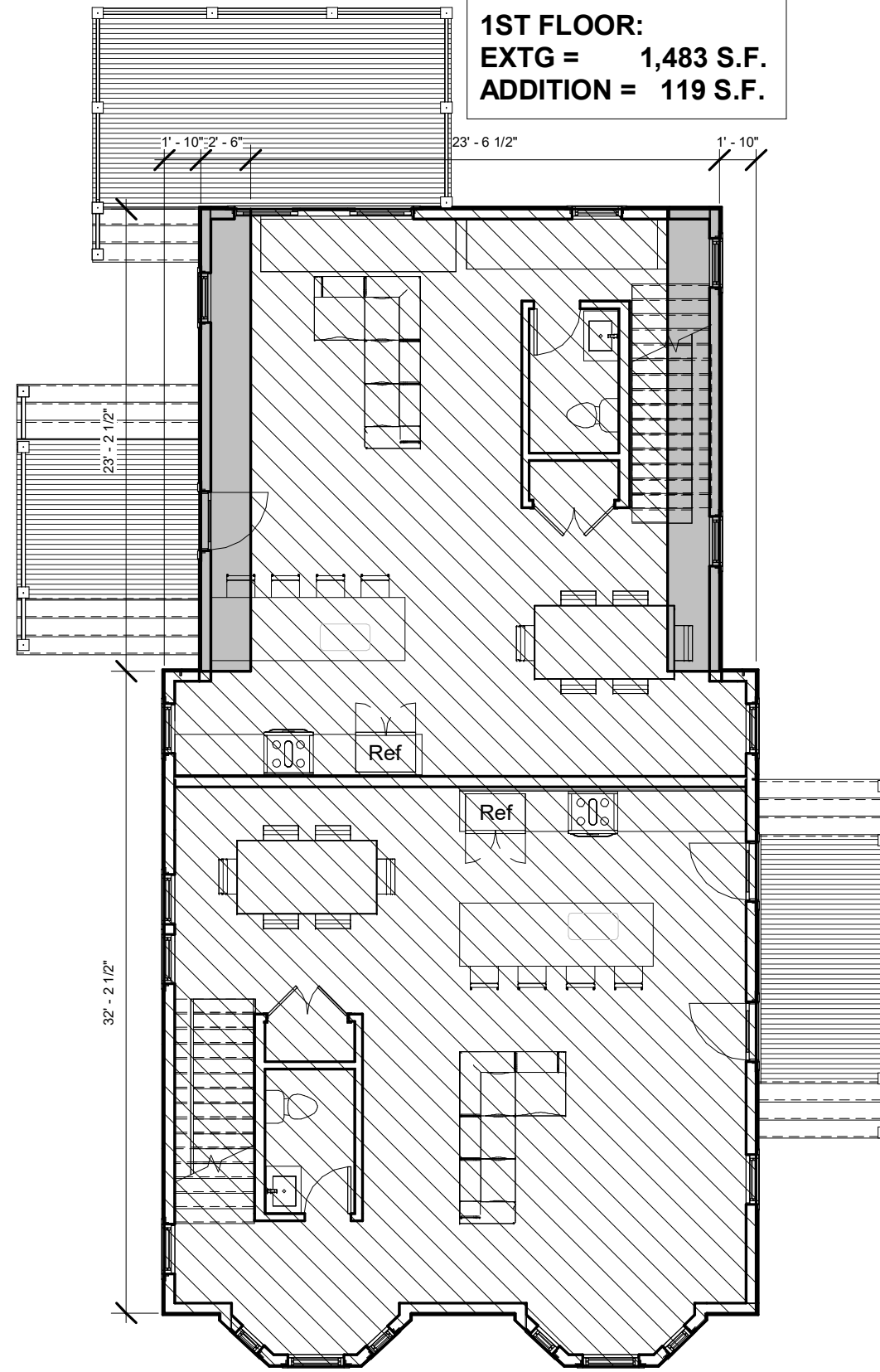
DRAWING
Z.7

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



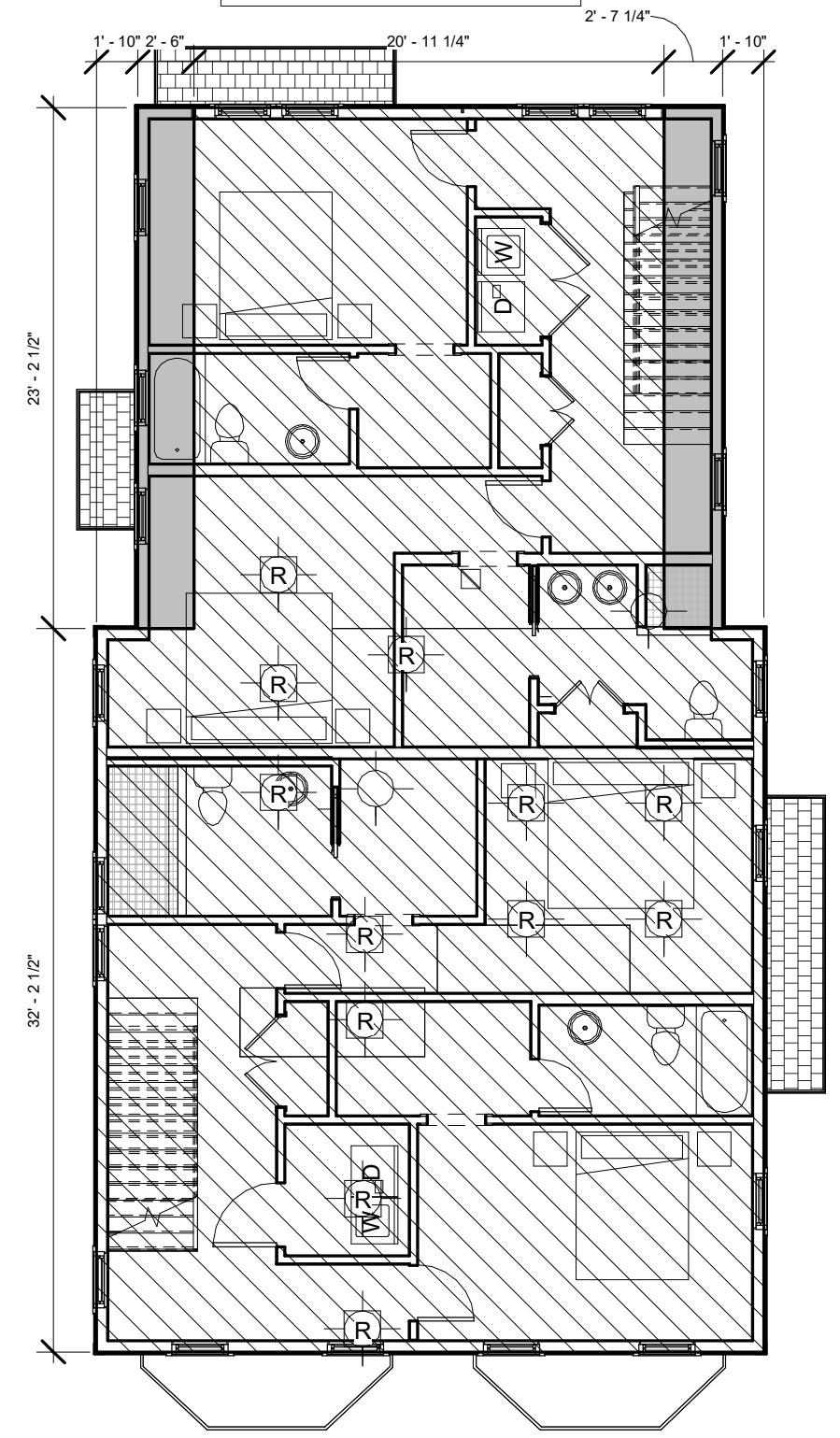
① 0 Basement ADDITION
 1/8" = 1'-0"

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

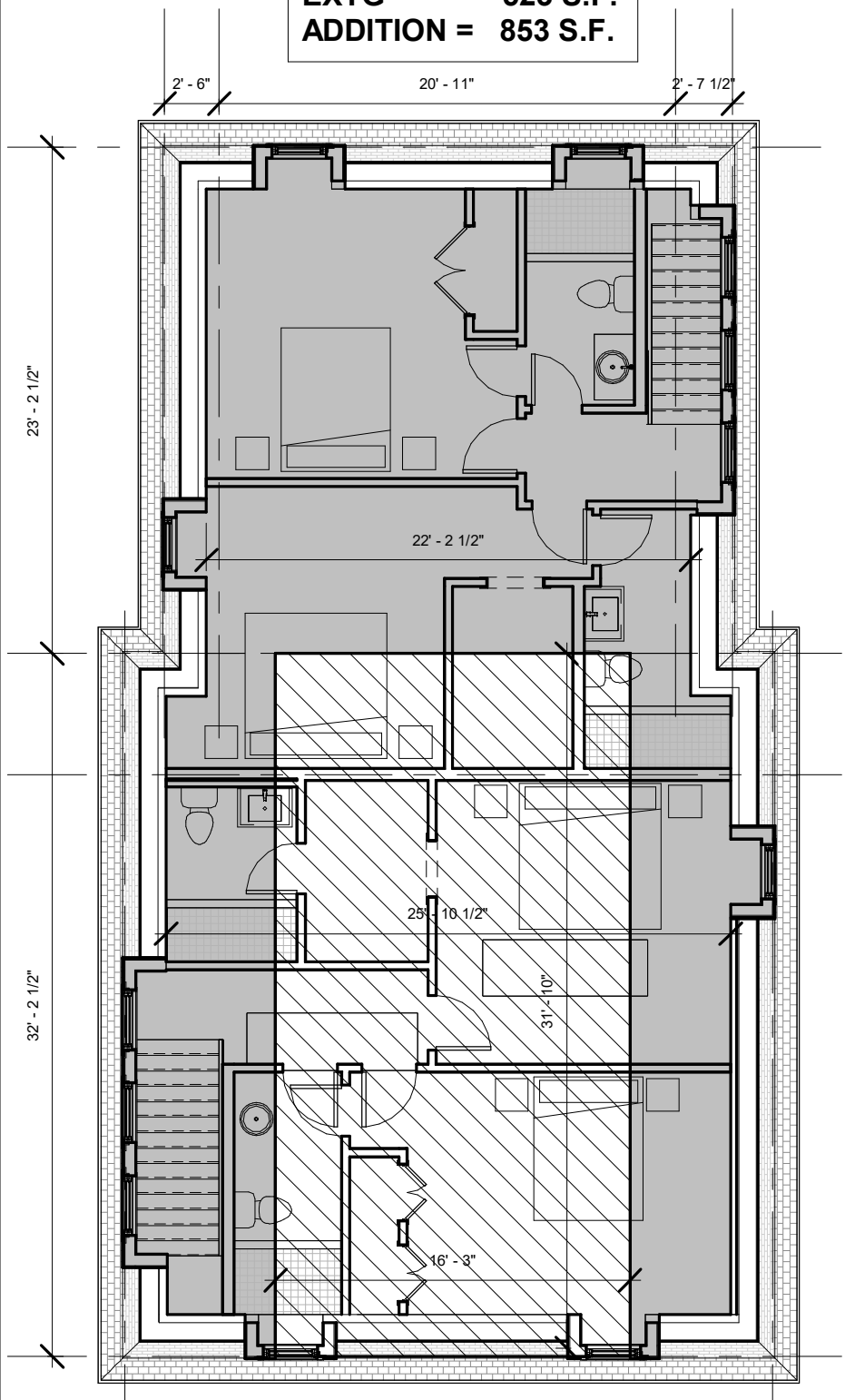
1/8" = 1'-0"

DRAWING

Z.8

GCD ARCHITECTS

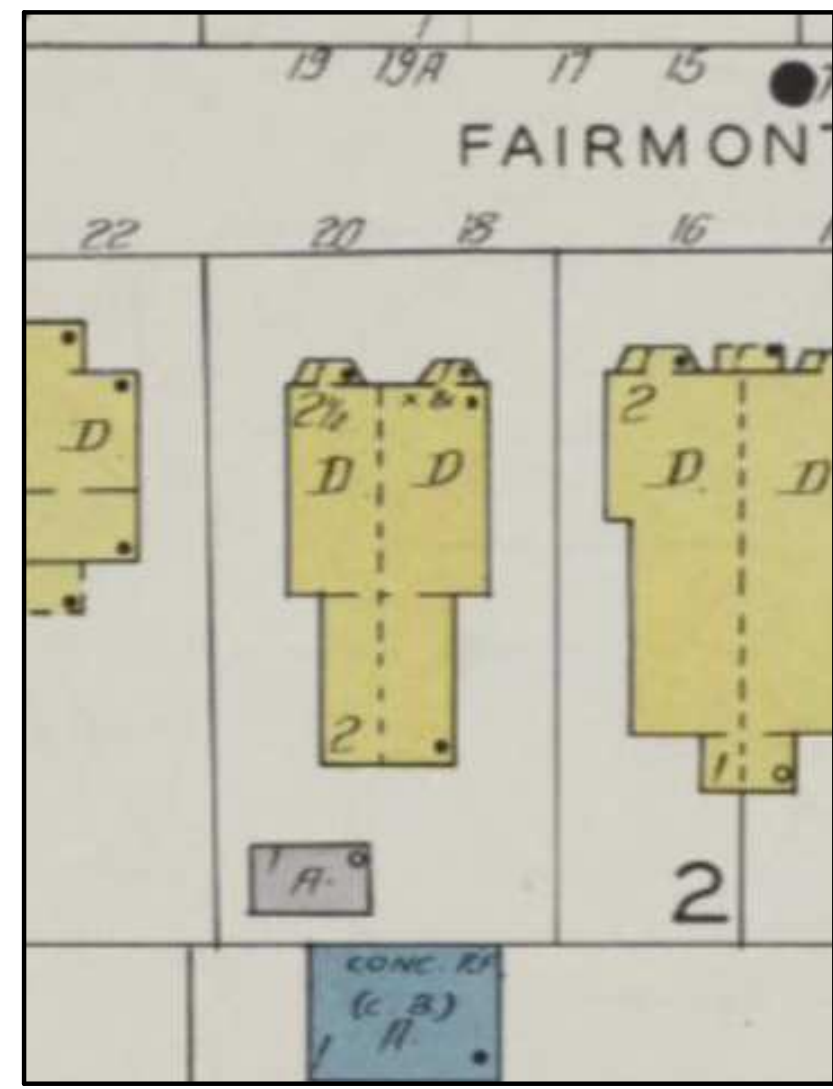
**3RD FLOOR:
EXTG = 523 S.F.
ADDITION = 853 S.F.**




1 Prop. 3rd floor ADDITION
1/8" = 1'-0"

| 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



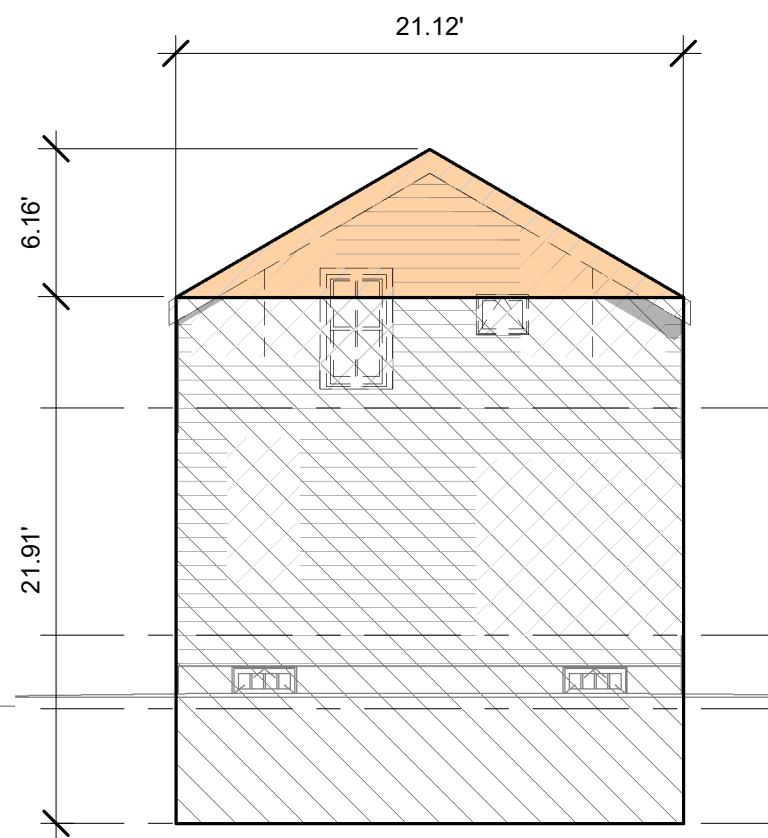
1934 Sanborn Map

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



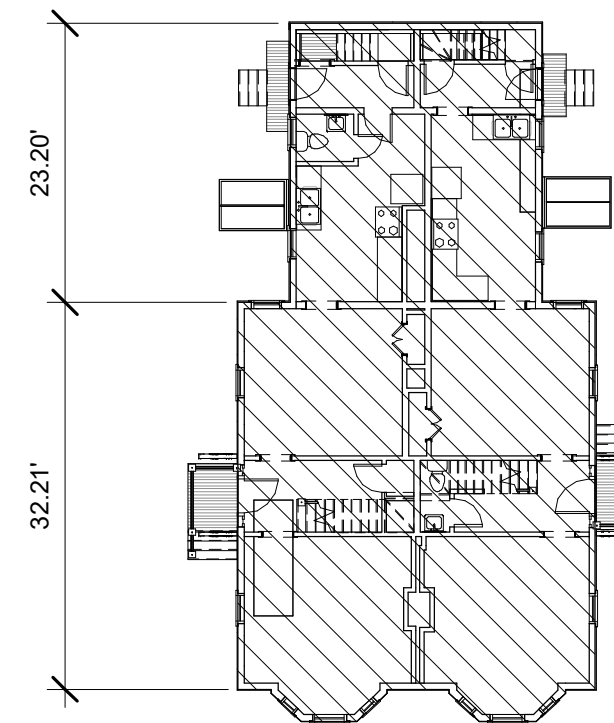
EXTG. AREA (967 S.F.)
 AREA TO BE DEMOLISHED (149 S.F.)

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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TITLE

**VOLUME DEMO
CALCS**

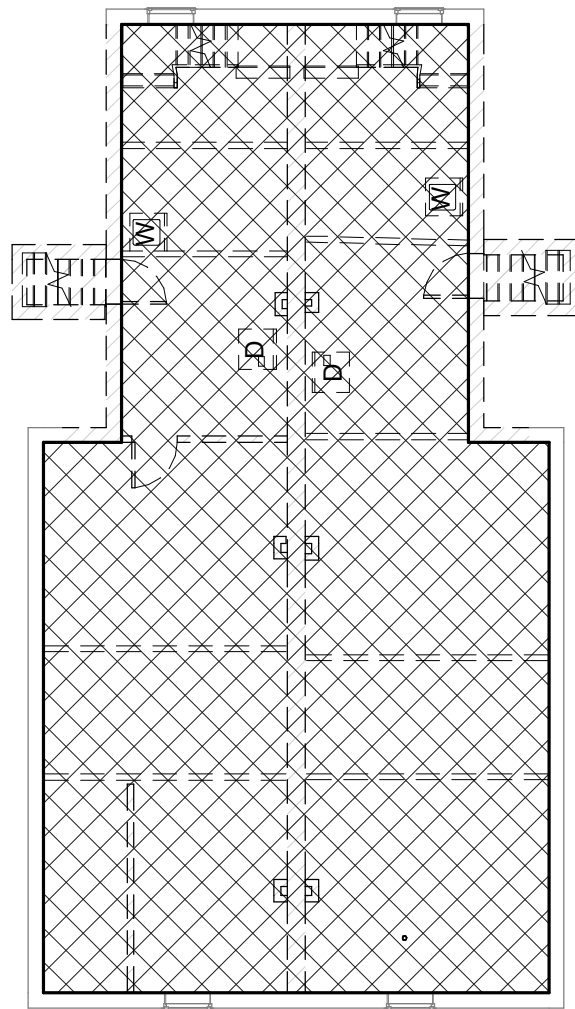
SCALE

As indicated

DRAWING

Z.10

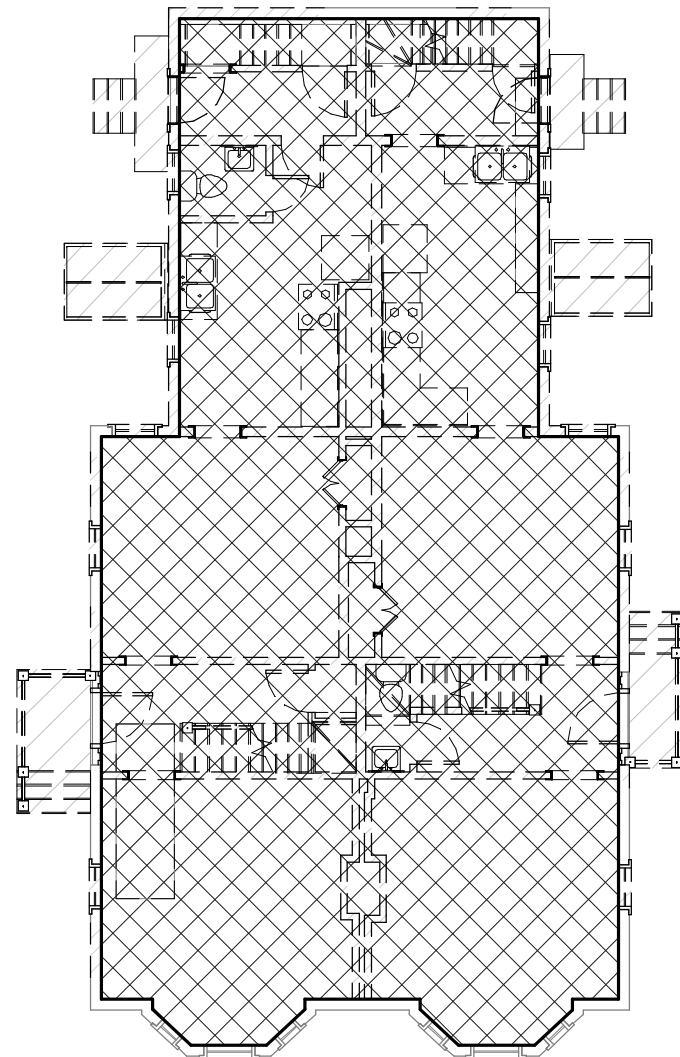
GCD ARCHITECTS



 TOT. FLOOR AREA (1,303 S.F.)

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

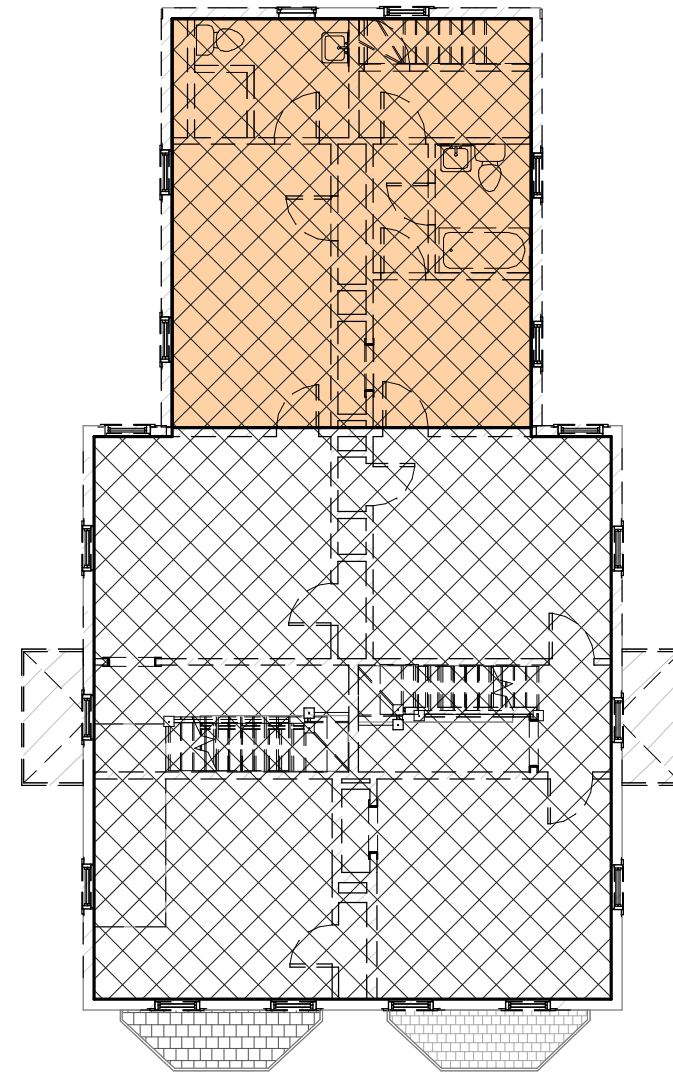
① GFA DEMO Basement
3/32" = 1'-0"




 TOT. FLOOR AREA (1,392 S.F.)

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

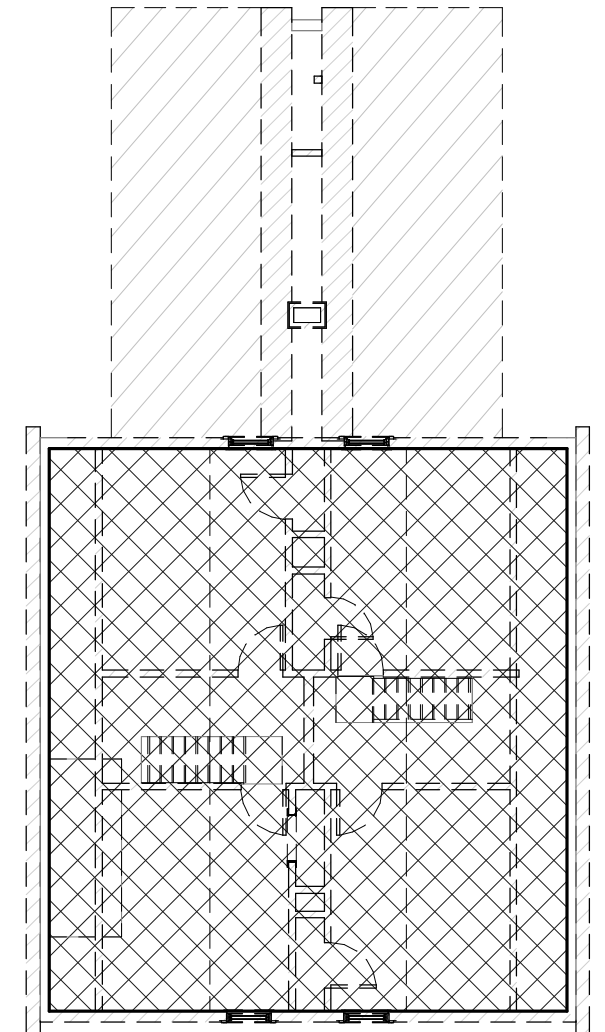
② GFA DEMO 1st Floor
3/32" = 1'-0"




 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

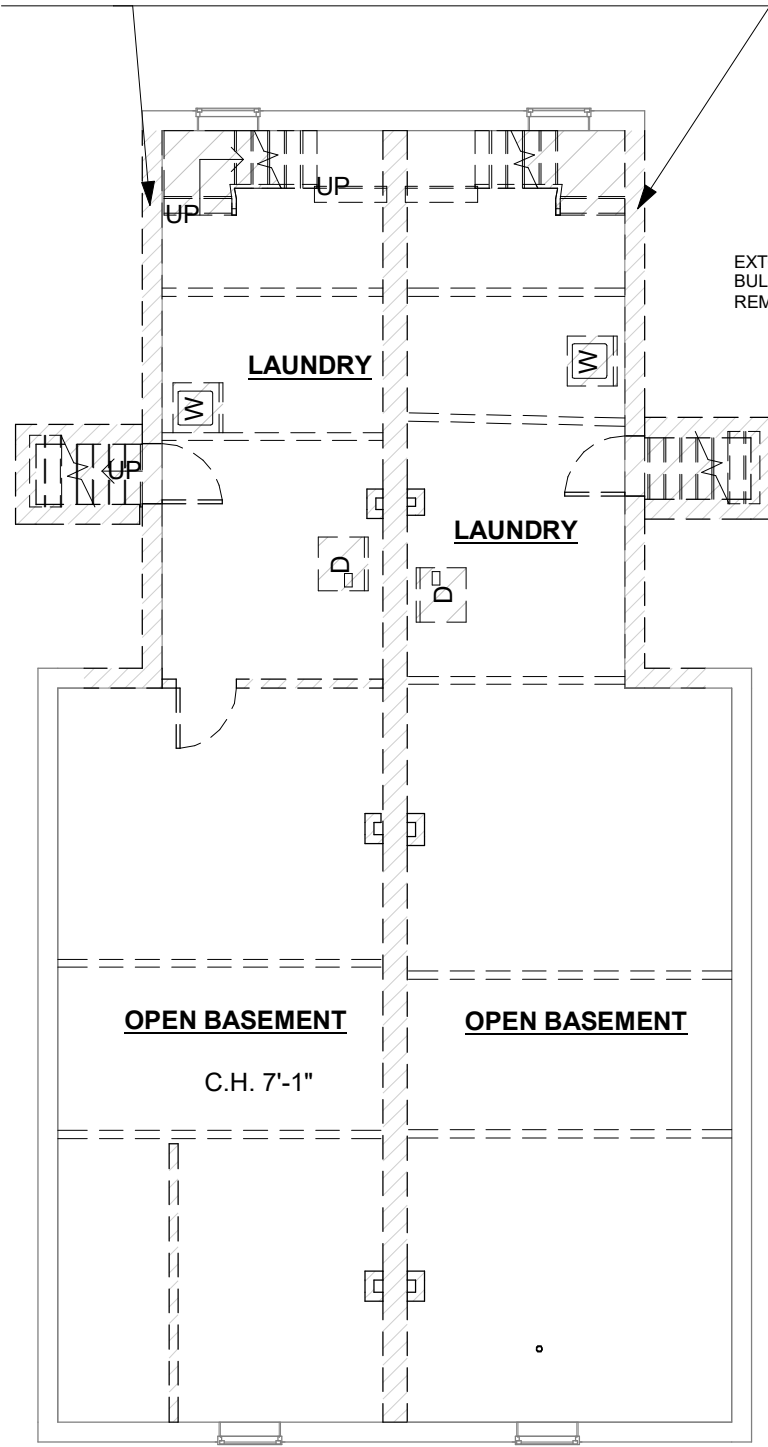
EXTG. STAIRS AND BULKHEAD TO BE REMOVED

EXTG. STAIRS AND BULKHEAD TO BE REMOVED

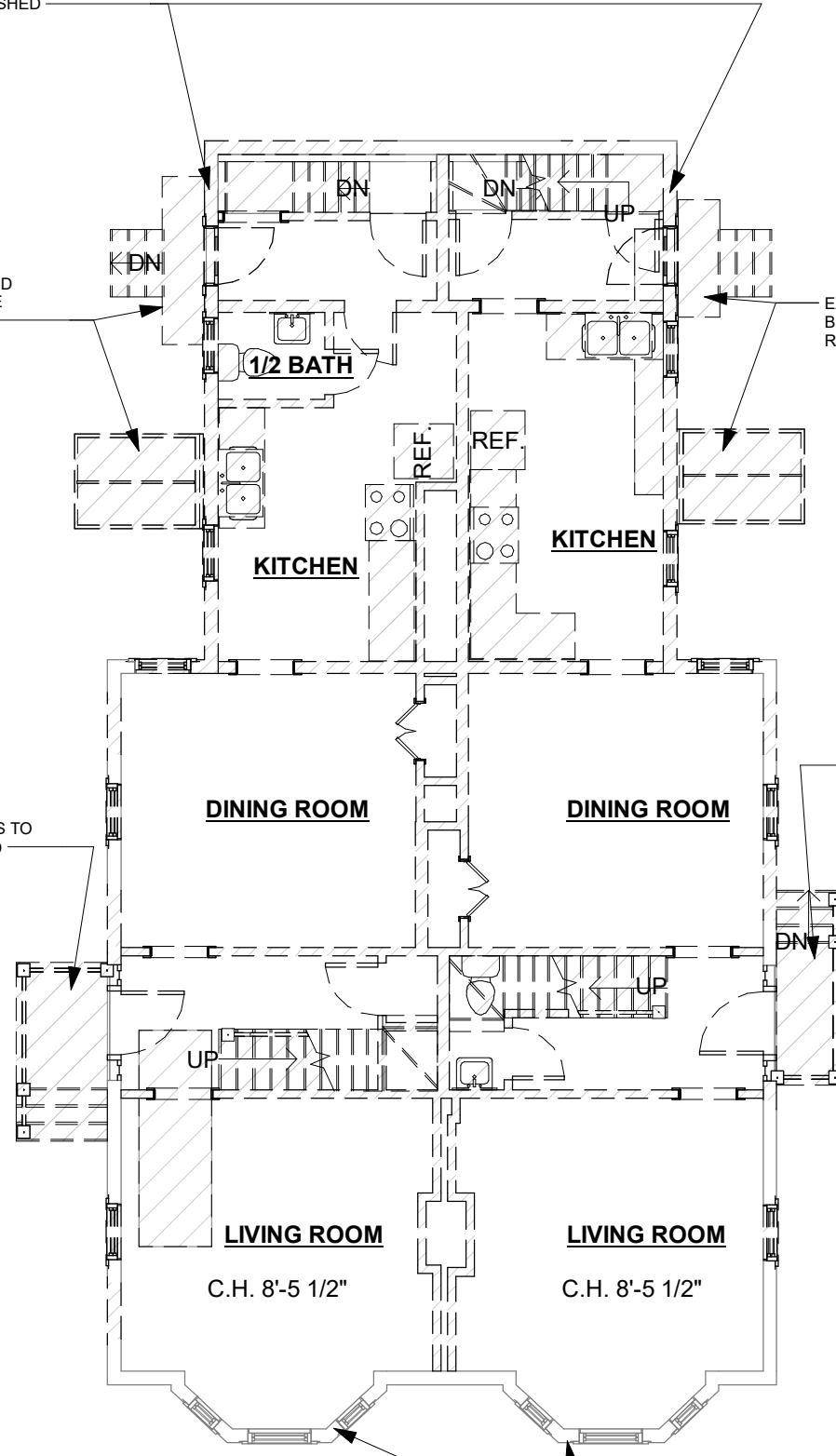
EXTG. STAIRS TO BE REMOVED

EXTG. STAIRS TO BE REMOVED

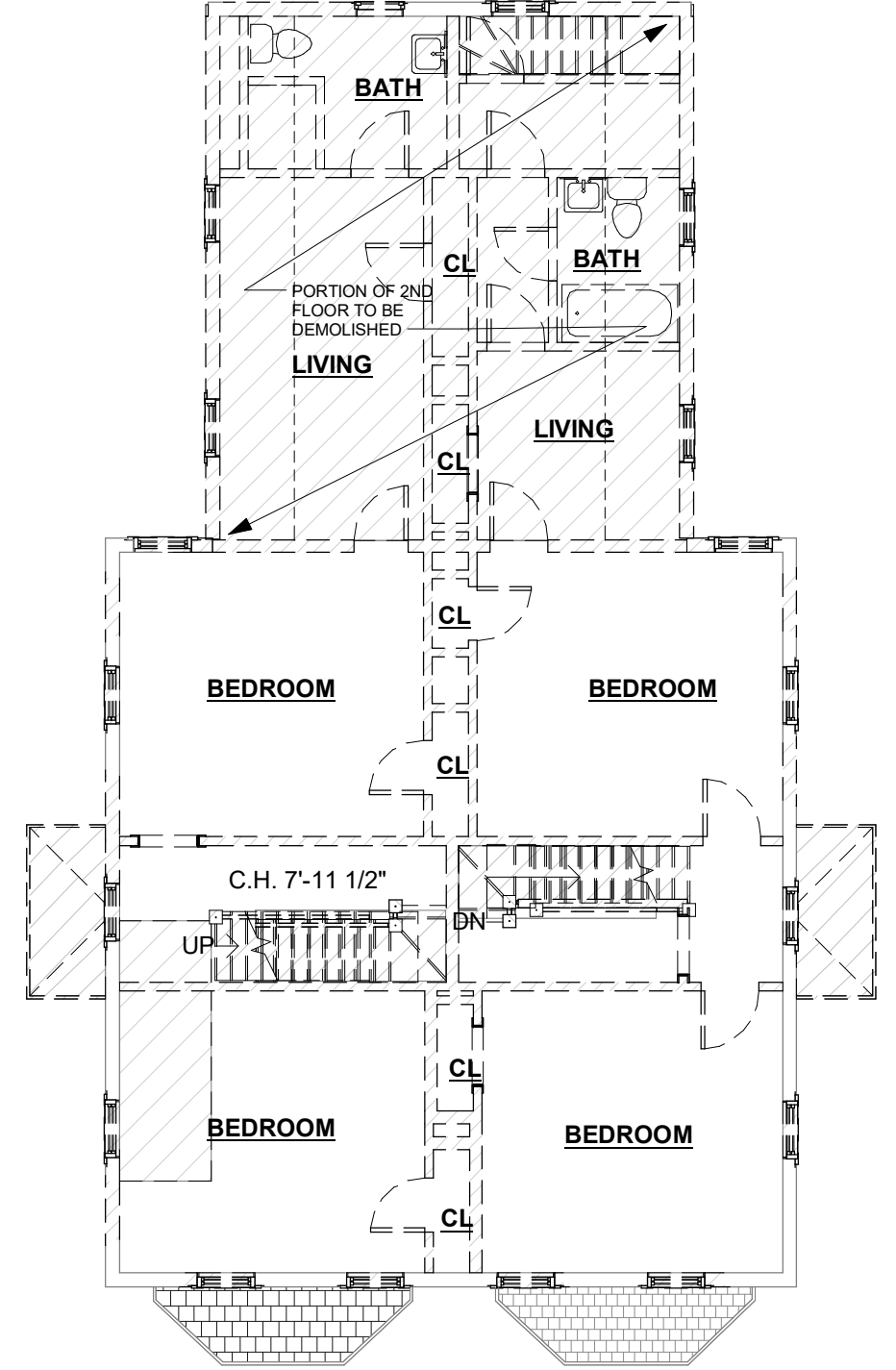
FRONT BAY WINDOWS TO REMAIN



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

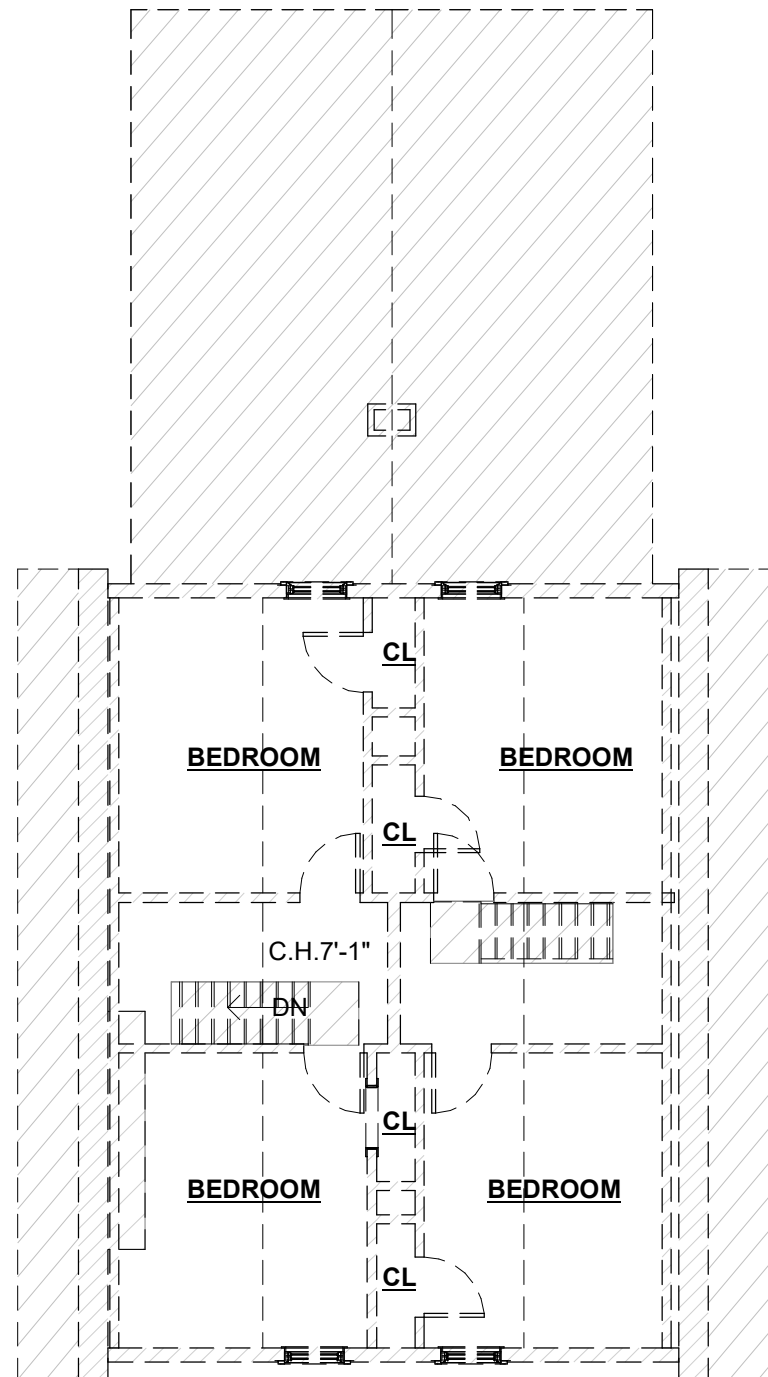
Extg. Demo Plans

SCALE

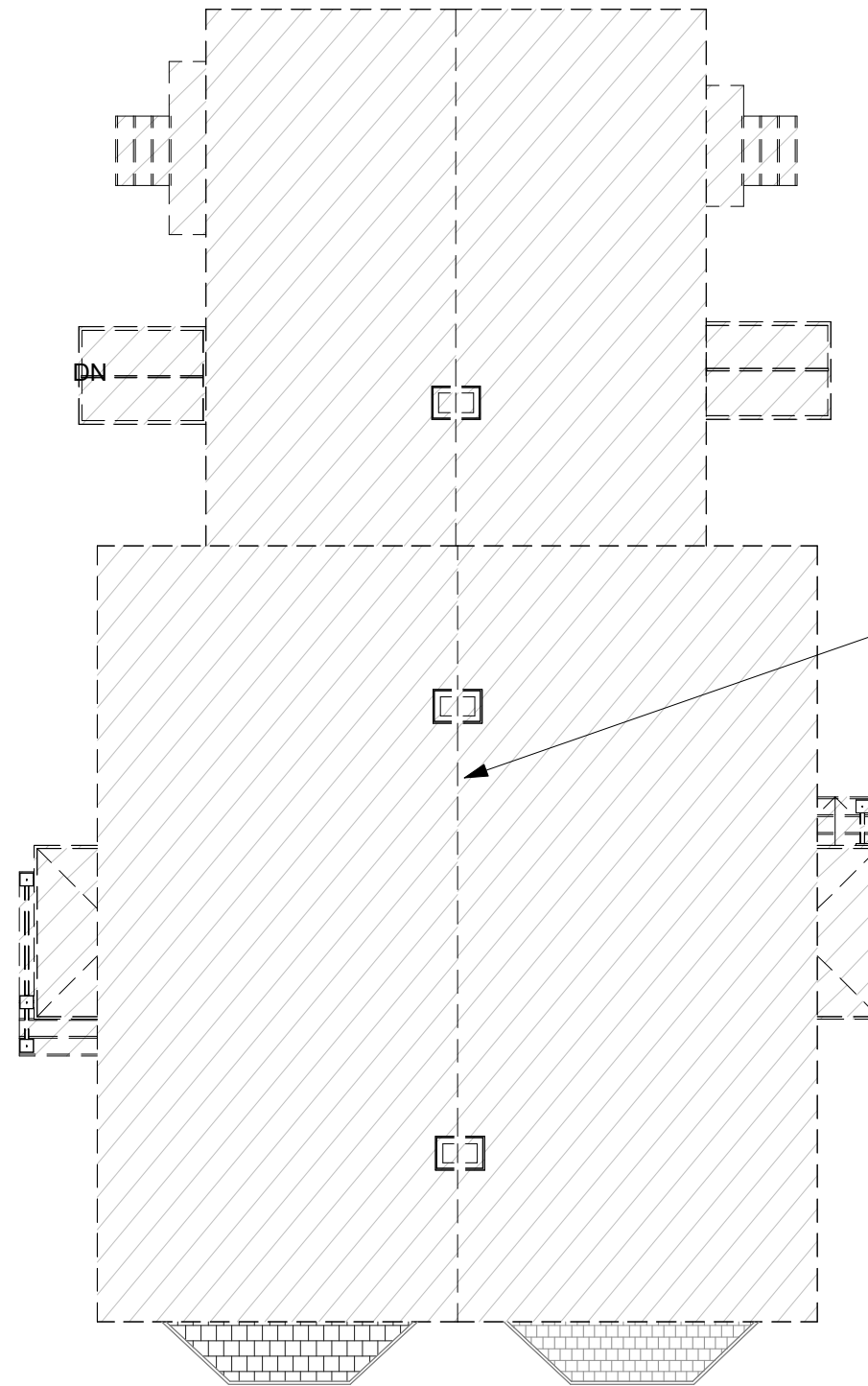
1/8" = 1'-0"

DRAWING

D1.1



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



3 Extg. Roof
1/8" = 1'-0"

EXTG. ROOF TO BE DEMOLISHED

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TITLE

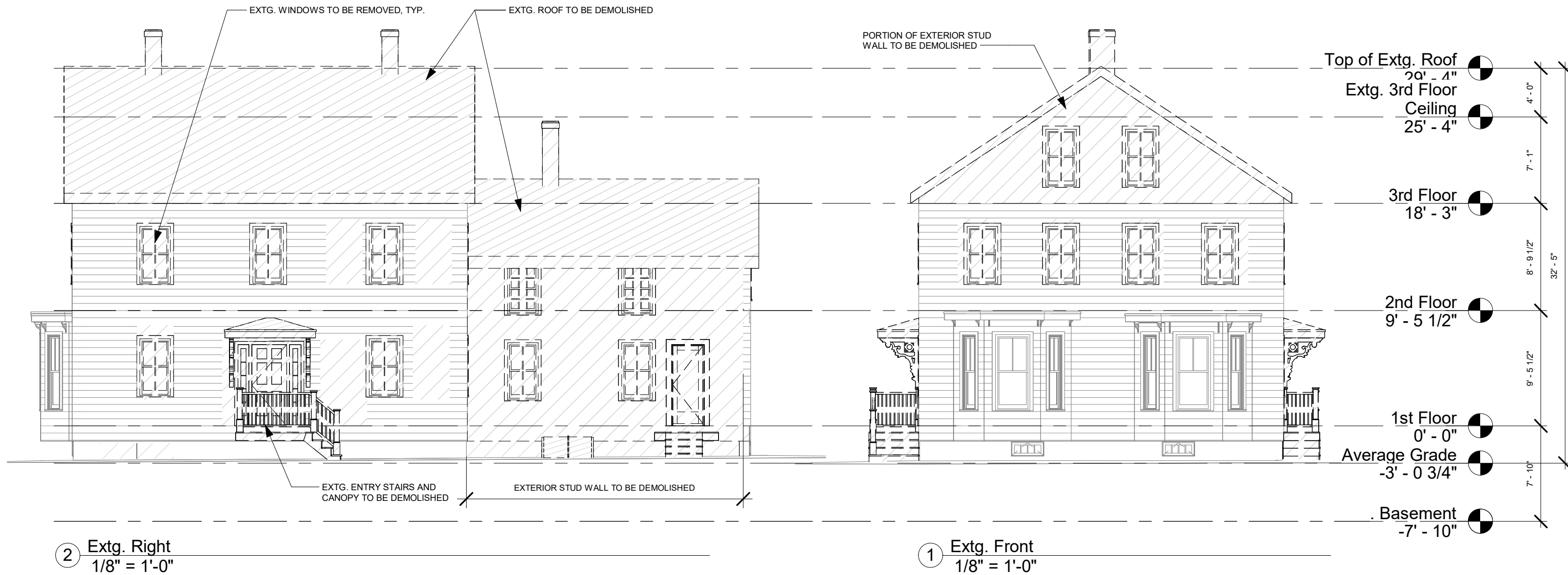
Extg. Demo Plans

SCALE

1/8" = 1'-0"

DRAWING

D1.2



2 Extg. Right
1/8" = 1'-0"

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

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TITLE

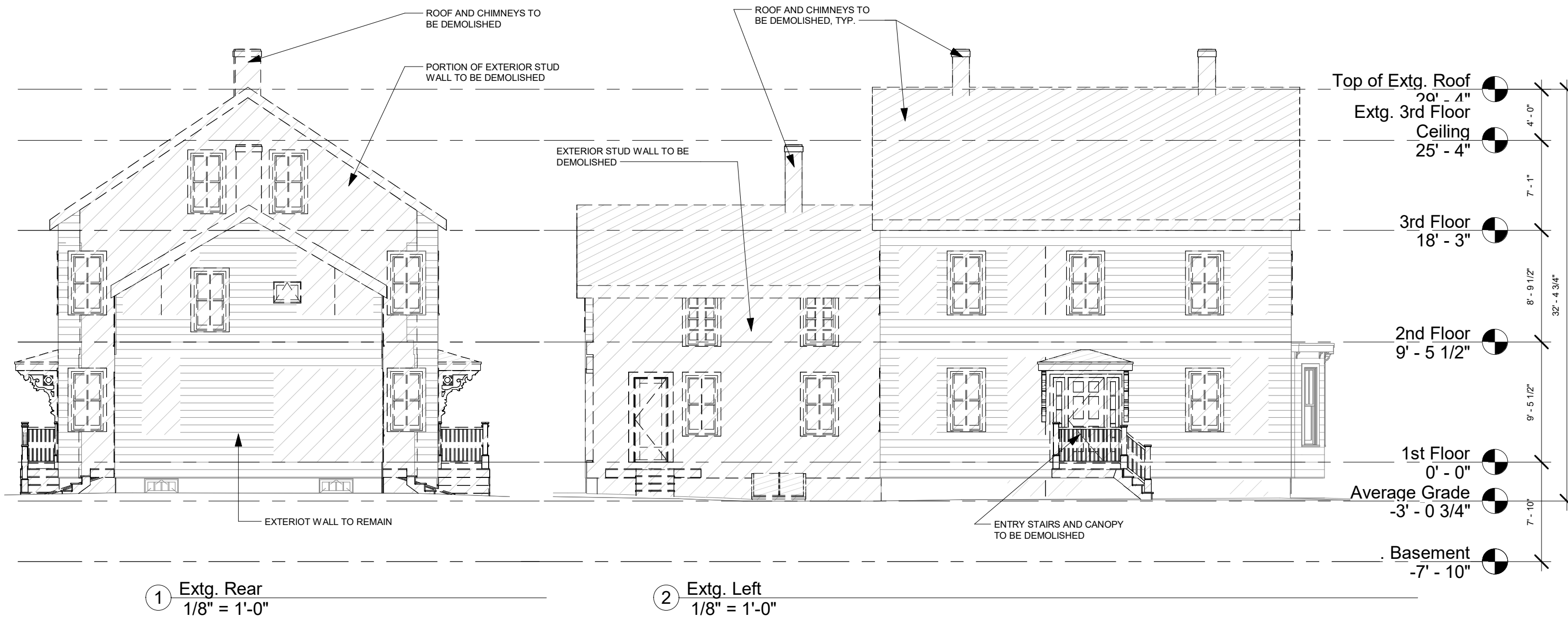
Extg. Demo Elevations

SCALE

1/8" = 1'-0"

DRAWING

D2.1



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

2 Extg. Left
1/8" = 1'-0"

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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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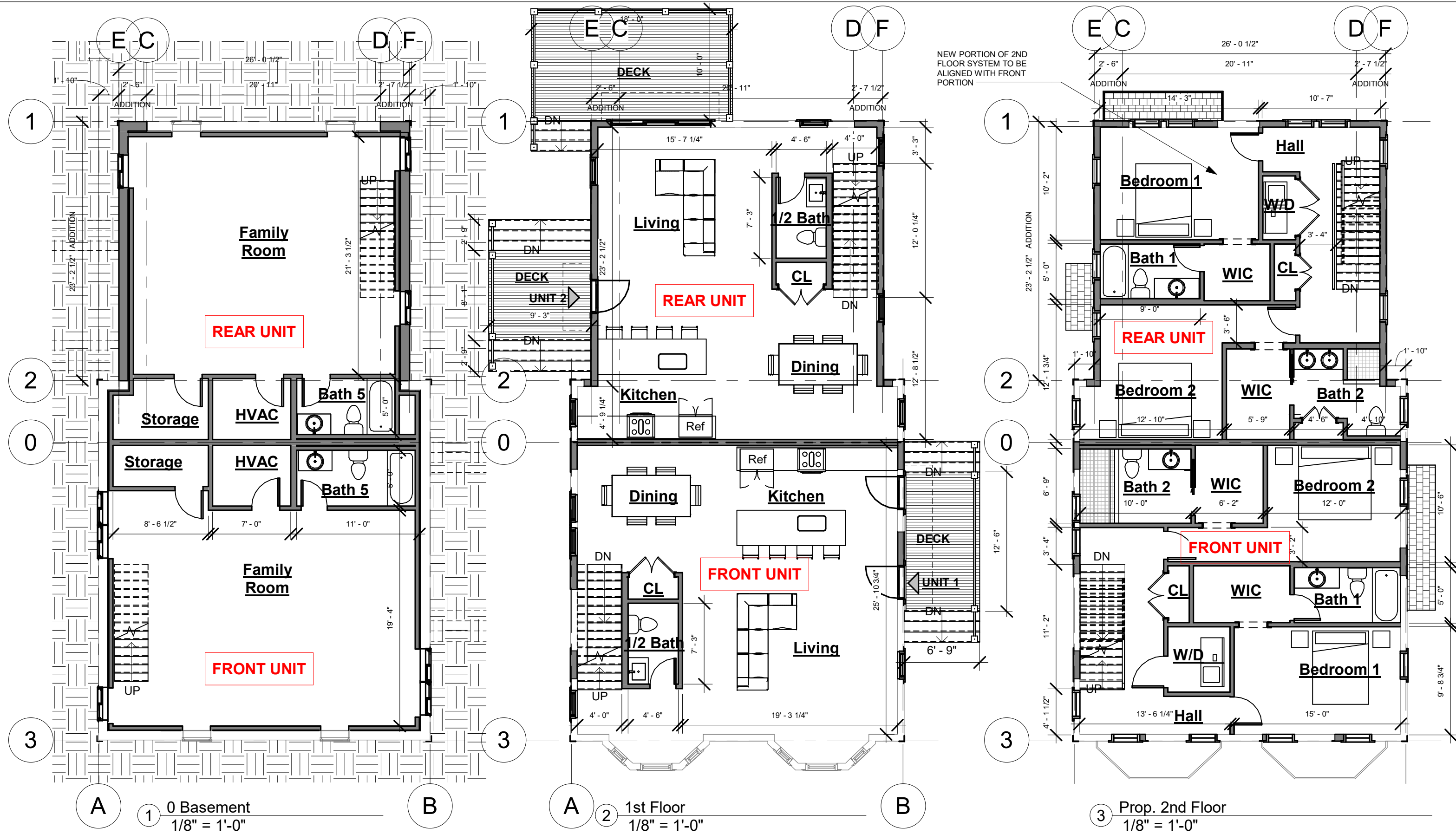
TITLE


Proposed 3D Views

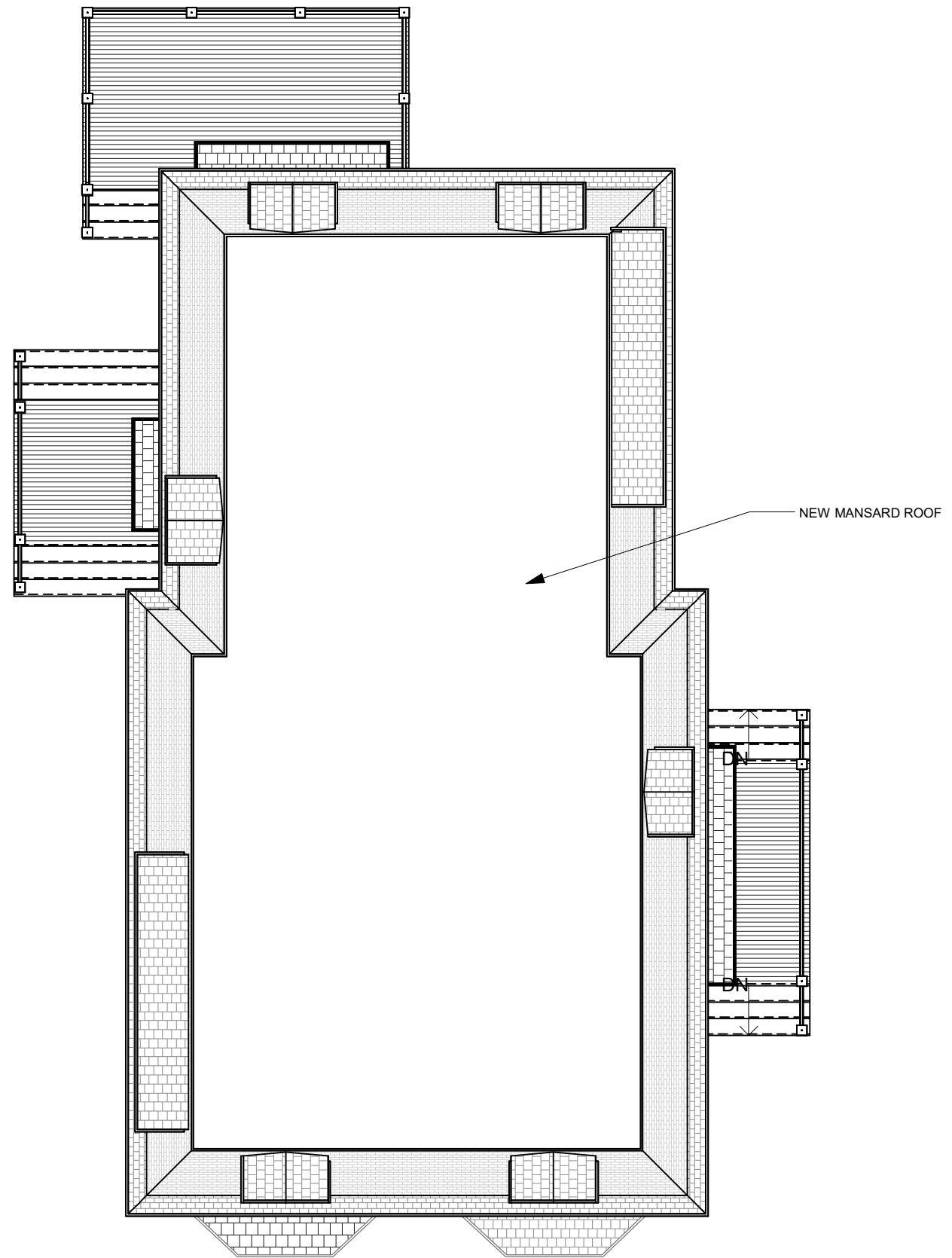
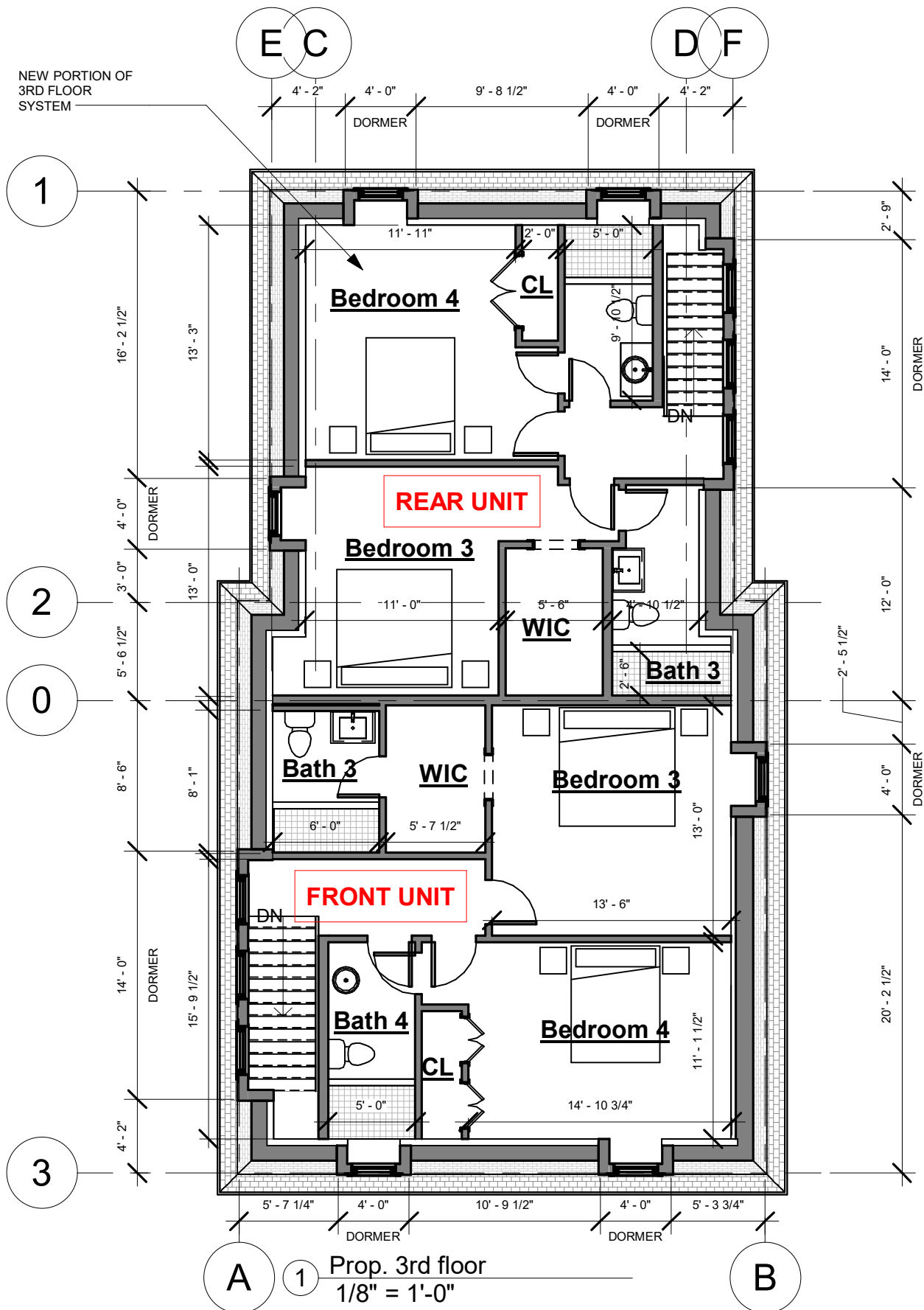
SCALE

DRAWING

A0.2



| | | | | | |
|---|---------------------------|---|--|-------------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 2/24/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed Plans</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING A1.1</p> |
|---|---------------------------|---|--|-------------------------------|--------------------------------|



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TITLE

Proposed Plans

SCALE

1/8" = 1'-0"

DRAWING

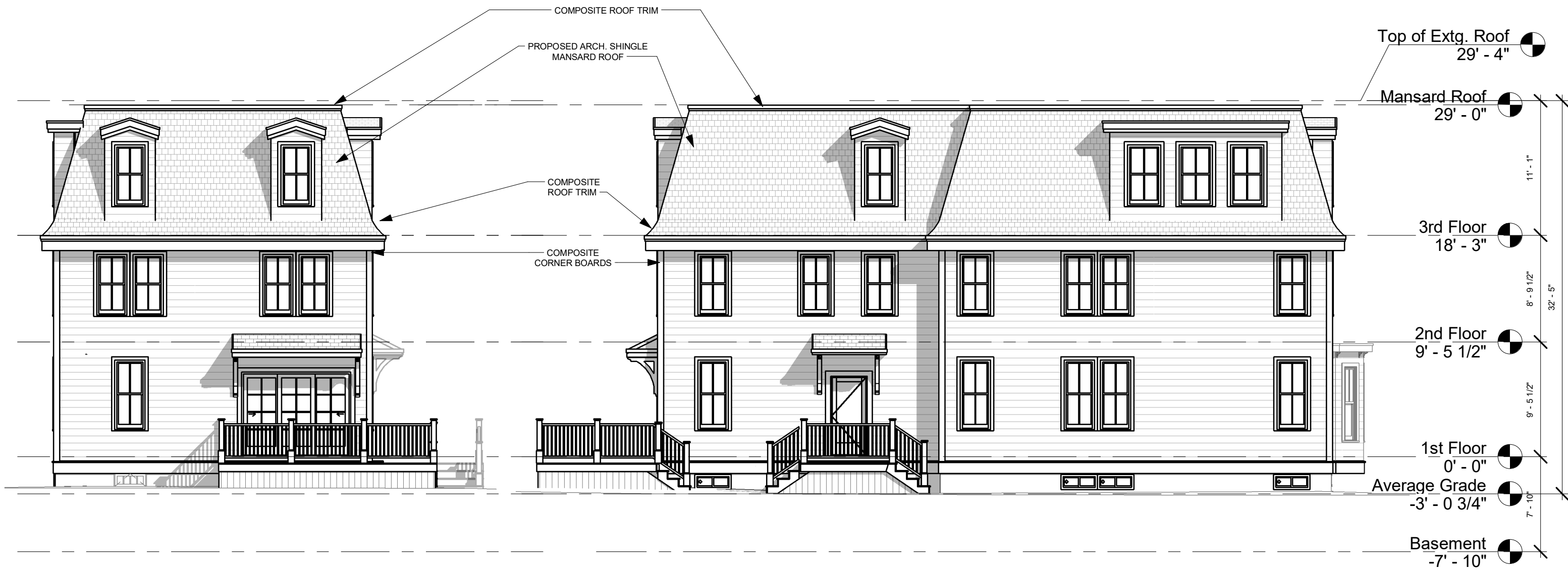
A1.2



① Front Elevation
1/8" = 1'-0"


② Right Side Elevation
1/8" = 1'-0"

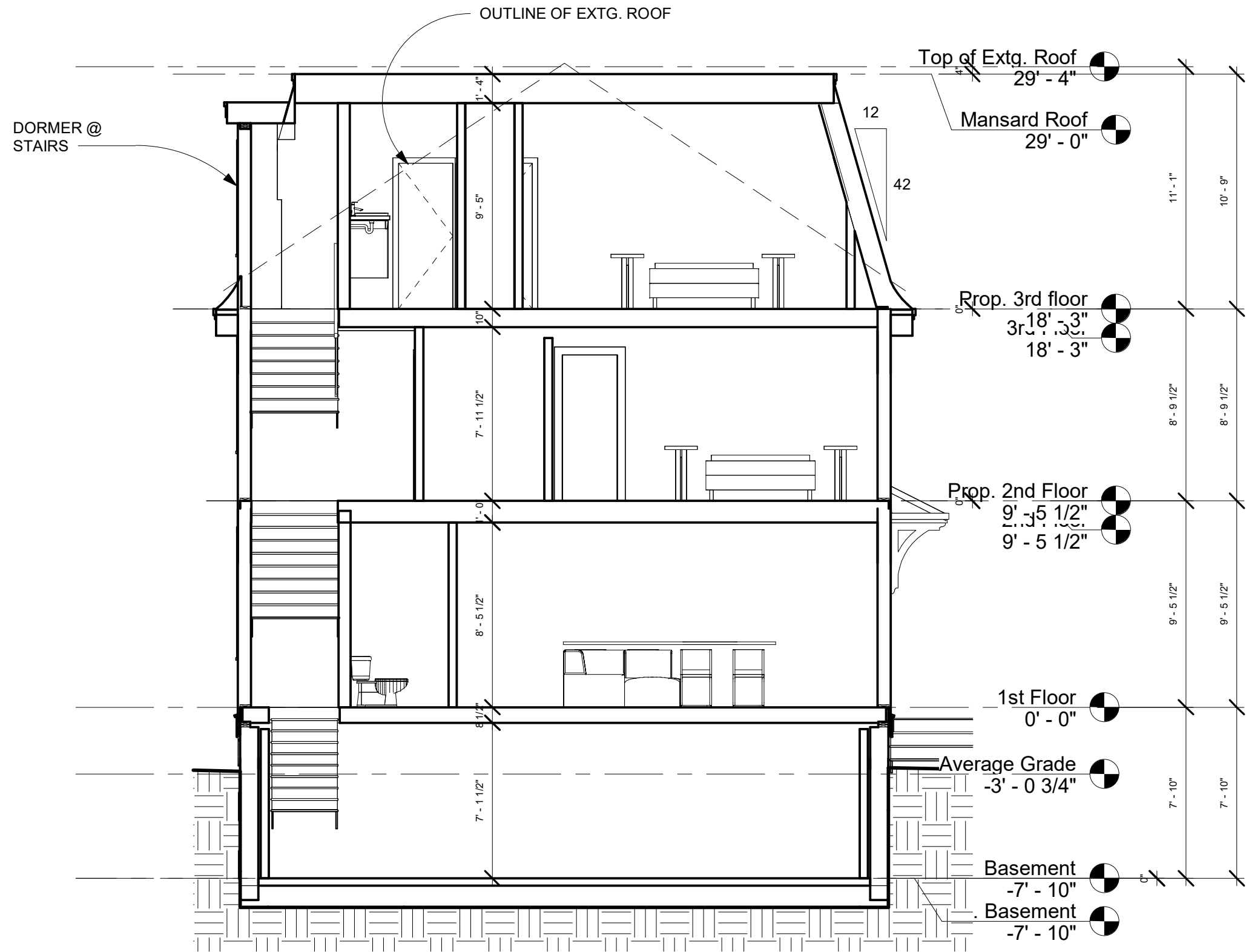
| | | | | | |
|---|---------------------------|--|---|--------------------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 2/24/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed Elevations</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING A2.1</p> |
|---|---------------------------|--|---|--------------------------------------|--------------------------------|



① Rear Elevation
1/8" = 1'-0"

② Left Elevation
1/8" = 1'-0"

| | | | | | |
|---|---------------------------|--|---|--------------------------------------|--------------------------------|
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|---|---------------------------|--|---|--------------------------------------|--------------------------------|



1 Section 1
3/16" = 1'-0"

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PROJECT
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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

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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

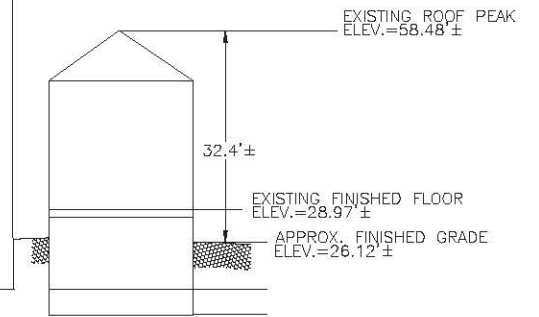
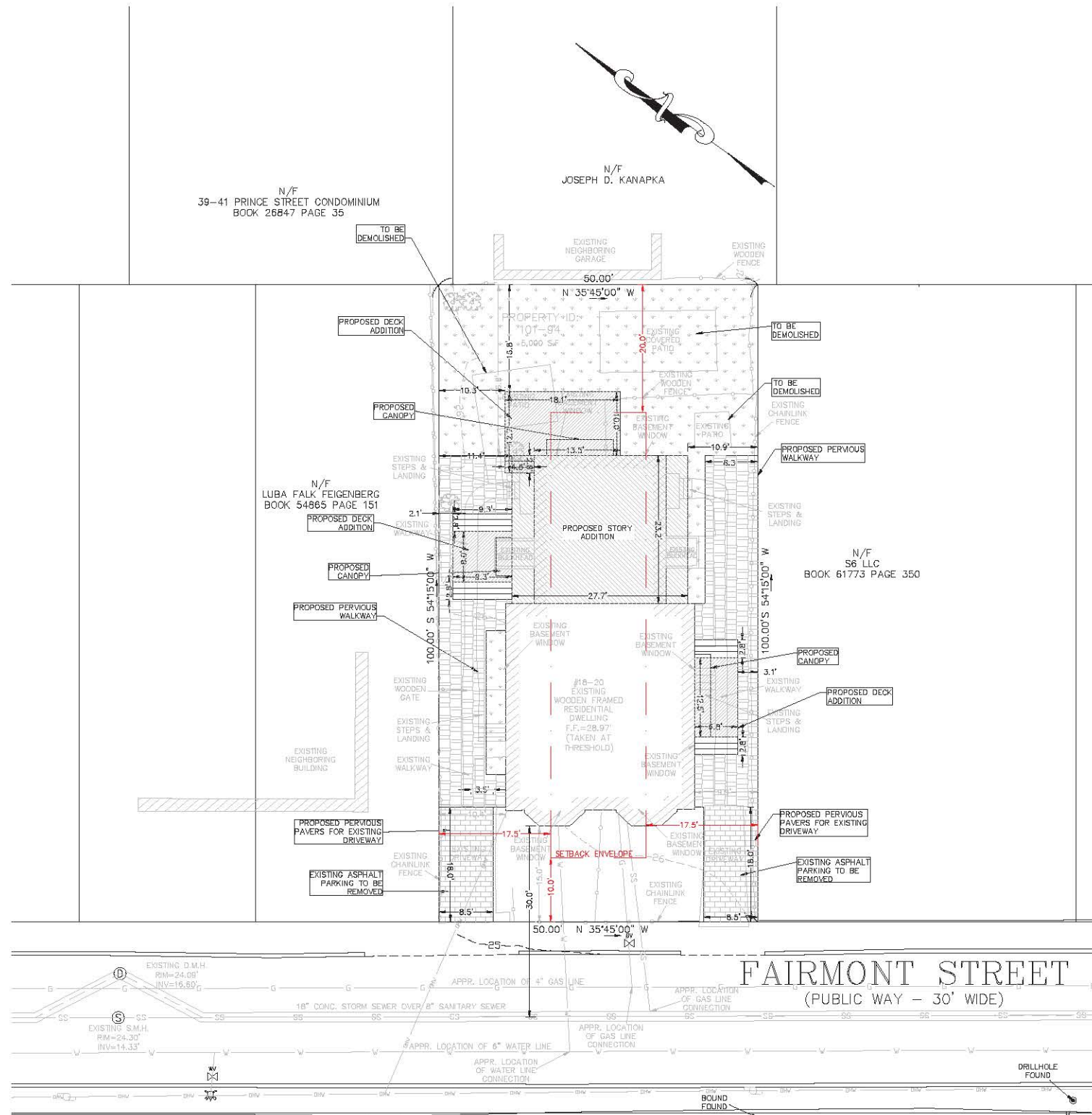
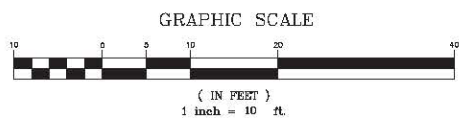
A4.3

NOTES:

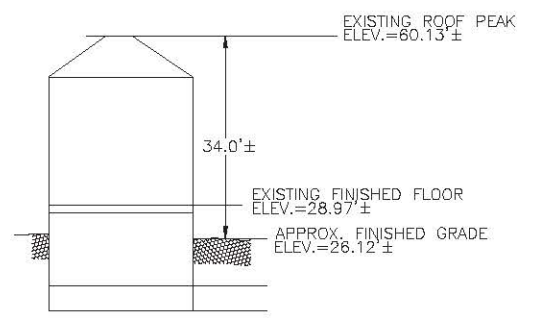
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/19/2022.
2. DEED REFERENCE: BOOK 1290, PAGE 97
PLAN REFERENCE 1: PLAN NO. 3419A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY 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 2501700576E, 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' | 34' |
| MIN. OPEN SPACE | 36% | 34% | 40% |

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

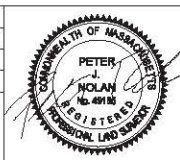


EXISTING PROFILE NOT TO SCALE



PROPOSED PROFILE NOT TO SCALE

| | |
|--|---|
| SCALE | 1"=10' |
| DATE | 02/13/2023 |
| SHEET | 1 |
| PLAN NO. | 1 OF 1 |
| CLIENT: | 18-20 FAIRMONT STREET CAMBRIDGE MASSACHUSETTS |
| DRAWN BY | MG |
| CHKD BY | ETS |
| APPD BY | PJN |
| REVISION | BY |
| 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 | |



SHEET NO. 1

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ERRORS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR. USE FOR THE SURVEY OF PUBLIC OR PRIVATE PROPERTY, OR FOR THE FAILURE OF THE CONTRACTOR TO COMPLY WITH THE RELEVANT APPLICABLE WITH THE DISTRICT'S REGULATIONS. 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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Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Friday, March 24, 2023 8:53 AM
To: Emily Holman
Cc: Fraser Allan; Pacheco, Maria; ianworld@gmail.com; sandra.y.ferguson@gmail.com
Subject: Re: 18-20 Fairmont St

Dear Emily, Hassanaly, Ian and Sandra,

We would like to regroup and start fresh with you properly, if you are still open to working with us. We do want to be good neighbors, and we regret we didn't initiate a real dialogue with you much earlier.

We had an idea that the best way for us to effectively address your (very legitimate) concerns would be to do the following:

- 1) remove the rear gable roof altogether, creating a full 2 story rear bump out, substantially increasing your exposure to direct sun, daylight and views to the sky. Existing shadows cast toward your homes would be effectively reduced.
- 2) We would want to widen the rear section per the plans Approx 2.5' on either side and possibly a bit to the rear to help make up for the lost square footage on the existing half story.
- 3) we will add a condition to the proposal that no rear roof decks are permitted.
- 4) on the front portion of the house we would proceed with the mansard roof design which I believe is not as much a source of concern for you or the board as is the formerly proposed increased rear massing.
- 5) we will consult with you on the major aesthetic decisions you will see when the project is complete, such as house color, landscaping and fencing.
- 6) we will provide a landscape plan for you to review as part of our updated application to the board.

If all this sounds agreeable we can send you updated visuals to review along with an updated shadow study.

And if you are open this, I'd like to meet you in person and review the revised design with you on-site. This might be much better than limiting our dialogue to purely emails.

We sincerely believe that the new plans will not only provide no detriment to you, but will actually improve the quality of life in your properties.

We look forward to hearing from you.

Sincerely,

Adam

Adam Glassman, R.A.

T: 617-412-8450

--

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

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Sincerely,

Adam

Adam Glassman, R.A.

T: 617-412-8450

Pacheco, Maria

From: Catherine Zusy <cathzusy@gmail.com>
Sent: Thursday, March 23, 2023 6:34 PM
To: Pacheco, Maria
Subject: Comments re 3.23 Meeting re Board of Zoning Appeal

3.23.2023

To: Board of Zoning Appeal
From: Cathie Zusy, 202 Hamilton St., Cambridge, MA 02139
Re: CASE NO. BZA-211208 18 FAIRMONT STREET Residence C Zone FRASER ALLAN - 18-20 FAIRMONT LLC - C/O ADAM GLASSMAN, R.A Special Permit

Why allow the developer at 18 Fairmont St. more FAR (increasing it from a district base of .60 to .92) when it will only benefit him, the developer? If this was affordable housing, it might be appropriate. But it is not.

We believe that granting this special permit would be a bad precedent for Cambridgeport, an already very dense neighborhood!

Thank you.

Pacheco, Maria

From: Jimena Bermejo <jimenabermejo@gmail.com>
Sent: Thursday, March 23, 2023 7:02 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-211208 18 FAIRMONT STREET Residence C Zone FRASER ALLAN - 18-20 FAIRMONT LLC - C/O ADAM GLASSMAN, R.A Special Permit

To: Board of Zoning Appeal

From: Jimena Bermejo, 13 Pleasant Place #2 Cambridge, MA 02139

Re: CASE NO. BZA-211208 18 FAIRMONT STREET Residence C Zone FRASER ALLAN - 18-20 FAIRMONT LLC - C/O ADAM GLASSMAN, R.A Special Permit

Please do not allow this developer to continue the gentrification of the neighborhood. We need AFFORDABLE housing. No more of this PLEASE. People are getting displaced. No One except for rich people can live here now. You have the power to stop this.

Thank you

--

Jimena

www.jimenabermejo.com

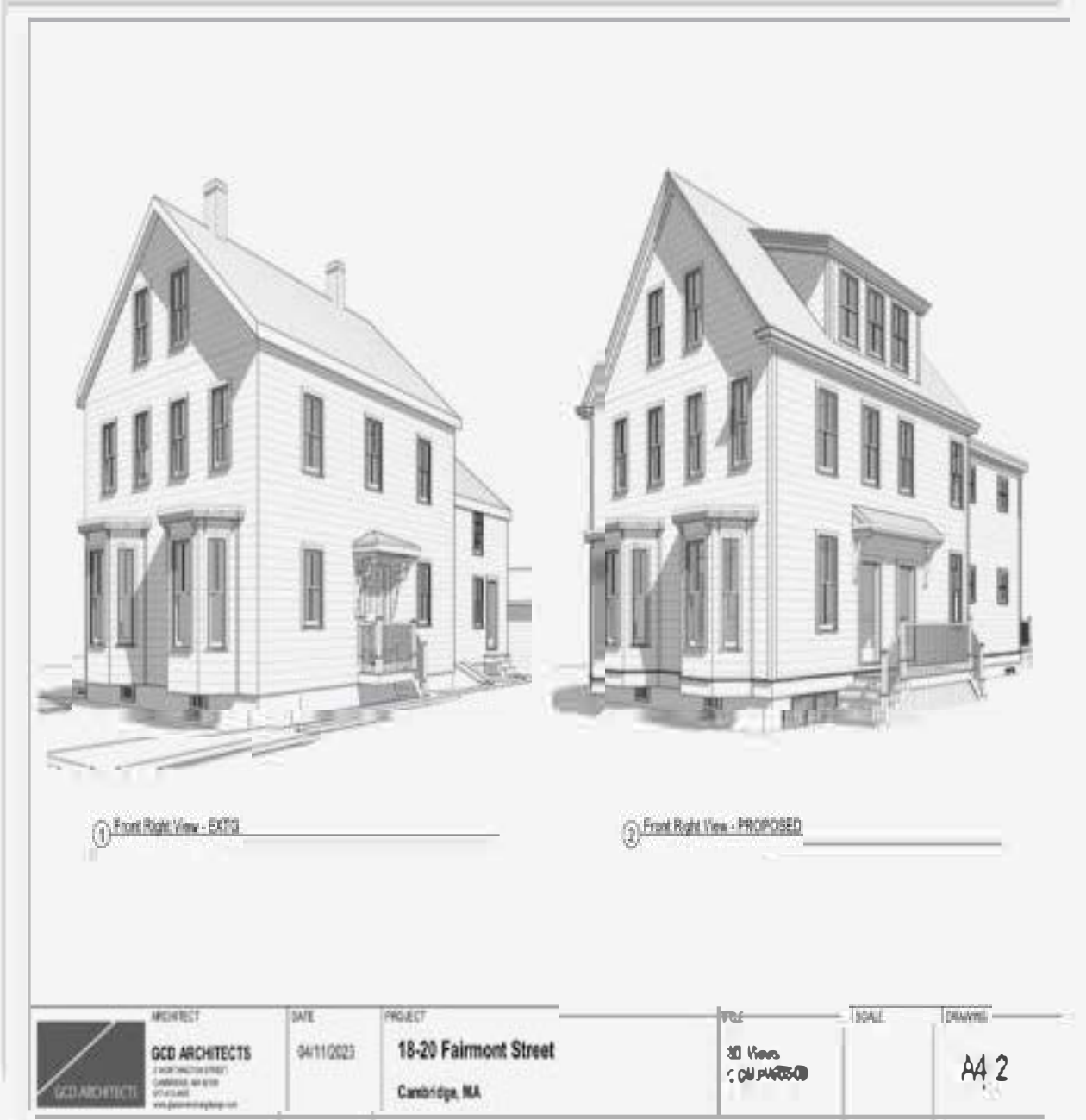
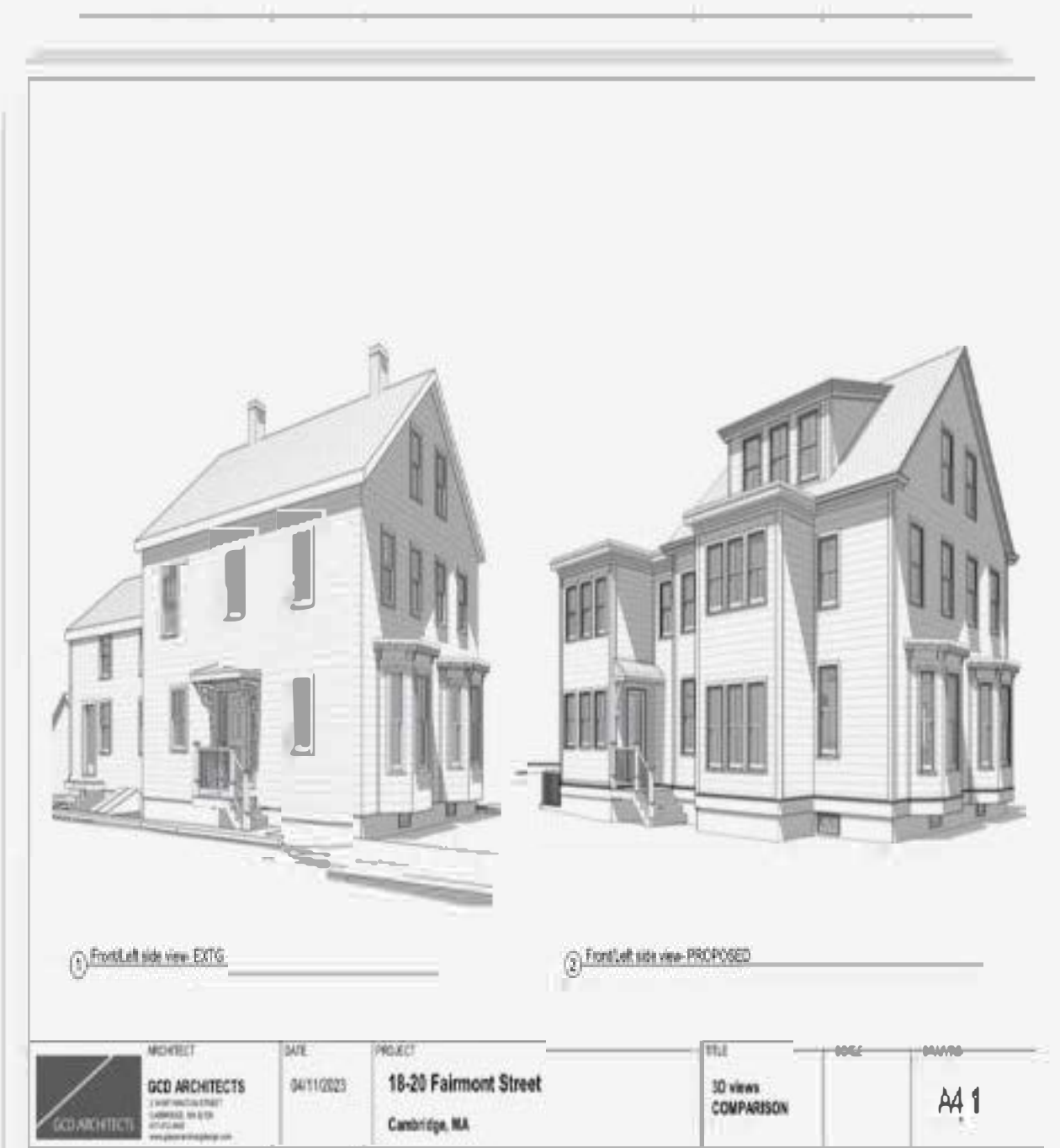


Luba >



Yesterday 9:22 AM

**APRIL 13, 2023
ABUTTER SUPPORT
CORRESPONDANCE WITH
LUBA FEIGENBERG
16 FAIRMONT STREET**



Hi Luba, hope all is well. Here are the revised elevations, the left is existing and the right is proposed.

You'll see that we reduced the size of the rear section from three stories, to two. We also reduced the FAR from .92 to .82, and are keeping the gable roof



iMessage



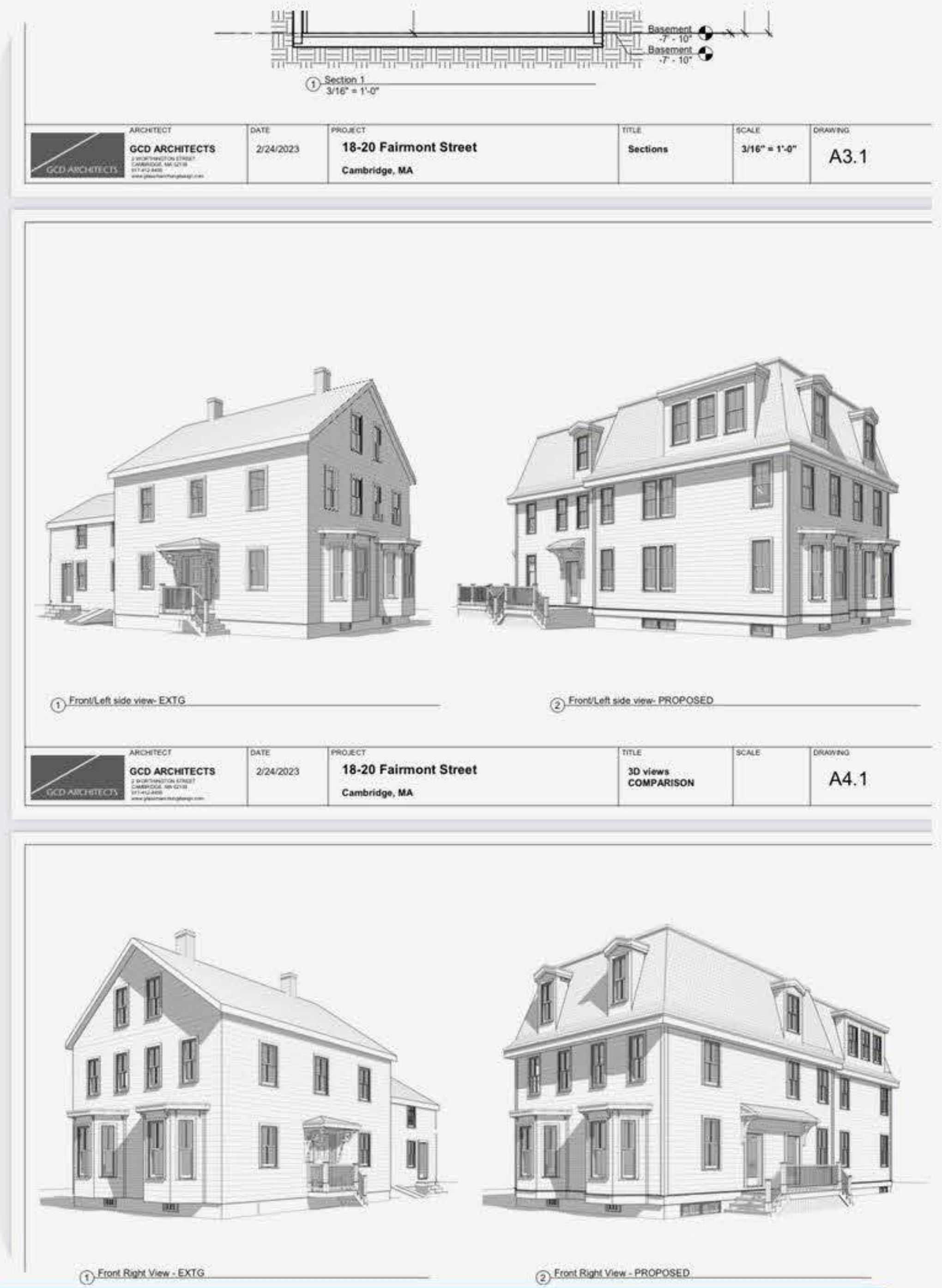


Luba >



reduced the FAR from .52 to .52, and are keeping the gable roof style in the front section. Let me know if you have any questions/comments.

Thank you!
Fraser



Here's the previous proposal for reference

Today 7:48 AM



iMessage





Luba >



| | | | | | |
|--|-------------------|---|-------------------|------------------------|-----------------|
| ARCHITECT GCD ARCHITECTS 2500 MASSACHUSETTS STREET CAMBRIDGE, MA 02139 617.452.8800 www.gcdarchitects.com | DATE 2/24/2023 | PROJECT 18-20 Fairmont Street Cambridge, MA | TITLE Sections | SCALE 3/16" = 1'-0" | DRAWING A3.1 |
|--|-------------------|---|-------------------|------------------------|-----------------|



| | | | | | |
|--|-------------------|---|---------------------------------|-------|-----------------|
| ARCHITECT GCD ARCHITECTS 2500 MASSACHUSETTS STREET CAMBRIDGE, MA 02139 617.452.8800 www.gcdarchitects.com | DATE 2/24/2023 | PROJECT 18-20 Fairmont Street Cambridge, MA | TITLE 3D views COMPARISON | SCALE | DRAWING A4.1 |
|--|-------------------|---|---------------------------------|-------|-----------------|



Here's the previous proposal for reference

Today 7:48 AM

Hi Luba- did you have a chance to take a look at this?

Delivered

Thanks for sending Fraser. Great to see, and will definitely be better for us - less sky blocked from our windows.



iMessage



To:

Cambridge Board of Zoning Appeals

831 Mass Ave

Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my strong support for the relief sought for the proposed project at 18-20 Fairmont Street.

I have reviewed the plans and as I understand it, the sought after relief would be for the following:

- 1) Modest Increase in non-conforming FAR
- 2) New left side, low profile additions within the left side setback.
- 3) New gable roof and dormers within both side setbacks.
- 4) Modification of the existing 1-1/2 story rear bump-out and its conversion into a 2-story bump-out with a low-profile flat roof.

These proposed modifications are modest and reasonable and pose no substantial detriments and no greater detriments to the neighborhood than the existing non-conforming house which is an eye-sore and in need of substantial reconstruction and modernization. The proposed work will be consistent in scale and character to the existing house and to the neighborhood, and (2) new units designed for families and modern living will be created.

I understand that the developers have worked closely with the abutters to substantially reduce the scale of the proposed work and I strongly encourage the BZA to grant the requested relief.

Sincerely,

William Senne

Signature

William Senne

Printed Name

100 Pacific St, Cambridge

Address

05/01/23

Date

Signature Certificate

Reference number: DUHDF-FDTMJ-XUAHH-N6WFW

Signer

Timestamp

Signature

William Senne

Email: wsenne@sennere.com

Sent:

01 May 2023 19:28:18 UTC

Viewed:

03 May 2023 22:52:15 UTC

Signed:

03 May 2023 22:52:58 UTC



Recipient Verification:

✓ Email verified

03 May 2023 22:52:15 UTC

IP address: 107.77.223.201

Location: Mercer, United States

Document completed by all parties on:

03 May 2023 22:52:58 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.



May 05 2023

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am long term resident of Cambridgeport, and I fully support the plans to modestly enlarge and greatly improve the existing house at 18-20 Fairmont Street.

The raised gable roof and new dormers are very tasteful and in keeping with the character and scale of the existing streetscape and are consistent with the Cambridge Dormer Guidelines.

The new left side additions are low profile, attractive and modest, the additional FAR is not excessive and is consistent with helping to make the existing house more comfortable for family living.

The updated existing rear bump out is clearly no longer a functional appendage to the existing structure. The second floor needs to be raised to align with the second floor of the main building and the roof heights are lower than what the building code and modern living require. The developers have proposed the lowest profile, most modest, and most logical change conceivable to make the existing rear bump out suitable and functional for modern use. The right side of the building footprint does not change, the high point of the existing half story gable drops lower, and the low eave is raised only 3'-9" which is by all measures a very modest and reasonable increase, just the minimum increase in height required to achieve legal head height within the existing footprint of the second floor.

The proposed revised plans are a dramatic reduction in scale from the first submission to the BZA, far more appropriate for the context of the neighborhood, I encourage the BZA to approve these extremely modest and very reasonable upgrades as proposed.

Sincerely,

Carmen Maianu

141 Allston St

Cambridge

857-321-1773

May 05 2023

To:

Cambridge BZA (Board of Zoning Appeals)

831 Mass Ave.

Cambridge MA 02139

Dear Cambridge BZA,

I reside at 28 Speridakis Terrace in Cambridgeport, I have seen the plans and renderings of the proposed work to be considered by the Cambridge Zoning Board at 18-20 Fairmont Street.

This proposed design seems to me to be very appropriate for the neighborhood. The scale, the overall design and the various improvements make sense for the functionality of the building to accommodate family living. Over all the proposed work seems to improve the quality of the existing housing and the aesthetics of the neighborhood, and at the same time the issues requiring zoning relief are quite reasonable and modest. The FAR increase, the new dormers, the left side additions and the squaring off the rear bump-out are all modest increases beyond the existing non-conforming conditions, and I can see no substantially increased existing nor any new substantial detriments posed by the proposed work.

This is a good project for the community, and I support it.

Sincerely,

Daneli Urena

28 Speridakis Terrace

954-649-9719

5/5/2023



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 MAR 28 AM 11:59

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-211208

Address: 18 Fairmount St.

Owner, Petitioner, or Representative: Adam Glassman, Arch.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 3/27/23

[Signature]
Signature

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(8:27 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea
A. Hickey, Slater W. Anderson, and Matina
Williams

BRENDAN SULLIVAN: The Board will hear Case No.
211208 -- 18 Fairmont Street. Mr. Glassman?

ADAM GLASSMAN: Good evening, Mr. Chair, and
members of the Board. I'm Adam Glassman, GCD Architects
located at 2 Worthington Street in Cambridge. I'm here
representing the petitioner, Fraser Allan, owner of 18-20
Fairmont Ave. -- or Fairmont Street.

Olivia, can you pull up the -- the drawings?

BRENDAN SULLIVAN: Adam, before we actually get
into the merits of the case, and we may -- it's entirely up
-- give you an option, but there is substantial
correspondence and some questioning of the project. There
was one that actually came in today at 4:53.

And I was just wondering if you want to continue
with the case tonight, or if you want to take a continuance
as a case not heard. If it's a case heard, then we'll have
to reassemble the same five members and to have discussions

1 with abutting property owners.

2 ADAM GLASSMAN: Yep. We would prefer to present
3 tonight, let the Board hear the merits of this petition, the
4 petitioner and if a continuance is required, we'll certainly
5 consider that.

6 BRENDAN SULLIVAN: Okay. All right.

7 ADAM GLASSMAN: Olivia, can you pull up the files?
8 So 18-20 Fairmont Street, and it's an existing two-family
9 structure. It's outdated, it's in need of substantial
10 improvements and renovations inside and out.

11 The goal of our project is to enlarge this
12 structure, maintaining it as a two-family creating higher-
13 quality, more livable spaces, especially on the third floor,
14 which has extremely, an extremely steep roof pitch. The
15 rooms currently in the attic space aren't really functional
16 or -- as bedrooms or much of anything else.

17 You know, goals include, you know, a respectful
18 integration into the neighborhood with an architectural
19 style that's present on the street, and to achieve this goal
20 of higher-quality housing.

21 We're here seeking relief to expand the footprint
22 in the rear modestly to either side, requiring a special

1 permit and construct a Mansard roof in the front and in the
2 back bump out, also within left and right-side setbacks
3 requiring a special permit. And we'd be increasing our FAR
4 from a 0.74 to a 0.92, requiring a special permit for
5 existing nonconforming conditions.

6 Next slide, please?

7 A street view of the house showing some contextual
8 views. On the left, you can see the -- on the locus plan
9 No. 18 is identified. You can see that compared to other
10 structures on our block and behind us, we're a relatively
11 small footprint.

12 And enlarging it as we propose does not make it
13 substantially larger than many of our abutting and nearby
14 buildings.

15 Next slide, please?

16 Again, on the left an aerial view. The -- the
17 roof right in the middle with that bit of brown siding you
18 can see, that is our property. Just above it, the red
19 houses are our direct abutter on the right. You can see
20 behind us we have some pretty massive three- and four-story
21 triple-decker style structures.

22 Across the street from us and to the right we have

1 a four-and-a-half story brick apartment building.

2 Directly to the left of us two homes down is a
3 mansard structure, similar design to what we're proposing.
4 And of course we've got smaller and medium-sized gable
5 structures in the neighborhood.

6 My point is that our proposed increase in size
7 will not be out of character with the scale of this
8 neighborhood and the increase in FAR is not inconsistent
9 with this neighborhood. It may not be consistent with every
10 house. But we're certainly within the broad range of scales
11 and sizes that exist around us.

12 Next slide, please?

13 Our zoning tables for Residence C: Residence C
14 complies to any new construction in this neighborhood, in
15 this zone that is outside the existing footprint. And we're
16 looking to create an integrated new third floor, an expanded
17 third floor, expanded rear bump outs. So all of this puts
18 us in the Residence C dimensional requirements.

19 Going from a nonconforming 0.74 to a nonconforming
20 0.92. In terms of GFA, we would be going from a 3700-
21 square-foot structure to a 4600-square-foot structure. This
22 doesn't include the basements, as the basements are not

1 included in the FAR and GFA calculations.

2 The existing per unit size is 1850 square feet.

3 The proposed unit size is 2300 square feet. Again, not
4 extravagant, not inconsistent with many of the dwellings on
5 our block in our neighborhood.

6 Next slide, please?

7 Oh, actually, no -- not next slide. Let me --
8 more here to review. Our left and right-side setbacks are
9 both existing nonconforming, no matter how we calculate it,
10 and we calculate it with the single, single-wall
11 calculation, which is the height plus the length divided by
12 -- divided by five.

13 Whether we use this method or the multiplane
14 method, we're still nonconforming. If we could have made
15 our setbacks conforming, then we would be here seeking far
16 less relief. But we're nonconforming with our setbacks.

17 Our rear setback is conforming and will remain
18 conforming.

19 Our building height in this legend is 32.4' and
20 our proposed building height is 32.4'. So it remains
21 conforming.

22 Our ratio of open space is 34 percent existing.

1 We're proposing 40 percent. And the required is 36 percent,
2 so we're bringing that into conformance.

3 Next slide, please?

4 Our setback plans showing that the setbacks run
5 directly through the house. I know some of our neighbors
6 wanted us to calculate our setbacks differently. We've used
7 -- we tried some other methods. We've tried the multiplane
8 method; we tried even other zones. Our setbacks are
9 nonconforming, and that's really can't be disrupted.

10 So what you see towards the rear of the building
11 in grade is the existing bump out in white and gray to the
12 left. To the right we're proposing to widen the rear bump
13 out by approximately 2.5 feet on either side. We've also
14 got a rear deck, a left-side entry and a right-side exterior
15 entry also on site, also within the setbacks.

16 We would be dividing the structure between front
17 and back units. Right now it's -- it's configured with a
18 left and a right unit, which makes it extremely narrow and
19 creating front and rear townhouse-style units much more
20 desirable, comfortable livable spaces.

21 Next slide, please?

22 Our open space plans showing the removal of

1 various patios, concrete-covered patio deck, replacing
2 shabby, left- and right-side yards with more attractive
3 patio entries for both units, squaring off the existing
4 parking spaces to make them a little more attractive and
5 functional and maintaining the front green space,
6 maintaining and improving it.

7 Next slide, please?

8 Our FAR plans for the existing house: 1493 square
9 feet on the first floor, 1459 on the second.

10 Next slide?

11 More FAR documentation. I think we can come back
12 to this if anyone has questions, but we have an existing 0.
13 74 at this time.

14 Next slide?

15 Again, proposed FAR widening the back on the first
16 and second floor, but still maintaining the rear façades, or
17 the rear side façades would still be recessed back behind
18 the main house, left and right façades.

19 Next slide, please?

20 Additional FAR calc information. You can see on
21 the lower right we're at 0.92 proposed.

22 Next slide?

1 Unit sizes are not really pertinent to zoning. We
2 can move on to the next slide.

3 This documents the percentage of the house that we
4 are demolishing in order to construct the new Mansard roofs.
5 This was for the Historic Commission. We're under 25
6 percent. No demo delay was required.

7 Next slide, please?

8 Additional demo counts from the Historic
9 Commission.

10 Next slide, please?

11 Essentially areas of work and substantial
12 demolition within the building. The structure requires a
13 complete gut of the interior, basically rebuilding it from
14 the inside out. Our undersize framing cracking brought
15 undersized beams and posts, lack of headers, nonconforming
16 stairs.

17 Next slide, please?

18 3D views of the existing house. We will be
19 maintaining the front bays, most of the window pattern in
20 front, and will be reconstructing covered entries on the
21 side, consistent with the style of the existing.

22 You can see towards the back the smaller rear bump

1 out. That's where the primary expansion of the house is, in
2 addition to the Mansard over the main volume.

3 Next slide, please?

4 Additional demo plans.

5 Next slide?

6 Additional demo plans. Both main roofs to come
7 out, construct new mansards.

8 Next slide?

9 Our demo elevations. We can -- yeah, we can -- we
10 can pass through this, I think. We can keep going. More
11 demo elevations. Here we have the proposed structure of
12 mansard.

13 I know we've had some negative feedback on the
14 design. You know, we really worked hard to make this an
15 attractive traditional style building. We'd be restoring
16 the original clapboard wood siding, the original --
17 restoring original-style corner boards, refurbishing the
18 bays, maintaining the rear setbacks between the main volume
19 and the rear volume.

20 You know, our argument is that this is
21 proportionally correct. It's consistent with similar style
22 homes in the neighborhood, where we have mansards.

1 Next slide, please?

2 Rear views: Both the front unit and the back unit
3 would have attractive covered entries. The rear unit has
4 the benefit of a nice rear deck with another canopy. Again,
5 traditional detailing, proper volumes.

6 Next slide, please?

7 Our proposed plans exclude any use of the basement
8 for additional bedrooms. We exclude any future accessory
9 dwelling units. There are no window wells, no exterior
10 stairwells. The basement can only be used as livable space,
11 but not additional density.

12 On the first-floor, open kitchen living plans for
13 both units are pretty standard for new and substantial
14 renovations of the structures. These days, on the second
15 floor we've got several bedrooms, standard, associated
16 spaces -- closets, laundry.

17 You keep scrolling on the third floor again: Two
18 bedrooms per unit. You can see towards the back on the
19 right side we have new windows over the stair for headroom,
20 and we do the same thing on the front unit towards the left
21 in the mansard. Most of the new windows actually at this
22 level are four -- are facing the neighbors for stair and

1 support spaces.

2 Next slide, please?

3 Our elevations -- exterior elevations, again
4 showing the design of the mansard, the windows, the
5 canopies. The existing height to remain the same, no
6 change.

7 Next slide, please?

8 I think you get more elevations. The style is
9 consistent around the house. You know, we're careful to
10 center windows, align windows to give this the proper
11 architectural appearance.

12 Next slide, please?

13 Our building section just showing the ceiling
14 heights at each level.

15 Next slide, please?

16 We can come back to this if there are any
17 questions. Our comparison views, our 3D comparison views:
18 On the left is the existing structure on -- from the front
19 and the left, and on the right is our proposed view.

20 Again, the roof heights are consistent. The front
21 volume does not become any wider. The rear volume is
22 modestly wider. Most of this line -- is that it? Okay.

1 Another comparison: Before and after, existing
2 and proposed. While, you know, clearly the style of the
3 house changes at a certain point, it's definitely consistent
4 with homes throughout Cambridge, throughout our
5 neighborhood, even on our block.

6 Next slide, please?

7 The last comparison, 3D view. The third-floor
8 windows in the foreground in the back, those are supporting
9 stair head height. The other windows on the first and
10 second floor of the rear bump out are also for support
11 spaces, hallway space, airspace. One of the windows is a
12 dining room.

13 And I mention this as a transition to address some
14 of the concerns that came in from our abutters.

15 Is there another slide? Oh, just our site plan.
16 Okay. Believe that's the last slide.

17 So, you know, now I want to address some of the
18 comments that came in. I know we're going to hear from our
19 neighbors tonight. We had essentially one very intense
20 letter of opposition that was signed and circulated and
21 signed by various abutters to our right -- people from
22 beyond the neighborhood, which is their right. I completely

1 understand.

2 A few things I should mention from the start is
3 that, you know, there were some minor human errors in our
4 original application. They were not substantial.

5 We -- for example, we always call the building
6 height and the architectural set as to remain at 32.4' Our
7 surveyor hadn't updated his proposed information in a timely
8 manner and was calling out a taller roof line.

9 But of course we'd be held to the dimensions shown
10 in our architectural plans and elevations. There were some
11 thoughts on maybe we did this intentionally for some reason.
12 Of course we did not.

13 The north arrow on the site plan had been shown
14 incorrectly. That was brought to our attention on Monday
15 this week. That has been corrected and resubmitted but
16 can't be shown here because it came in on Monday.

17 There were concerns from our direct abutters on
18 the right regarding light, shadow, and privacy. And we
19 understand those concerns. We respect them.

20 We've made some offers to address them in e-mail
21 correspondence. There's been no response to those offers.
22 We offered then and offer now to reduce the proposed

1 building height by a foot, which would make it one foot
2 lower than the existing ridgeline.

3 We offered to make our rear right-side windows all
4 transoms so the sills would be above head height, and
5 they're hoping that would alleviate the concerns about
6 privacy. I know we stated in our application that there
7 would be no shadows cast. You know, perhaps that language
8 was too strong. I think what I should have said was no in
9 our opinion, meaningful or detrimental shadows cast.

10 You know, part of what makes this project
11 difficult at this point, as you'll see when the public
12 comment comes, is that we didn't reach out to neighbors as
13 quickly as we should have.

14 Both Fraser and I have been to this Board. We've
15 done many projects in Cambridge. We're usually spot on with
16 who's doing what with regard to abutter outreach. That I'm
17 I thought he was doing the outreach, he thought I was doing
18 the outreach. March 15 came, and we realized we hadn't done
19 the outreach, so Fraser quickly called our neighbors to our
20 right and our neighbors to the left at 16.

21 Our neighbor at 16 who Fraser spoke with -- I
22 forget her name; I apologize for that -- She had no interest

1 in either opposing or supporting this project.

2 To our neighbors on the right, I know Ian spoke
3 with -- I'm sorry, Fraser spoke with Ian Ferguson on the
4 fifteenth. I am told Ian said that he knew this was
5 happening. He had received the notice from the city. He
6 had not looked at the plans yet, but he had no issues at
7 that time no questions or concerns. Then again, that was
8 last week on the fifteenth.

9 At some point, Fraser did e-mail him plans, I
10 think it was the next day, to make sure he had them. Maybe
11 he asked for them, I'm not surgery.

12 Our neighbors behind No. 22 at No. 24, we --
13 Fraser left a message on the fifteenth. He didn't hear
14 back; he left his number. My information has always been
15 out there as a contact for this project; no one reached out
16 to us. And we realize the onus is on us to be proactive
17 about it. We were a little late to the game, but we did
18 reach out.

19 We got very little response until the Monday of
20 this week the flood of negative comments in it. And we have
21 addressed all those comments as quickly as we could;
22 material we can't present tonight, because it came in, you

1 know, the comments came in on Monday. We weren't able to
2 get the shadow studies produced until a Tuesday fixing the
3 north arrow in the site plan, a few other wrinkles.

4 I wish I could show you the shadow studies
5 tonight. They're -- the shadows cast are very brief for a
6 very limited amount of time during the equinox. You know,
7 we're talking about a 1.5-hour window at one equinox and a
8 two-hour window at another. It's very brief.

9 So we've offered to reduce the height by a foot
10 and to address that concern as well as modify the windows on
11 the right side. No one has taken us up on that offer or
12 asked us for something in particular.

13 We know there's a lot of negative feedback. And I
14 think I'd like the Board to evaluate the project on its
15 merits. And I'll be happy to answer and respond to as many
16 of the comments that come up as I can.

17 BRENDAN SULLIVAN: Well, let me chime in. I think
18 that the building obviously needs a transformation. I think
19 the plan that is before us is a nice plan, a nice
20 transformation, repurposing of the structure, except for the
21 back addition, which is what I hesitate, and I've been to
22 that site as actually even this afternoon around noontime.

1 I walked it again just to get a better sense of, you know,
2 the effect it has.

3 And I refer to the letter from Emily Holman
4 raising a number of issues. The pictures that are shown and
5 the effect that that back addition will have on the
6 adjoining property I think is valid, and I think it's
7 substantial.

8 And there is an awful lot of correspondence --
9 some of it has come in lately, and I'm not sure if the Board
10 has reviewed all of it -- I don't know how it could have,
11 because I know I didn't.

12 And I guess my thought in trying to make some
13 sense of the -- you know, what you've submitted, the
14 dimensional form that was submitted on February 17 with the
15 application is not accurate, is that a question?

16 ADAM GLASSMAN: No, it is accurate. There are no
17 -- there are no errors in the form that I'm aware of at all.

18 BRENDAN SULLIVAN: On the one that you sent it
19 with the application? Okay.

20 ADAM GLASSMAN: Yes.

21 BRENDAN SULLIVAN: All right.

22 ADAM GLASSMAN: Unless it says we're proposing to

1 raise the building height, I'm not sure. But the building
2 height remains the same.

3 BRENDAN SULLIVAN: Okay. Except that you are
4 putting an addition on the back, which is raising that?

5 ADAM GLASSMAN: Correct, correct.

6 BRENDAN SULLIVAN: Yeah, but.

7 ADAM GLASSMAN: We raise the roof.

8 BRENDAN SULLIVAN: Right, but.

9 ADAM GLASSMAN: We raise the roof in the back.

10 BRENDAN SULLIVAN: But the high point is not
11 changing?

12 ADAM GLASSMAN: Exactly.

13 BRENDAN SULLIVAN: And again, I think that there
14 is substantial opposition here, and so, then you say, well,
15 you know, what is the opposition all about? and what have
16 you, and there's a tremendous amount of correspondence that
17 -- again, is trying to decipher, go through it all.

18 But -- and again, I will recite what I've said
19 many times in the past: You may have heard it, the Board
20 has heard it ad infinitum, but the Massachusetts Supreme
21 Judicial Court has stated repeatedly that the power to vary
22 the application of the zoning ordinance must be sparingly

1 exercised, and only in rare instances and under exceptional
2 circumstances peculiar in their nature, and with due regard
3 to the main purpose of the zoning ordinance is to preserve
4 the property rights of others.

5 And I would offer that the abutting properties are
6 asking that their property rights be upheld. So that's my
7 comment.

8 Jim Monteverde, any thoughts, questions?

9 JIM MONTEVERDE: I agree with the comments from
10 the Chair. And likewise, I have not seen the latest
11 correspondence that came in.

12 BRENDAN SULLIVAN: Okay. Andrea Hickey, any
13 thoughts, comments?

14 ANDREA HICKEY: No. I agree with your comments,
15 Mr. Chair. I have nothing really to add.

16 BRENDAN SULLIVAN: Okay. Matina Williams?

17 MATINA WILLIAMS: Yes. Again, I agree with your
18 comments.

19 BRENDAN SULLIVAN: Slater Anderson?

20 SLATER ANDERSON: Yeah, I've -- would concur. I
21 agree with your comments. I think, you know, that it's the
22 appropriateness for the location of the project. And, you

1 know, we could go back to the Pleasant Street project we had
2 earlier.

3 You know, that was a six-unit, 40-foot building,
4 but it was appropriate to the location. This is a residence
5 in a tight, densely-settled street looking to increase an
6 already nonconforming structure by, you know, 20-30 percent
7 in size.

8 And, you know, the light impacts I think are
9 legitimate -- the privacy impacts are legitimate. And I
10 just -- I don't think it's the appropriate project for the
11 location.

12 BRENDAN SULLIVAN: Okay. Let me open it to public
13 comment. Any member of the public who wishes to speak
14 should now click the button that says, "Participants," and
15 then click the button that says, "Raise hand."

16 If you are calling in by phone, you can raise your
17 hand by pressing *9 and unmute or mute by pressing *6, and
18 you'll have up to three minutes in which to speak. And I
19 would ask that you limit your comments to be concise and
20 within the three minutes.

21 STEPHEN NATOLA: Sandra Ferguson?

22 SANDRA FERGUSON: Yeah, good evening, Mr. Chair,

1 the Board and also the entire Board. Thank you so much for
2 spending time on this project tonight and for all the work
3 that you do for our community.

4 Yeah, my name is Sandra Ferguson. I'm one of the
5 abutters. My husband Ian Ferguson is also on the call. We
6 live at 22 Fremont Street. And I just want to start off
7 with that I really loved what you said, Mr. Chair. You
8 know, this building really does need some love.

9 And so, we were genuinely excited to see that, you
10 know, it would go into a process of being renovated, which I
11 think it really needs.

12 And so, we were really hoping that, you know, we
13 would have great neighbors there and an additional another
14 family. You know, there's a lot of children on this street,
15 so we all, you know, get to know each other and are looking
16 forward to new neighbors.

17 I guess the couple comments that I would like to
18 make today is first off, I wish that Adam, you would have
19 agreed to push this hearing tonight. I feel like this was
20 very hasty, and it didn't actually really give the Board a
21 lot of, you know, opportunity to read everything.

22 We're also, between jobs and children, trying to

1 make sure, you know, that we respond and kind of
2 communicate. I agree with you, it would have been great to
3 see the shadow study today.

4 And I -- one of the things that I feel upset about
5 in this process is just that the original permit application
6 really stated that there was no loss of privacy, no creation
7 of any substantial shadows, and that the scale and character
8 of the house will remain UNC, as if this were a really small
9 ask. And I just don't think that's true.

10 And, you know, we bought our house, and you talk
11 about our property rights; you know, we bought our house
12 because we love the light. And what often is not shown
13 there is actually a deck on a house that abuts directly to
14 that other building.

15 And it's great to show shadow studies that have
16 like a snapshot, but I found it and ran a Smart City company
17 that was local to Cambridge as the CEO, and I've done a lot
18 of solar studies, because we made solar products for smart
19 cities.

20 And it's really about the hours of sunlight that
21 you get. And that will be really reduced with the proposed
22 project. So I think that is really a substantial piece to

1 what we oppose to.

2 There's also the loss of privacy that, in
3 particular our neighbors will be facing. Suddenly three
4 windows going up. I mean, there's basically two stories
5 being added across from their children's bedrooms. And I
6 think Emily will also take her three minutes. So thank you
7 for letting us speak.

8 So -- and yes, the proposed transom windows to
9 address privacy concerns, but we haven't really seen an
10 elevation. Like, this is all, obviously, going very quickly
11 again. Like, I wish we would have just pushed this to the
12 next meeting so that we would have also more of a chance to
13 review plans.

14 And yeah, we need a little bit more time also to
15 review things. But I can already say looking at the light
16 study, there will be a substantial change to us.

17 BRENDAN SULLIVAN: All right. All right. Thank
18 you. Nobody else calling in.

19 Emily?

20 STEPHEN NATOLA: Emily Holman?

21 [Pause]

22 BRENDAN SULLIVAN: Emily Holman?

1 HASSANALY LADHA: Hello. Can you hear me?

2 Or is that Emily?

3 BRENDAN SULLIVAN: Yes.

4 HASSANALY LADHA: Oh, okay.

5 BRENDAN SULLIVAN: If you would introduce yourself

6 --

7 HASSANALY LADHA: I don't know why --

8 BRENDAN SULLIVAN: -- for the record.

9 HASSANALY LADHA: [Laughter] this is actually Emily
10 Holman's husband. I'm not sure my computer is not
11 cooperating. So I've been in Africa. I just landed at
12 Logan, and I'm between the gate and passport control.

13 THE REPORTER: Could you state your name for the
14 record, please?

15 HASSANALY LADHA: So I did get a message at the
16 end of last week, I think it was Friday, from Fraser. And
17 it was sort of this comment that -- or sometime last week,
18 you know, oh "We're just squaring off the house doing a few
19 things." It didn't sound like anything I needed to jump on.

20 But when we did, it was, you know, we dug into it,
21 we found that they're increasing the volume by a staggering
22 amount for a house that's already 20 percent bigger than all

1 the houses are -- you know, than the houses certainly to --
2 on Fairmont Street to the left and the right.

3 I think the Board had already mentioned a lot of
4 the criticism -- a lot of these criticisms, and I don't want
5 to sort of reiterate any, you know, things that have already
6 -- already been said.

7 But I would -- I would just like to add that a lot
8 of these, a lot of the claims that applicant is making, or
9 the architect is making about the original forms are really
10 -- are really not true.

11 There's a lot of obfuscation, and there's a lot of
12 -- you know, the setback calculations, you know, even the
13 multiplane formula that he used, which we got yesterday, we
14 find it erroneous because he's not using -- he's using a
15 maximum height across the entire single plane, which is not
16 what the study should do.

17 He mentions these, that we've not responded to his
18 offers, but they came in last night. You know, so -- you
19 know, there's a lot -- I mean, it's very hard for us to sort
20 of view all this as anything in the realm of -- of good
21 faith. We've sort of, you know, the bottom line is that the
22 impact on, on light in the area is significant.

1 On privacy, there are -- you know, this light
2 study that was sent yesterday is, again, you know, it
3 doesn't show -- it doesn't show 9:00, 12: 00 and 3:00. It
4 shows 11:00. What happens before 11:00 am.

5 I mean, there's just -- you know, I the applicant
6 seems to be -- you know, in all our experience in Cambridge,
7 and we've lived here 20 some years, it seems to -- you know,
8 not respectful at all of, you know, of neighbors that have
9 some familiarity with the code.

10 There's no -- there's no way that a 6100 square-
11 foot two-family house is typical. And certainly not the
12 houses around us -- are 20-24, 26, 28, 16, 15. Immediate
13 houses on Fremont Street are all around a 0.6 FAR, not 20 --

14 BRENDAN SULLIVAN: All right. Okay. Great.
15 Thank you. Thank you for calling in.

16 HASSANALY LADHA: Yeah.

17 STEPHEN NATOLA: Ian Ferguson?

18 BRENDAN SULLIVAN: Three minutes, Ian.

19 IAN FERGUSON: Hello? Okay. Hello, everyone.
20 Hello, hello, BZA Board. And thank you for giving me an
21 opportunity to speak here. My wife and neighbor have just
22 given a good take on this. Just to emphasize sort of the

1 key points, it's definitely -- definitely on the light, and
2 sort of the impacts the structure will have on our morning
3 light, which is definitely something I value every single
4 day.

5 I also just want to -- yeah, so I just basically
6 want to reemphasize that, and then I also just want to, you
7 know, emphasize that this is going to be sort of like a
8 block-like building, almost like a wall running our -- the
9 full length, which right now has a bit of character to it
10 and is a little bit more interesting than what we -- than
11 what I believe will be in these current plans, and just sort
12 of create a precedent for these sort of large block houses
13 on our block.

14 Yeah. And so, I don't think I need to go and
15 emphasize all these things much further, but I just wanted
16 to -- you know, just sort of bring these up again, because I
17 think they're really harmful.

18 BRENDAN SULLIVAN: Okay. Thank you.

19 STEPHEN NATOLA: Christian Grippo?

20 BRENDAN SULLIVAN: All right. Three minutes.

21 CHRISTIAN GRIPPO: Thank you. Can you hear me?

22 BRENDAN SULLIVAN: Yes.

1 STEPHEN NATOLA: Yes.

2 CHRISTIAN GRAPPO: Thank you, Mr. Chairman and
3 members of the Board. I'm a longtime Cambridgeport
4 resident. And yeah, I object to this project. According to
5 the applicant's dimensions, he's complying with C-1 GFA, and
6 I believe he cannot increase the GFA without a variant.

7 Also wanted to say that he proposes an FAR of 0.94
8 and when most of the properties are around 0.6. So he's
9 seeking more than 50 percent than what is allowed in our
10 district. And he already has 0.74 FAR.

11 And so, he wants to go from a 5000-square-foot
12 with a finished basement on a 5000-sqaure-feet lot. And so,
13 he wants even more than that, making a 6100-square-feet two-
14 family.

15 And this is not typical from Cambridgeport. And I
16 think it really creates a detriment to the abutters. And
17 he's already increasing our volume that on a 0.74 house in a
18 C district by the more than 44 percent.

19 So the numbers are huge. So I think this sets a
20 serious negative precedent in the Cambridgeport, and I -- it
21 would mean that anybody with a nonconforming house could be
22 up to, you know, house of 50 percent bigger than what the

1 code requires in the neighborhood. And I don't think that's
2 the intent of the code.

3 And again, I think this was also mentioned before:
4 They presented the petition as if it was a small request,
5 but this is a huge, yeah, request. And with a huge impact.
6 So I urge the Board to reject this petition and avoid
7 setting this trouble precedent for Cambridge.

8 BRENDAN SULLIVAN: Thank you very much, Christian.

9 CHRISTIAN GRAPPO: Have a good night.

10 BRENDAN SULLIVAN: Thank you.

11 STEPHEN NATOLA: Another Emily Holman.

12 EMILY HOLMAN: Hi. Sorry. I've been having
13 trouble getting the button to push. Thank you so much, Mr.
14 Chairman and members of the Board for, you know, taking into
15 consideration the concerns that we expressed in our
16 correspondence.

17 And I mean, we're super open to talking about
18 these things, it's just this has all come so fast. And
19 there really just hasn't been a chance. And the way that --
20 anyway, these offers have come so late. Like, it just
21 hasn't been kind of open in the same way that Adam's kind of
22 -- maybe I feel -- it hasn't felt that way to me in the way

1 he's characterizing it.

2 So anyway, but, you know, I think the main point
3 is that this characterization again of like a minor, "Oh,
4 it's just a couple of hours of light in the morning" if
5 that's even it, I mean in the pictures -- and I've been kind
6 of monitoring and everything -- you know, over these last
7 days trying to sort of get my brain around it.

8 It's like all the morning light until, you know,
9 10:00 or 11:00, which is like the whole morning. And it's
10 like washing the dishes light. It's, you know, my 3-year-
11 old playing on the carpet light. It's -- it's not a joke.
12 And it's like what makes our house a home. And it's just --
13 it'll completely change the whole character of the house
14 when we lose that.

15 And it's also that it's having -- I have two teens
16 as well. Like, getting the 3-year-old up in the morning,
17 getting the 7 -- the, you know, 15-year-old for high school.
18 Like, you need that more light, not just at, like, 10:00 you
19 need it at -- anyway, all the earlier hours too. So I mean
20 Sandra kind of mentioned that. But --

21 And I mean I think a lot of this stuff has already
22 been expressed in the correspondence. But, you know, there

1 is all this -- also this potential issue with possibly
2 needing a variance for the kinds of requests he's making
3 because I think with the 0.74 FAR, he is compliant in the C-
4 1 district.

5 And, you know, that would mean that he would need
6 to -- any increase in floor area or units or whatever it
7 needs to be within the limits of the existing structure.

8 I'm pretty sure that's how the [indiscernible] goes. So --

9 BRENDAN SULLIVAN: All right.

10 EMILY HOLMAN: -- something else to just be aware
11 of. But thank you so much for --

12 BRENDAN SULLIVAN: All right.

13 EMILY HOLMAN: -- considering our comments.

14 BRENDAN SULLIVAN: Thank you, Emily. Okay. That
15 is the end of people calling in. There is quite a
16 substantial amount of correspondence back and forth from the
17 petitioner and abutting property owners and other concerned
18 citizens.

19 Is it the sense of the Board that this matter
20 should be continued? Jim Monteverde? Andrea? Matina?
21 Slater? Anybody agree with that assessment?

22 JIM MONTEVERDE: I do. I agree.

1 MATINA WILLIAMS: I agree as well.

2 BRENDAN SULLIVAN: Yeah.

3 SLATER ANDERSON: Well, I -- okay, I mean the
4 applicant requested to have this heard tonight. So I'm
5 ready to go for a vote on this thing.

6 MATINA WILLIAMS: Okay. I concede.

7 ANDREA HICKEY: I agree with Slater. The
8 applicant knew there was opposition and chose to proceed.
9 So I think we should go to a vote.

10 BRENDAN SULLIVAN: Okay. Unless the petitioner
11 asks for a continuance, which is a courtesy that the Board
12 does extend. So Adam, I turn it back to you. Either --

13 ADAM GLASSMAN: I'm definitely -- I would
14 definitely request a continuance. We have started
15 brainstorming on how to redesign the rear roof to bring this
16 down, you know, when I heard where this was going.

17 So we respectfully request a continuance. We'll
18 see if we can try to come up with something more appealing
19 to us neighbors. I'm sorry they felt that this was rushed.
20 I mean, everyone was able to log in tonight, was able to --
21 you know, they received a notice, it's not like the plans
22 have been hidden. You know, we -- we shared them on our own

1 a little late, but they've always been available.

2 And our offers to produce the [connection
3 interference] and the roof height they came late because all
4 of the opposition came in on one day, just happened to come
5 in on the day that would make it impossible for us to get
6 our responses, our shadow studies into the --

7 BRENDAN SULLIVAN: Okay.

8 ADAM GLASSMAN: -- into the file for the
9 presentation.

10 BRENDAN SULLIVAN: Okay.

11 ADAM GLASSMAN: That being what it is, we would
12 like to continue.

13 BRENDAN SULLIVAN: All right. Which goes back to
14 my original statement, whether or not you really wanted to
15 go forward.

16 ADAM GLASSMAN: Well, I wanted the Board to hear
17 the merits of it. I -- you know, I think --

18 BRENDAN SULLIVAN: Other than to get a sense of
19 the Board, which it appears that there's a high hurdle here
20 to cross on this particular project. So --

21 ADAM GLASSMAN: Yep.

22 BRENDAN SULLIVAN: Members of the Board, can we

1 extend the courtesy, then, to continue this matter one more
2 time?

3 JIM MONTEVERDE: I would say yes.

4 BRENDAN SULLIVAN: Okay. There are two dates:
5 Either May 11 or May 25. That's available. It's a case
6 heard, so I would ask members of the Board: Jim, Andrea,
7 Matina, Slater, are you available on May? Let me ask you
8 this: If you are not available on either May 11 or May 25?

9 ANDREA HICKEY: I am not available on May 25.

10 BRENDAN SULLIVAN: Okay.

11 ADAM GLASSMAN: May 11 suits us, Mr. Chair?

12 BRENDAN SULLIVAN: Is everybody -- Jim, Andrea,
13 Matina, Slater available on May 11?

14 JIM MONTEVERDE: Yes, I am.

15 BRENDAN SULLIVAN: Okay. So let me make a motion,
16 then, to continue this matter to May 11, 2023 at 6:00 p.m.
17 on the condition that the petitioner change the posting sign
18 to reflect the new date of May 11, 2023 and the time at 6:00
19 p.m.

20 That the petitioner sign a waiver to the statutory
21 requirement for a hearing and a decision to be rendered
22 thereof into the statutory requirement. Such waiver shall

1 be signed and returned to the Staff no later than 5:00 p.m.
2 one week from tonight, next Thursday.

3 Any new submittals not currently in the file be
4 submitted by 5:00 p.m. on the Monday prior to the May 11
5 hearing.

6 That any -- again, dimensional form, supporting
7 statements and drawings..

8 Any other conditions, members of the Board? No.
9 So on the motion, then, to continue this matter to May 11,
10 2023 at 6:00 p.m., Jim Monteverde?

11 JIM MONTEVERDE: In fact.

12 BRENDAN SULLIVAN: Andrea Hickey?

13 ANDREA HICKEY: Yes, in favor.

14 BRENDAN SULLIVAN: Matina Williams?

15 MATINA WILLIAMS: In favor.

16 BRENDAN SULLIVAN: Slater Anderson?

17 SLATER ANDERSON: In favor.

18 BRENDAN SULLIVAN: Brendan Sullivan in favor.

19 [All vote YES]

20 BRENDAN SULLIVAN: Five affirmative votes. This
21 matter is continued to May 11.

22 ADAM GLASSMAN: Thank you.

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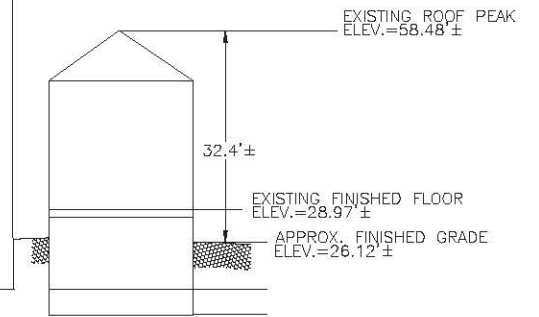
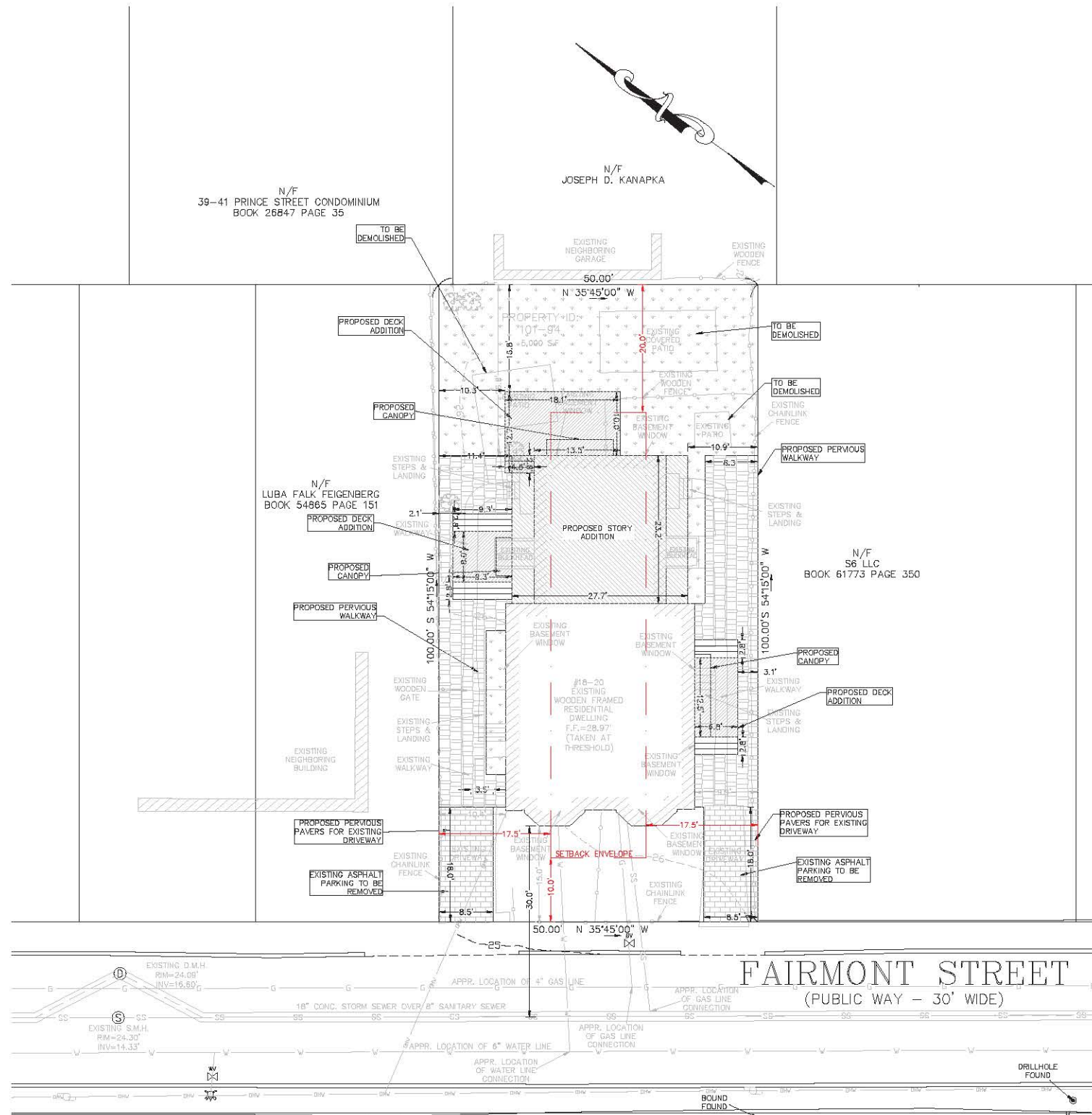
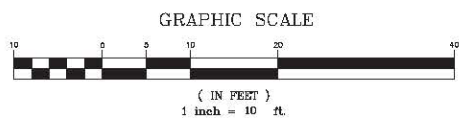
BRENDAN SULLIVAN: All right. I think we have one
more case.

NOTES:

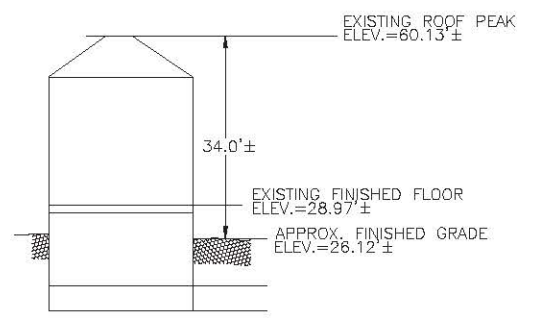
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/19/2022.
2. DEED REFERENCE: BOOK 1290, PAGE 97
PLAN REFERENCE 1: PLAN NO. 3419A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY 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 2501700576E, 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' | 34' |
| MIN. OPEN SPACE | 36% | 34% | 40% |

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



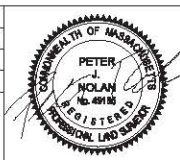
EXISTING PROFILE
NOT TO SCALE



PROPOSED PROFILE
NOT TO SCALE

FAIRMONT STREET
(PUBLIC WAY - 30' WIDE)

| | |
|--|---|
| SCALE | 1"=10' |
| DATE | 02/13/2023 |
| SHEET | 1 OF 1 |
| PLAN NO. | 1 OF 1 |
| CLIENT: | 18-20 FAIRMONT STREET CAMBRIDGE MASSACHUSETTS |
| DRAWN BY | MG |
| CHKD BY | ETS |
| APPD BY | PJN |
| REVISION | BY |
| 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 | |



SHEET NO.
1

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ERRORS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE 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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NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNUSABLE.

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Friday, March 31, 2023 8:56 AM
To: Sandra Ferguson
Cc: Emily Holman; Fraser Allan; Pacheco, Maria; ianworld@gmail.com
Subject: Re: 18-20 Fairmont St

Dear Emily, Hassanaly, Ian and Sandra,

Last week we sent you the below list of proposed changes to our original design to address your concerns regarding massing, natural light and shadows.

We understand you all have busy lives, but we do need time to prepare our plans accordingly and resubmit them to the BZA file.

However, we have still not heard back from you other than the initial response that you would regroup and review our proposed revisions and other accommodations and let us know early this week.

I also offered to meet you in person to review the plans on site, that offer still stands.

Please let us know as soon as possible if you approve or have questions about what we have have proposed.

With the proposed 2 story bump out with a flat roof in the rear you will enjoy even more natural light and views to the sky than you do currently.

We believe the changes to the designs would not only improve the quality of life issues you are concerned about, but will make the project a better one as well.

Thank you, and we look forward to hearing from you.

Adam

On Fri, Mar 24, 2023 at 9:07 AM Sandra Ferguson <sandra.y.ferguson@gmail.com> wrote:
Adam,

We will all debrief this weekend and digest your suggestions.

You can expect a response early next week.

My best,
Sandra

On Fri, Mar 24, 2023 at 8:53 AM Adam Glassman <ajglassman.ra@gmail.com> wrote:
Dear Emily, Hassanaly, Ian and Sandra,

We would like to regroup and start fresh with you properly, if you are still open to working with us. We do want to be good neighbors, and we regret we didn't initiate a real dialogue with you much earlier.

We had an idea that the best way for us to effectively address your (very legitimate) concerns would be to do the following:

- 1) remove the rear gable roof altogether, creating a full 2 story rear bump out, substantially increasing your exposure to direct sun, daylight and views to the sky. Existing shadows cast toward your homes would be effectively reduced.
- 2) We would want to widen the rear section per the plans Approx 2.5' on either side and possibly a bit to the rear to help make up for the lost square footage on the existing half story.
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If all this sounds agreeable we can send you updated visuals to review along with an updated shadow study.

And if you are open this, I'd like to meet you in person and review the revised design with you on-site. This might be much better than limiting our dialogue to purely emails.

We sincerely believe that the new plans will not only provide no detriment to you, but will actually improve the quality of life in your properties.

We look forward to hearing from you.

Sincerely,

Adam

Adam Glassman, R.A.

T: 617-412-8450

--

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

Pacheco, Maria

From: Sandra Ferguson <sandra.y.ferguson@gmail.com>
Sent: Monday, April 3, 2023 9:21 AM
To: Adam Glassman
Cc: Emily Holman; Fraser Allan; Pacheco, Maria; ianworld@gmail.com
Subject: Re: 18-20 Fairmont St

Dear Adam,

Thanks for this message. Ian and I as well as Emily and Ally have all been away at various times during the week and have not had a chance to meet and fully consider and discuss your proposal. We are busy professionals and parents and are doing the best we can.

Unfortunately, your proposal remains a money grab at our expense. You already have an excess of saleable FAR (at .74) that was purchased at an attractive price. There is no reason for the BZA to give you more saleable square footage in a manner that obstructs views of the sky and sunlight for our families. Detriment to us so your client makes money isn't the purpose of the zoning code.

Dishearteningly, your proposal is again full of false claims and equivocations.

1. In your email, you tell us that under your proposals "you will enjoy even more natural light and views to the sky than you do currently." You pretend that the mansard in the front, which converts a 35 degree roof - one that slopes gently over a 15 foot run - into a vertical plane somehow would have no effect on views of the sky and exposure to sunlight? That does not stand to reason.

2. You further propose to "remove the rear gable roof altogether, creating a full 2 story rear bump out, substantially increasing your exposure to direct sun, daylight and views to the sky. Existing shadows cast toward your homes would be effectively reduced." The current eave in the rear is at approximately 15'. We were initially supportive of this specific proposal and are indeed absolutely fine with you removing the gable.

But please clarify what you mean by the word "full." If this word is hiding your purpose to increase the height at the eaves, it stands to reason that increasing the height of the vertical plane will countervail the effect of the removal of the gently sloping pitched roof (especially as you then propose to move the wall closer to us) and in fact significantly block light and views to the sky. We would be delighted if you were to prove us wrong here and say that you are not intending to increase the eave height and that your claims about light, sky views, etc. are, this time, actually true. (It would also help counter the opinion formed with respect to your initial filings and communication that you are not dealing with us or the BZA in a plain and straightforward way.)

3. Your proposals to bring the rear portion closer to us and to increase the length of the building are not acceptable to us. Reducing the setback in the rear and increasing the massing will further block light and cast shadows. And creating a 55' long wall, even with varied heights, is aesthetically worse than what we have now, which is a building with varied setbacks and thus dimensionality.

No rational person would agree that increasing the FAR, massing, and length of your building, increasing the vertical plane in the front of the building (essentially adding a full story), and reducing the setbacks as you propose would achieve what you say it will, which is that we "will enjoy even more natural light and views to the sky than [we] do currently." Perhaps you are being honest about your intentions to maintain the eave in the rear and thus genuinely increase incoming light and views in the rear; if so, that would indeed be a plus; but the other proposals all have a detrimental effect.

We have already spent an enormous amount of time dealing with your initial filing and its many misrepresentations; and it is disheartening that you continue to make patently false claims about your proposals, taking time from our busy lives and family responsibilities. If you can make an honest proposal that actually (and verifiably) achieves your stated goal - that we will all "enjoy even more natural light and views to the sky" than we do now - then we would be delighted to entertain such a proposal, review plans, etc.

And in all events, we would also be happy to meet with you to show you how the sunlight and sky exposures work here in the morning and why they are such important elements of our peaceful enjoyment of the interior and exterior of our properties.

Thank you,
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Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Monday, April 3, 2023 10:21 AM
To: Sandra Ferguson
Cc: Emily Holman; Fraser Allan; Pacheco, Maria; ianworld@gmail.com
Subject: 18-20 Fairmont St

Dear Neighbors,

Thank you for your response to our proposed revisions and other offers toward making this a better and more acceptable project.

It is unfortunate you feel we are intentionally trying to in some way misrepresent the intents and effects of this project, when in fact, we sincerely want to effectively address your concerns in good faith. As first step, the day after the initial BZA hearing, we sent you a list of ideas and other offers for you to consider as steps forward to a more acceptable project. We believe they are good ideas and would like to meet with you on-site to discuss them.

Additionally, we welcome any feedback or insights you have and are willing to collaborate with you to achieve a mutually agreeable project.

Finally, we appreciate that you all have busy lives, but please let us know as soon as you can what days and times work for you to meet and discuss the issues of massing, light and sun, as well as other concerns you may have.

Thank you,

Adam

On Mon, Apr 3, 2023 at 9:20 AM Sandra Ferguson <sandra.y.ferguson@gmail.com> wrote:

Dear Adam,

Thanks for this message. Ian and I as well as Emily and Ally have all been away at various times during the week and have not had a chance to meet and fully consider and discuss your proposal. We are busy professionals and parents and are doing the best we can.

Unfortunately, your proposal remains a money grab at our expense. You already have an excess of saleable FAR (at .74) that was purchased at an attractive price. There is no reason for the BZA to give you more saleable square footage in a manner that obstructs views of the sky and sunlight for our families. Detriment to us so your client makes money isn't the purpose of the zoning code.

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Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Thursday, April 13, 2023 11:32 AM
To: emily.holman@gmail.com; sandra.y.ferguson@gmail.com; Ian Ferguson
Cc: Pacheco, Maria; Fraser Allan
Subject: Re: 18-20 Fairmont St
Attachments: 2023_0413 18 Fairmont St BZA Plans REVISED DRAFT.pdf

Dear Abutters at 22 and 24 Fairmont St.

Thank you again for meeting with us at your homes on April 6.

It was very helpful for us to better understand how you experience the light and views from your homes and how our work can impact your quality of life.

Our takeaways from the meeting are as follows:

- 1) The previously proposed mansards would block some of the light, sky views and sense of openness you currently enjoy.
- 2) Extending the existing rear addition any further to the right or to the rear would also negatively impact your sense of openness and exposure to air as your homes are already very close to the right-side lot line.
- 3) You prefer we add our desired additional space to the left side if possible.
- 4) You prefer we maintain the existing scale of the structure as much as possible.
- 5) The previously proposed increase in FAR felt excessive.
- 6) You have concerns about decreased privacy from the new windows on the right side of the rear addition.

Attached you will see substantially revised plans that we believe address each of these concerns.

- 1) Instead of the previously proposed main mansard we now propose raising the existing front gable roof ridge just 20" and adding 15'-0" dormers on either side, designed per the Cambridge Dormer Guidelines. This will allow us to utilize our attic in a way consistent with modern living without changing the massing or character of the existing house. The existing roof eave will remain as is. This to us seems a modest and reasonable change to the existing structure without posing any substantial detriment.
- 2) As you may know, the existing rear addition is essentially unusable in its current state. The 2nd floor level is several steps below the 2nd floor level of the main house, and the 2nd floor ceiling heights of this half story are very low. Any plans to modernize this structure would necessitate raising the 2nd floor of the rear addition to align with the second floor of the main house. In place of the previously proposed third story mansard, we instead propose to transform the existing 1.5 story bump out to a 2-story bump out with a flat roof to be 1'-6" lower than the existing gable roof ridge. We do need to raise the eave approx. 4'-9" but the existing right-side wall will remain in its current location. You can reference all the roof profile changes on pages A2.1, A2.2 and A3.1. This to us seems a modest and reasonable change to the existing structure without posing any substantial detriment.
- 3) We have created additional living space on the left side of the house which will have no impact on you. The existing front, right side and rear portions of the building footprint will be maintained.

4) The proposed changes to the front and rear roof lines are very modest and will preserve the scale and overall massing of the existing structure.

5) We have reduced the proposed increase in FAR from .94 to .82. The existing FAR is .74 and this seems to us a modest and reasonable increase that poses no substantial detriment to you.

6) To preserve your sense of privacy the (4) proposed windows on the right side of the rear addition are all transoms with high sill heights, and as the plans show those (4) transom windows serve the new right side stair and are not adjacent to any bedrooms or primary living spaces. These (4) transom windows are all smaller than the existing (4) full size double hung windows they will replace. The existing door will also be removed. The amount of window openings on the right side of the rear addition has in fact decreased from the existing conditions by approx. 50%.

Additionally, to further protect your privacy we offer to condition BZA approval on no new rear roof decks over the proposed flat roof addition.

Once you let us know your thoughts on the revised design we would be pleased to forward you the shadow studies.

Lastly, while we are still tweaking the interior basement layouts, the proposed exterior design would not change from what is presented here except for the likely addition of a new window well on the left side to serve an additional bedroom on the left side. We just want to give you adequate time to review all the substantial changes while we nail down the front portion of the basement for the final plans.

Thank you for your patience while we reworked the plans, and we hope you will find acceptable the reduced scope of this project.

We look forward to your feedback.

Sincerely,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

SPECIAL PERMIT REQUIRED:

1. NEW WINDOW OPENINGS & ENTRY CANOPY ADDITIONS ON LEFT AND RIGHT SIDES PER EXISTING NON-CONFORMING SETBACKS
2. EXTEND EXISTING LEFT SIDE REAR SECTION AND ADD LEFT SIDE ADDITIONS WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
3. INCREASE EXISTING NONCONFORMING FAR FROM .74 TO .82 (.60 MAX ALLOWABLE)
4. NEW DORMER ADDITIONS AND TALLER ROOF RIDGE WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
5. NEW FLAT ROOF ADDITION IN REAR WITHIN THE EXISTING NONCONFORMING LEFT AND RIGHT SIDE SETBACKS.
6. 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 | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Title Sheet | | C01 |

| Dimension Regulation - ZONE RESIDENCE C | | | | |
|---|---------------------------------|---------------------------------|---|-------------------------|
| | EXISTING | PROPOSED | REQUIRED | CONFORMING |
| MAX FAR | 0.74 | 0.82 | 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' | 5' | (*) EXTG.= 16.80' (**) PROPOSED = 16.86' | EXISTING NON CONFORMING |
| MIN. RIGHT SIDE SETBACK | 9.9' | 9.9' | (*) EXTG.= 16.80' (**) PROPOSED = 16.86' | EXISTING NON CONFORMING |
| MIN. REAR SETBACK | 26.8' | 26.8' | 20' | YES |
| MAXIMUM HEIGHT | 32.4' | 34.06' | 35' | YES |
| RATIO OF PRIVATE OPEN SPACE TO LOT AREA | 34% | 52% | 36% | YES |

(*) CALCULATION FOR EXTG. SIDE SETBACKS

EXTG. AVERAGE HEIGHT = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (32.4' \times 32.30') + (23.29' \times 23.11') / (32.30' + 23.11') = 28.60'$

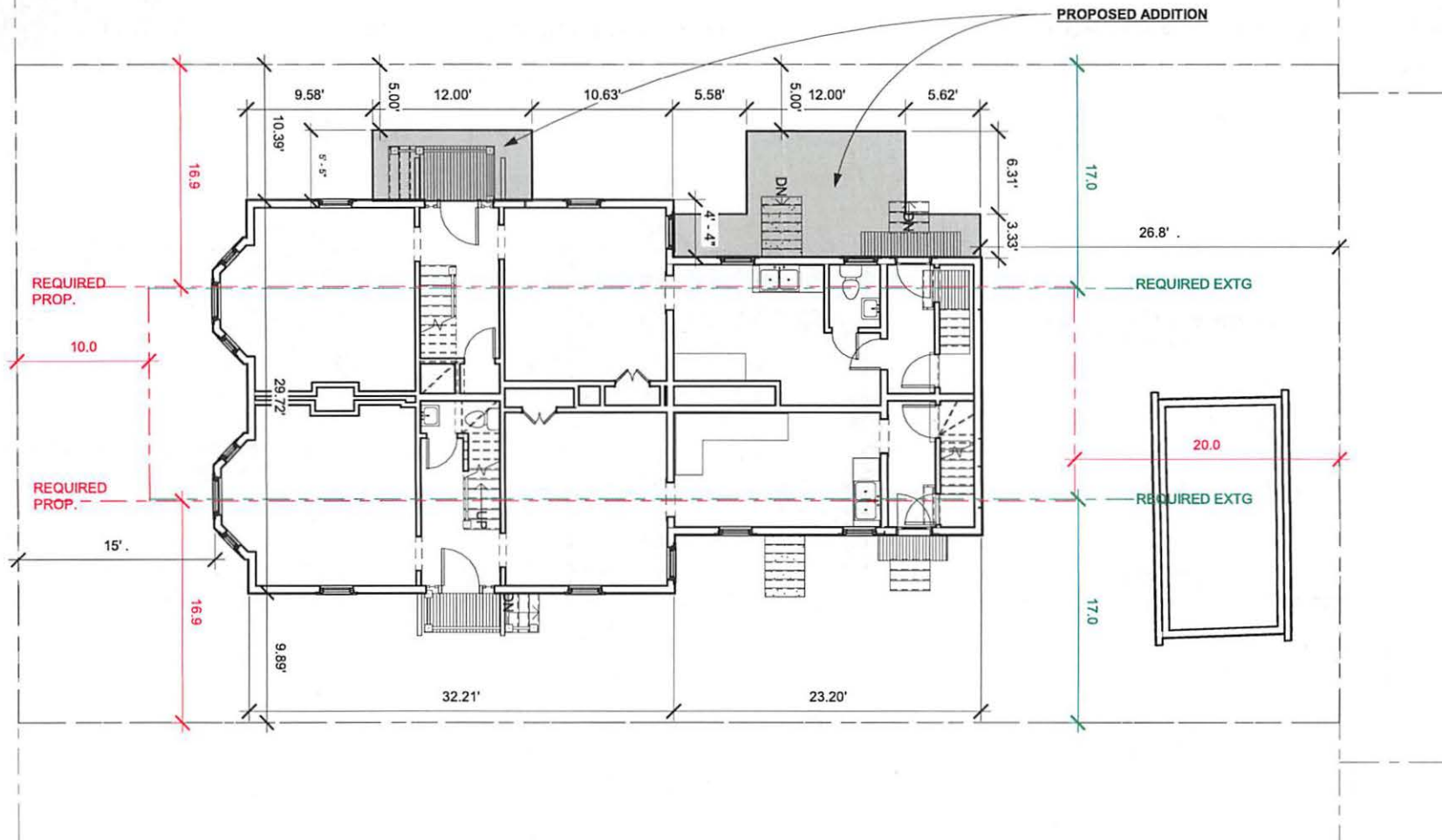
(*) REQUIRED EXTG. SETBACK = $(H+L) / 5 = (28.60' + 55.4') / 5 = 16.80'$


(*) CALCULATION FOR PROPOSED SIDE SETBACKS

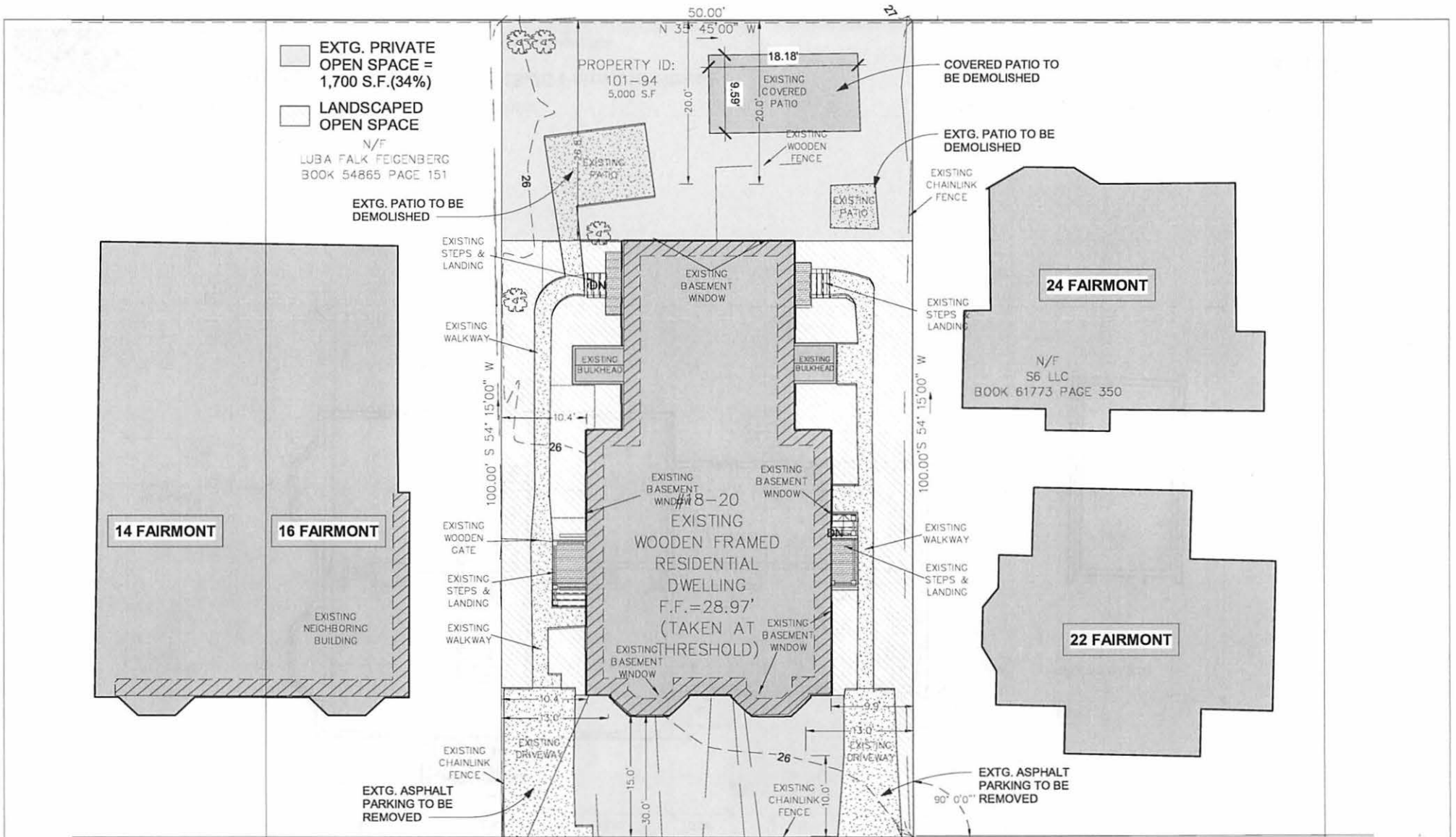
PROP. AVERAGE HEIGHT = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (34.06' \times 32.30') + (21.76' \times 23.11') / (32.30' + 23.11') = 28.9'$

(**) REQUIRED PROPOSED SETBACK = $(H+L) / 5 = (28.9' + 55.4') / 5 = 16.86'$

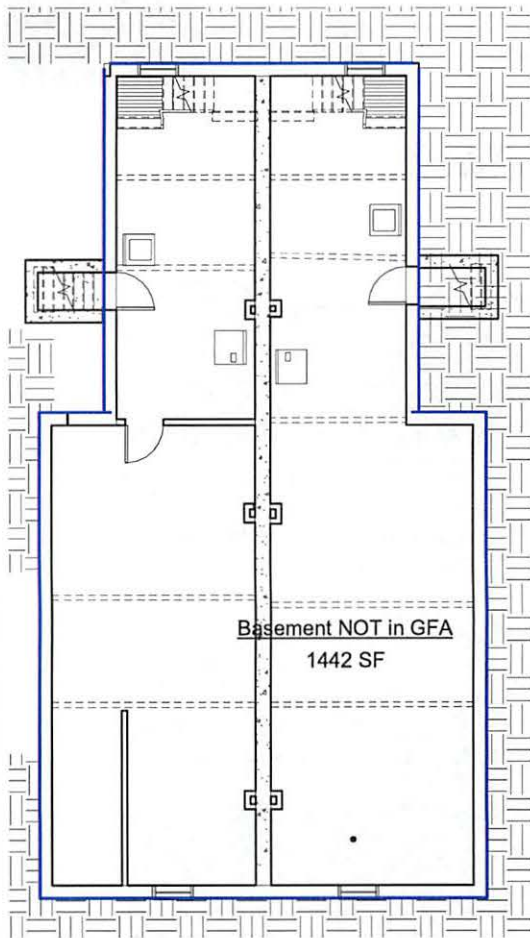
| | | | | | | |
|--|---|------------|--|--------------------------------------|-------|--------------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS <small>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glasmanchungdesign.com</small> | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Zoning Analysis - Zone C | | Z.1.1 |



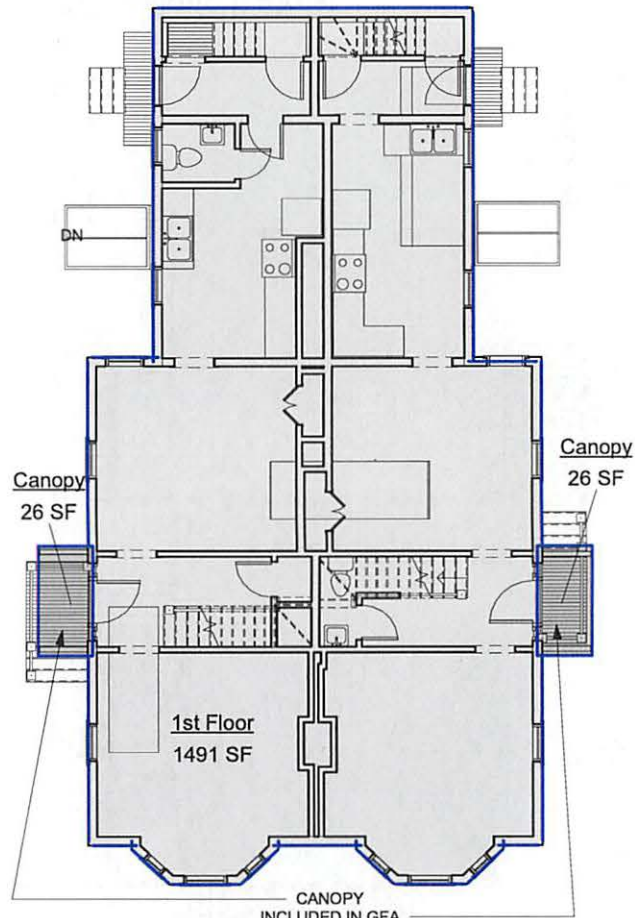
| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|------------|---|---|--------------|--------------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Zoning - Setback plan- Zone C | 1/8" = 1'-0" | Z.1.2 |



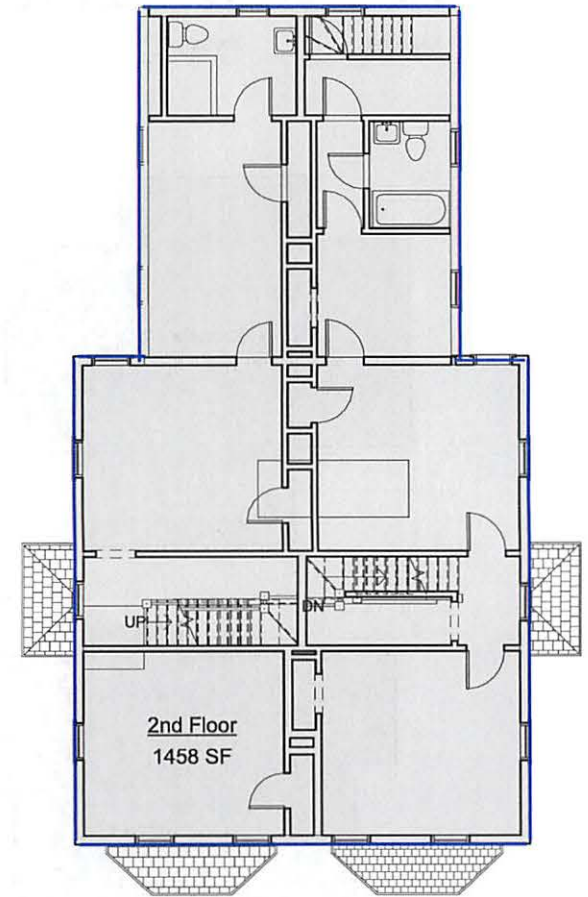
| | | | | | |
|---|-------------------------------------|---|--|---|----------------------------------|
| <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.gcdarchitects.com</p> | <p>DATE 04/11/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Exgt. Open Space Analysis</p> | <p>SCALE 3/32" = 1'-0"</p> | <p>DRAWING Z.3.1</p> |
|---|-------------------------------------|---|--|---|----------------------------------|



① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"



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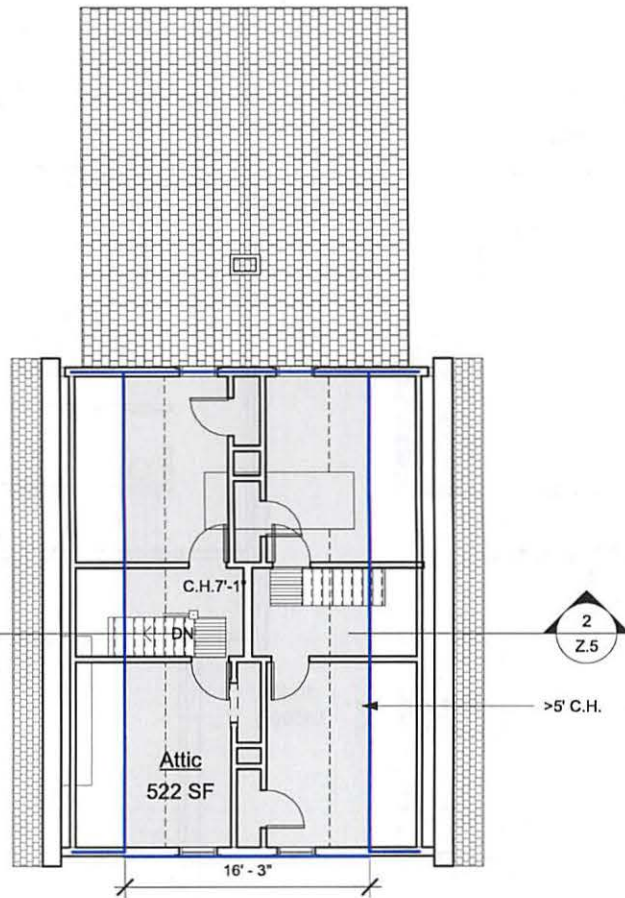
DATE
04/11/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

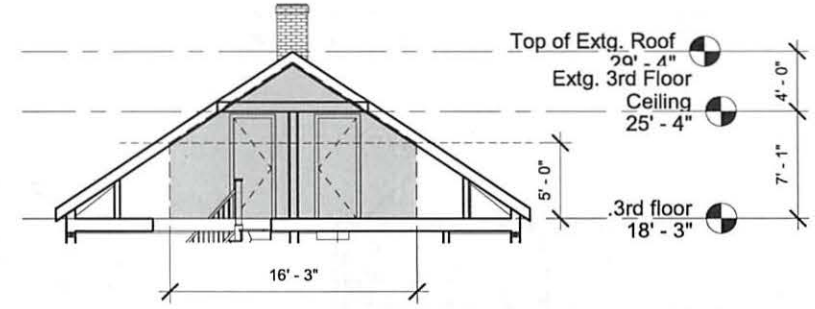
TITLE
**Zoning - EXTG. GFA
& FAR Analysis**

SCALE
1/8" = 1'-0"

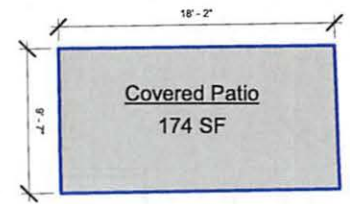
DRAWING
Z.4



① 3rd Floor
1/8" = 1'-0"



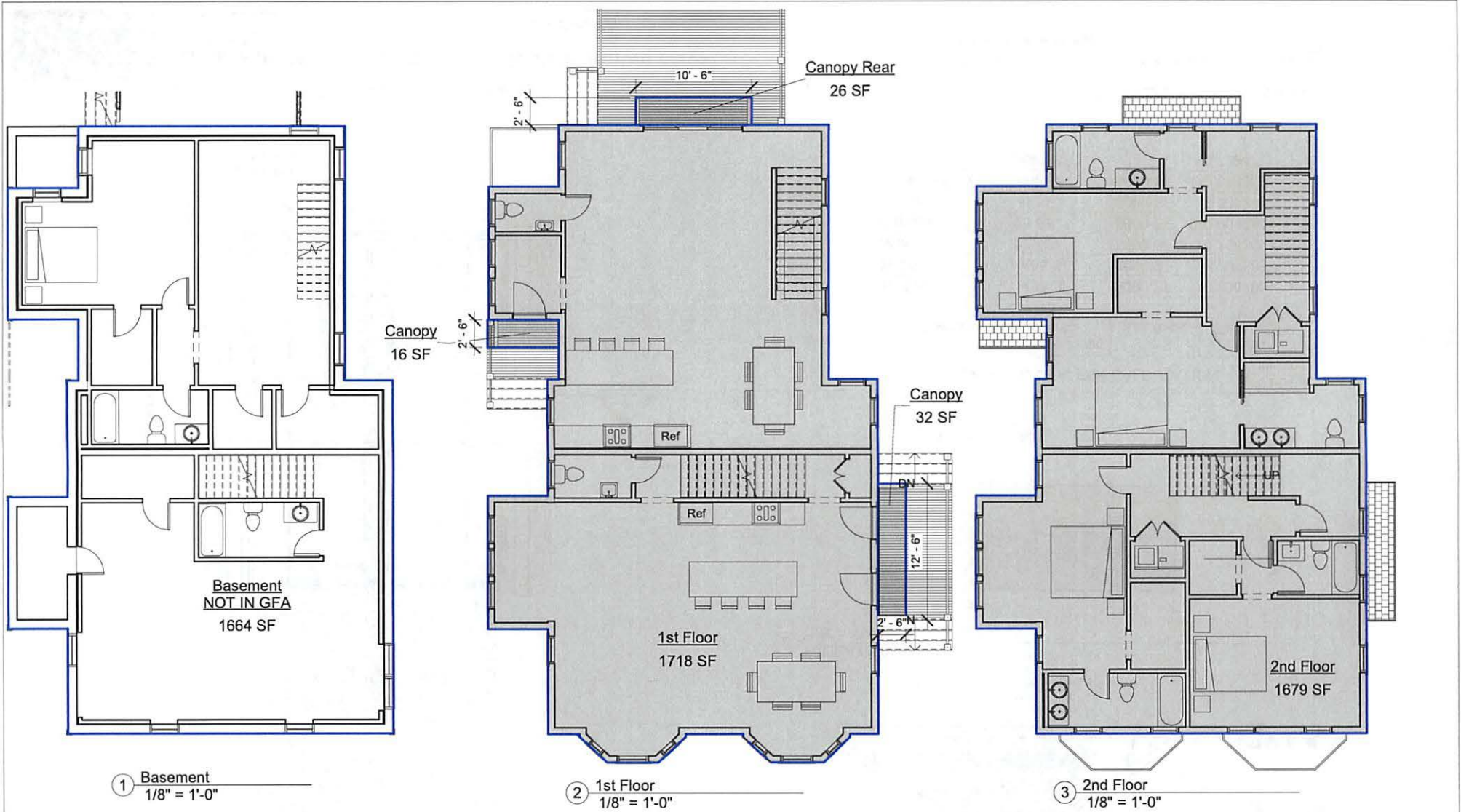
② Section GFA
1/8" = 1'-0"




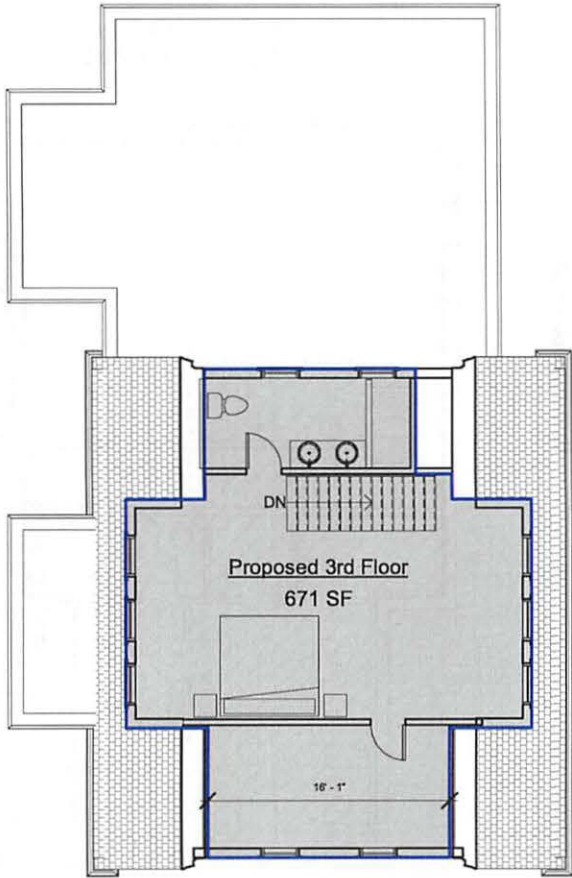
③ Covered Patio
1/8" = 1'-0"

| EXISTING GFA -FAR CALCULATION | | | |
|-------------------------------|------------------|----------|---------------|
| Name | Gross Floor Area | Lot Area | FAR (GFA/LOT) |
| 1st Floor | 1491 SF | 5000 SF | 0.298293 |
| 2nd Floor | 1458 SF | 5000 SF | 0.291503 |
| Attic | 522 SF | 5000 SF | 0.104305 |
| Canopy | 26 SF | 5000 SF | 0.005241 |
| Canopy | 26 SF | 5000 SF | 0.005241 |
| Covered Patio | 174 SF | 5000 SF | 0.034887 |
| | 3697 SF | | 0.73947 |

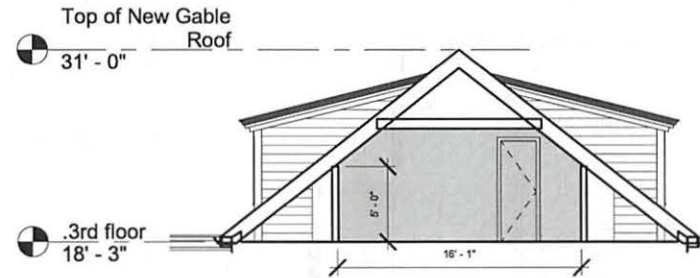
| | | | | | | |
|--|---|------------|---|--|--------------|------------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | ZONING - EXTG. GFA - FAR Analysis | 1/8" = 1'-0" | Z.5 |



| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|------------|---|---|--------------|------------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Zoning - PROP. GFA & FAR Analysis | 1/8" = 1'-0" | 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 | 1718 SF | 5000 SF | 0.343501 |
| 2nd Floor | 1679 SF | 5000 SF | 0.335809 |
| Canopy | 16 SF | 5000 SF | 0.00319 |
| Canopy | 32 SF | 5000 SF | 0.006328 |
| Canopy Rear | 26 SF | 5000 SF | 0.005251 |
| Proposed 3rd Floor | 671 SF | 5000 SF | 0.134259 |
| | 4142 SF | | 0.828337 |

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PROJECT

18-20 Fairmont Street
Cambridge, MA

TITLE

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

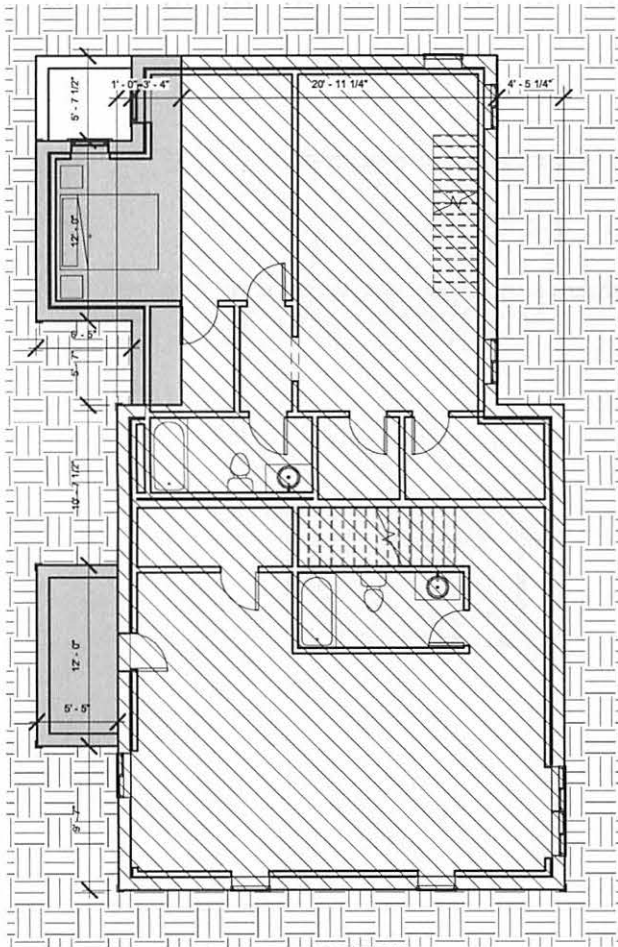
SCALE

1/8" = 1'-0"

DRAWING

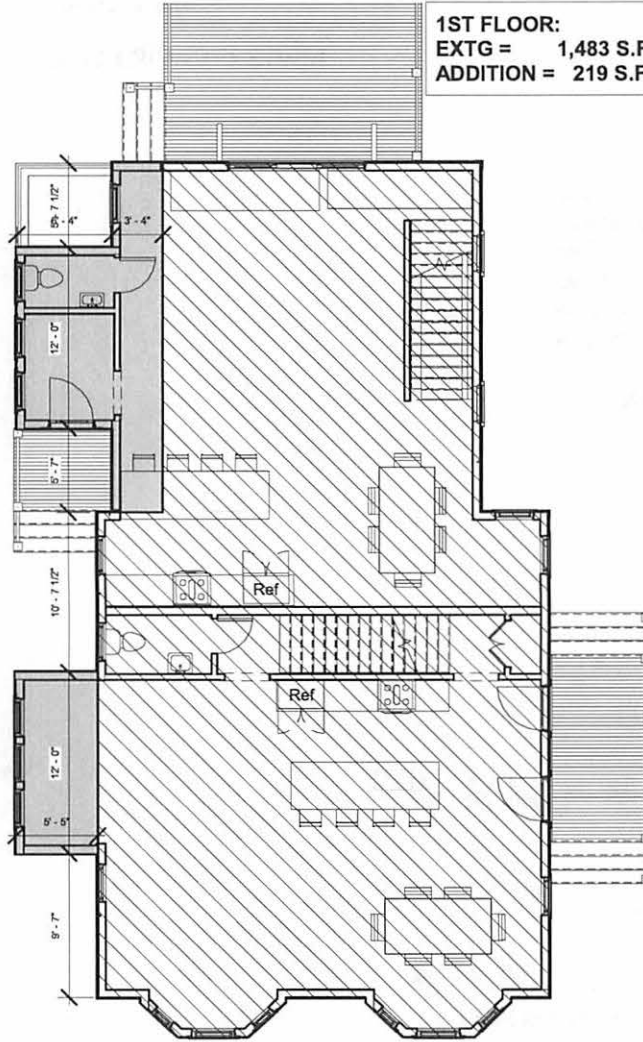
Z.7

BASEMENT:
 EXTG = 1,442 S.F.
 ADDITION = 219 S.F.



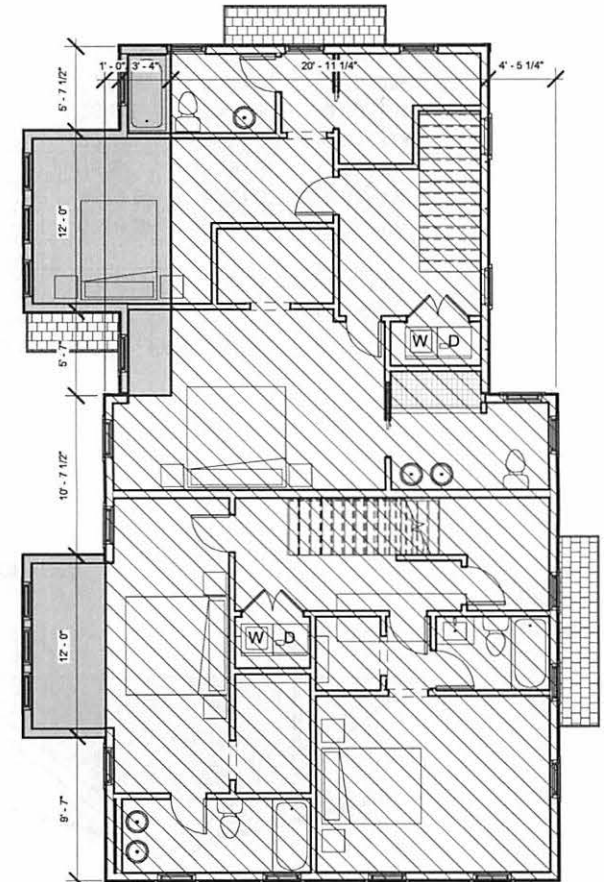
① 0 Basement ADDITION
 1/8" = 1'-0"

1ST FLOOR:
 EXTG = 1,483 S.F.
 ADDITION = 219 S.F.



② 1st Floor ADDITION
 1/8" = 1'-0"

2ND FLOOR:
 EXTG = 1,442 S.F.
 ADDITION = 219 S.F.



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



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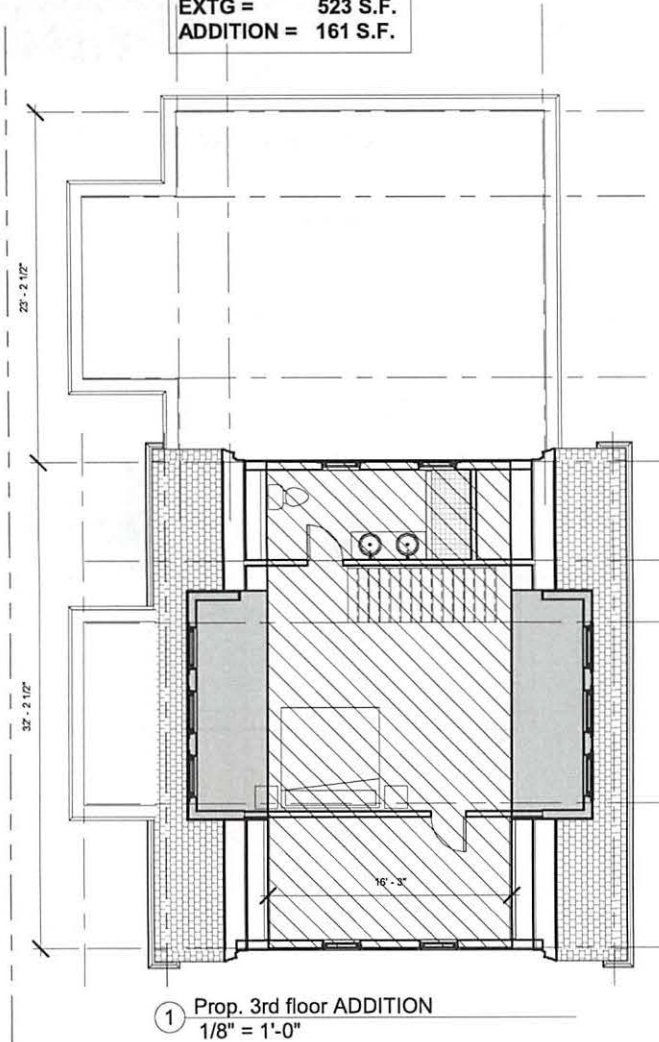
PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
ADDITION CALCS

SCALE
 1/8" = 1'-0"

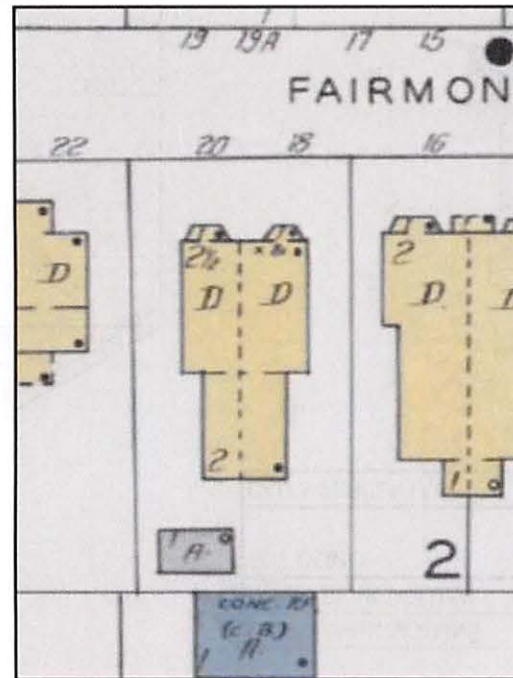
DRAWING
Z.8

3RD FLOOR:
 EXTG = 523 S.F.
 ADDITION = 161 S.F.



| | 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.) | 219 | 219 | 219 | 161 | 818 |

Percentage of addition = 16.69% < 25% CONFORMING



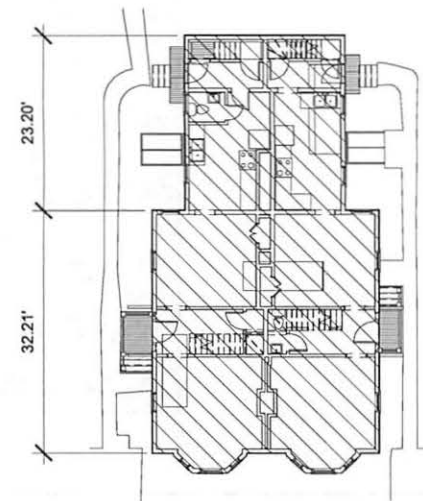
1934 Sanborn Map

| | | | | | | |
|---|-----------|------------|---|----------------|--------------|------------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | ADDITION CALCS | 1/8" = 1'-0" | Z.9 |




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

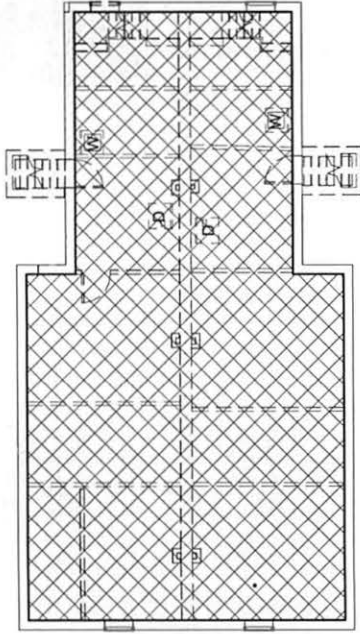
② Rear Elevation VOLUME CALC
1/8" = 1'-0"




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% |

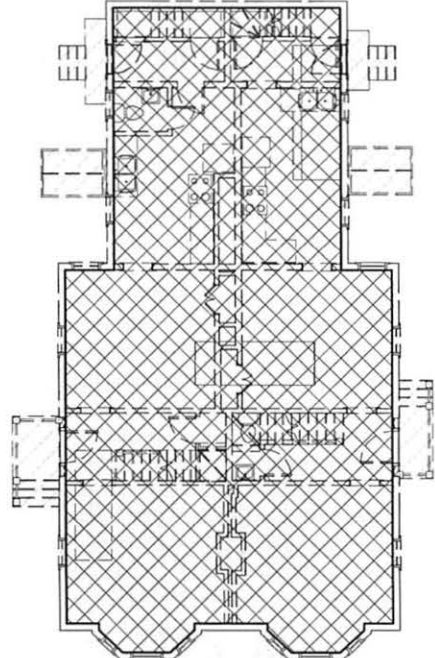
| | | | | | | |
|--|---|------------|---|------------------------------------|--------------|---------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | VOLUME DEMO CALCS | As indicated | Z.10 |



 TOT. FLOOR AREA (1,303 S.F.)

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

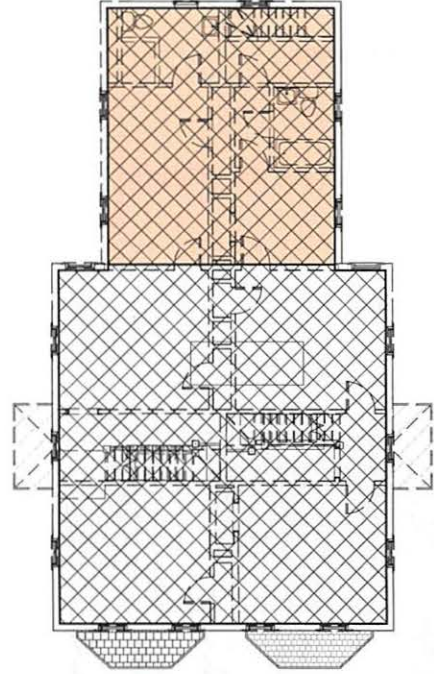
① GFA DEMO Basement
3/32" = 1'-0"



 TOT. FLOOR AREA (1,392 S.F.)

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

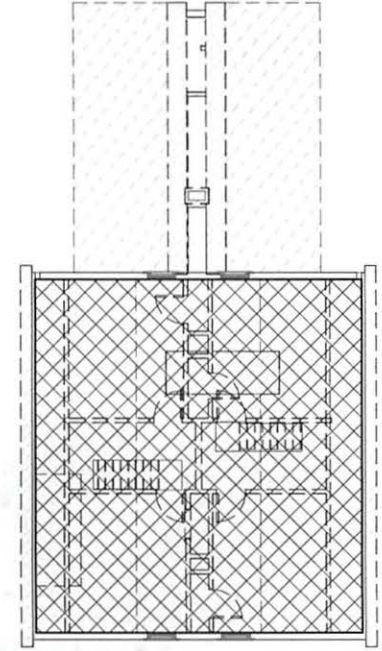
② GFA DEMO 1st Floor
3/32" = 1'-0"



 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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DATE
04/11/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
GFA DEMO CALCS

SCALE
 3/32" = 1'-0"

DRAWING
Z.11




EXISTING

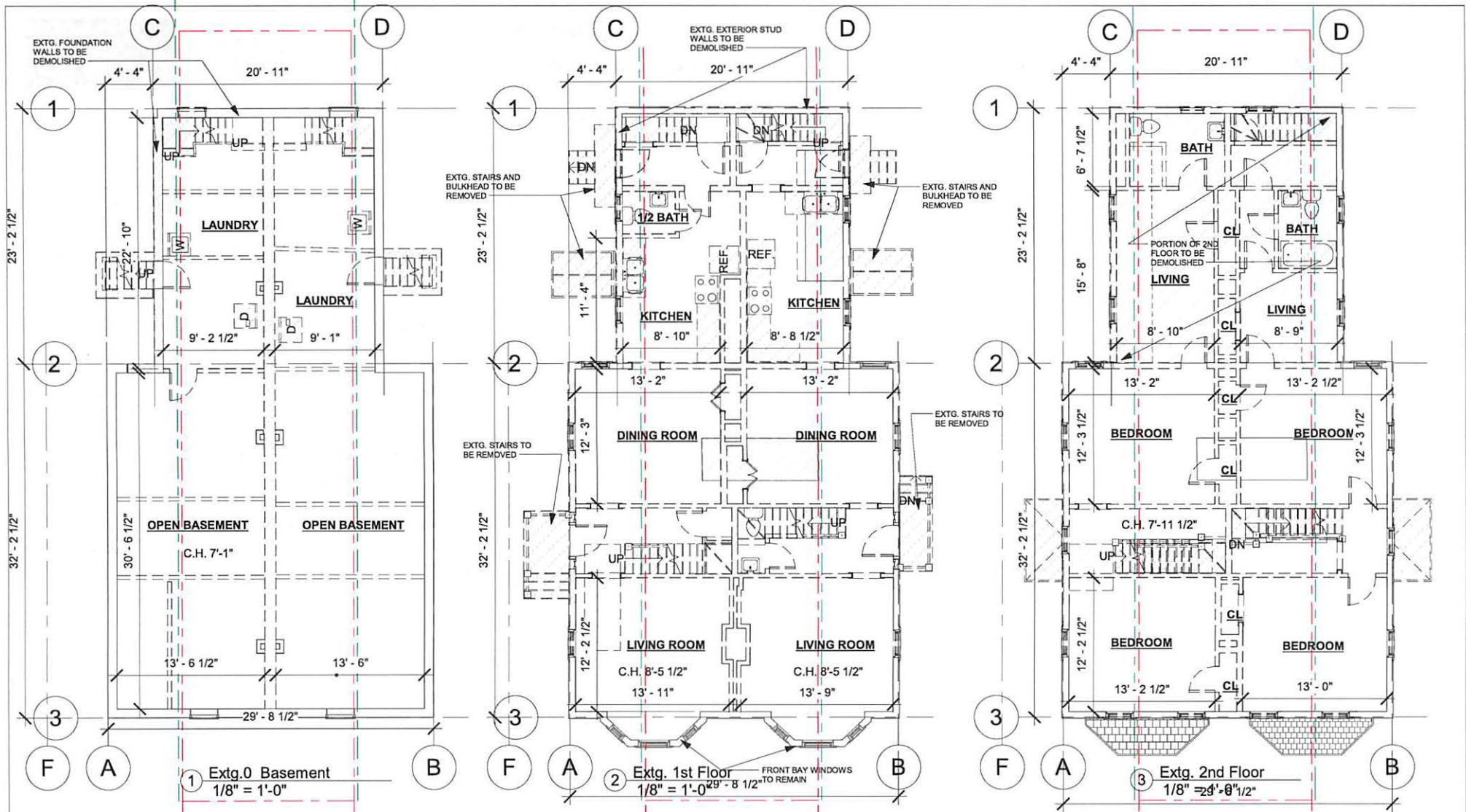
① Front/Left side view EXTG




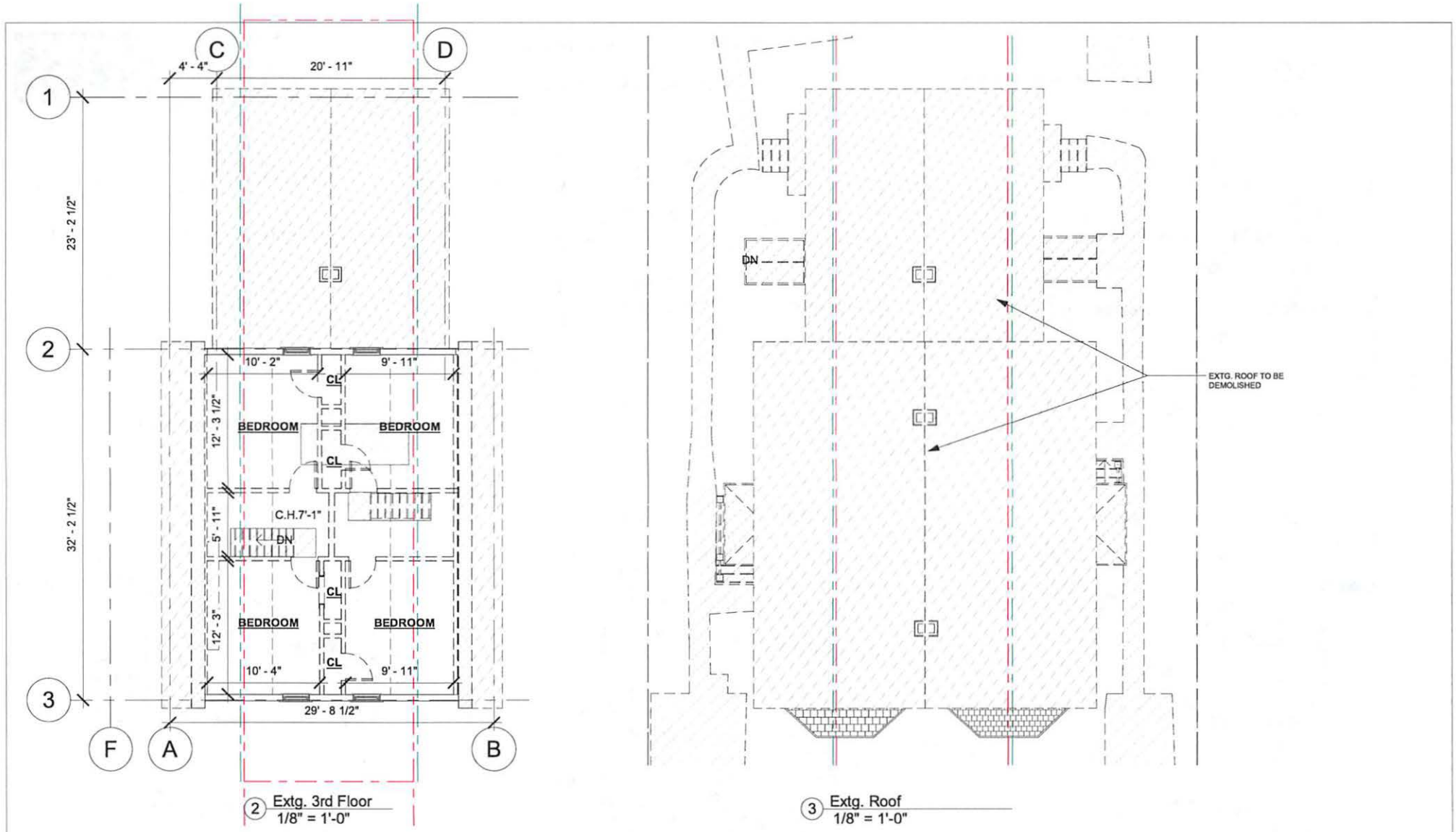
EXISTING

② Front/Right side view EXTG

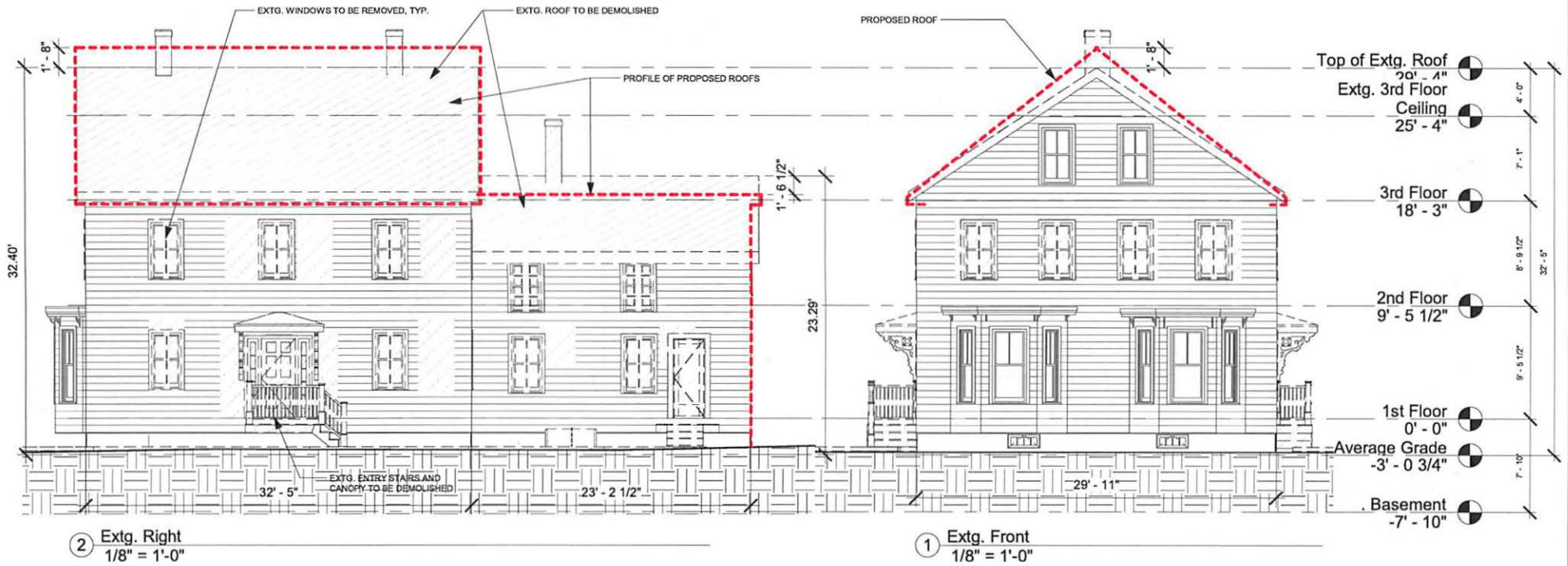
| | | | | | | |
|--|--|----------------------------|--|---|--------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/11/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Existing 3D Views</p> | <p>SCALE</p> | <p>DRAWING D0.1</p> |
|--|--|----------------------------|--|---|--------------|--------------------------------|




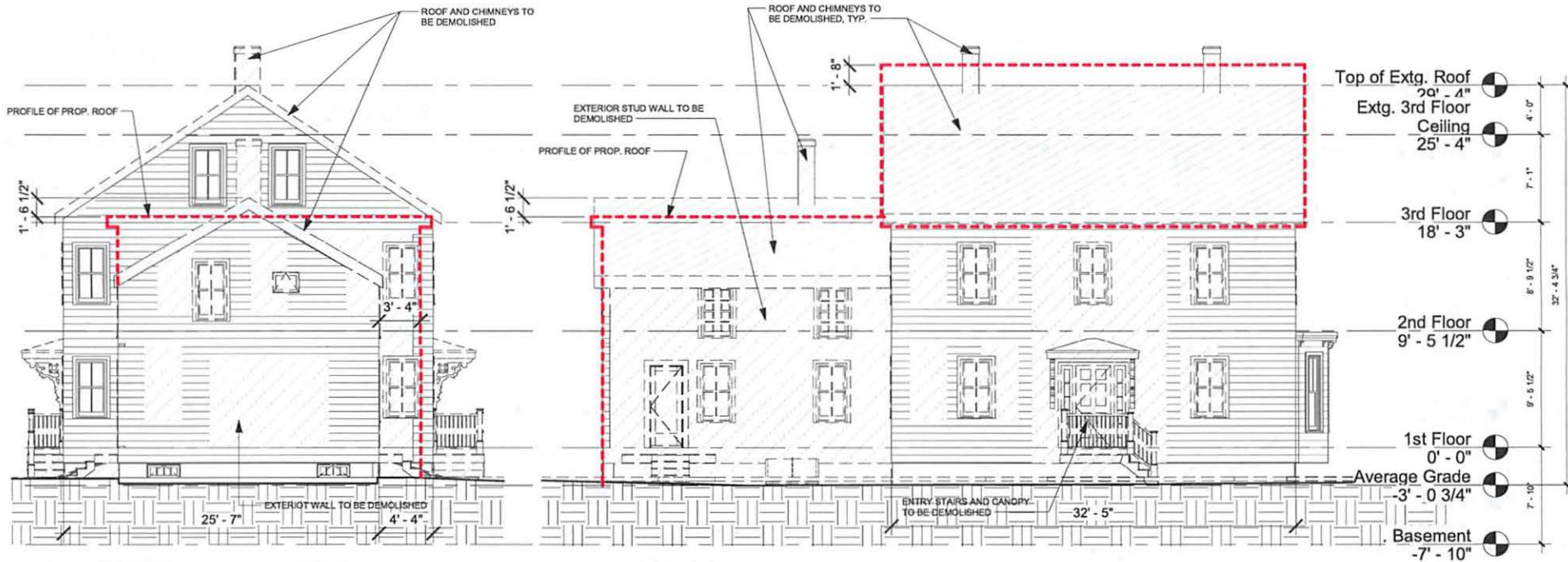
| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|------------|---|------------------|--------------|---------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-6450 www.glassmanchungdesign.com</p> | 04/11/2023 | <p>18-20 Fairmont Street Cambridge, MA</p> | Extg. Demo Plans | 1/8" = 1'-0" | D1.1 |



| | | | | | |
|--|--|--|---|---|---|
| <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/11/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Extg. Demo Plans</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING D1.2</p> |
|--|--|--|---|---|---|



| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|------------|---|------------------------------|--------------|-------------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 2023/11/04 | 18-20 Fairmont Street Cambridge, MA | Extg. Demo Elevations | 1/8" = 1'-0" | D2.1 |



① Extg. Rear
1/8" = 1'-0"

② Extg. Left
1/8" = 1'-0"

ARCHITECT

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www.gcdarchitects.com

DATE

04/11/2023

PROJECT

18-20 Fairmont Street

Cambridge, MA

TITLE

**Extg. Demo
Elevations**

SCALE

1/8" = 1'-0"

DRAWING

D2.2

GCD ARCHITECTS



PROPOSED

① Front/Left side view PROPOSED



PROPOSED

② Front/Right side view PROPOSED



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DATE
 04/11/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Proposed 3D Views

SCALE

DRAWING
A0.1



PROPOSED

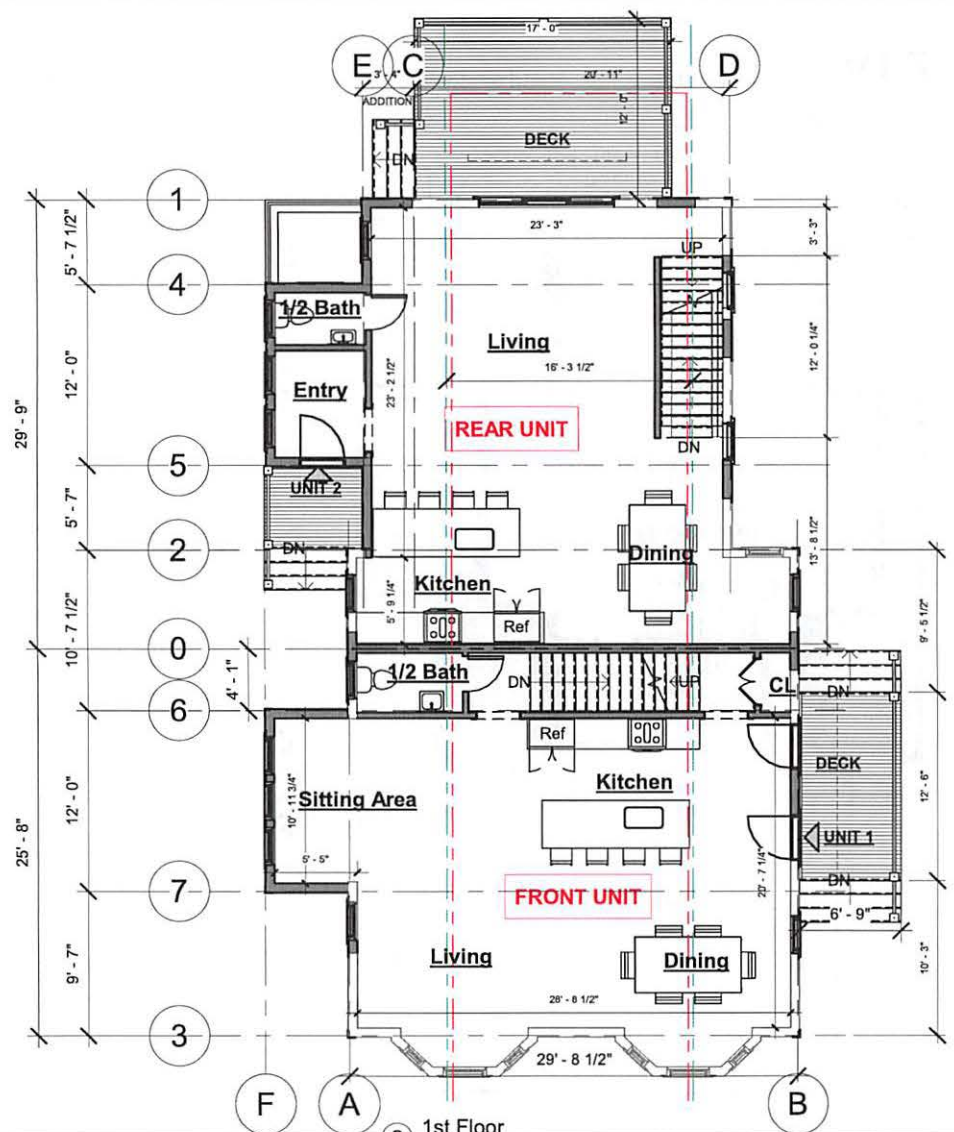
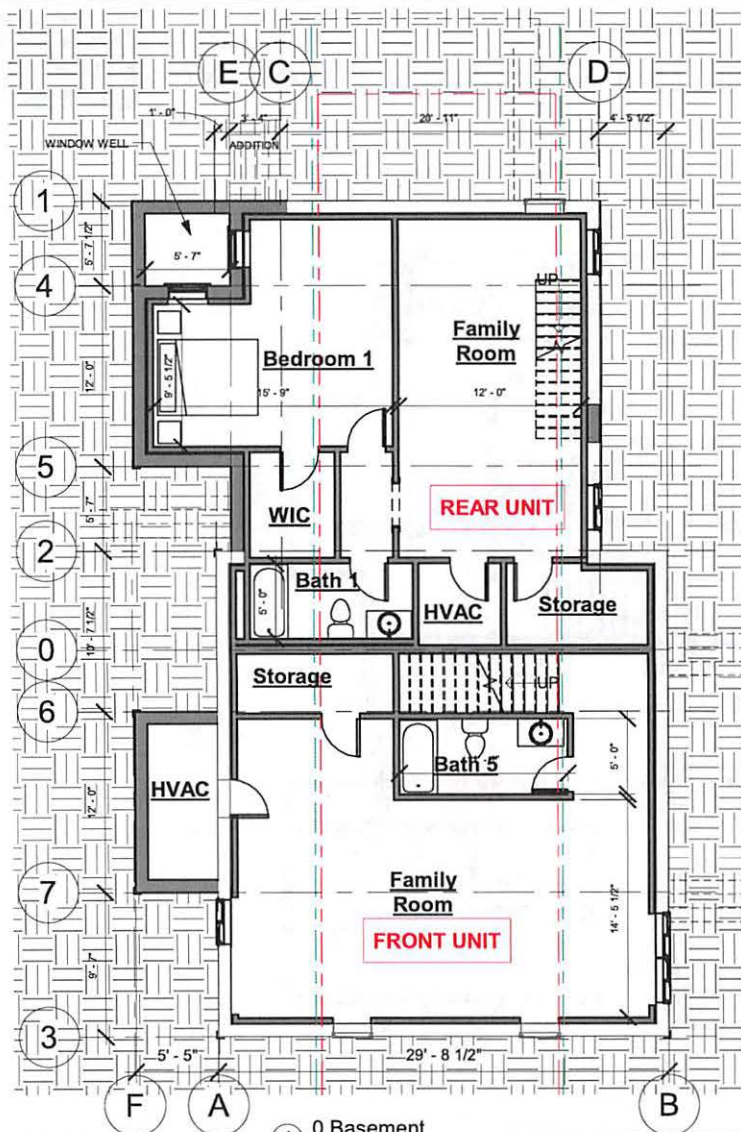
① Rear/ Right side view PROPOSED



PROPOSED

② Rear Left View PROPOSED

| | | | | | |
|---|----------------------------|--|---|--------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/11/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed 3D Views</p> | <p>SCALE</p> | <p>DRAWING A0.2</p> |
|---|----------------------------|--|---|--------------|--------------------------------|



1 0 Basement
 ARCHITECT 1/8" = 1'-0" DATE

PROJECT
18-20 Fairmont Street
 Cambridge, MA

2 1st Floor
 ARCHITECT 1/8" = 1'-0"
 Proposed Plans

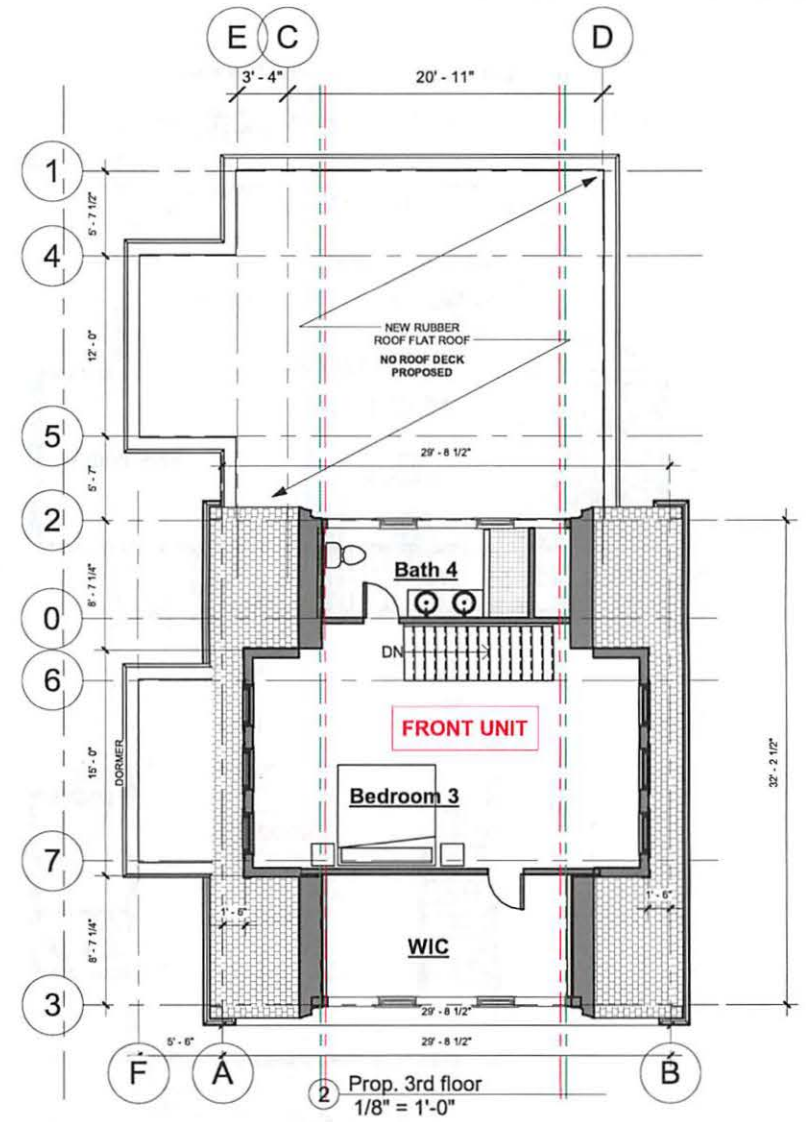
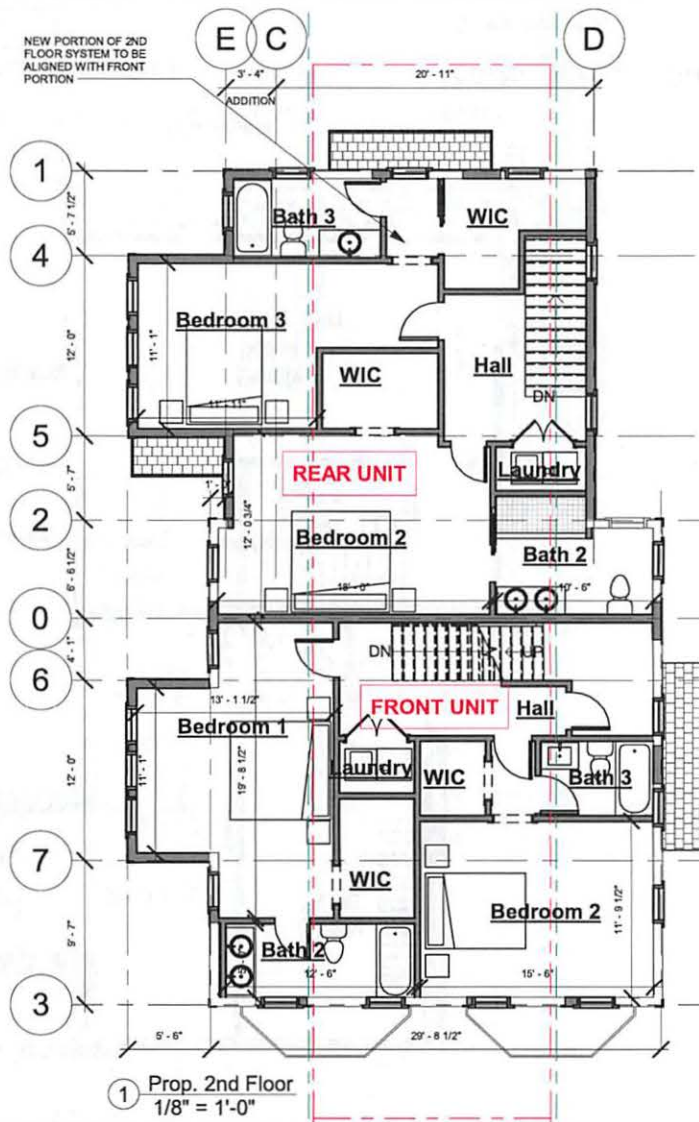
SCALE
 1/8" = 1'-0"

DRAWING
A1.1



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04/11/2023



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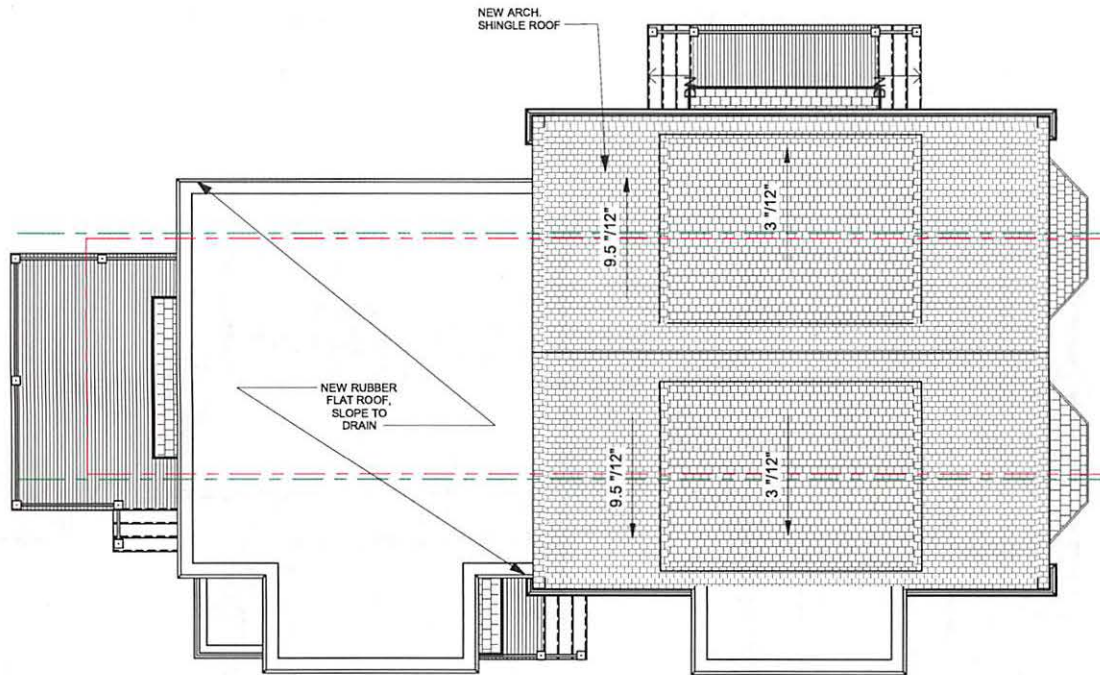
DATE
04/11/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
Proposed Plans

SCALE
1/8" = 1'-0"

DRAWING
A1.2



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



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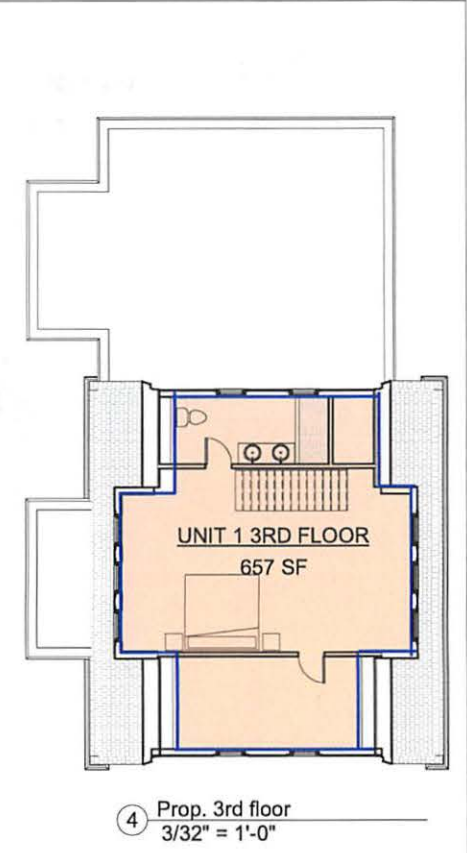
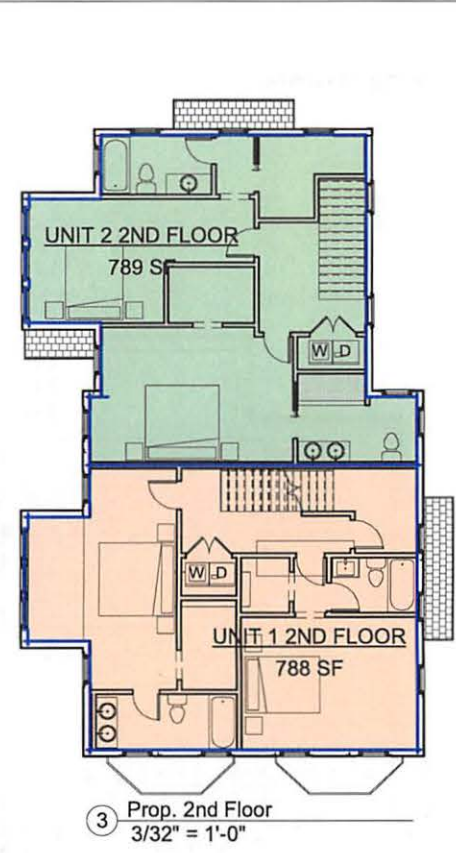
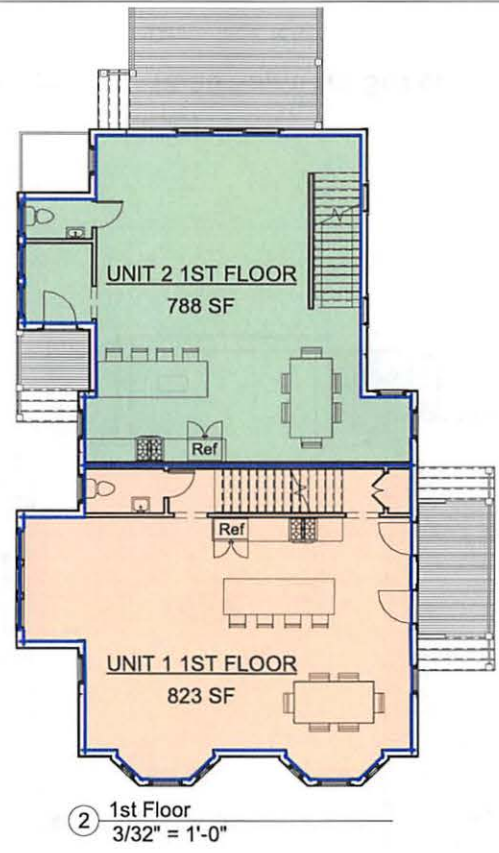
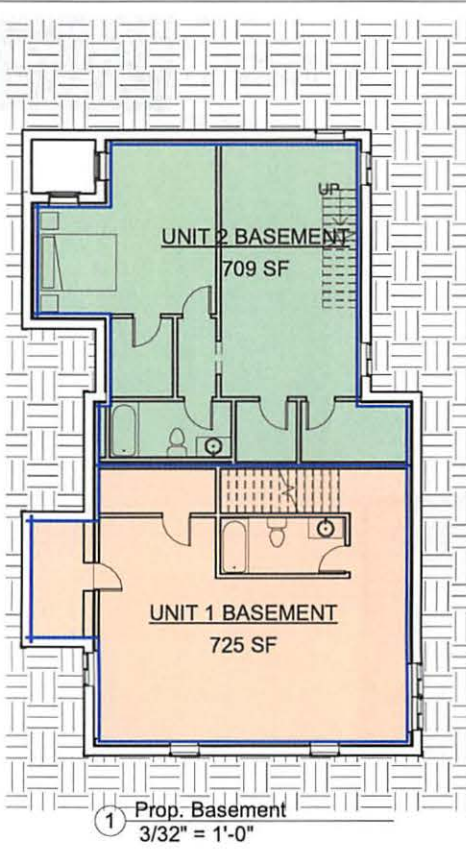
DATE
 04/11/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Proposed Plans

SCALE
 1/8" = 1'-0"

DRAWING
A1.3



| UNIT 1 S.F. | |
|------------------|---------|
| Name | Area |
| UNIT 1 BASEMENT | 725 SF |
| UNIT 1 1ST FLOOR | 823 SF |
| UNIT 1 2ND FLOOR | 788 SF |
| UNIT 1 3RD FLOOR | 657 SF |
| Grand total: 4 | 2993 SF |

| UNIT 2 S.F. | |
|------------------|---------|
| Name | Area |
| UNIT 2 BASEMENT | 709 SF |
| UNIT 2 1ST FLOOR | 788 SF |
| UNIT 2 2ND FLOOR | 789 SF |
| Grand total: 3 | 2286 SF |

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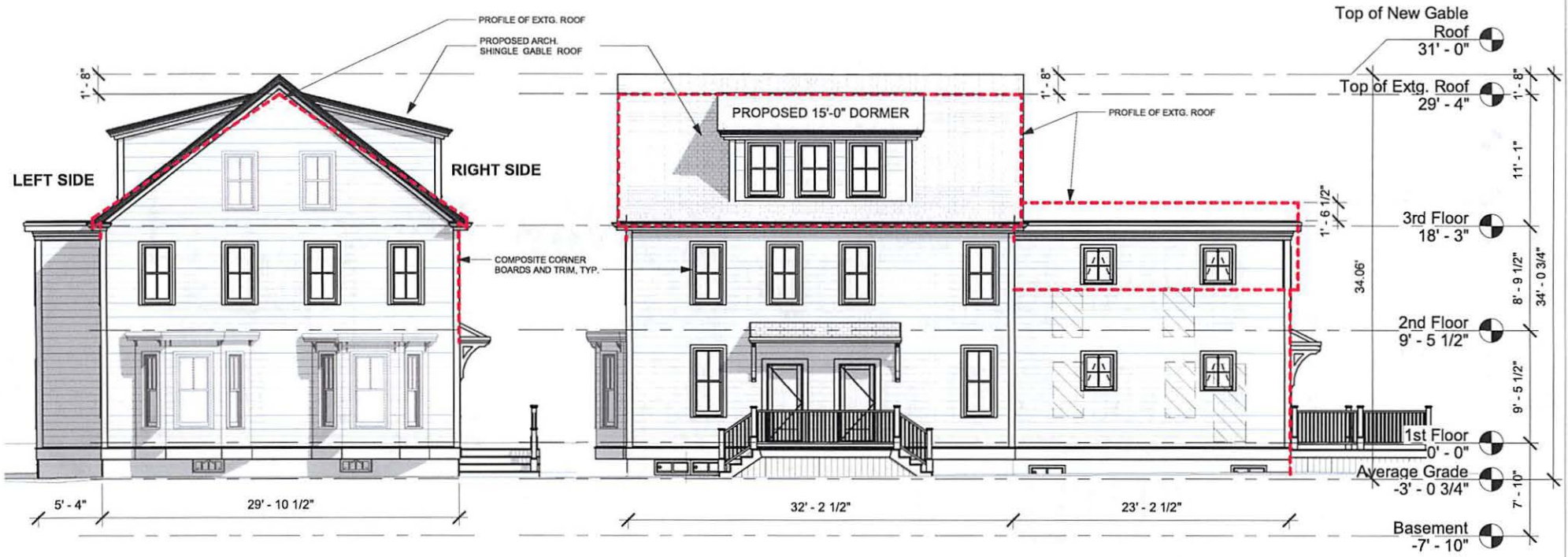
DATE
04/11/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
UNIT SF

SCALE
 3/32" = 1'-0"

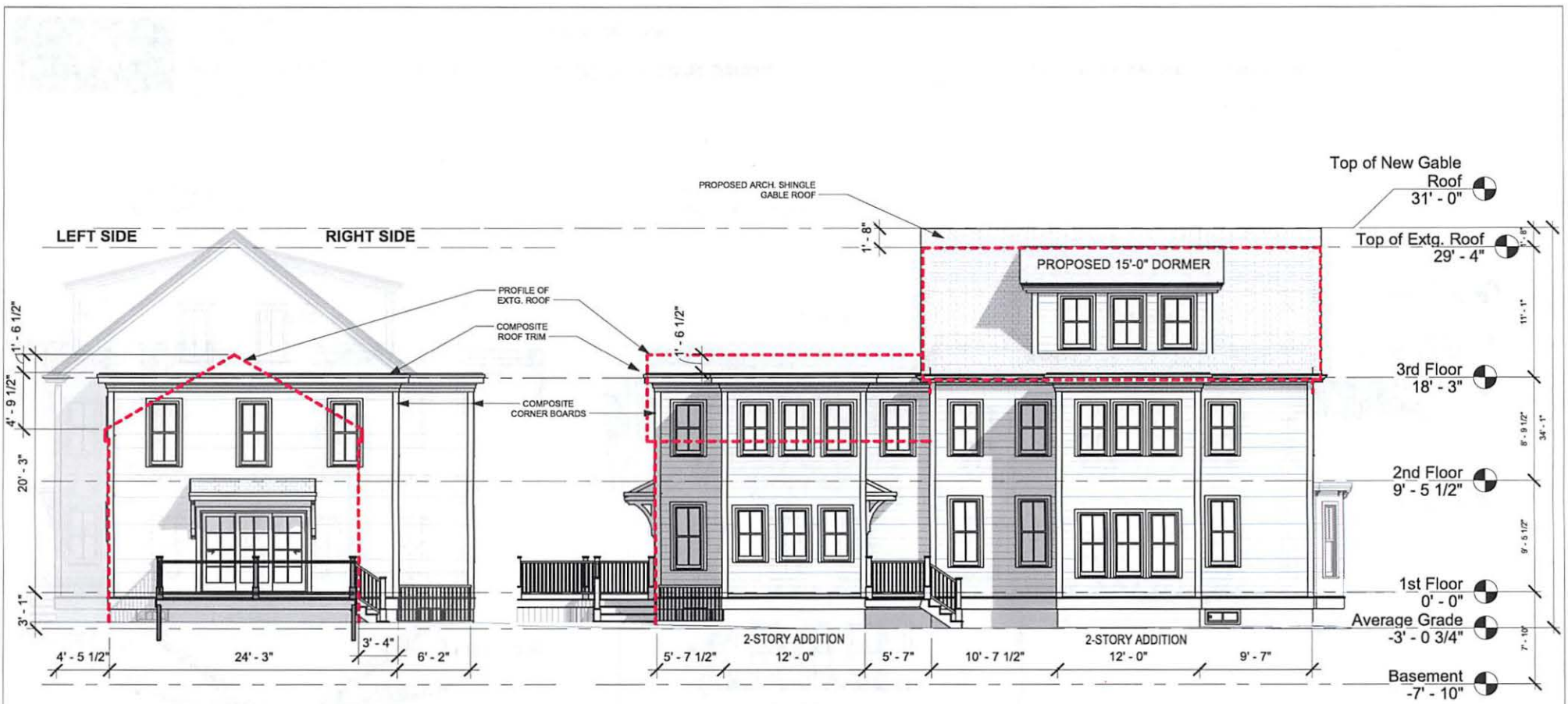
DRAWING
A6



① Front Elevation
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

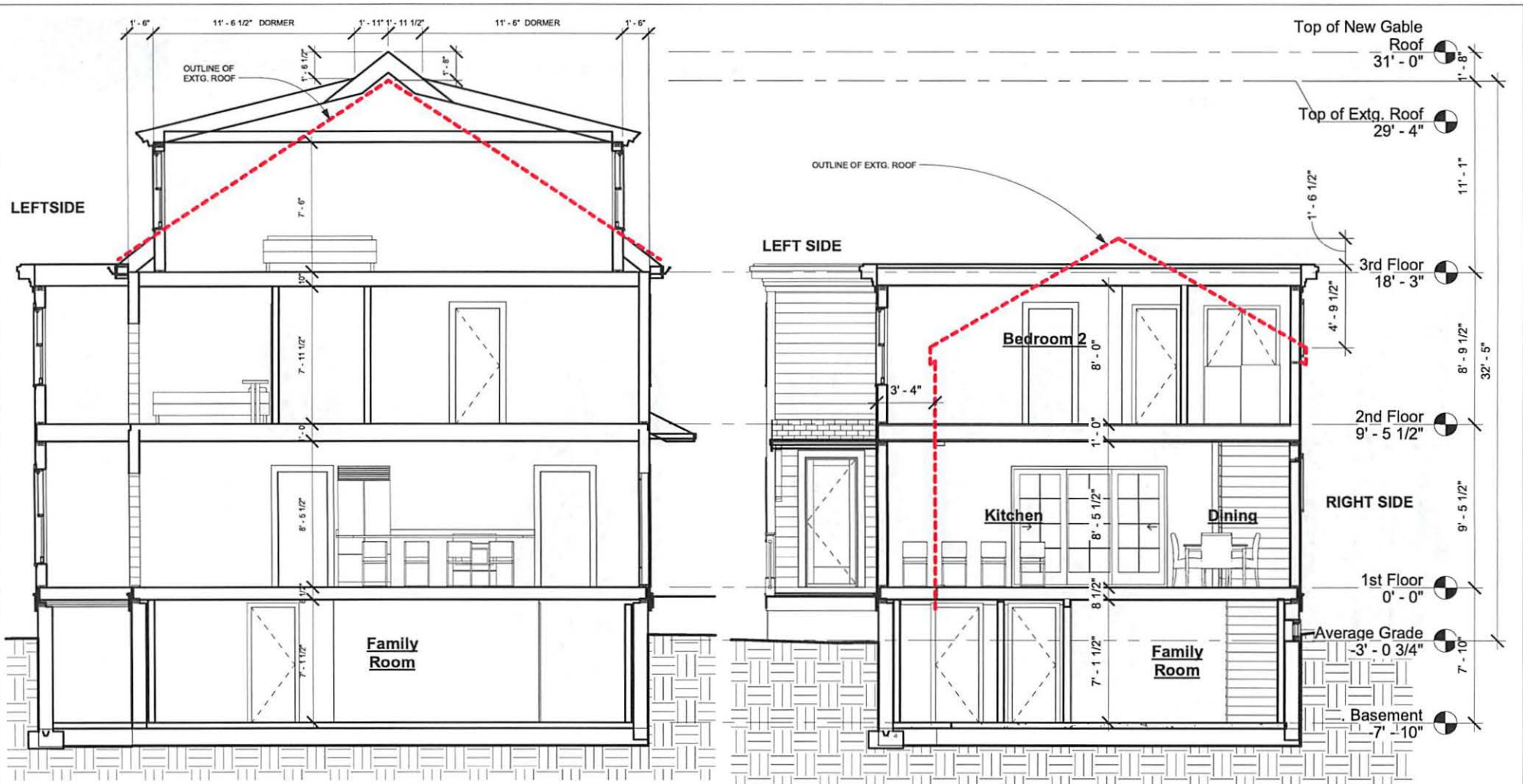
| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|------------|---|----------------------------|---------------------|-------------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-6450 www.glassmanchungdesign.com | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Proposed Elevations | 1/8" = 1'-0" | A2.1 |



① Rear Elevation
1/8" = 1'-0"


② Left Elevation
1/8" = 1'-0"

| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|------------|---|---------------------|--------------|---------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Proposed Elevations | 1/8" = 1'-0" | A2.2 |



① Section Front Portion
3/16" = 1'-0"

② Section Rear Portion
3/16" = 1'-0"

| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|------------|---|----------|---------------|---------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Sections | 3/16" = 1'-0" | A3.1 |



EXISTING

① Front/Left side view- EXTG



PROPOSED

② Front/Left side view- PROPOSED

| | | | | | | |
|--|--|----------------------------|--|---|--------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/11/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE 3D views COMPARISON</p> | <p>SCALE</p> | <p>DRAWING A4.1</p> |
|--|--|----------------------------|--|---|--------------|--------------------------------|



EXISTING

① Front Right View - EXTG



PROPOSED

② Front Right View - PROPOSED



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PROJECT
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 Cambridge, MA

TITLE
**3D Views
 COMPARISON**

SCALE

DRAWING
A4.2




EXISTING

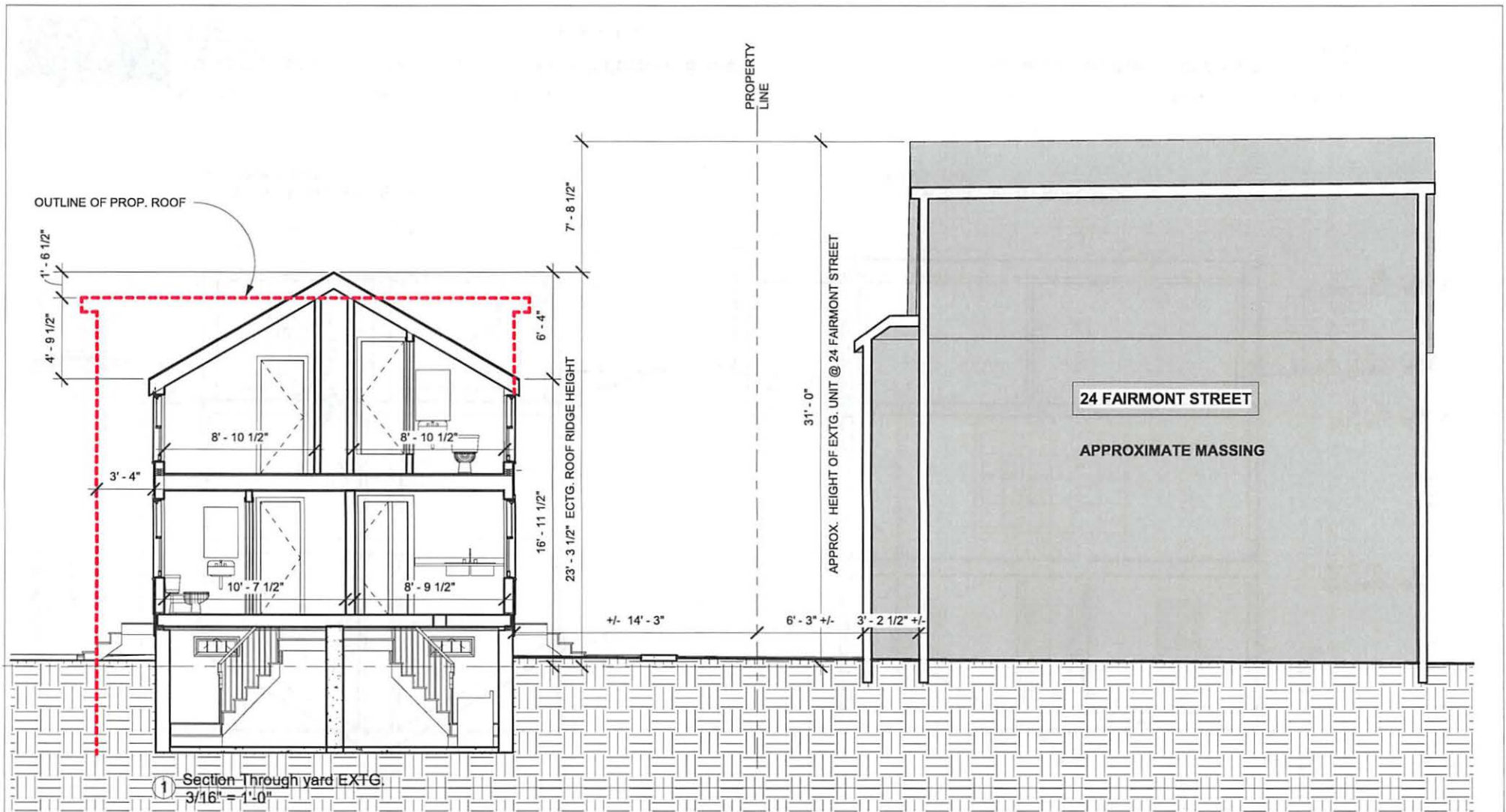


PROPOSED

① Rear Right View - EXTG

② Rear Right View - PROP.

| | | | | | | |
|--|--|----------------------------|--|---|--------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-6450 www.glassmanchungdesign.com</p> | <p>DATE 04/11/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE 3D Views COMPARISON</p> | <p>SCALE</p> | <p>DRAWING A4.3</p> |
|--|--|----------------------------|--|---|--------------|--------------------------------|



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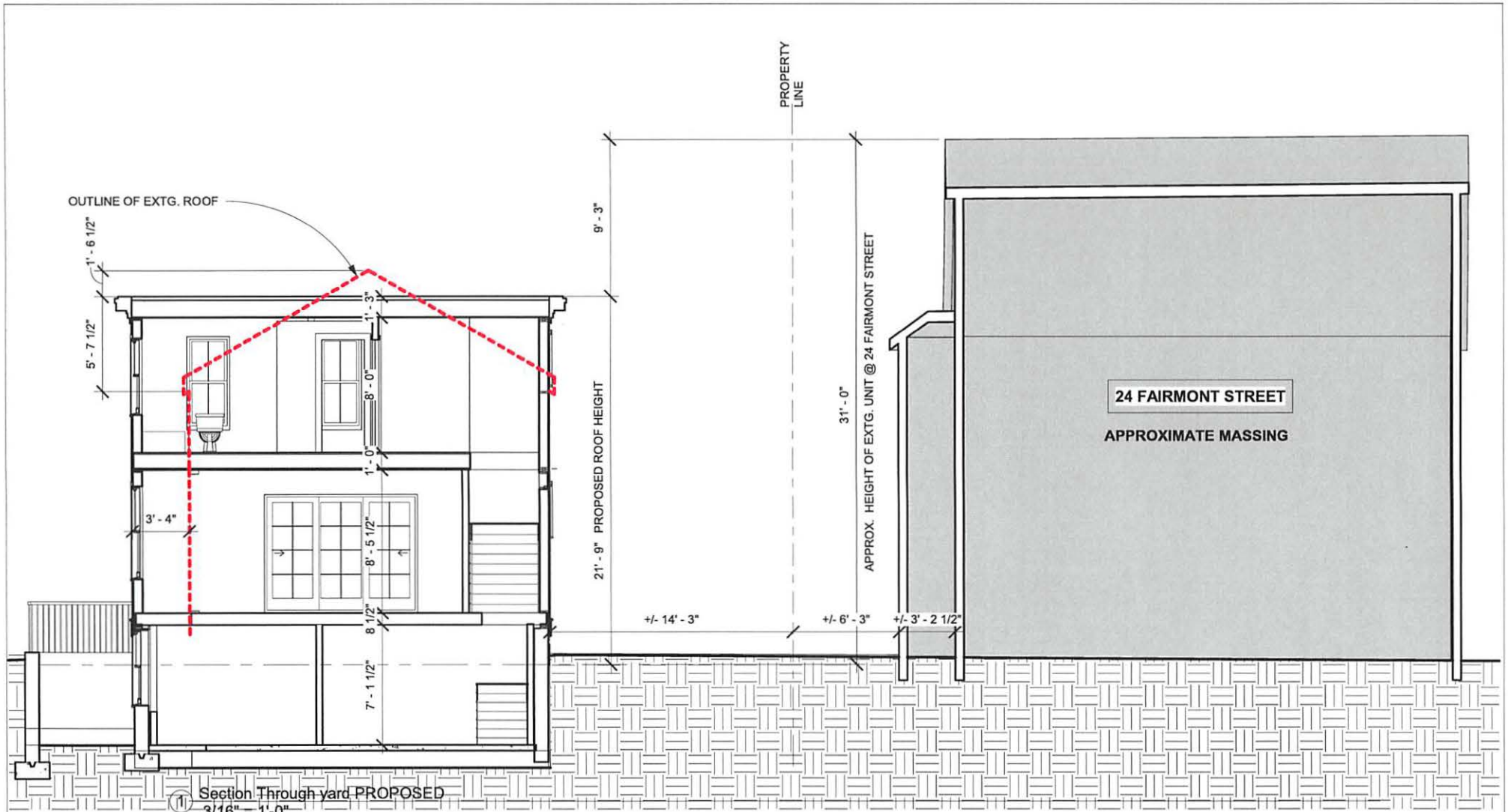
DATE
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PROJECT
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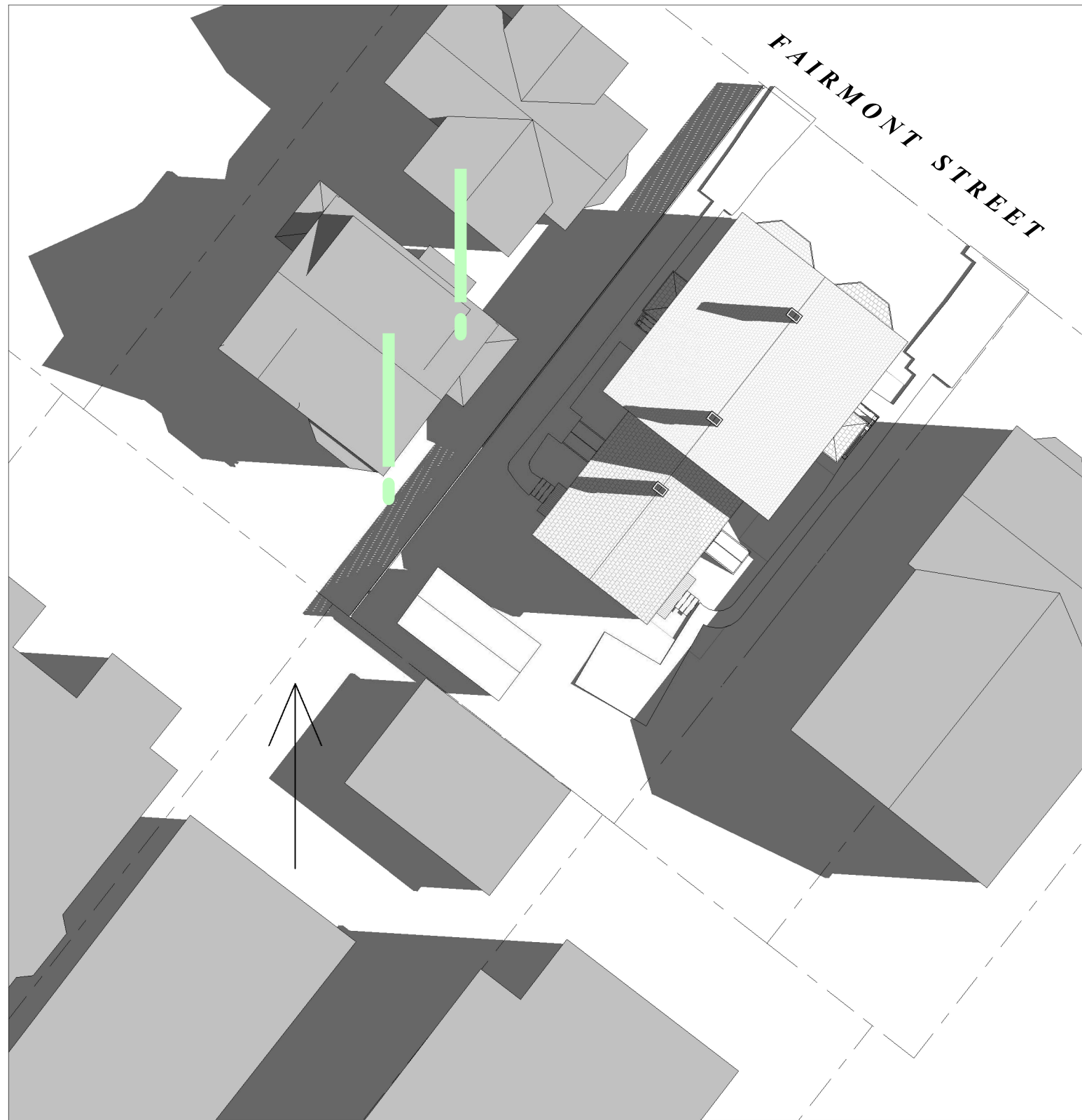
TITLE
 Extg. Section
 Through Yard

SCALE
 3/16" = 1'-0"

DRAWING
A3.3



| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|------------|---|--------------------------------------|---------------------------|-------------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | 04/11/2023 | 18-20 Fairmont Street Cambridge, MA | Proposed Section Through Yard | $\frac{3}{16}'' = 1'-0''$ | A3.4 |



① 1- SUMMER SOLSTICE 8 AM EXTG
1" = 20'-0"

② 1- SUMMER SOLSTICE 8 AM PROP.
1" = 20'-0"

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DATE

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PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SUMMER SOLSTICE
JUNE 21th 8 AM**

SCALE

AS NOTED

DRAWING

S-1



① 1- SUMMER SOLSTICE 8-30 AM EXTG
1" = 20'-0"

② 1- SUMMER SOLSTICE 8-30 AM PROP
1" = 20'-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 8-30 AM**

SCALE

AS NOTED

DRAWING

S-1.1

GCD ARCHITECTS



① 2- SUMMER SOLSTICE 9 AM EXTG
1" = 20'-0"



② 2- SUMMER SOLSTICE 9 AM PROP.
1" = 20'-0"

ARCHITECT

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DATE

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PROJECT

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TITLE

**SUMMER SOLSTICE
JUNE 21th 9 AM**

SCALE

AS NOTED

DRAWING

S-2



① 3- SUMMER SOLSTICE 10 AM EXTG
1" = 20'-0"



② 3- SUMMER SOLSTICE 10 AM PROP.
1" = 20'-0"

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TITLE

**SUMMER SOLSTICE
JUNE 21th 10 AM**

SCALE

AS NOTED

DRAWING

S-3



① 3- SUMMER SOLSTICE 10-30 AM EXTG
1" = 20'-0"

② 3- SUMMER SOLSTICE 10-30 AM PROP
1" = 20'-0"

NO CHANGE

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TITLE

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JUNE 21th 10-30 AM**

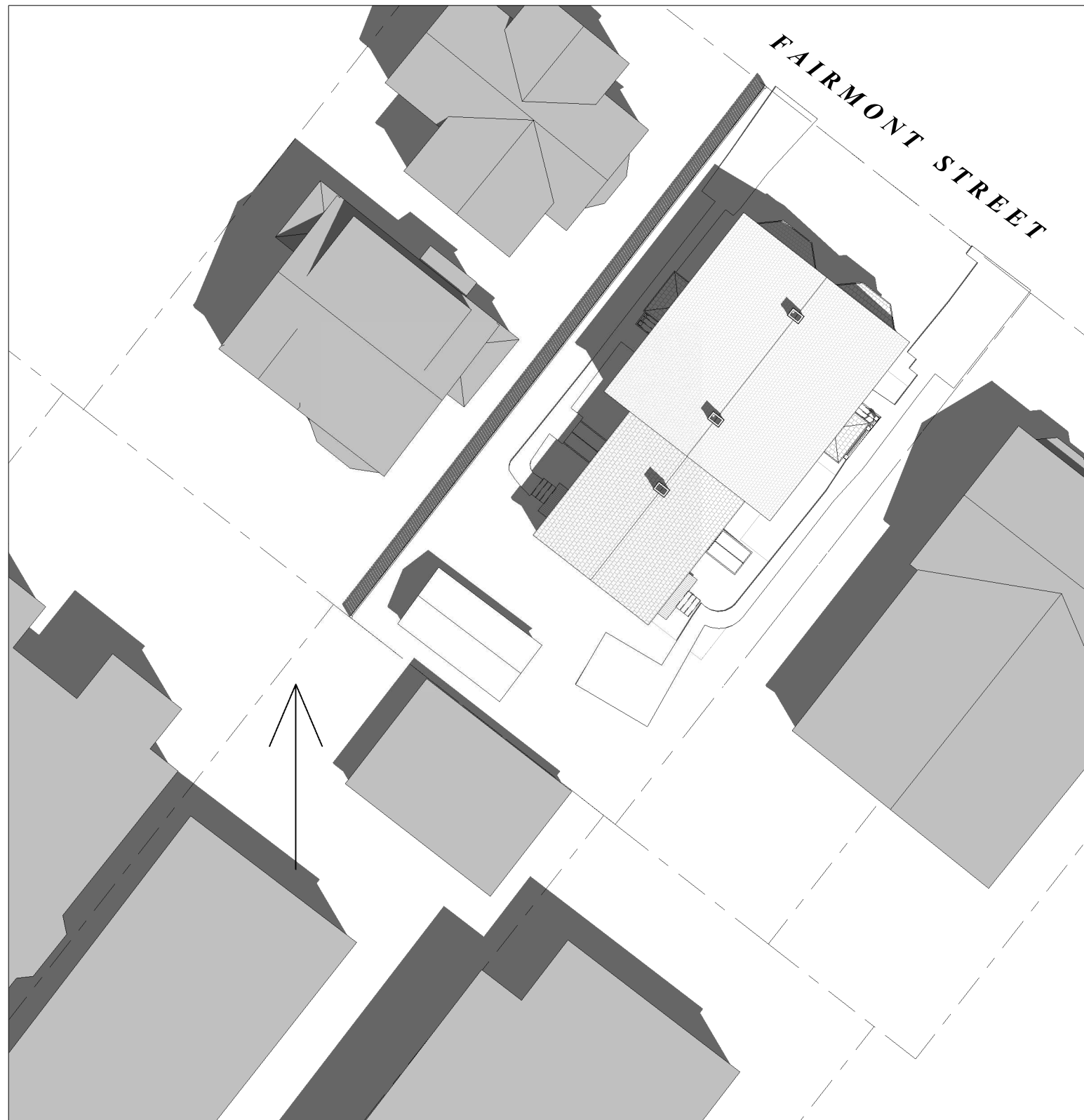
SCALE

AS NOTED

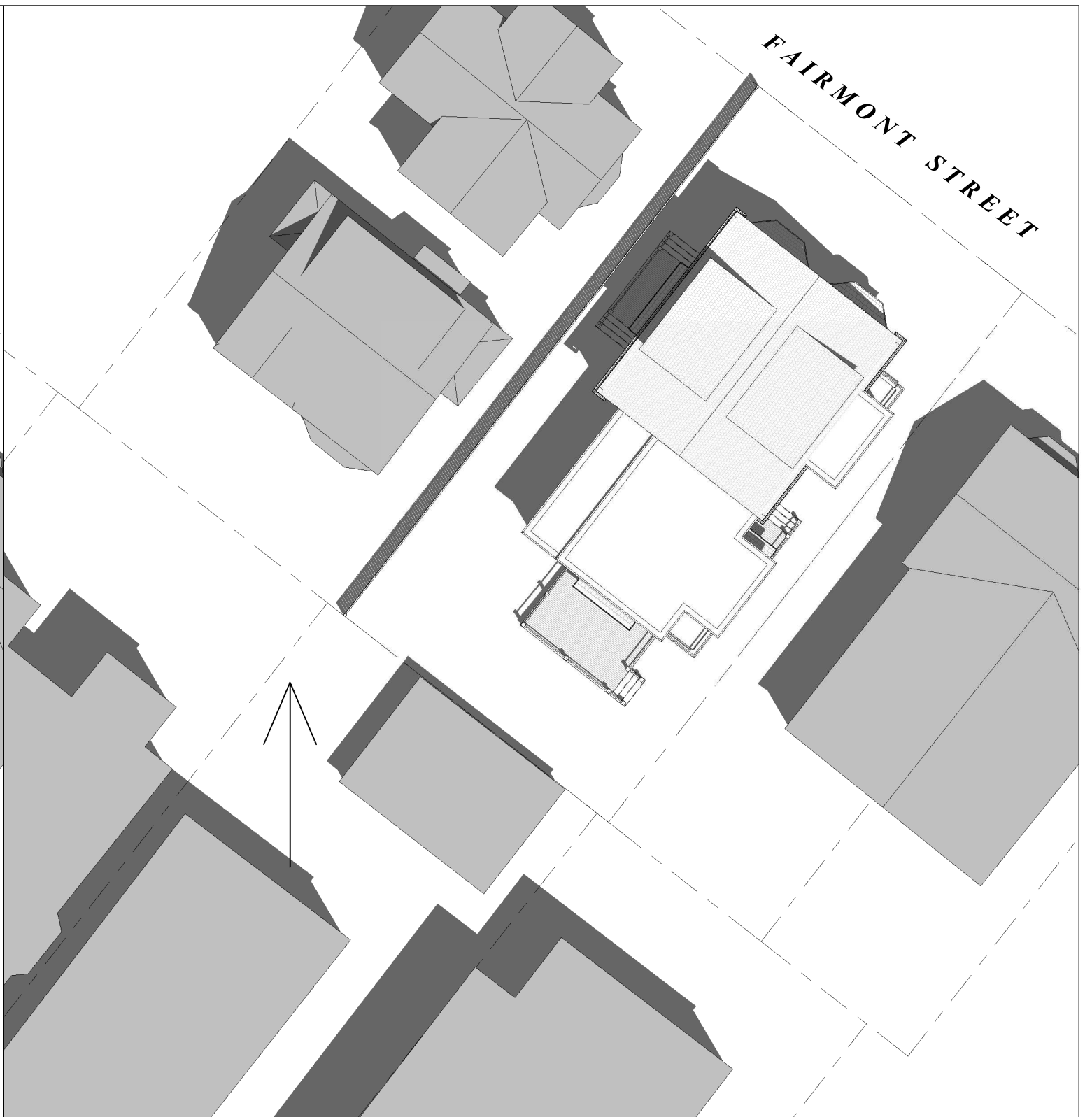
DRAWING

S-3.1

GCD ARCHITECTS



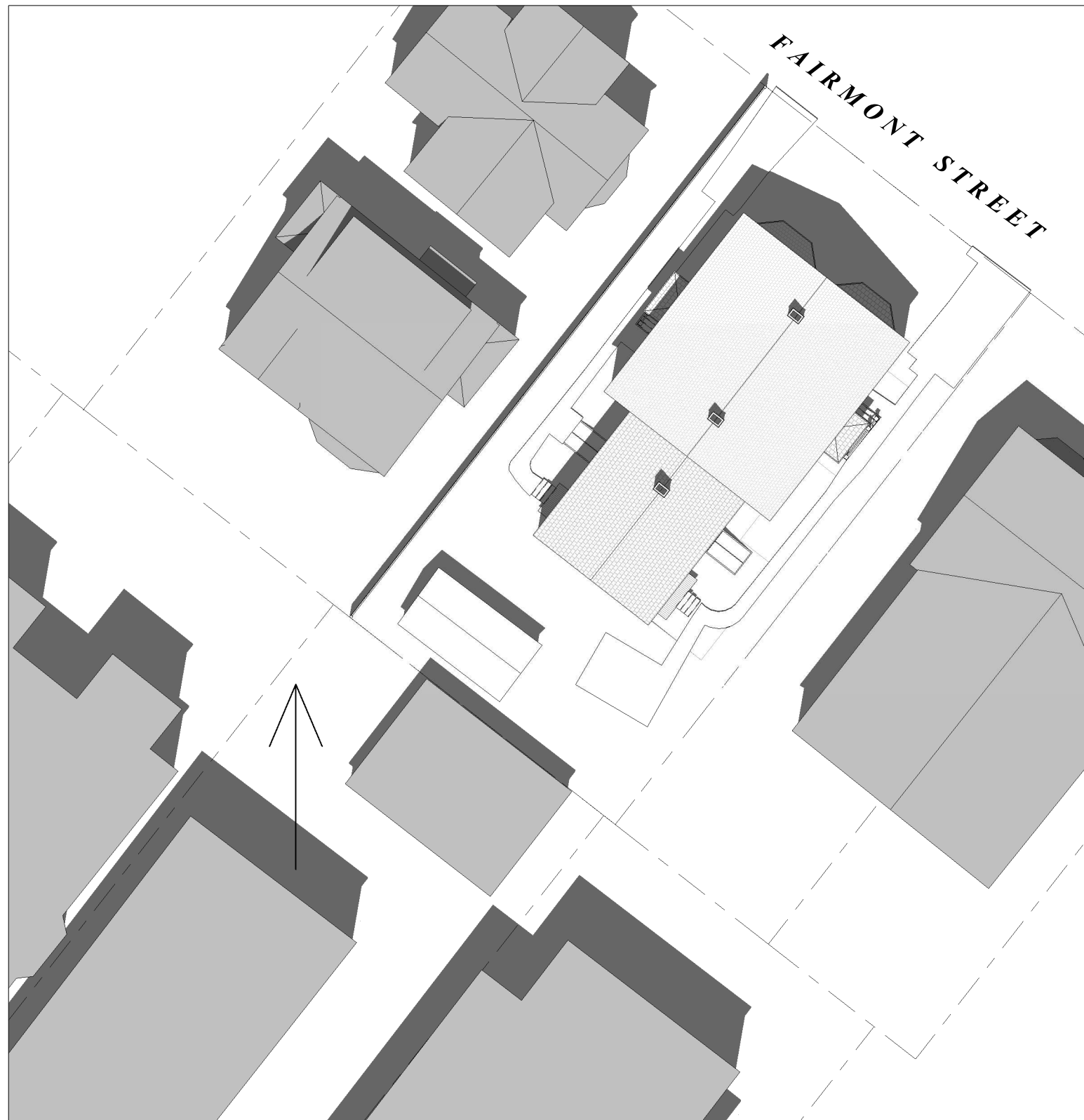
① 4- SUMMER SOLSTICE 11 AM EXTG
1" = 20'-0"



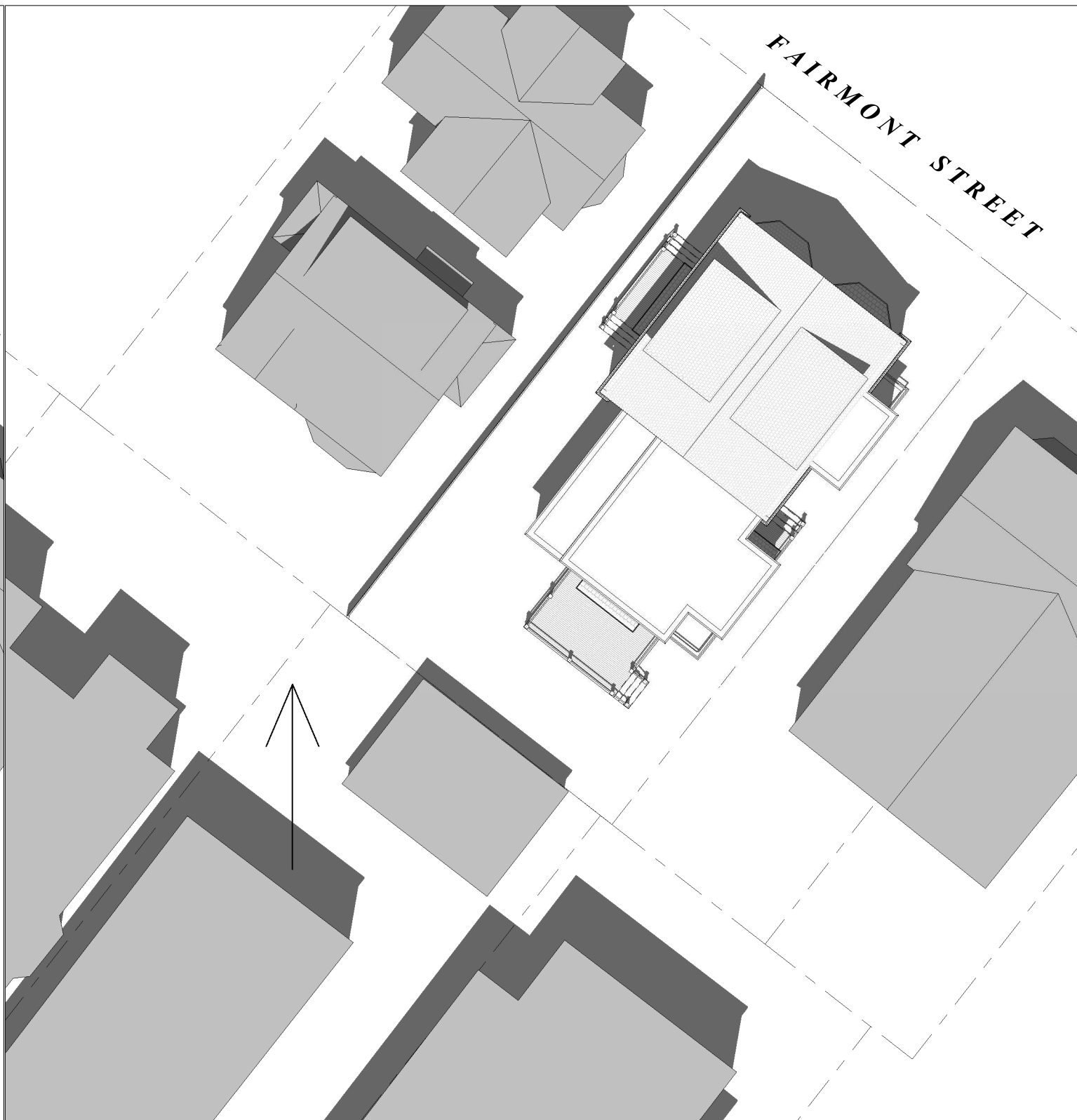
② 4- SUMMER SOLSTICE 11 AM PROP.
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|-------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 11 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-4</p> |
|--|--|---------------------------|--|---|---------------------------|-------------------------------|



① 5- SUMMER SOLSTICE NOON EXTG.
1" = 20'-0"



② 5- SUMMER SOLSTICE NOON PROP.
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|-------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th NOON</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-5</p> |
|--|--|---------------------------|--|--|---------------------------|-------------------------------|



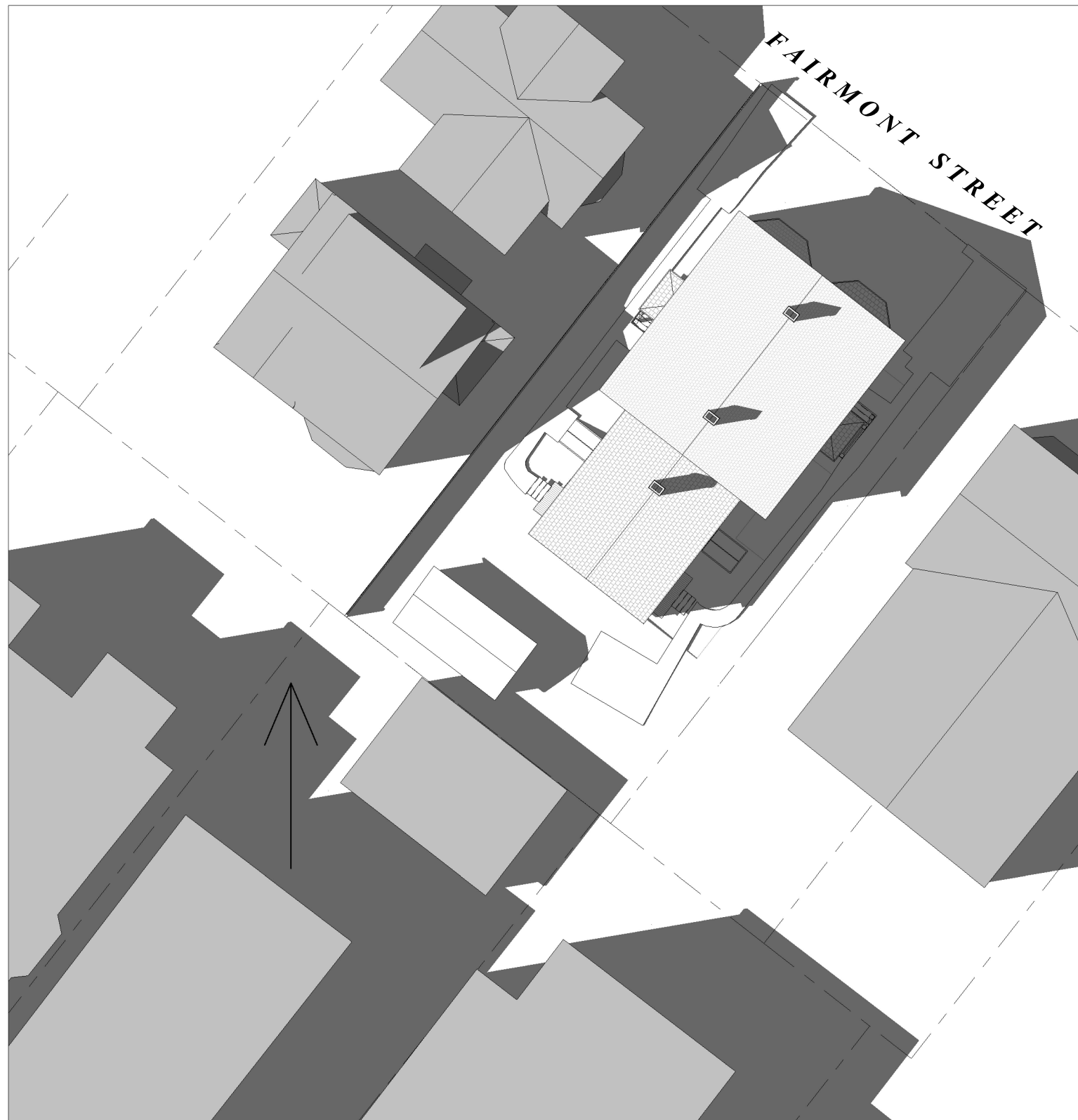
① 6- SUMMER SOLSTICE 1 PM EXTG
1" = 20'-0"



② 6- SUMMER SOLSTICE 1 PM PROP
1" = 20'-0"

NO CHANGE

| | | | | | |
|---|---------------------------|--|---|---------------------------|-------------------------------|
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|---|---------------------------|--|---|---------------------------|-------------------------------|




① 7- SUMMER SOLSTICE 3 PM EXTG
1" = 20'-0"



② 7- SUMMER SOLSTICE 3 PM PROP
1" = 20'-0"

NO CHANGE

| | | | | | |
|---|---------------------------|--|--|---------------------------|-------------------------------|
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|---|---------------------------|--|--|---------------------------|-------------------------------|



① 8- FALL EQUINOX 10 AM EXTG
1" = 20'-0"



② 8- FALL EQUINOX 10 AM PROP
1" = 20'-0"

ARCHITECT

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Proposed Side and Roof Additions

TITLE

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

SCALE

AS NOTED

DRAWING

S-8

GCD ARCHITECTS



① 8- FALL EQUINOX 10-30 AM EXTG
1" = 20'-0"

② 8- FALL EQUINOX 10-30 AM PROP
1" = 20'-0"

ARCHITECT

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PROJECT

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Proposed Side and Roof Additions

TITLE

**FALL EQUINOX
SEPT. 22nd 10-30
AM**

SCALE

AS NOTED

DRAWING

S-8.1

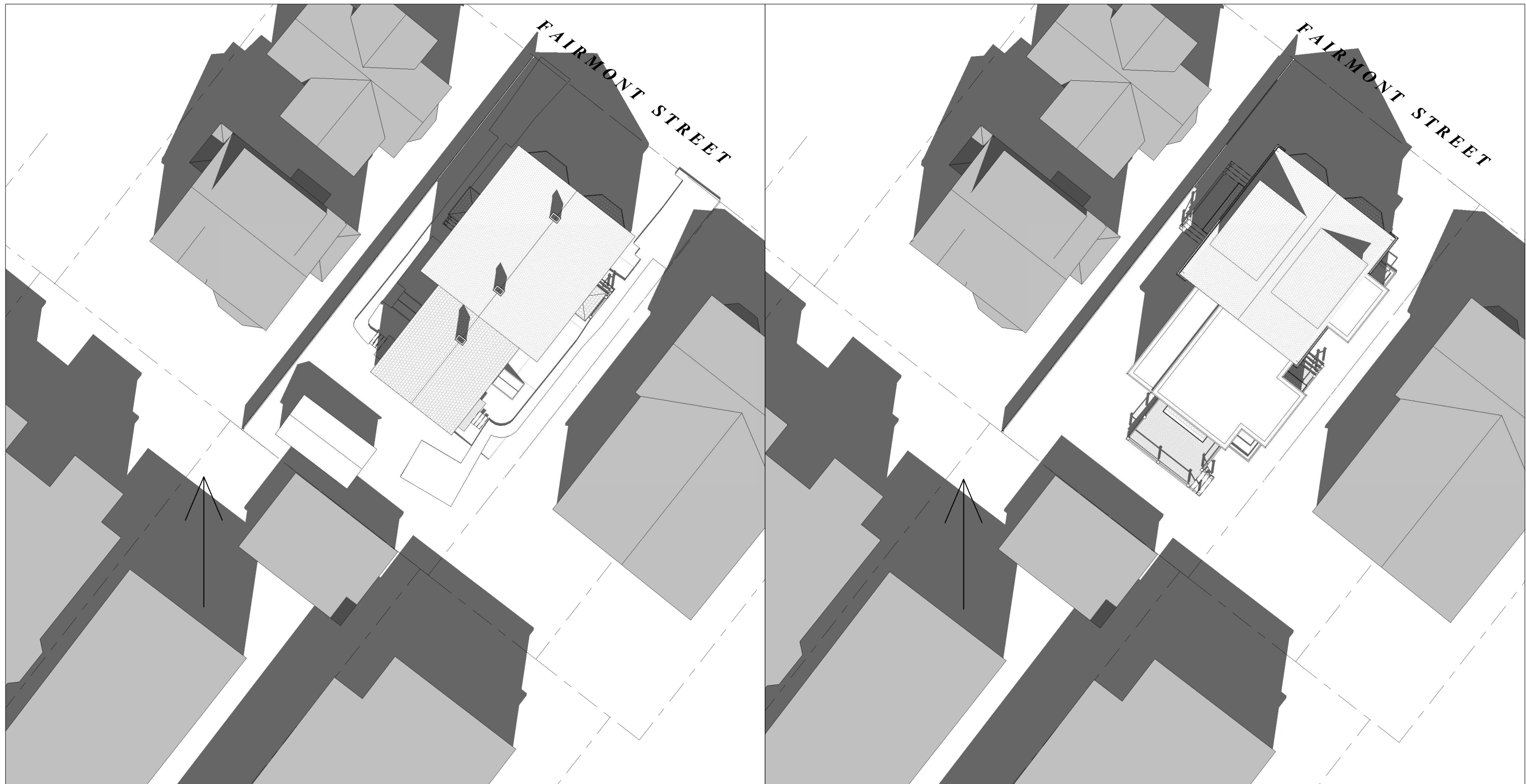


① 9- FALL EQUINOX 11 AM EXTG
1" = 20'-0"



② 9- FALL EQUINOX 11 AM PROP
1" = 20'-0"

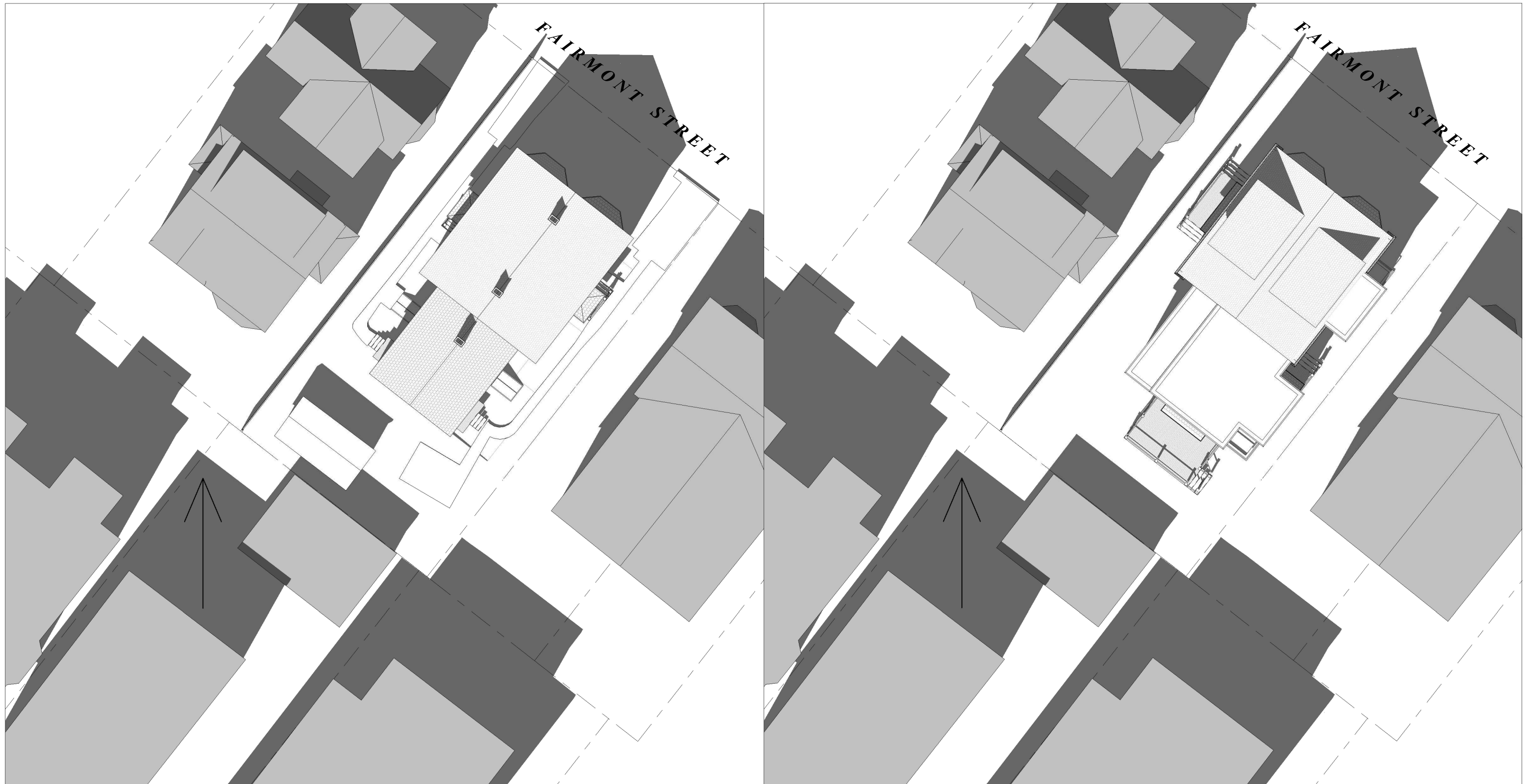
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|--|--|---------------------------|--|---|---------------------------|-------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd 11 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-9</p> |
|--|--|---------------------------|--|---|---------------------------|-------------------------------|



① 10- FALL EQUINOX NOON EXTG
1" = 20'-0"

② 10- FALL EQUINOX NOON PROP **NO CHANGE**
1" = 20'-0"


| | | | | | |
|---|---------------------------|--|--|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd NOON</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-10</p> |
|---|---------------------------|--|--|---------------------------|--------------------------------|



① 11- FALL EQUINOX 1 PM EXTG
1" = 20'-0"

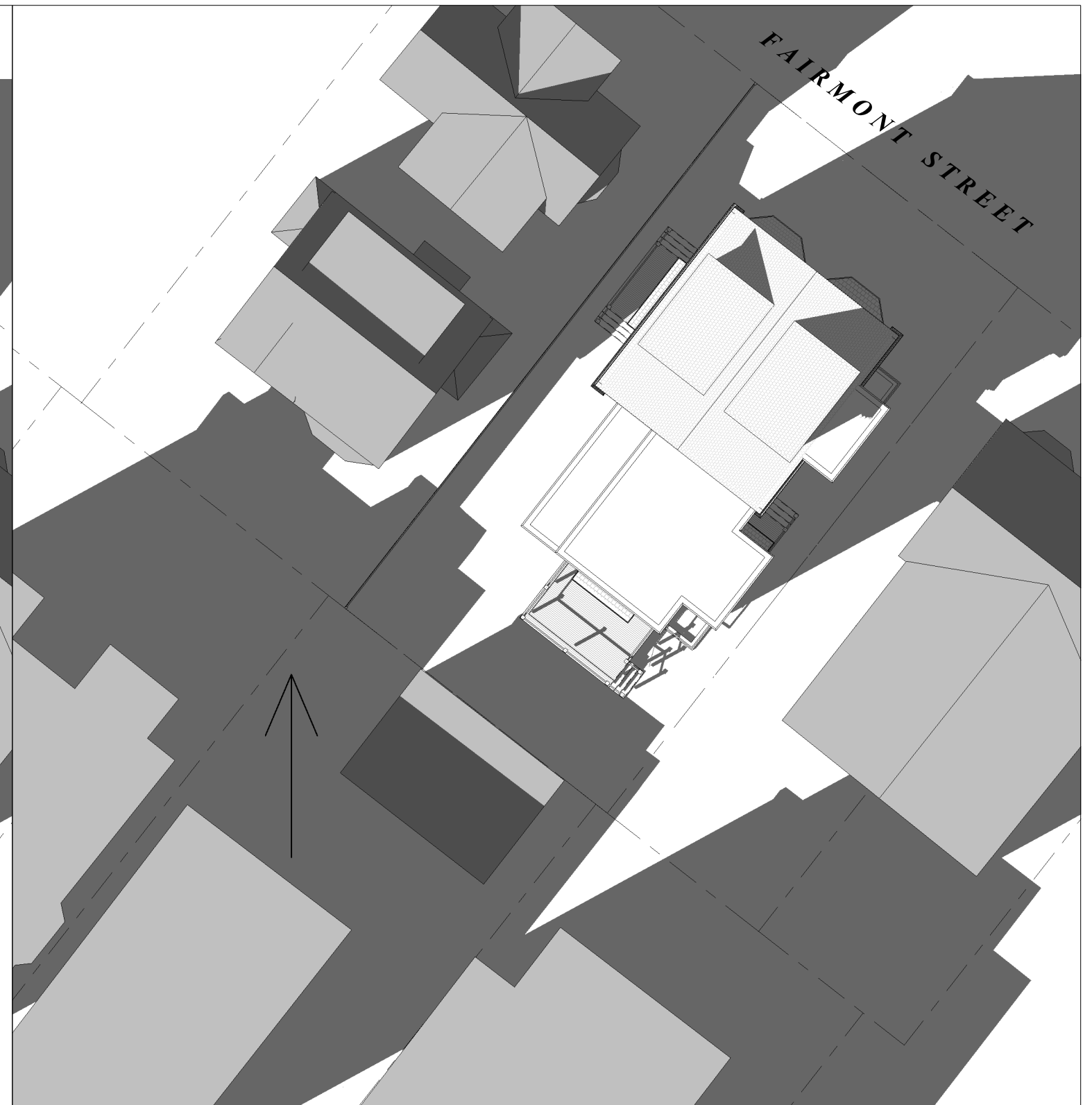
② 11- FALL EQUINOX 1 PM PROP
1" = 20'-0"

NO CHANGE

| | | | | | |
|---|---------------------------|--|---|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd 1PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-11</p> |
|---|---------------------------|--|---|---------------------------|--------------------------------|




① 12- FALL EQUINOX 3 PM EXTG
1" = 20'-0"



② 12- FALL EQUINOX 3 PM PROP
1" = 20'-0"

NO CHANGE

| | | | | | |
|---|---------------------------|--|---|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd 3PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-12</p> |
|---|---------------------------|--|---|---------------------------|--------------------------------|



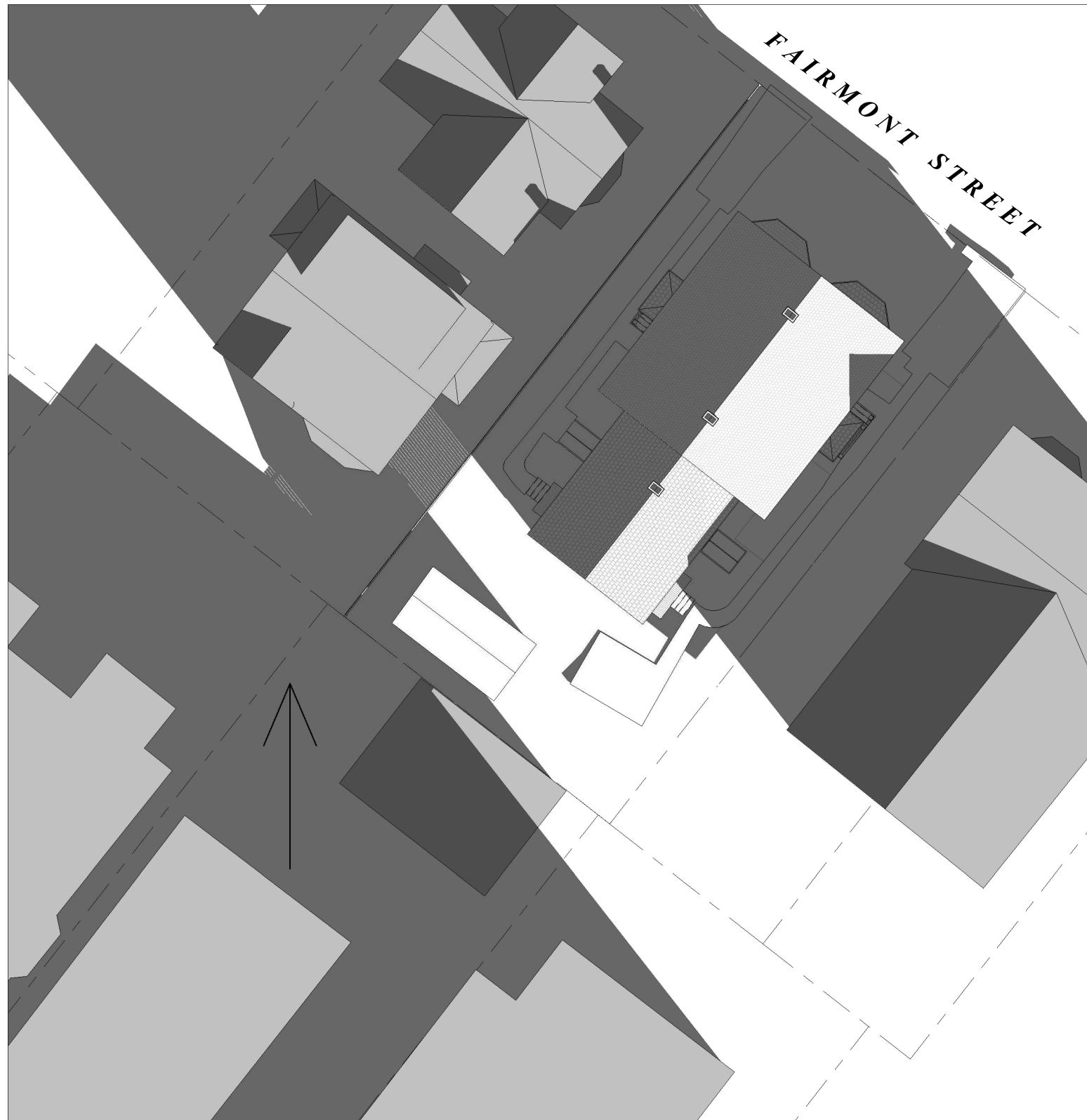
① 13- WINTER SOLSTICE 8 AM EXTG
1" = 20'-0"



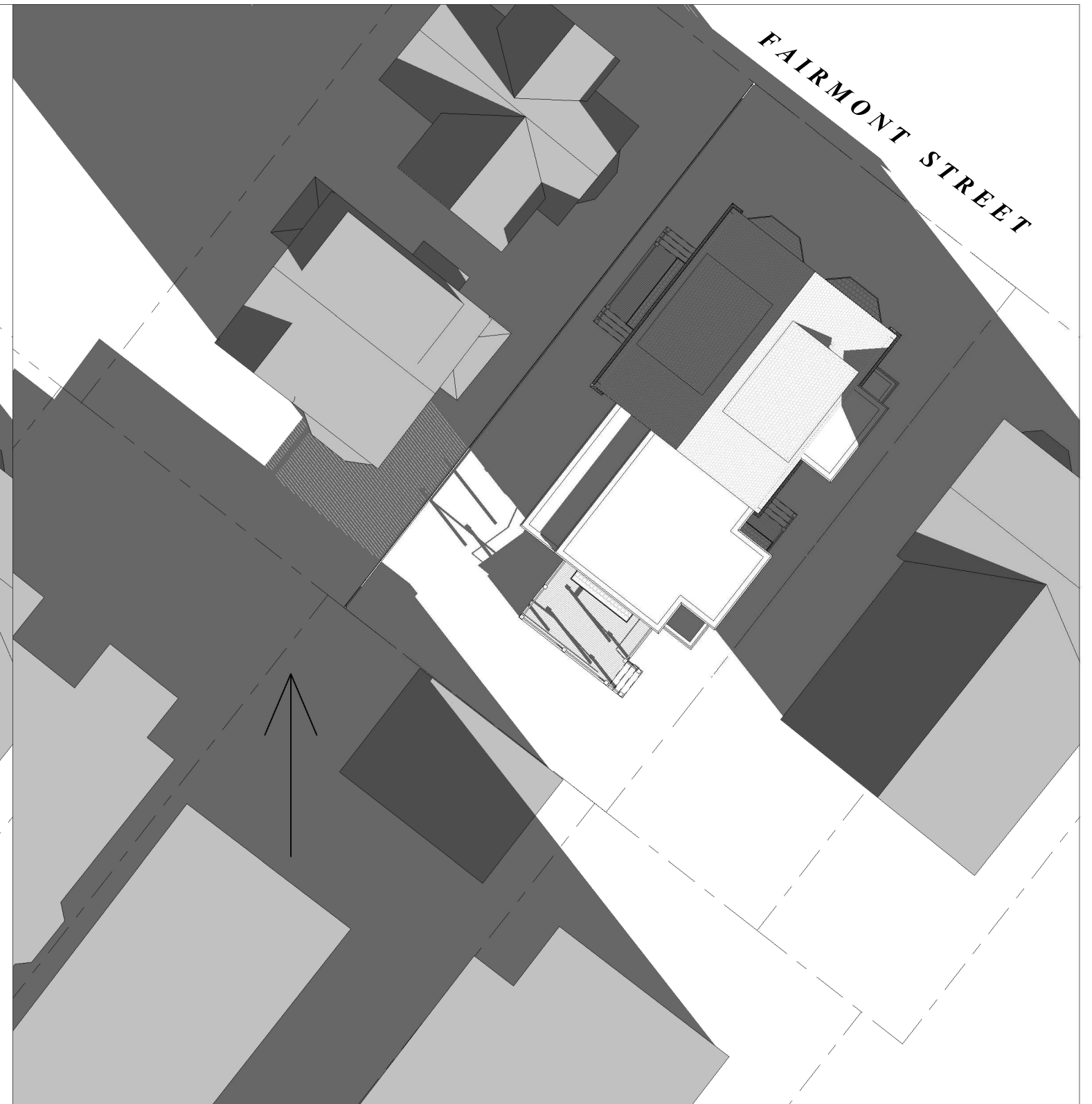
② 13- WINTER SOLSTICE 8 AM PROP.
1" = 20'-0"

NO CHANGE

| | | | | | |
|---|---------------------------|--|--|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 8 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-13</p> |
|---|---------------------------|--|--|---------------------------|--------------------------------|



① 14- WINTER SOLSTICE 9 AM EXTG.
1" = 20'-0"



② 14- WINTER SOLSTICE 9 AM PROP.
1" = 20'-0"

NO CHANGE

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TITLE

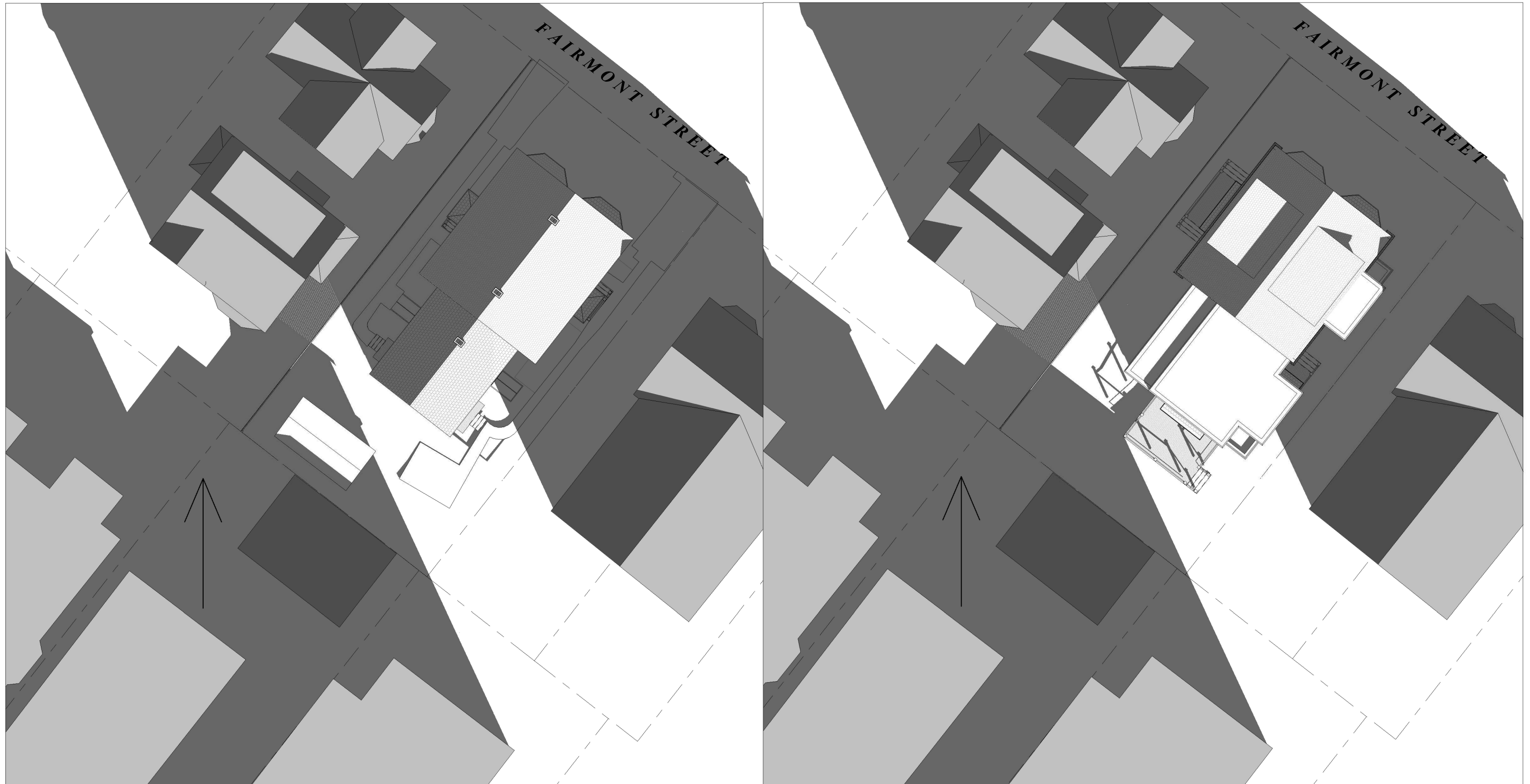
**WINTER SOLSTICE
DEC. 21st 9 AM**

SCALE

AS NOTED

DRAWING

S-14



① 15- WINTER SOLSTICE 10 AM EXTG
1" = 20'-0"

② 15- WINTER SOLSTICE 10 AM PROP
1" = 20'-0"

NO CHANGE

ARCHITECT

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PROJECT

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TITLE

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

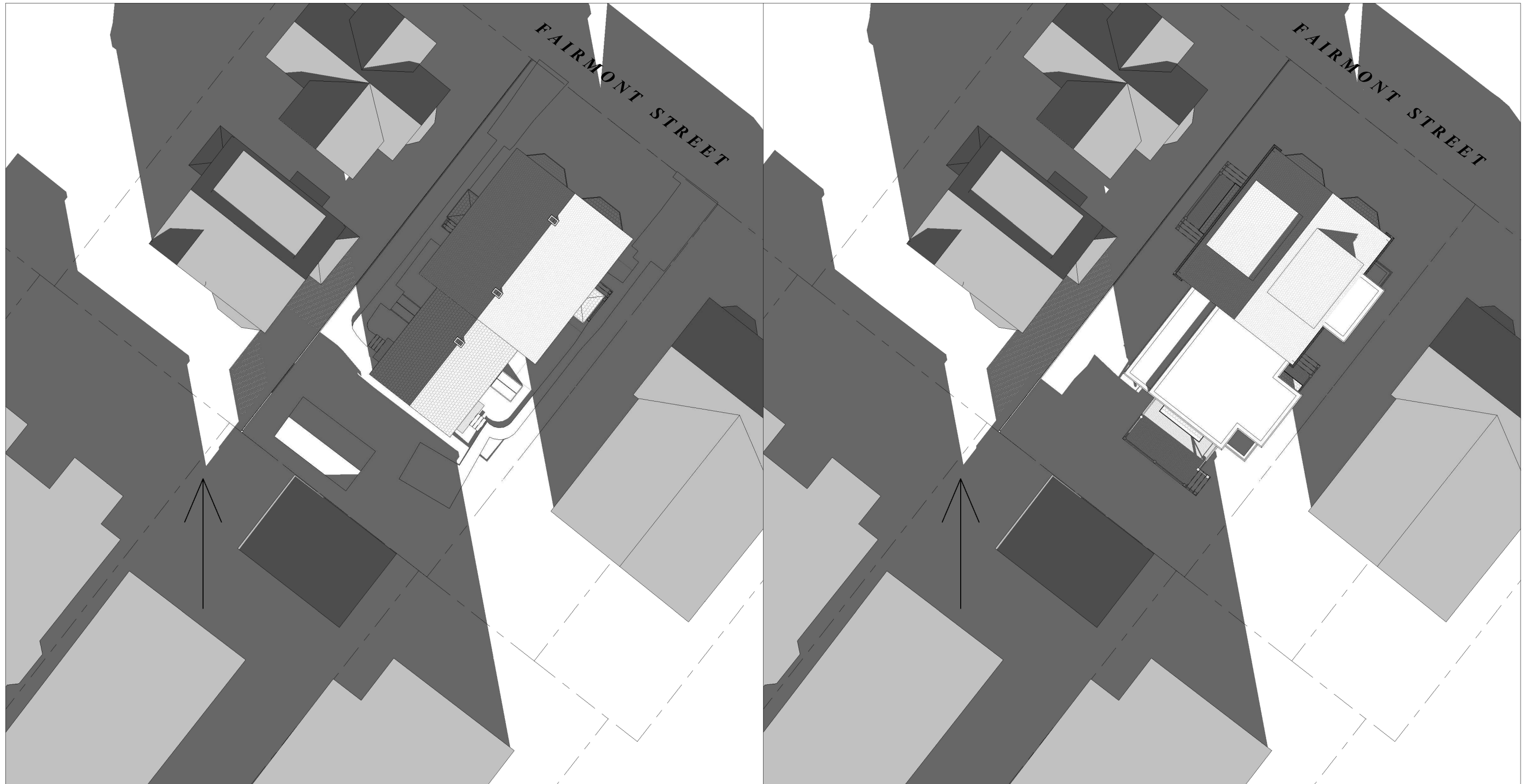
SCALE

AS NOTED

DRAWING

S-15

GCD ARCHITECTS



① 16- WINTER SOLSTICE 11 AM EXTG.
1" = 20'-0"

② 16- WINTER SOLSTICE 11 AM PROP.
1" = 20'-0"

NO CHANGE

ARCHITECT

GCD ARCHITECTS

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DATE

4/20/2023

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**WINTER SOLSTICE
DEC. 21st 11 AM**

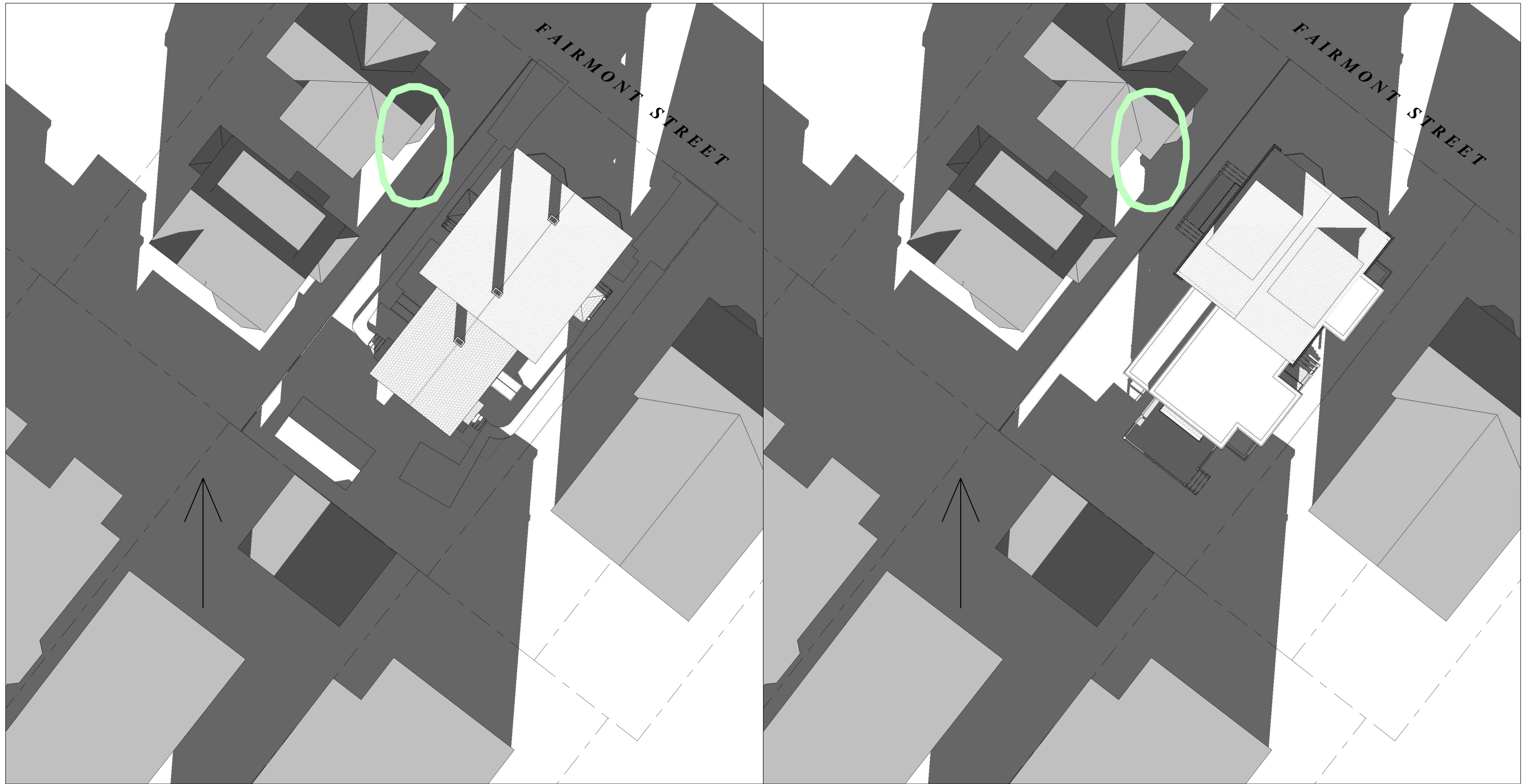
SCALE

AS NOTED

DRAWING

S-16

GCD ARCHITECTS



① 17- WINTER SOLSTICE NOON EXTG
1" = 20'-0"

② 17- WINTER SOLSTICE NOON PROP.
1" = 20'-0"

ARCHITECT

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DATE

4/20/2023

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**WINTER SOLSTICE
DEC. 21st NOON**

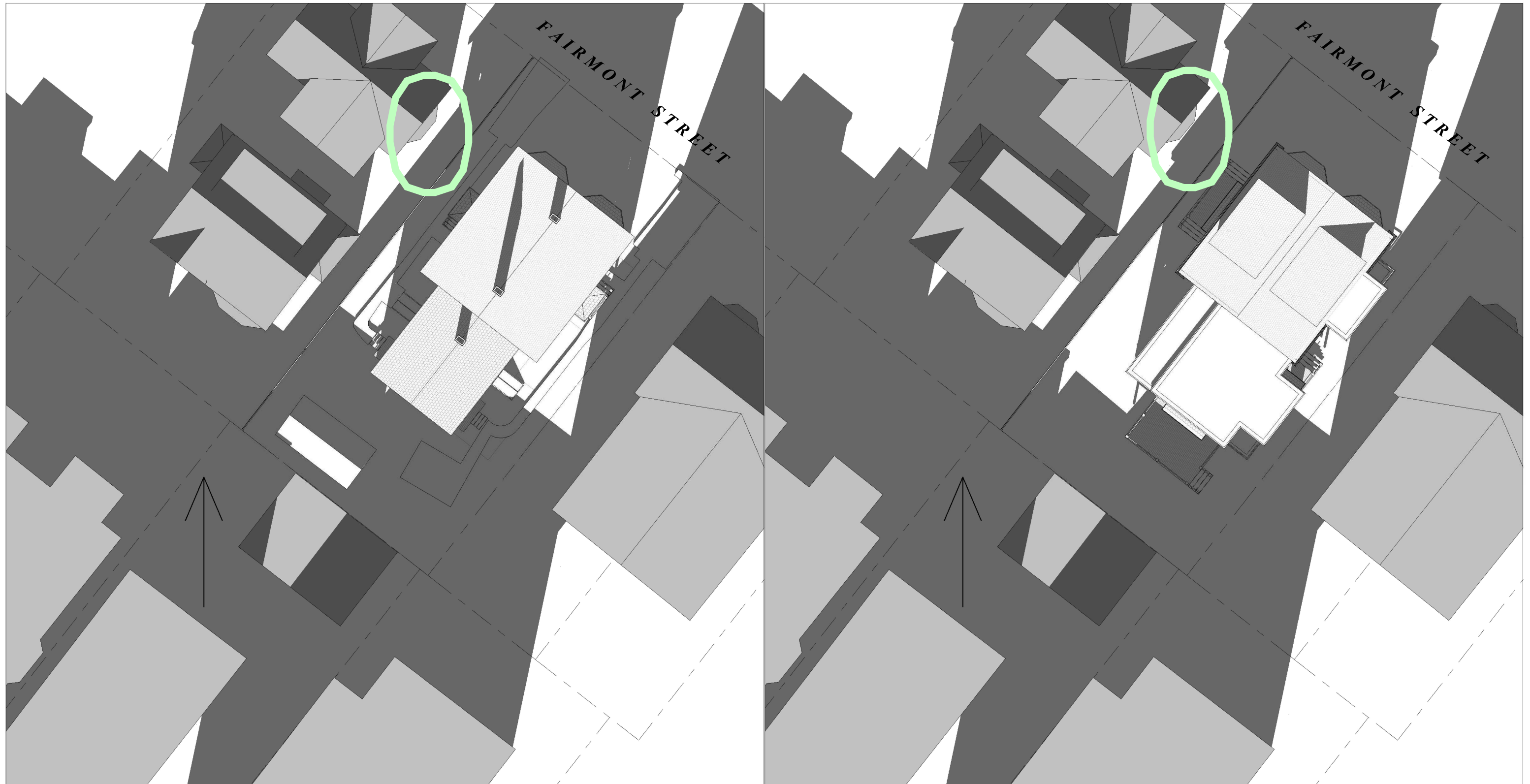
SCALE

AS NOTED

DRAWING

S-17

GCD ARCHITECTS



ARCHITECT

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DATE

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PROJECT

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Proposed Side and Roof Additions

TITLE

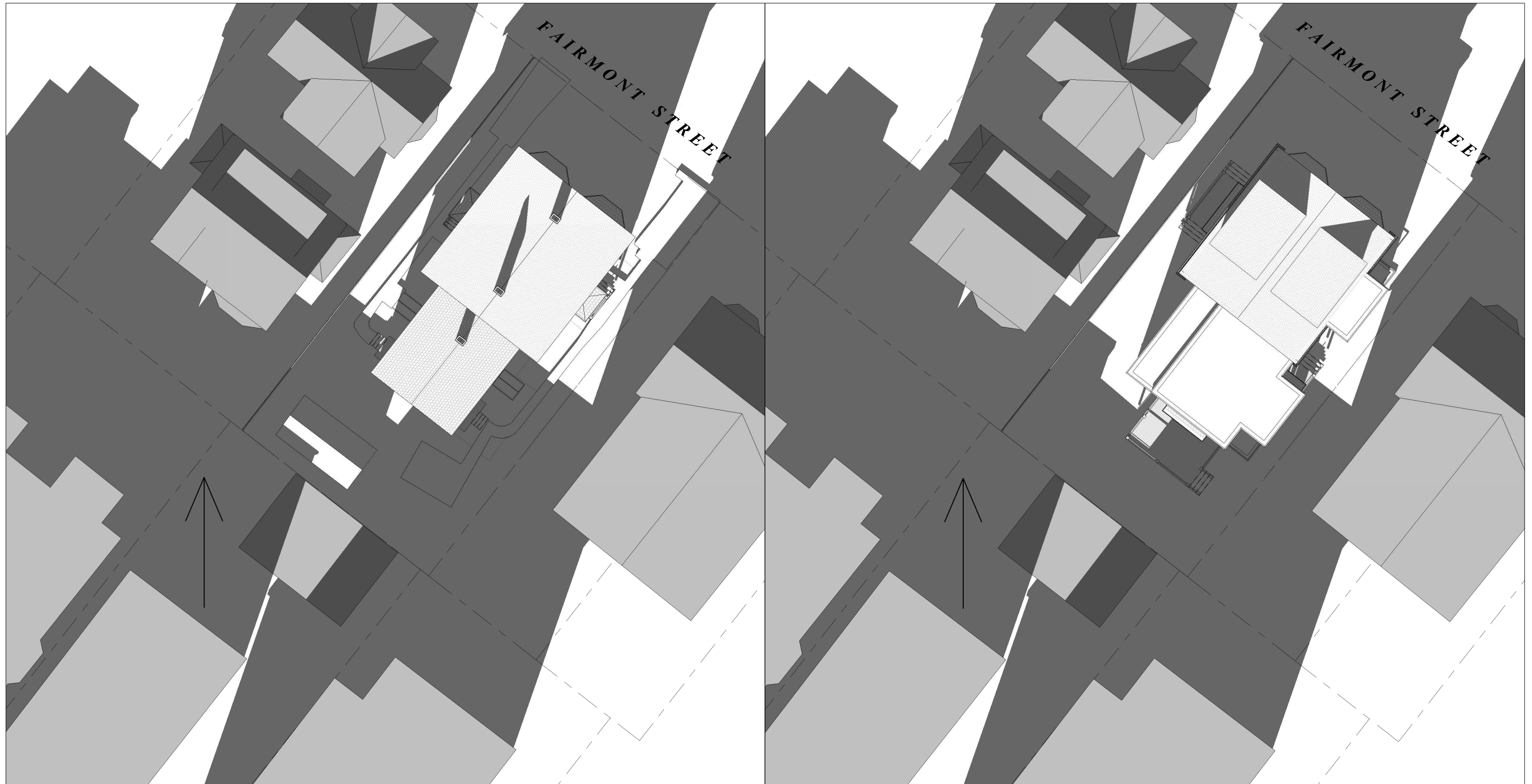
**WINTER SOLSTICE
DEC. 21st 12-30 PM**

SCALE

AS NOTED

DRAWING

S-17.1

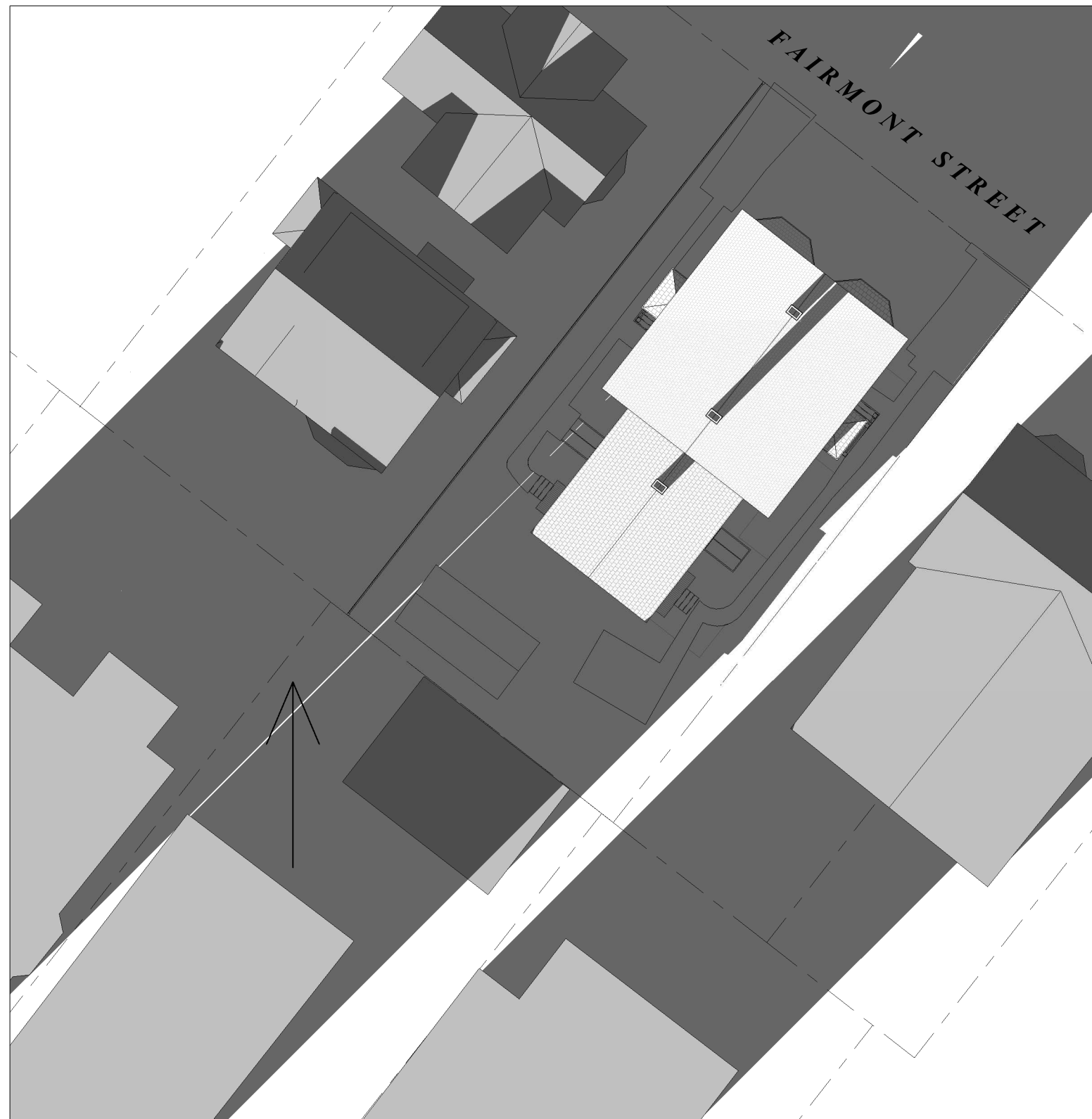


① 18- WINTER SOLSTICE 1 PM EXTG
1" = 20'-0"

② 18- WINTER SOLSTICE 1 PM PROP
1" = 20'-0"

NO CHANGE

| | | | | | |
|---|---------------------------|--|--|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 1 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-18</p> |
|---|---------------------------|--|--|---------------------------|--------------------------------|

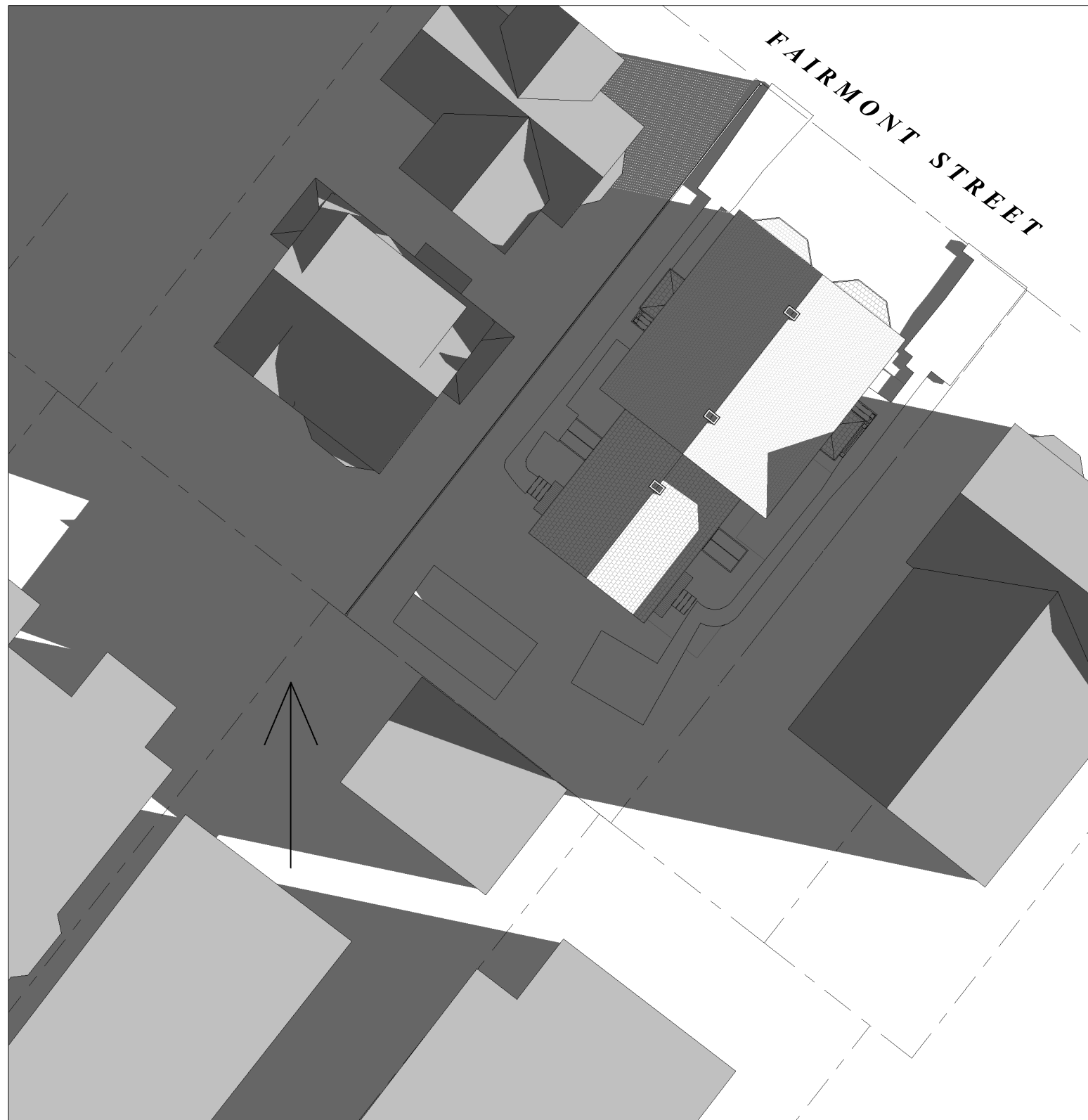


① 19- WINTER SOLSTICE 3 PM EXTG
1" = 20'-0"

② 19- WINTER SOLSTICE 3 PM PROP
1" = 20'-0"

NO CHANGE

| | | | | | |
|---|---------------------------|--|--|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 3 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-19</p> |
|---|---------------------------|--|--|---------------------------|--------------------------------|

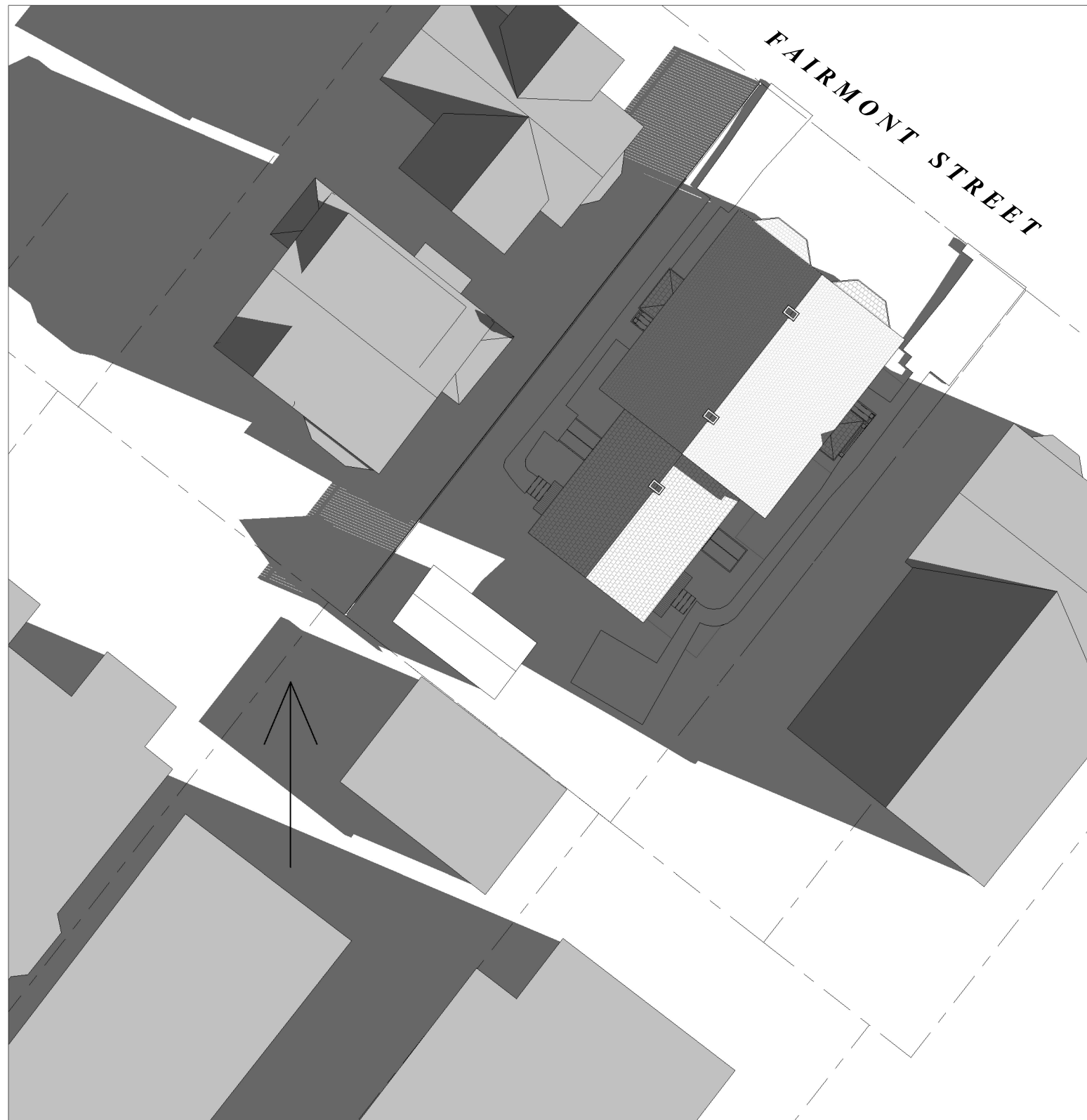


① 20 - SPRING EQUINOX 7 AM EXTG
1" = 20'-0"

② 20 - SPRING EQUINOX 7 AM PROP.
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
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|--|--|---------------------------|--|--|---------------------------|--------------------------------|




① 21 - SPRING EQUINOX 8 AM EXTG
1" = 20'-0"



② 21 - SPRING EQUINOX 8 AM PROP.
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 8 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-21</p> |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|



① 22 - SPRING EQUINOX 9 AM EXTG
1" = 20'-0"



② 22 - SPRING EQUINOX 9 AM PROP.
1" = 20'-0"

NO CHANGE

ARCHITECT

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DATE

4/20/2023

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 9 AM**

SCALE

AS NOTED

DRAWING

S-22



① 23 - SPRING EQUINOX 10 AM EXTG
1" = 20'-0"

② 23 - SPRING EQUINOX 10 AM PROP
1" = 20'-0"

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DATE

4/20/2023

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 10 AM**

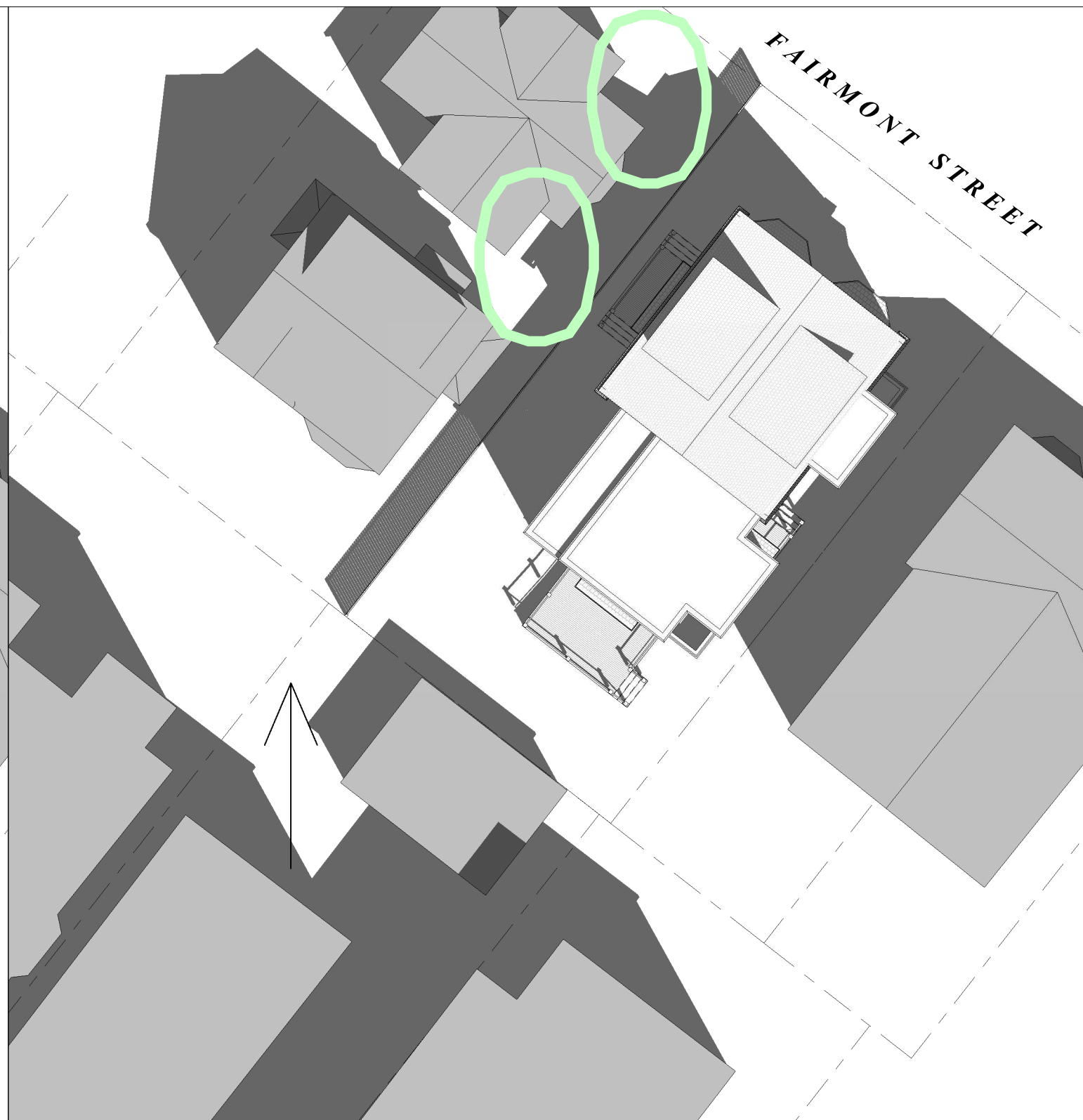
SCALE

AS NOTED

DRAWING

S-23

GCD ARCHITECTS



① 23 - SPRING EQUINOX 10-30 AM EXTG
1" = 20'-0"

② 23 - SPRING EQUINOX 10-30 AM PROP
1" = 20'-0"

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DATE

04/20/23

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 10-30
AM**

SCALE

AS NOTED

DRAWING

S-23.1



① 24 - SPRING EQUINOX 11 AM EXTG
1" = 20'-0"

② 24 - SPRING EQUINOX 11 AM PROP
1" = 20'-0"

ARCHITECT

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DATE

4/20/2023

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 11 AM**

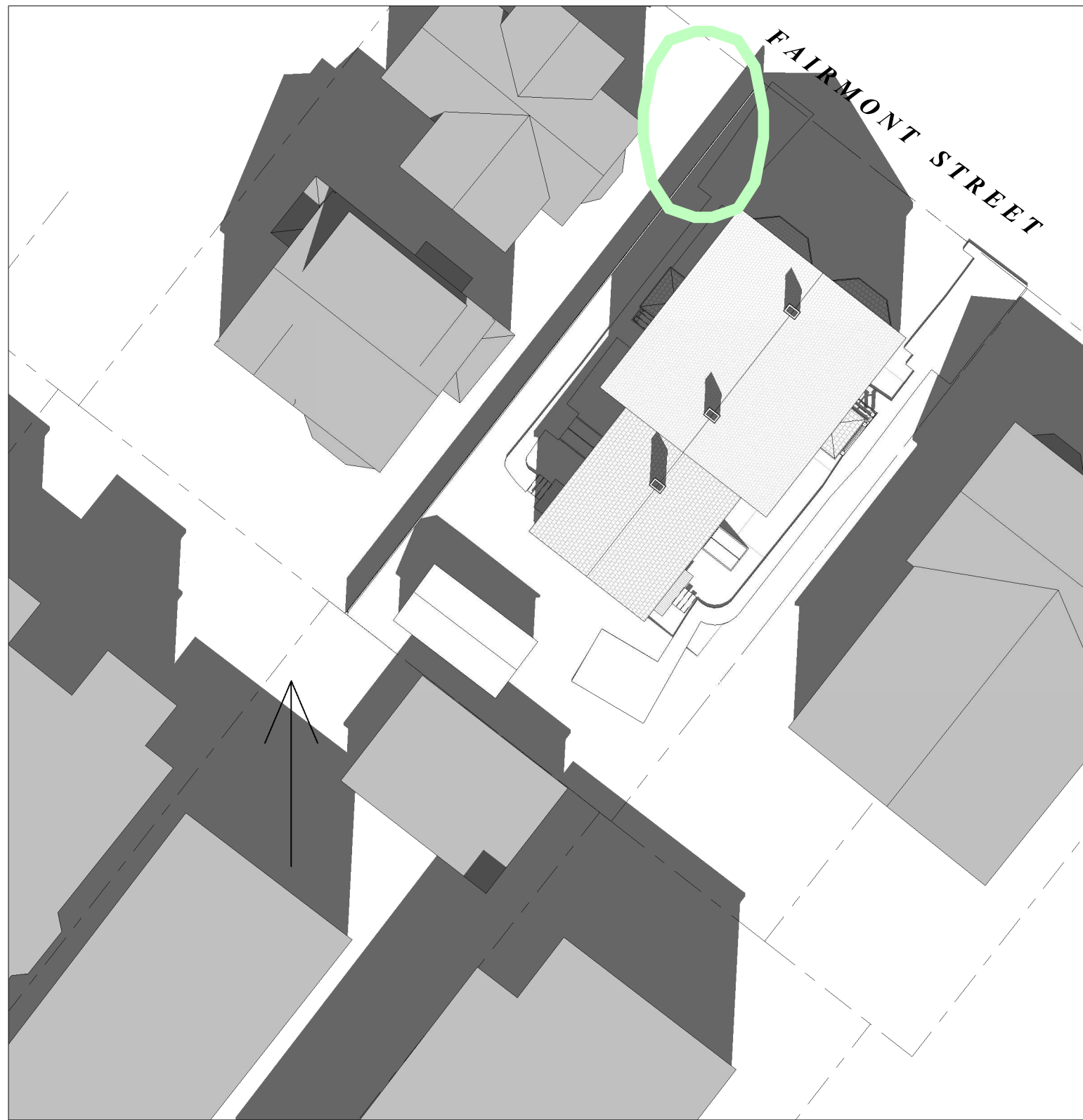
SCALE

AS NOTED

DRAWING

S-24

GCD ARCHITECTS



① 25 - SPRING EQUINOX NOON EXTG
1" = 20'-0"



② 25 - SPRING EQUINOX NOON PROP
1" = 20'-0"

ARCHITECT

GCD ARCHITECTS

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DATE

4/20/2023

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st NOON**

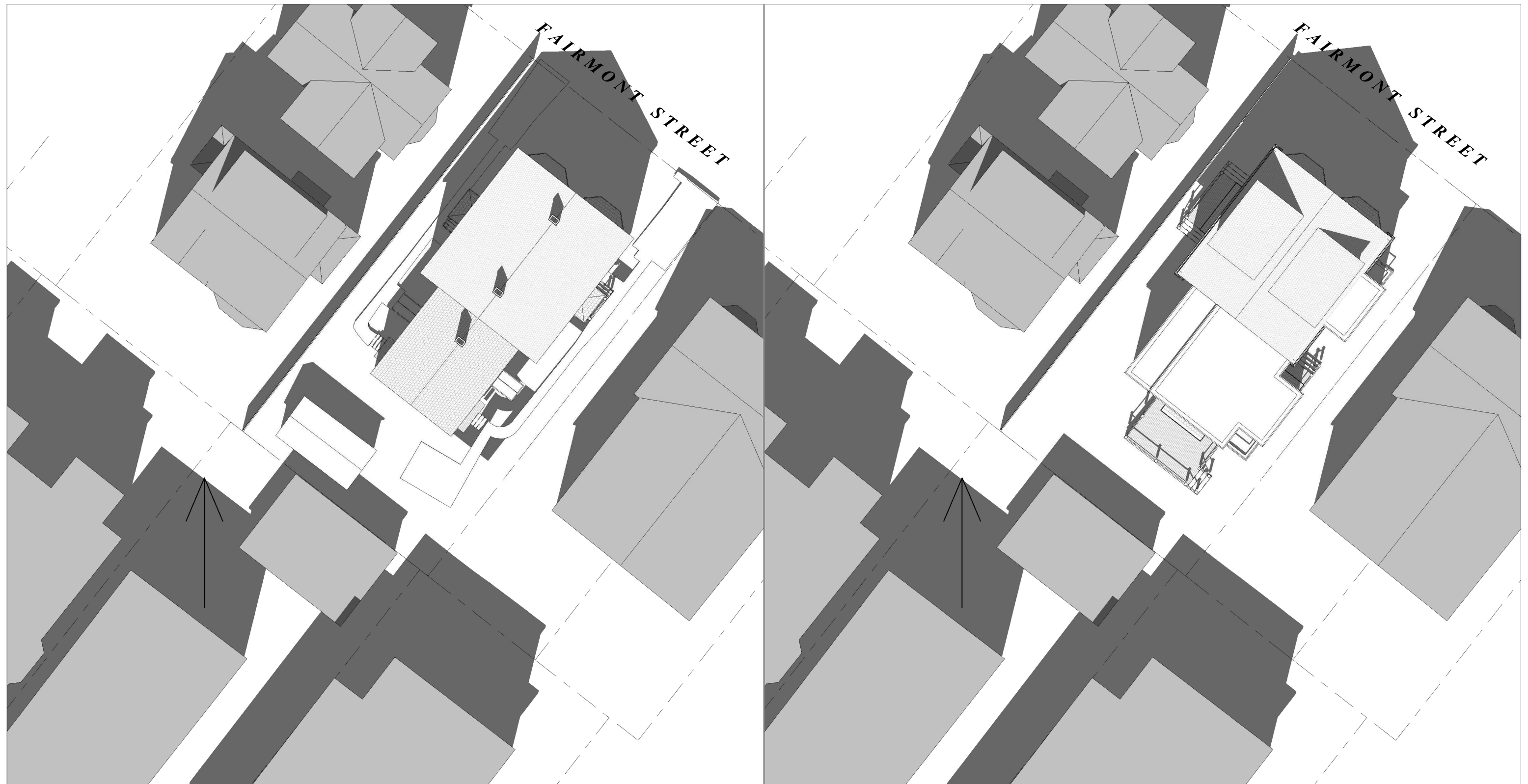
SCALE

AS NOTED

DRAWING

S-25

GCD ARCHITECTS



① 25 - SPRING EQUINOX 12:30 EXTG
1" = 20'-0"

② 25 - SPRING EQUINOX 12:30 PROP
1" = 20'-0"

NO CHANGE

ARCHITECT

GCD ARCHITECTS

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DATE

04/20/23

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 12-30
PM**

SCALE

AS NOTED

DRAWING

S-25.1

GCD ARCHITECTS



① 26 - SPRING EQUINOX 1 PM EXTG
1" = 20'-0"

② 26 - SPRING EQUINOX 1 PM PROP **NO CHANGE**
1" = 20'-0"

| | | | | | |
|---|---------------------------|--|---|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 1 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-26</p> |
|---|---------------------------|--|---|---------------------------|--------------------------------|



① 27- SPRING EQUINOX 3 PM EXTG
1" = 20'-0"



② 27 - SPRING EQUINOX 3 PM PROP **NO CHANGE**
1" = 20'-0"

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 3 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-27</p> |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|

Pacheco, Maria

BZA-21/208

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Monday, April 24, 2023 8:34 AM
To: Sandra Ferguson; Ally Ladha
Cc: Fraser Allan; Ian Ferguson; Pacheco, Maria; emily.holman@gmail.com
Subject: Re: 18-20 Fairmont St
Attachments: 2023_0424 18 Fairmont Final Iteration.pdf; 2023_0424 18 Fairmont Shadow Study.pdf

Dear Neighbors at #22 and #24 Fairmont Street,

First of all, thank you all very much for taking the time to carefully review our plans, several times, and giving us your feedback on multiple iterations since the first BZA hearing, including your comments on the plans which you communicated to me by phone on April 19. We know you have very busy lives and we appreciate your attention to this matter.

Our take-aways from that call are as follows:

- 1) The proposed left side additions are acceptable to you.
- 2) For the front Unit #22 the proposed gable roof and dormers are a welcome change from the mansard roof and likely acceptable once you have had a chance to review our shadow studies. The shadow studies are attached here for your review with the times of year and day times you requested. Also see the link to the time lapse shadow movement you requested.
- 3) For Unit #24 the rear addition, reduced from the originally proposed 3 story mansard roof to a flat roof 2 story element is still giving you concerns per possible loss of light.

Since April 19 we have studied how to best accommodate your request to either maintain the current 1/2 story roof slope or step the 2nd story wall back 6' or 7'. Unfortunately, those options do not work. Maintaining the existing roof slope would leave us with even lower and non code compliant ceiling heights, the spaces under the sloping roof would become unusable. Shifting the 2nd story wall 6' to 7' to the left would overly compromise the rear unit's functionality and the ability to have 3 modest bedrooms and the basic associated support spaces. The rational use of Fraser's existing footprint would include raising the 2nd floor to match the 2nd floor of the main structure and utilizing the second floor with fully legal ceiling heights. We also looked at maintaining the existing roof slope and adding dormers, however that would result in a taller building profile which we know you would not favor.

However, to address your concern as best we can, we have lowered a 6'-0" wide portion of the flat roof, spanning the length of the right side, an additional 1'-0" which would leave us with only a 7'-0" ceiling, the lowest possible ceiling height permitted by the building code. The existing roof eave on the right side would be raised by no more than 3'-9", a very modest amount especially given that we are 14'-3" from the right side lot line and 20'-6" from your house which remains nearly 10'-6" taller than our proposed rear roof height on the right side.

Please also see the attached shadow studies with our observations noted.

In sum, in our view, the increased existing shadows as shown on the days of the most extreme seasonal sun angles are quite minimal and very brief as the proposed new dormers and new rear roof height are modest in scale.

Per your request, the drop box link to the time lapse studies is below:

<https://www.dropbox.com/scl/fo/xpmse6sjdgifvzkjlu0vw/h?dl=0&rlkey=k9xm57ugy5fm71fixopk3zz6w>

We hope after the various revisions Fraser has made to this project in response to your concerns you feel you can support the revised plans, we have done our best to address all your concerns and to make this a much better and much lower impact and lower profile project for everyone.

Thank you for all your input to date, we believe the reduction in scale and size from the original proposal makes this a more appropriate project for the neighborhood. Fraser wants to be a good neighbor and believes he has reduced those elements of his application which impact you directly as much as he can to make this project functional and desirable for modern living.

Sincerely,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

On Mon, Apr 17, 2023 at 8:15 AM Sandra Ferguson <sandra.y.ferguson@gmail.com> wrote:
Hi Adam,

Thanks for following up. Received and planning on discussing this evening.

My best,
Sandra

On Mon, Apr 17, 2023 at 7:01 AM Adam Glassman <ajglassman.ra@gmail.com> wrote:
Hi everyone,

I know it has only been 4 days, but could you let us know that you are in receipt of the email and plans I sent to you last week on April 13 and if you plan to review them and offer your comments?

Thank you,

Adam

On Thu, Apr 13, 2023 at 11:31 AM Adam Glassman <ajglassman.ra@gmail.com> wrote:

Dear Abutters at 22 and 24 Fairmont St.

Thank you again for meeting with us at your homes on April 6.

It was very helpful for us to better understand how you experience the light and views from your homes and how our work can impact your quality of life.

Our takeaways from the meeting are as follows:

1) The previously proposed mansards would block some of the light, sky views and sense of openness you currently enjoy.

- 2) Extending the existing rear addition any further to the right or to the rear would also negatively impact your sense of openness and exposure to air as your homes are already very close to the right-side lot line.
- 3) You prefer we add our desired additional space to the left side if possible.
- 4) You prefer we maintain the existing scale of the structure as much as possible.
- 5) The previously proposed increase in FAR felt excessive.
- 6) You have concerns about decreased privacy from the new windows on the right side of the rear addition.

Attached you will see substantially revised plans that we believe address each of these concerns.

1) Instead of the previously proposed main mansard we now propose raising the existing front gable roof ridge just 20" and adding 15'-0" dormers on either side, designed per the Cambridge Dormer Guidelines. This will allow us to utilize our attic in a way consistent with modern living without changing the massing or character of the existing house. The existing roof eave will remain as is. This to us seems a modest and reasonable change to the existing structure without posing any substantial detriment.

2) As you may know, the existing rear addition is essentially unusable in its current state. The 2nd floor level is several steps below the 2nd floor level of the main house, and the 2nd floor ceiling heights of this half story are very low. Any plans to modernize this structure would necessitate raising the 2nd floor of the rear addition to align with the second floor of the main house. In place of the previously proposed third story mansard, we instead propose to transform the existing 1.5 story bump out to a 2-story bump out with a flat roof to be 1'-6" lower than the existing gable roof ridge. We do need to raise the eave approx. 4'-9" but the existing right-side wall will remain in its current location. You can reference all the roof profile changes on pages A2.1, A2.2 and A3.1. This to us seems a modest and reasonable change to the existing structure without posing any substantial detriment.

3) We have created additional living space on the left side of the house which will have no impact on you. The existing front, right side and rear portions of the building footprint will be maintained.

4) The proposed changes to the front and rear roof lines are very modest and will preserve the scale and overall massing of the existing structure.

5) We have reduced the proposed increase in FAR from .94 to .82. The existing FAR is .74 and this seems to us a modest and reasonable increase that poses no substantial detriment to you.

6) To preserve your sense of privacy the (4) proposed windows on the right side of the rear addition are all transoms with high sill heights, and as the plans show those (4) transom windows serve the new right side stair and are not adjacent to any bedrooms or primary living spaces. These (4) transom windows are all smaller than the existing (4) full size double hung windows they will replace. The existing door will also be removed. The amount of window openings on the right side of the rear addition has in fact decreased from the existing conditions by approx. 50%.

Additionally, to further protect your privacy we offer to condition BZA approval on no new rear roof decks over the proposed flat roof addition.

Once you let us know your thoughts on the revised design we would be pleased to forward you the shadow studies.

Lastly, while we are still tweaking the interior basement layouts, the proposed exterior design would not change from what is presented here except for the likely addition of a new window well on the left side to serve an additional bedroom on the left side. We just want to give you adequate time to review all the substantial changes while we nail down the front portion of the basement for the final plans.

Thank you for your patience while we reworked the plans, and we hope you will find acceptable the reduced scope of this project.

We look forward to your feedback.

Sincerely,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

--

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

SPECIAL PERMIT REQUIRED:

1. NEW WINDOW OPENINGS & ENTRY CANOPY ADDITIONS ON LEFT AND RIGHT SIDES PER EXISTING NON-CONFORMING SETBACK.
2. WIDEN EXISTING REAR SECTION WITHIN THE EXISTING NONCONFORMING LEFT SIDE SETBACK.
3. INCREASE EXISTING NONCONFORMING FAR FROM .74 TO .82 (.60 MAX ALLOWABLE)
4. RECONSTRUCT FRONT GABLE ROOF AND ADD DORMER ADDITIONS 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



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DATE
04/19/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
Title Sheet

SCALE

DRAWING
C01

| Dimension Regulation - ZONE RESIDENCE C | | | | |
|---|---------------------------------|---------------------------------|---|-------------------------|
| | EXISTING | PROPOSED | REQUIRED | CONFORMING |
| MAX FAR | 0.74 | 0.82 | 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' | 5' | (*) EXTG.= 16.80' (**) PROPOSED = 16.86' | EXISTING NON CONFORMING |
| MIN. RIGHT SIDE SETBACK | 9.9' | 9.9' | (*) EXTG.= 16.80' (**) PROPOSED = 16.86' | EXISTING NON CONFORMING |
| MIN. REAR SETBACK | 26.8' | 26.8' | 20' | YES |
| MAXIMUM HEIGHT | 32.4' | 34.06' | 35' | YES |
| RATIO OF PRIVATE OPEN SPACE TO LOT AREA | 34% | 52% | 36% | YES |

(*) CALCULATION FOR EXTG. SIDE SETBACKS


EXTG. AVERAGE HEIGHT = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (32.4' \times 32.30') + (23.29' \times 23.11') / (32.30' + 23.11') = 28.60'$

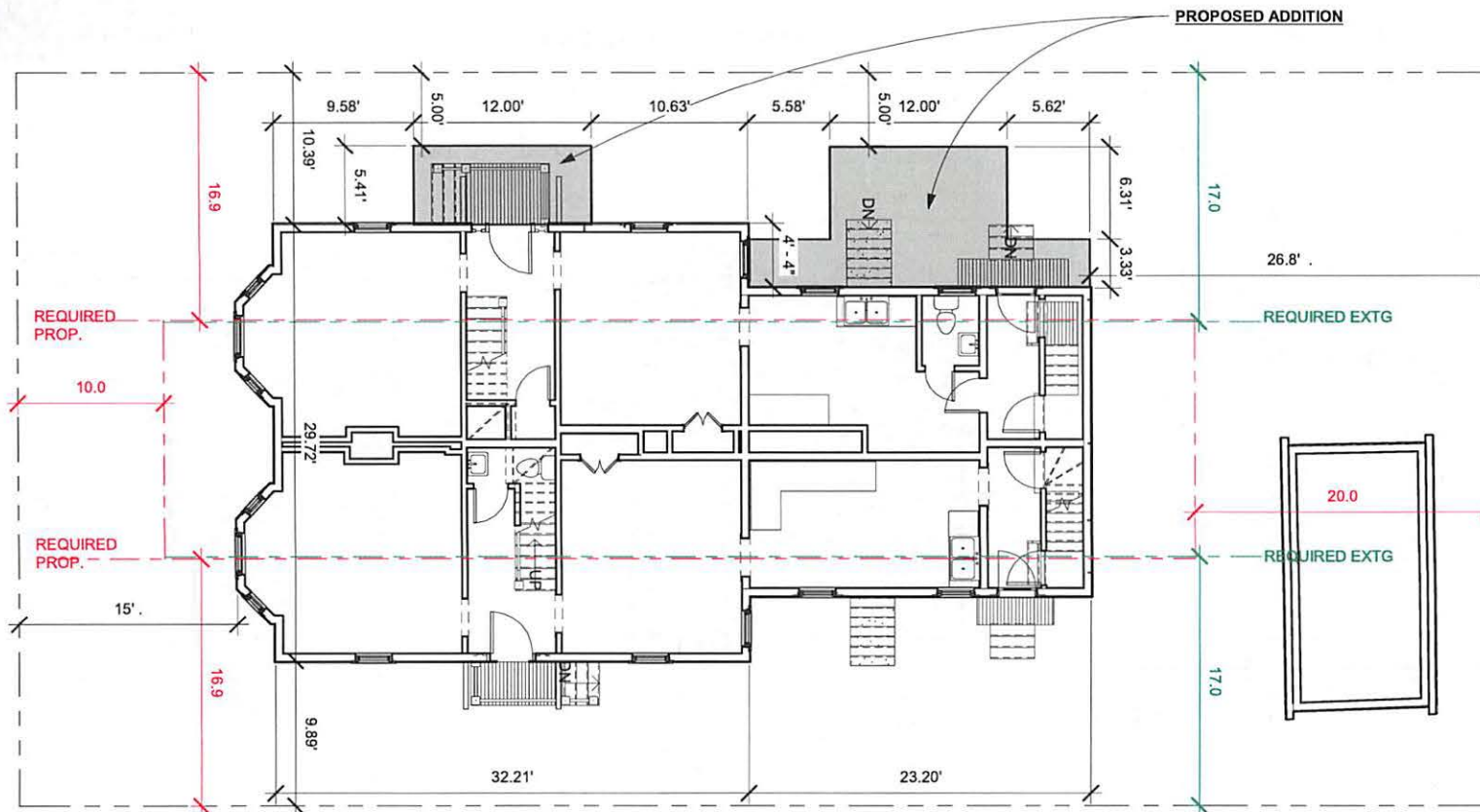
(*) REQUIRED EXTG. SETBACK = $(H+L) / 5 = (28.60' + 55.4') / 5 = 16.80'$

(*) CALCULATION FOR PROPOSED SIDE SETBACKS

PROP. AVERAGE HEIGHT = $(H1 \times L1) + (H2 \times L2) / (L1 + L2) = (34.06' \times 32.30') + (21.76' \times 23.11') / (32.30' + 23.11') = 28.9'$

(**) REQUIRED PROPOSED SETBACK = $(H+L) / 5 = (28.9' + 55.4') / 5 = 16.86'$

| | | | | | | |
|--|--|-----------|---|--------------------------------------|-------|--------------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS <small>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-9450 www.giamanchungdesign.com</small> | 4/23/2023 | 18-20 Fairmont Street Cambridge, MA | Zoning Analysis - Zone C | | Z.1.1 |



| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|------------------|--|--|---------------------|---------------------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02139 617-412-8450 www.glassmanchungdesign.com</p> | <p>4/23/2023</p> | <p>18-20 Fairmont Street Cambridge, MA</p> | <p>Zoning - Setback plan- Zone C</p> | <p>1/8" = 1'-0"</p> | <p>Z.1.2</p> |

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

LANDSCAPED OPEN SPACE

N/F
LUBA FALK FEIGENBERG
BOOK 54865 PAGE 151

EXTG. PATIO TO BE DEMOLISHED

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

COVERED PATIO TO BE DEMOLISHED

EXTG. PATIO TO BE DEMOLISHED

EXISTING CHAINLINK FENCE

24 FAIRMONT

N/F
S6 LLC
BOOK 61773 PAGE 350

22 FAIRMONT

EXISTING WOODEN FRAMED RESIDENTIAL DWELLING
F.F.=28.97'
(TAKEN AT THRESHOLD)

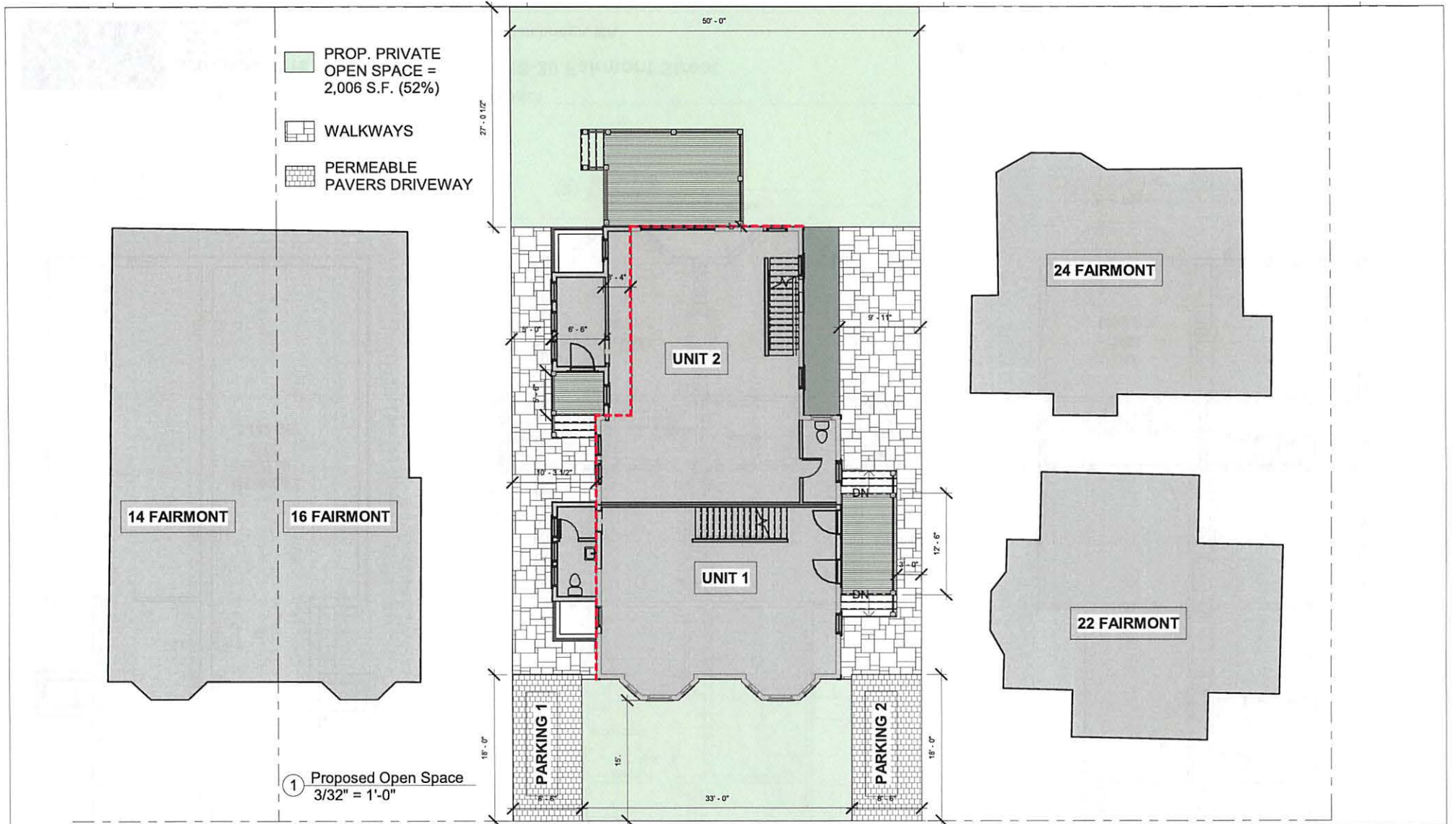
14 FAIRMONT

16 FAIRMONT

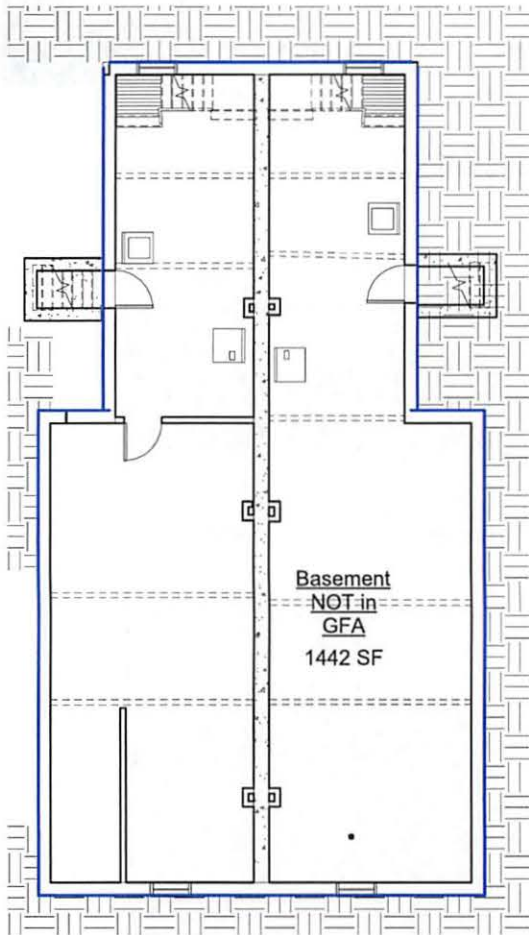
EXTG. ASPHALT PARKING TO BE REMOVED

EXTG. ASPHALT PARKING TO BE REMOVED

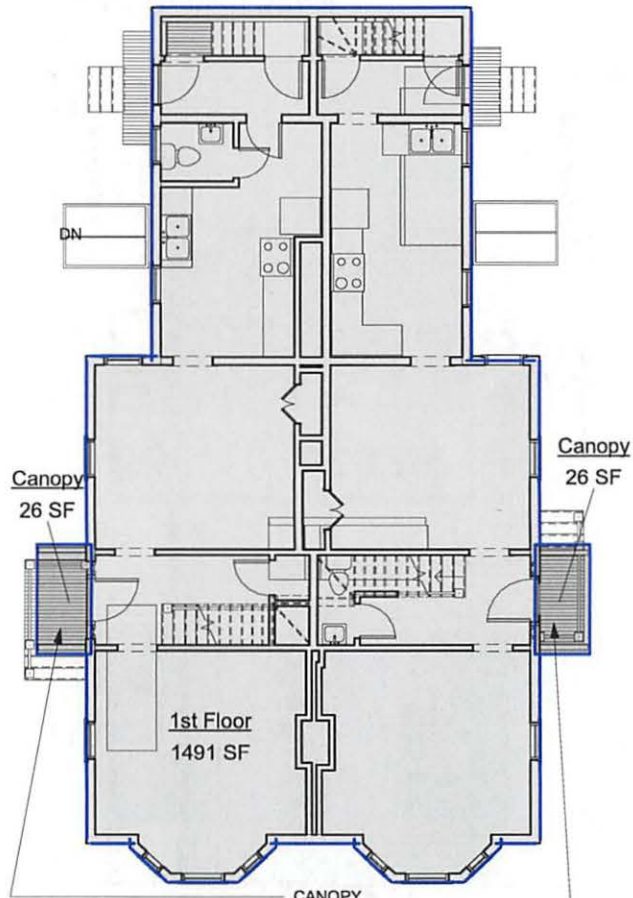
| | | | | | |
|---|---------------------------|---|---|--------------------------------|---------------------------------|
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|---|---------------------------|---|---|--------------------------------|---------------------------------|



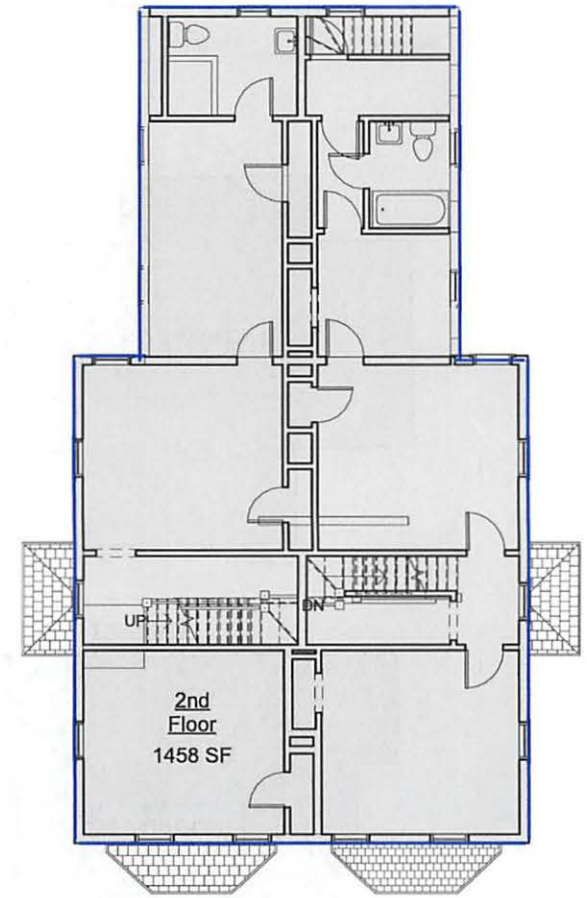
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|---|------------------------------------|---|--|---|----------------------------------|
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|---|------------------------------------|---|--|---|----------------------------------|



① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"



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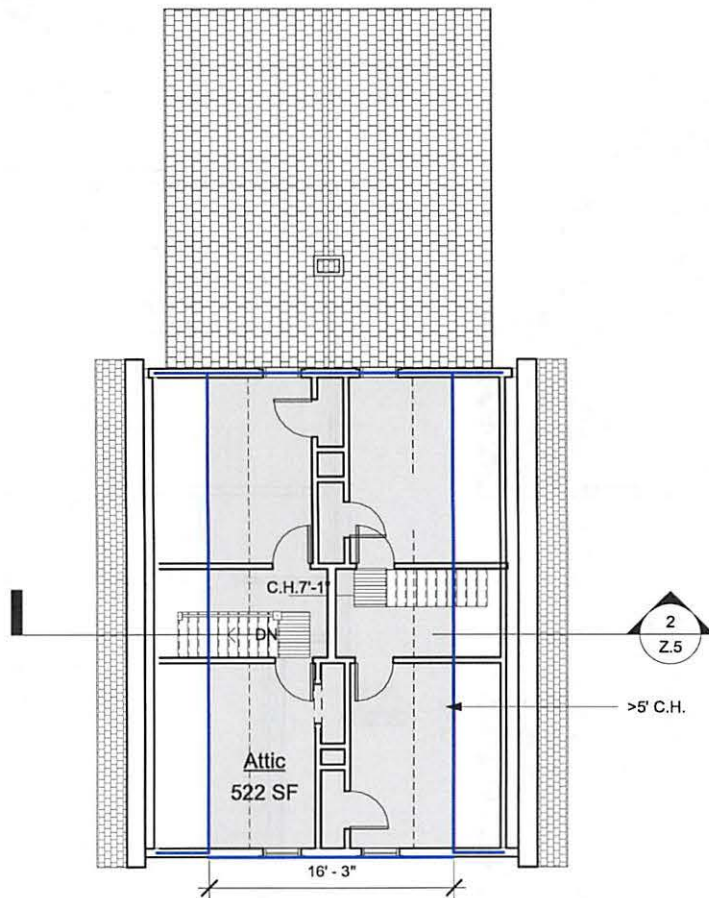
DATE
4/23/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

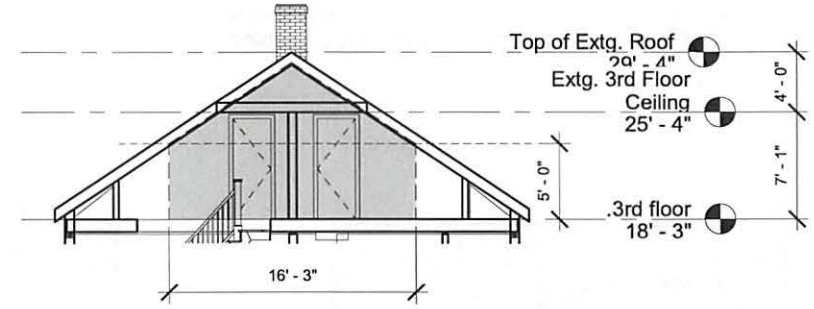
TITLE
**Zoning - EXTG. GFA
& FAR Analysis**

SCALE
1/8" = 1'-0"

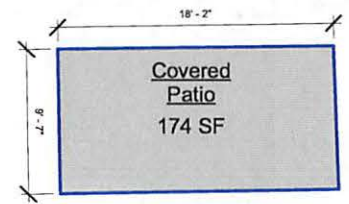
DRAWING
Z.4



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 | 1491 SF | 5000 SF | 0.298293 |
| 2nd Floor | 1458 SF | 5000 SF | 0.291503 |
| Attic | 522 SF | 5000 SF | 0.104305 |
| Canopy | 26 SF | 5000 SF | 0.005241 |
| Canopy | 26 SF | 5000 SF | 0.005241 |
| Covered Patio | 174 SF | 5000 SF | 0.034887 |
| | 3697 SF | | 0.73947 |



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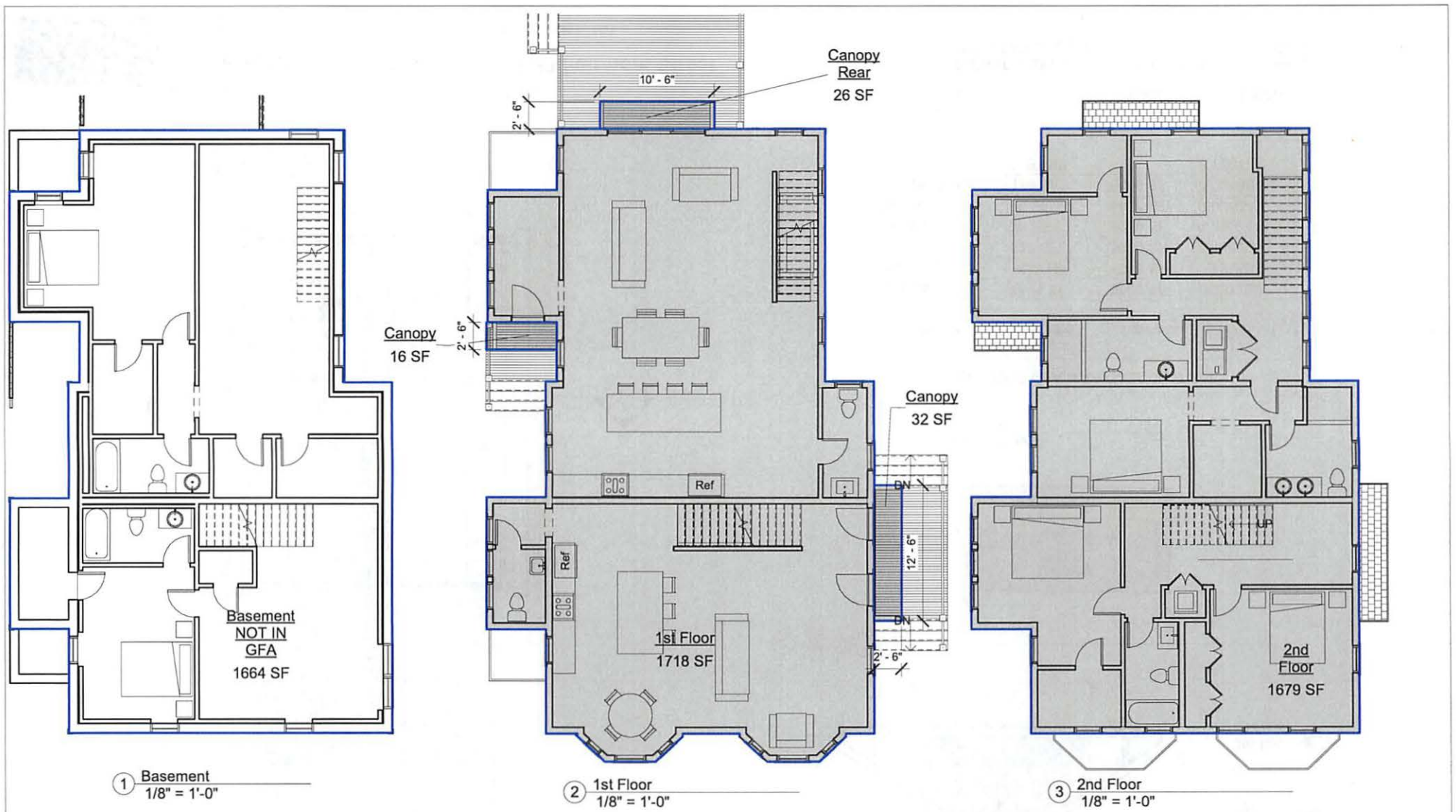
DATE
4/23/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

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

SCALE
1/8" = 1'-0"

DRAWING
Z.5

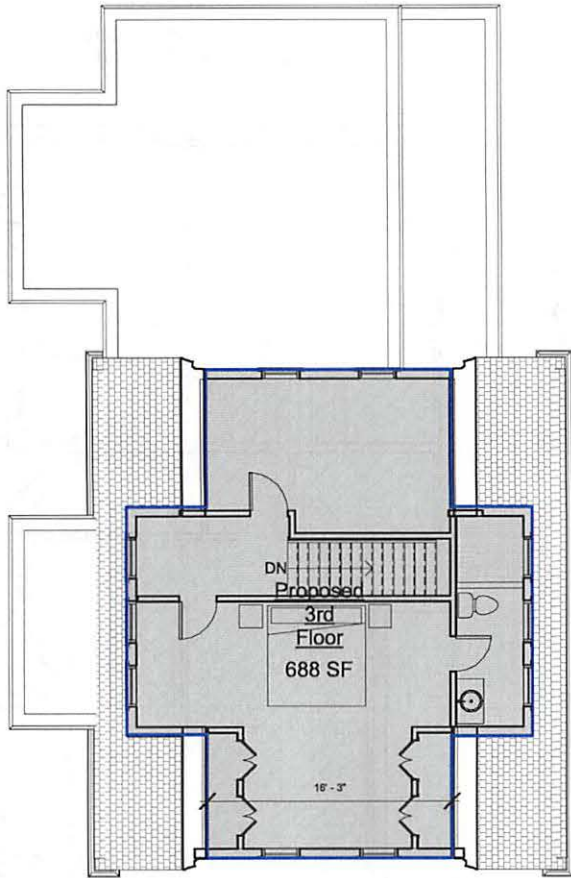


① **Basement**
1/8" = 1'-0"

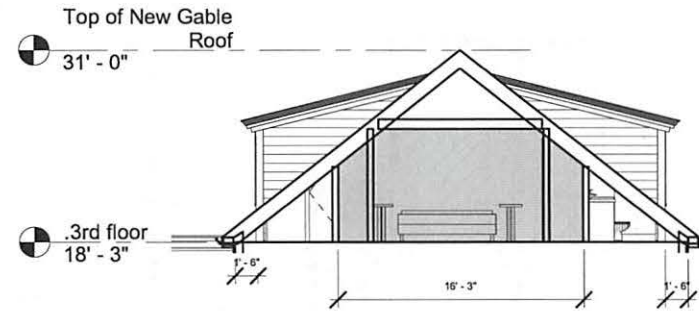
② **1st Floor**
1/8" = 1'-0"

③ **2nd Floor**
1/8" = 1'-0"

| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|-----------|---|---|--------------|-------------------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.gjassmanchungdesign.com</p> | 4/23/2023 | <p>18-20 Fairmont Street Cambridge, MA</p> | <p>Zoning - PROP. GFA & FAR Analysis</p> | 1/8" = 1'-0" | <p>Z.6</p> |



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 | 1718 SF | 5000 SF | 0.343501 |
| 2nd Floor | 1679 SF | 5000 SF | 0.335809 |
| Canopy | 16 SF | 5000 SF | 0.00319 |
| Canopy | 32 SF | 5000 SF | 0.006328 |
| Canopy Rear | 26 SF | 5000 SF | 0.005249 |
| Proposed 3rd Floor | 688 SF | 5000 SF | 0.137503 |
| | 4158 SF | | 0.83158 |



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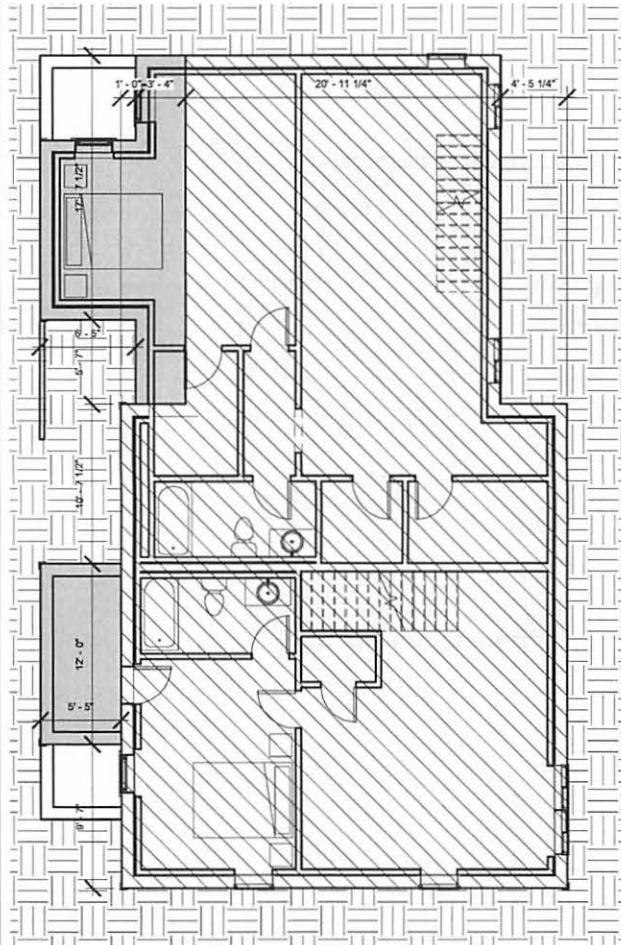
PROJECT
18-20 Fairmont Street
 Cambridge, MA

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

SCALE
 1/8" = 1'-0"

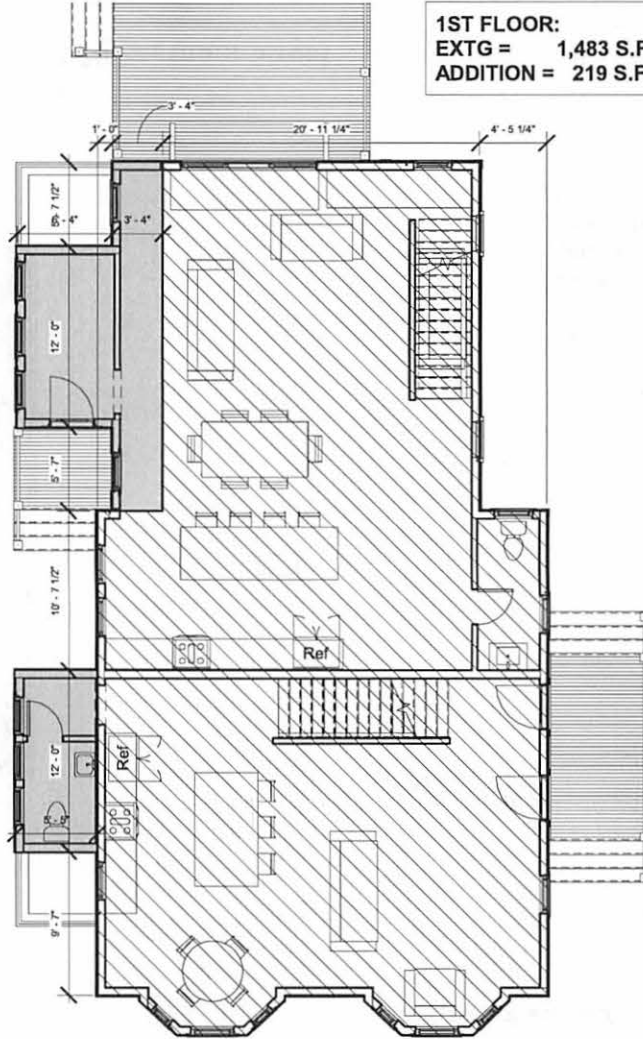
DRAWING
Z.7

BASEMENT:
 EXTG = 1,442 S.F.
 ADDITION = 219 S.F.



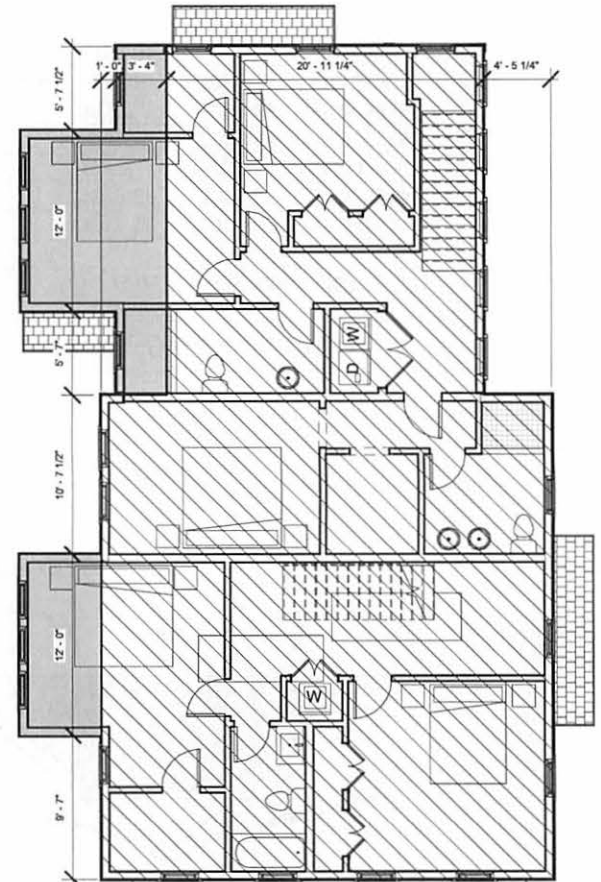
① 0 Basement ADDITION
 1/8" = 1'-0"

1ST FLOOR:
 EXTG = 1,483 S.F.
 ADDITION = 219 S.F.



② 1st Floor ADDITION
 1/8" = 1'-0"

2ND FLOOR:
 EXTG = 1,442 S.F.
 ADDITION = 219 S.F.



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



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PROJECT
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TITLE
ADDITION CALCS

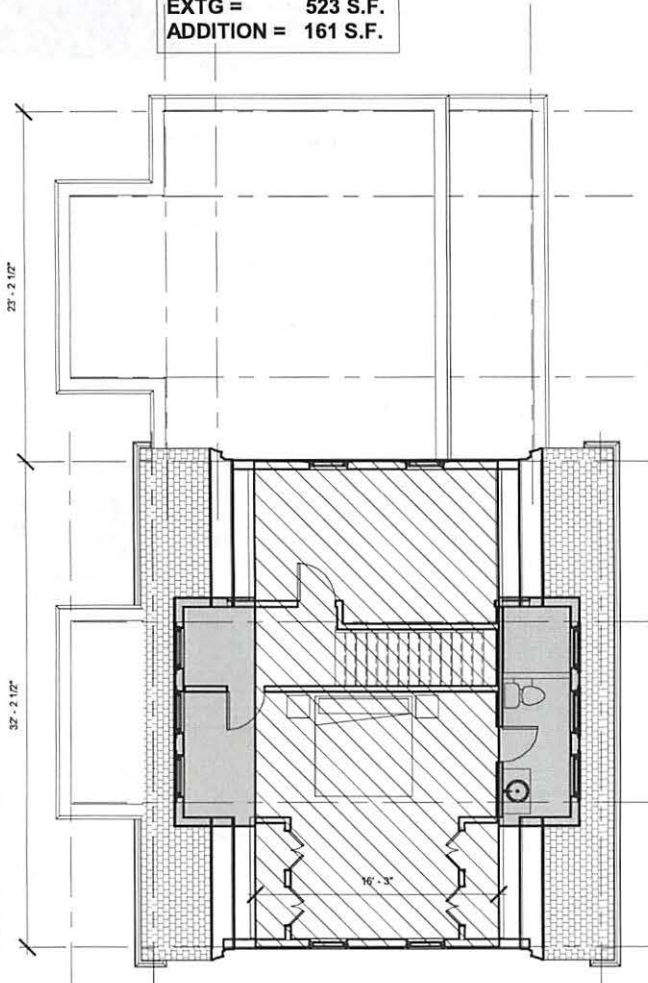
SCALE
 1/8" = 1'-0"

DRAWING
Z.8

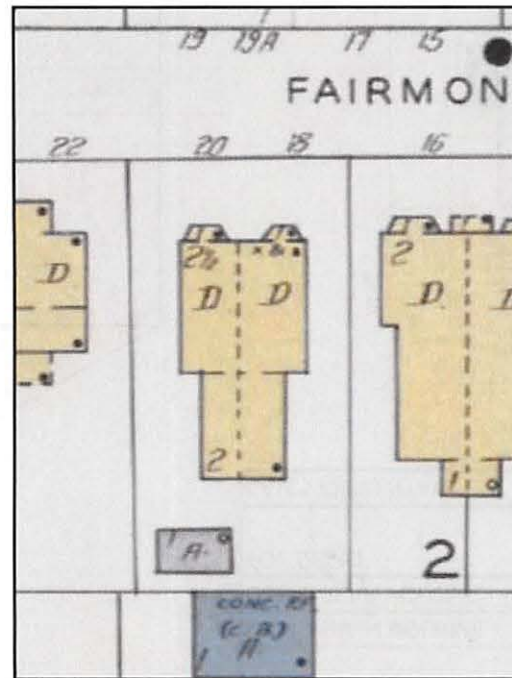
3RD FLOOR:
 EXTG = 523 S.F.
 ADDITION = 161 S.F.

| | 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.) | 219 | 219 | 219 | 161 | 818 |


Percentage of addition = 16.69% < 25% CONFORMING

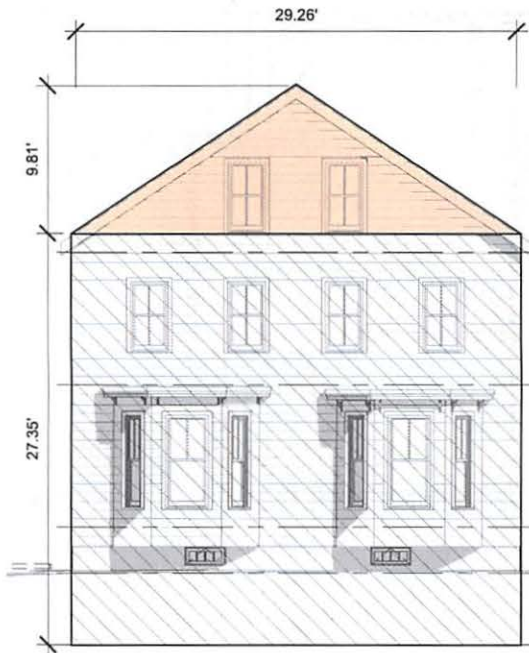


① Prop. 3rd floor ADDITION
 1/8" = 1'-0"



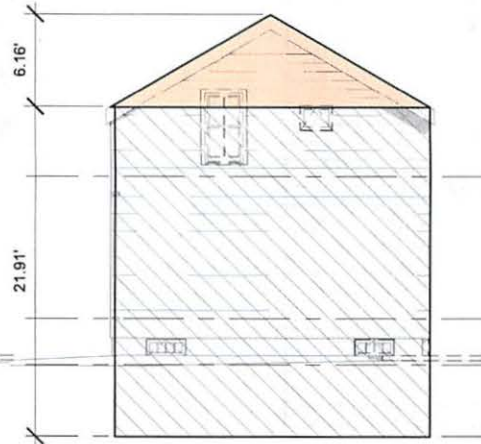
1934 Sanborn Map

| | | | | | |
|---|--------------------------------|--|-------------------------|-----------------------|-----------------------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8459 www.glassmanchungdesign.com | ARCHITECT DATE 4/23/2023 | PROJECT 18-20 Fairmont Street Cambridge, MA | TITLE ADDITION CALCS | SCALE 1/8" = 1'-0" | DRAWING Z.9 |
|---|--------------------------------|--|-------------------------|-----------------------|-----------------------|



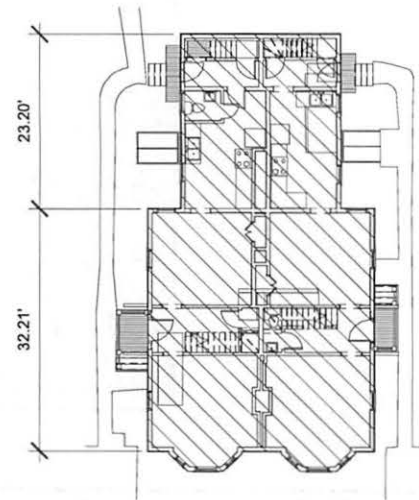
EXTG. AREA (967 S.F.)
 AREA TO BE DEMOLISHED (149 S.F.)

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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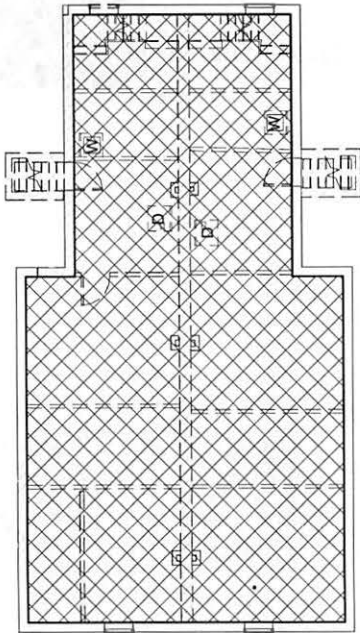
DATE
 4/23/2023



PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
**VOLUME DEMO
 CALCS**

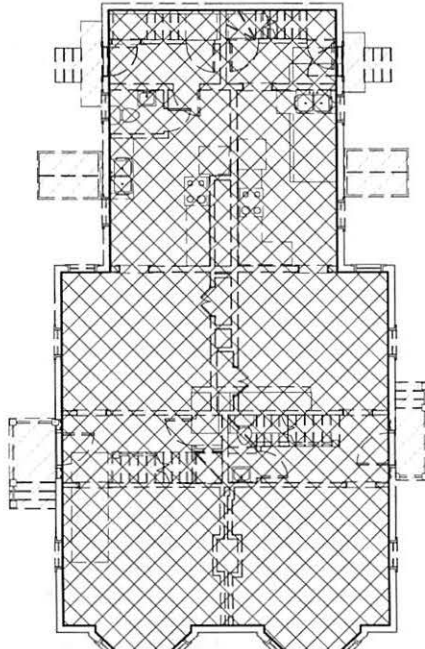
SCALE
 As indicated



DRAWING
Z.10



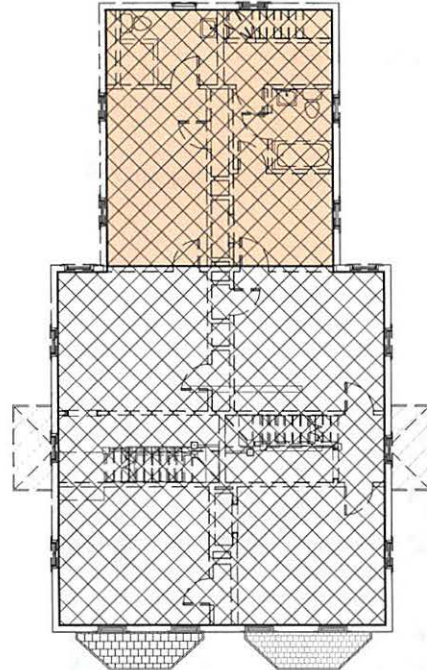
 TOT. FLOOR AREA (1,303 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)



① GFA DEMO Basement
3/32" = 1'-0"



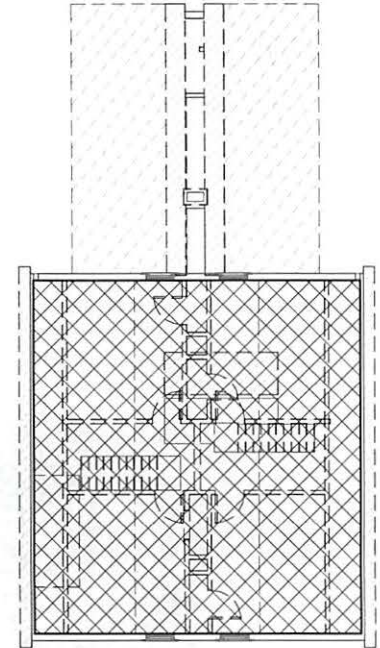
 TOT. FLOOR AREA (1,392 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)



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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18-20 Fairmont Street
 Cambridge, MA

TITLE
 GFA DEMO CALCS

SCALE
 3/32" = 1'-0"

DRAWING
Z.11

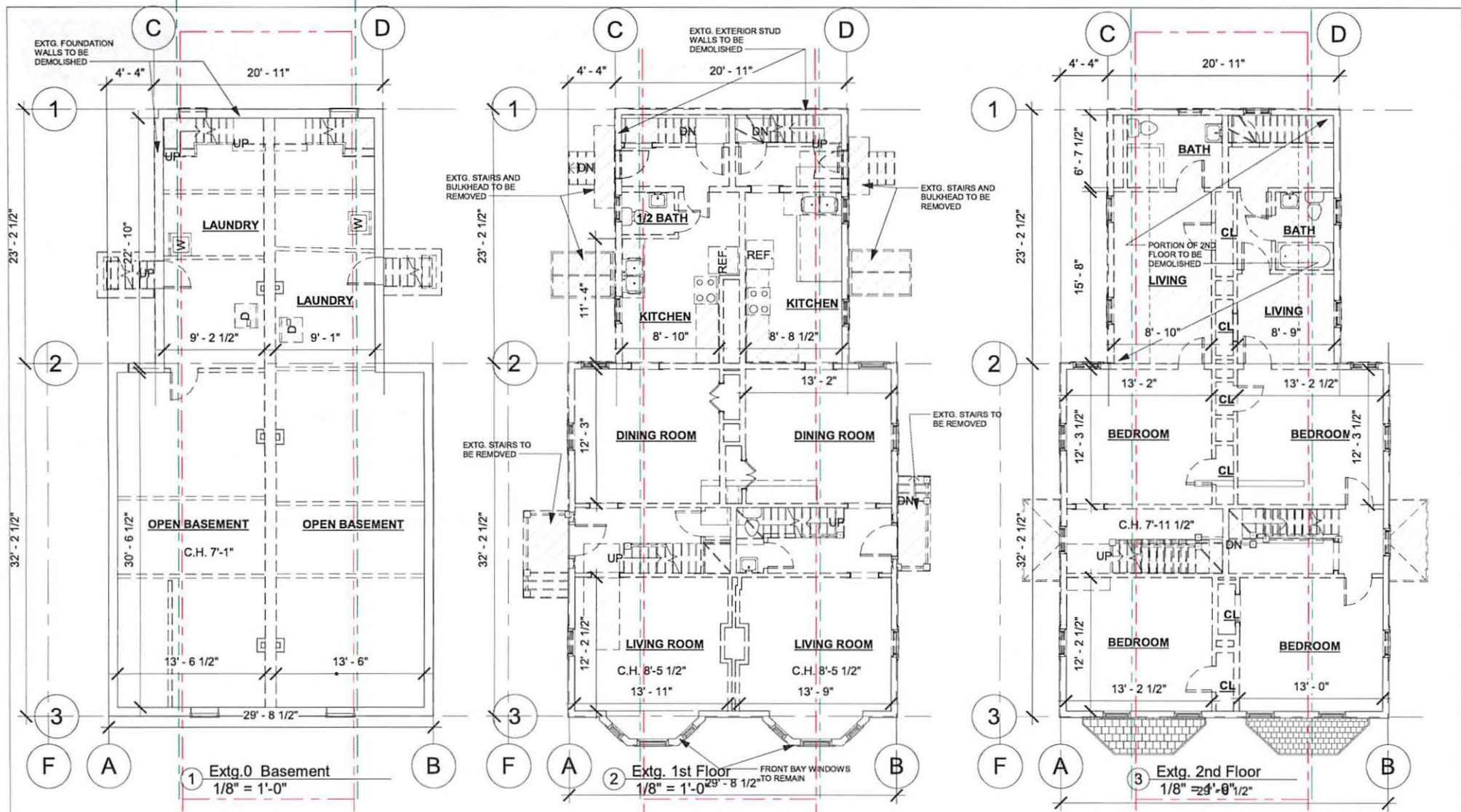


① Front/Left side view EXTG

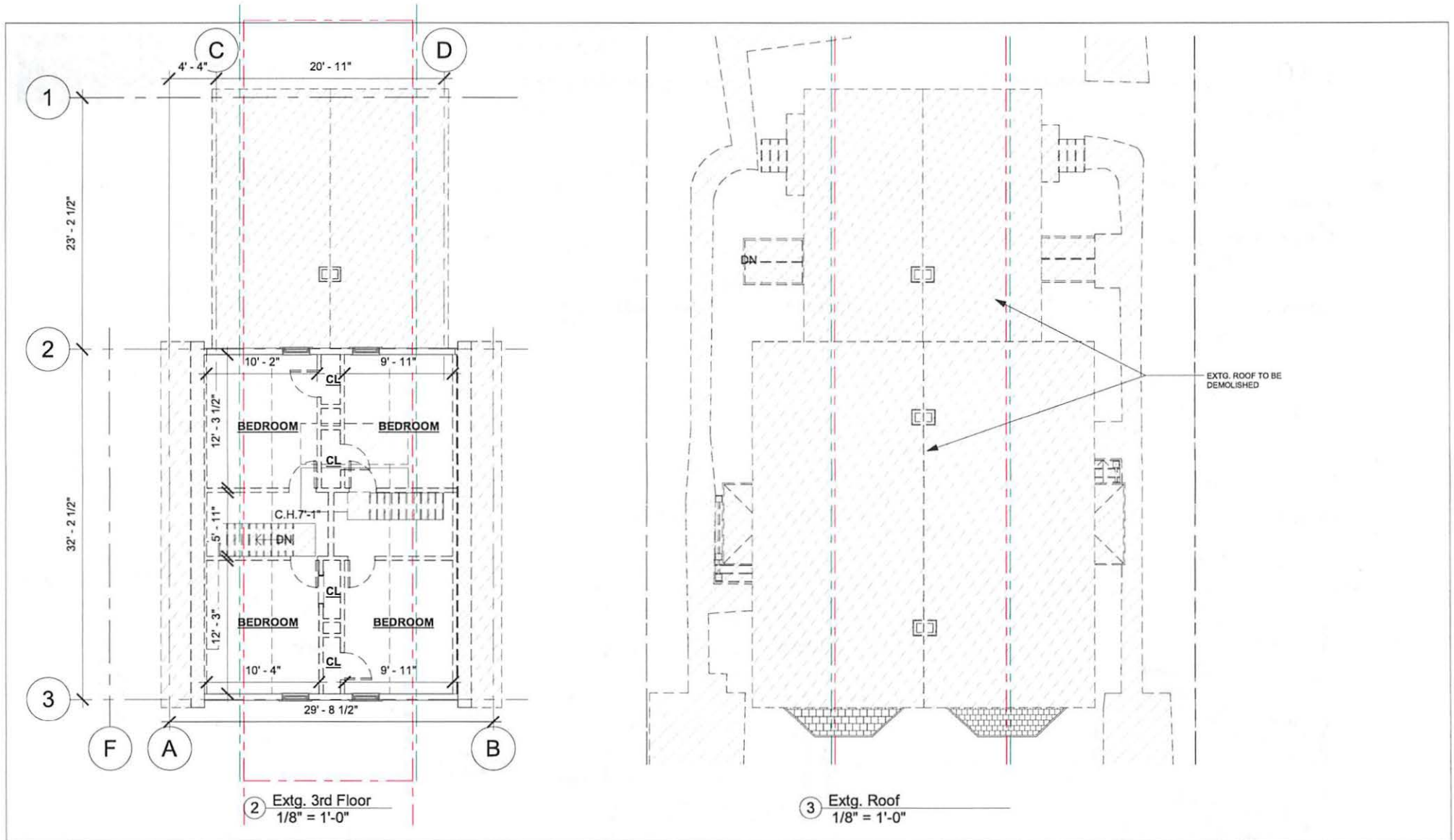


② Front/Right side view EXTG

| | | | | | | |
|--|--|---------------------------|--|---|--------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.giamanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Existing 3D Views</p> | <p>SCALE</p> | <p>DRAWING D0.1</p> |
|--|--|---------------------------|--|---|--------------|--------------------------------|



| | | | | | |
|---|---------------------------|---|-----------------------------------|-------------------------------|--------------------------------|
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|---|---------------------------|---|-----------------------------------|-------------------------------|--------------------------------|



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

3 Extg. Roof
1/8" = 1'-0"

EXTG. ROOF TO BE DEMOLISHED



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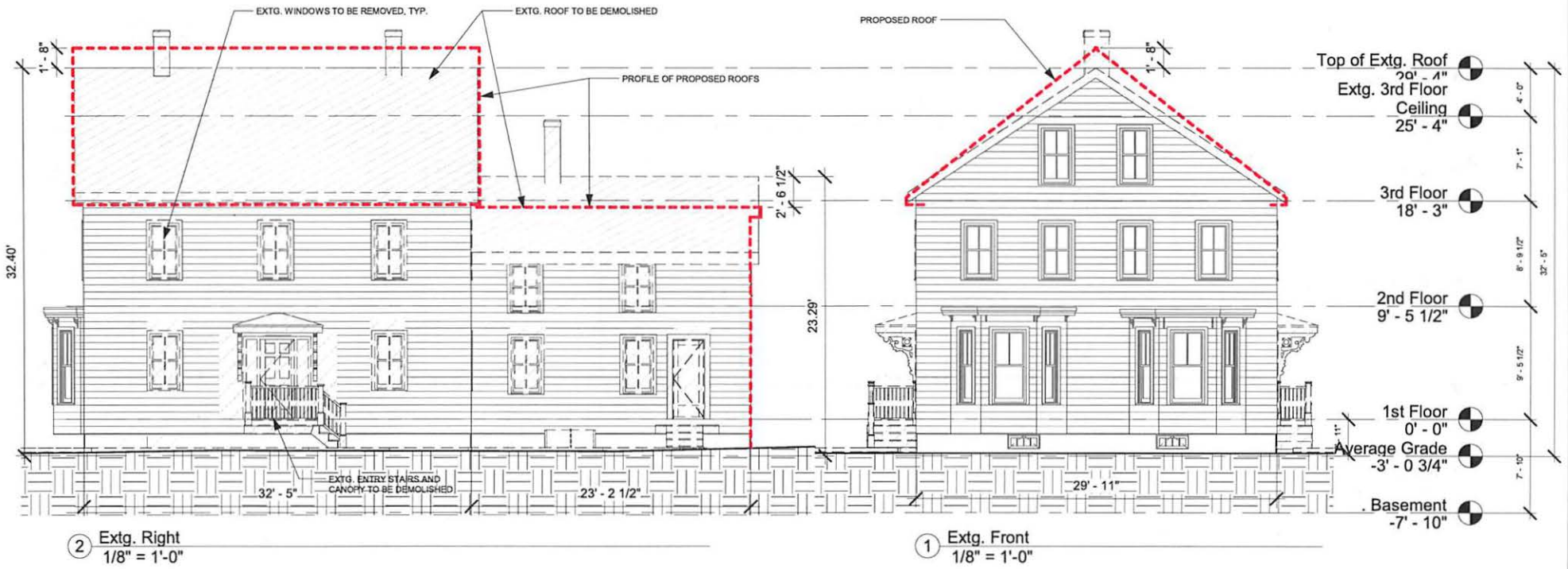
DATE
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PROJECT
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TITLE
 Extg. Demo Plans

SCALE
 1/8" = 1'-0"

DRAWING
D1.2



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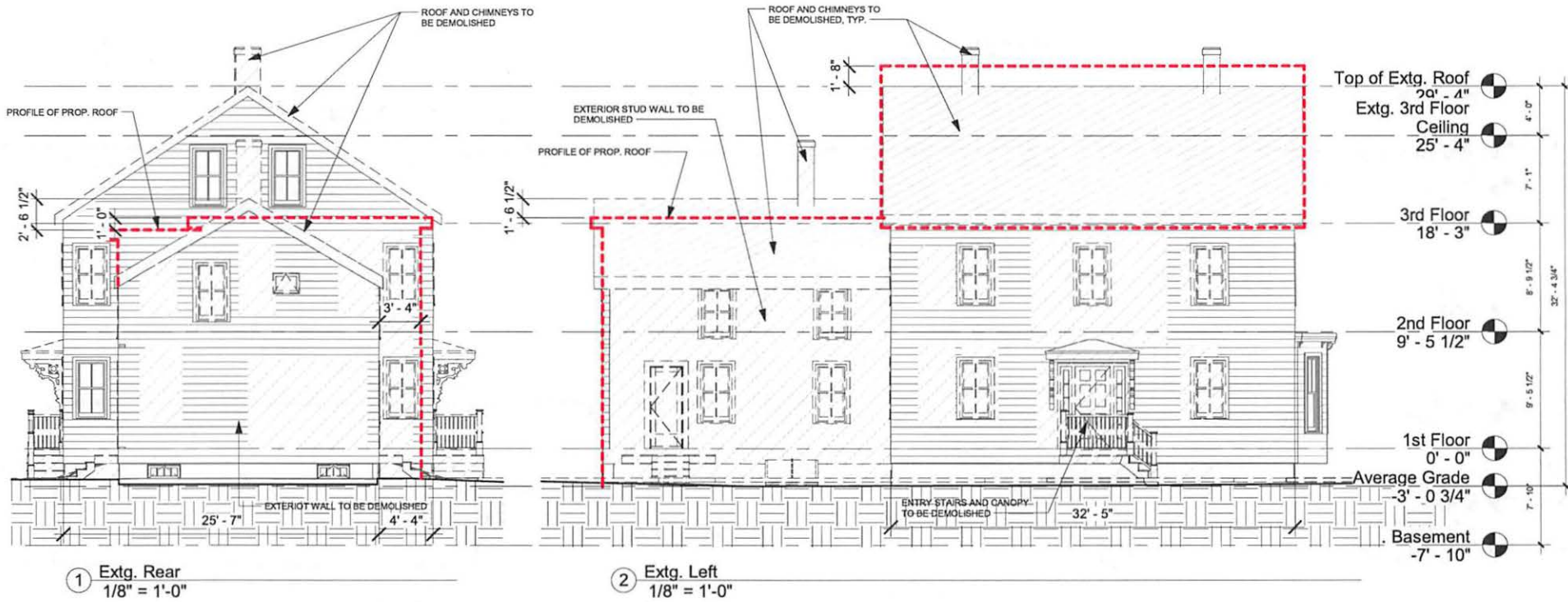
DATE
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PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Extg. Demo Elevations

SCALE
 1/8" = 1'-0"

DRAWING
D2.1




| | | | | | |
|---|---|---|---|---|--|
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|---|---|---|---|---|--|



① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

| | | | | | |
|--|----------------------------------|---|--|---------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed 3D Views</p> | <p>SCALE</p> | <p>DRAWING A0.1</p> |
|--|----------------------------------|---|--|---------------------|---------------------------------------|



① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED



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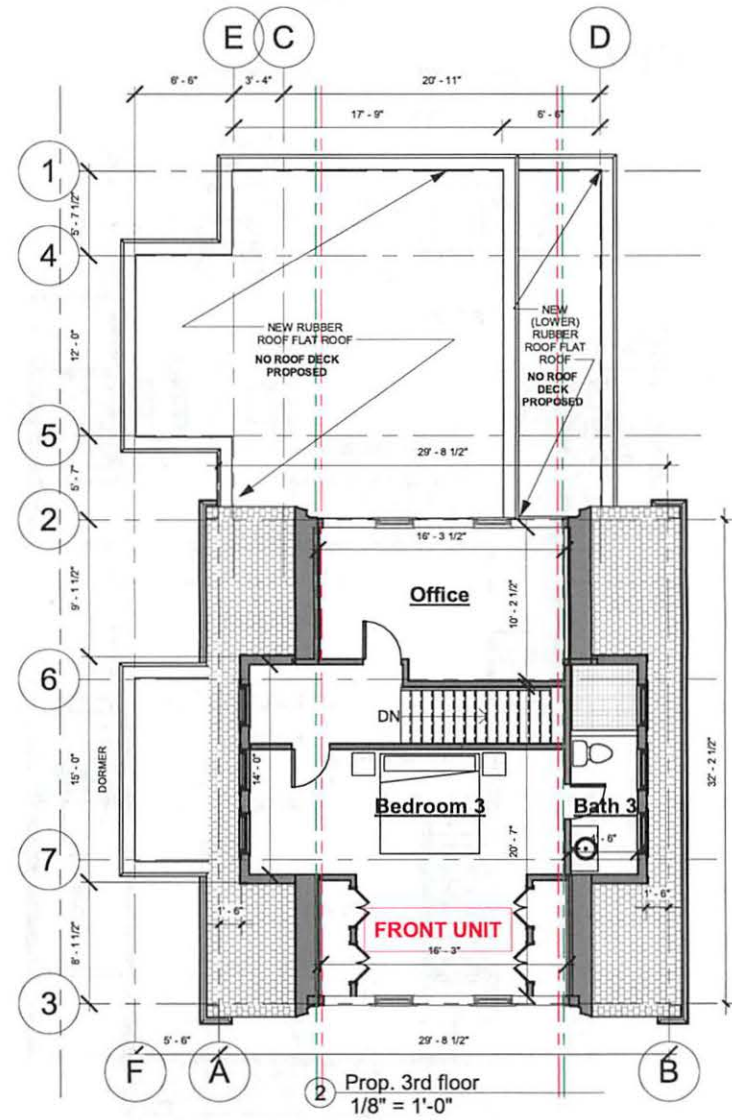
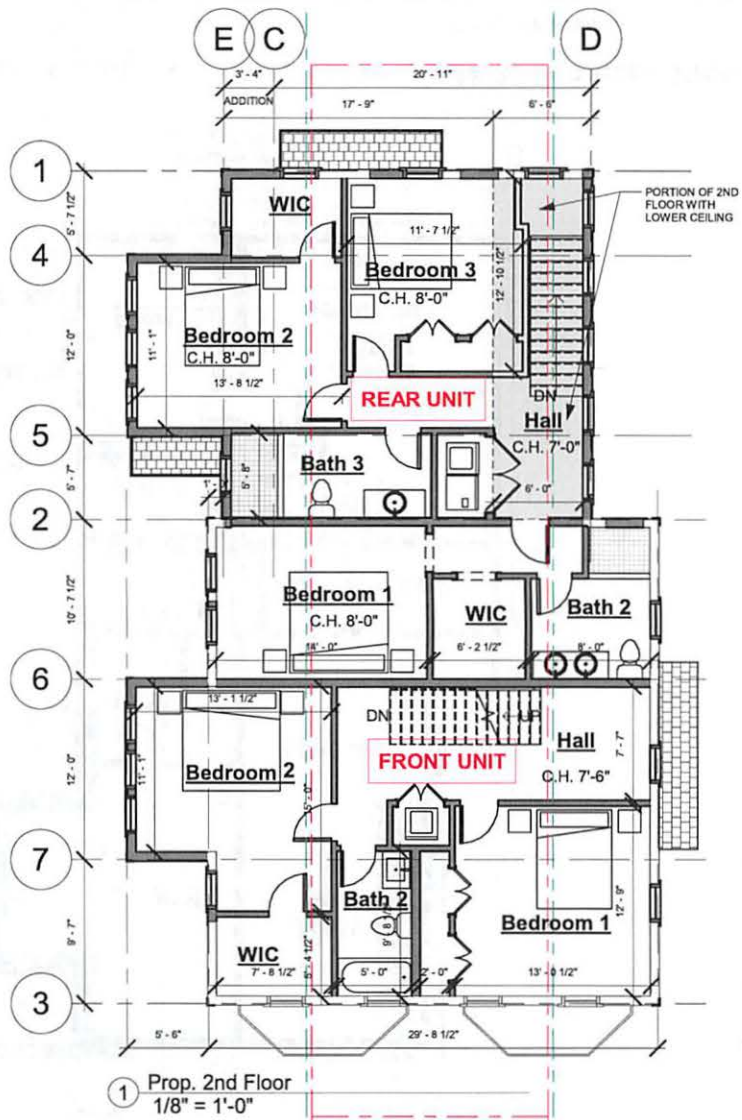
DATE
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PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
Proposed 3D Views

SCALE

DRAWING
A0.2



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PROJECT

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TITLE

Proposed Plans

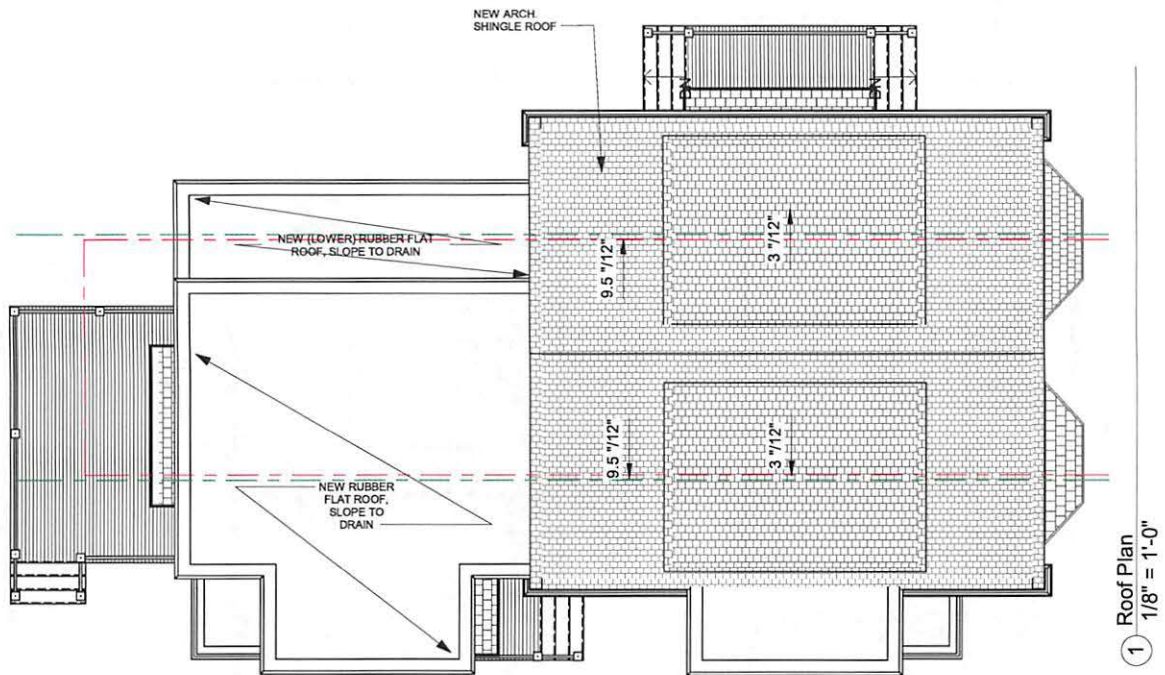
SCALE

1/8" = 1'-0"

DRAWING

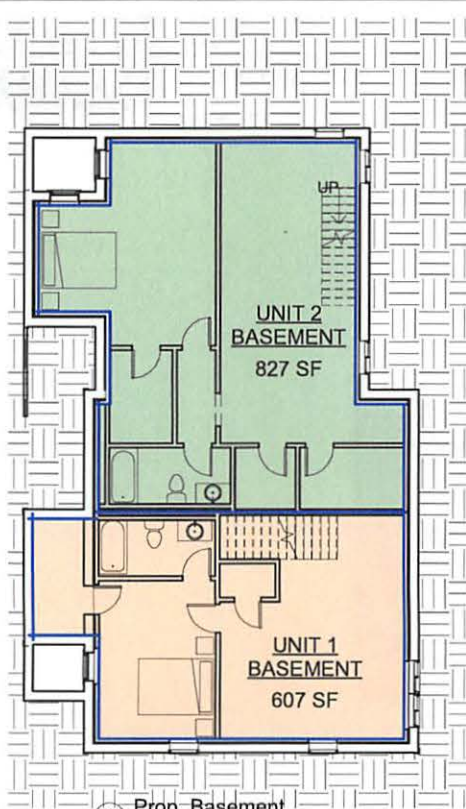
A1.2



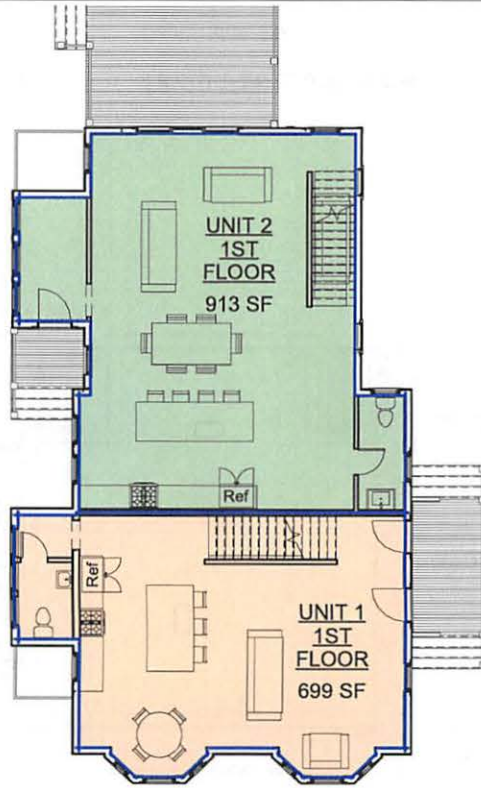


1 Roof Plan
1/8" = 1'-0"

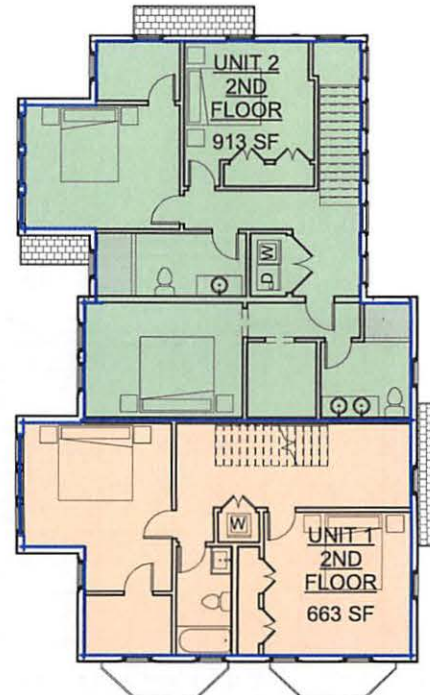
| | | | | | |
|--|---------------------------|--|--|--------------------------------------|--------------------------------|
| <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed Plans</p> | <p>SCALE 1/8" = 1'-0"</p> | <p>DRAWING A1.3</p> |
|--|---------------------------|--|--|--------------------------------------|--------------------------------|



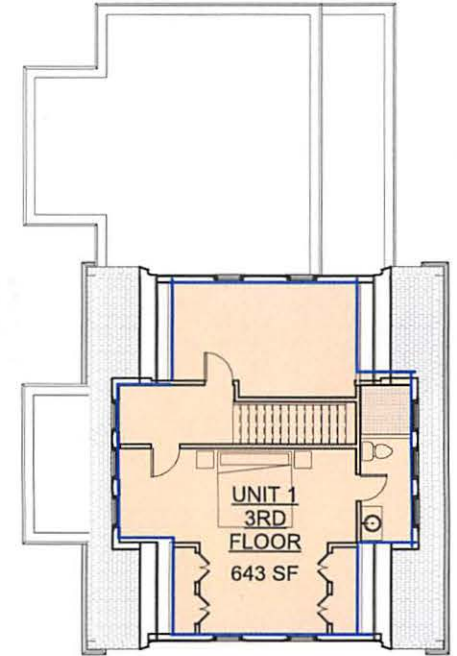
① Prop. Basement
3/32" = 1'-0"



② 1st Floor
3/32" = 1'-0"



③ Prop. 2nd Floor
3/32" = 1'-0"



④ Prop. 3rd floor
3/32" = 1'-0"

| UNIT 1 S.F. | |
|------------------|---------|
| Name | Area |
| UNIT 1 BASEMENT | 607 SF |
| UNIT 1 1ST FLOOR | 699 SF |
| UNIT 1 2ND FLOOR | 663 SF |
| UNIT 1 3RD FLOOR | 643 SF |
| Grand total: 4 | 2612 SF |

| UNIT 2 S.F. | |
|------------------|---------|
| Name | Area |
| UNIT 2 BASEMENT | 827 SF |
| UNIT 2 1ST FLOOR | 913 SF |
| UNIT 2 2ND FLOOR | 913 SF |
| Grand total: 3 | 2653 SF |



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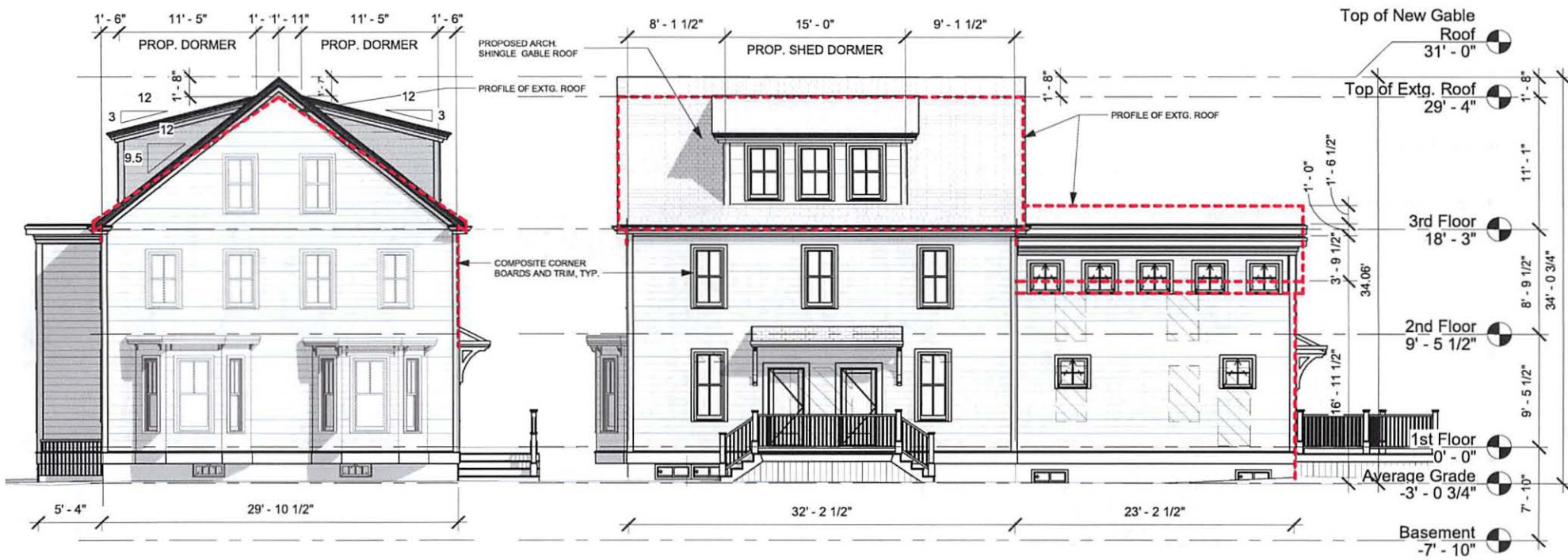
DATE
4/23/2023

PROJECT
18-20 Fairmont Street
Cambridge, MA

TITLE
UNIT SF

SCALE
3/32" = 1'-0"

DRAWING
A6



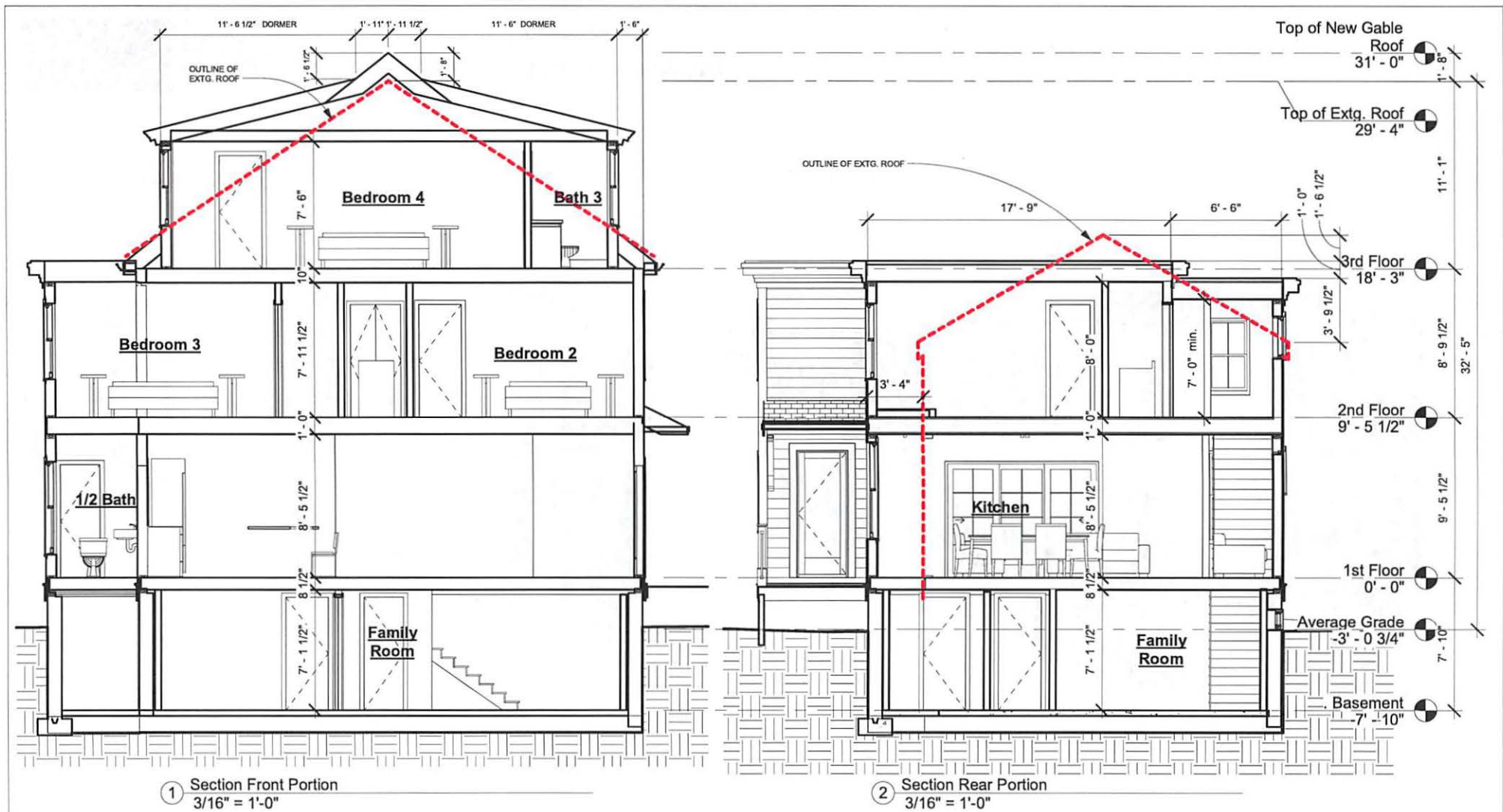
① Front Elevation
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|-----------|---|----------------------------|--------------|-------------|
|  GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02139 617-412-8450 www.glassmanchungdesign.com | 4/23/2023 | 18-20 Fairmont Street Cambridge, MA | Proposed Elevations | 1/8" = 1'-0" | A2.1 |



| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|--|-----------|---|---------------------|--------------|---------|
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PROJECT
18-20 Fairmont Street
 Cambridge, MA

TITLE
Sections

SCALE
 3/16" = 1'-0"


DRAWING
A3.1

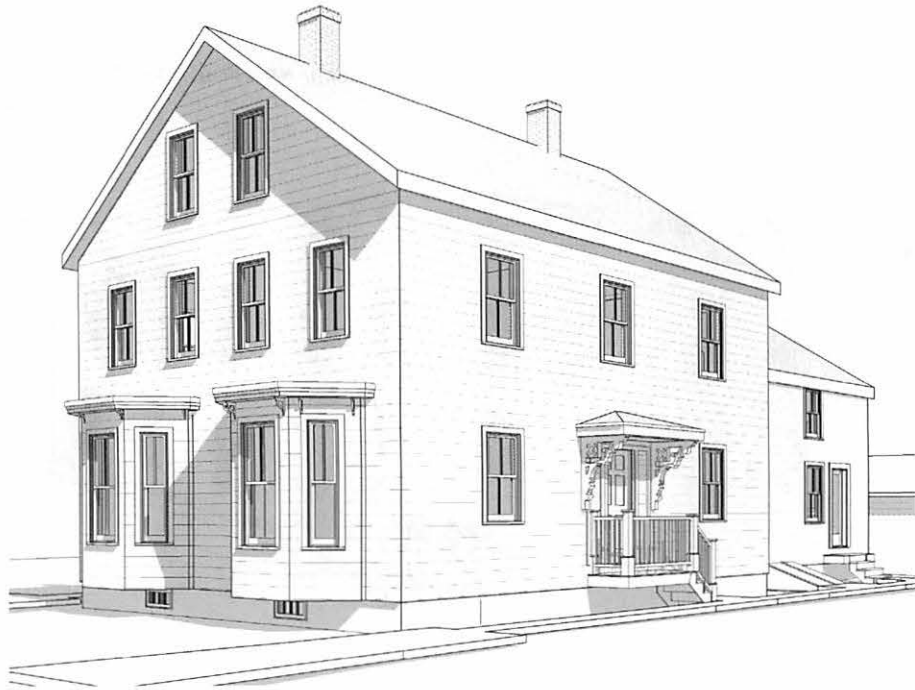


① Front/Left side view- EXTG



② Front/Left side view- PROPOSED


| | | | | | |
|---|---|---|---|---------------------|--|
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|---|---|---|---|---------------------|--|



① Front Right View - EXTG



② Front Right View - PROPOSED

| | | | | | |
|--|---------------------------|--|---|--------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glasmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE 3D Views COMPARISON</p> | <p>SCALE</p> | <p>DRAWING A4.2</p> |
|--|---------------------------|--|---|--------------|--------------------------------|



① Rear Right View - EXTG



② Rear Right View - PROP.



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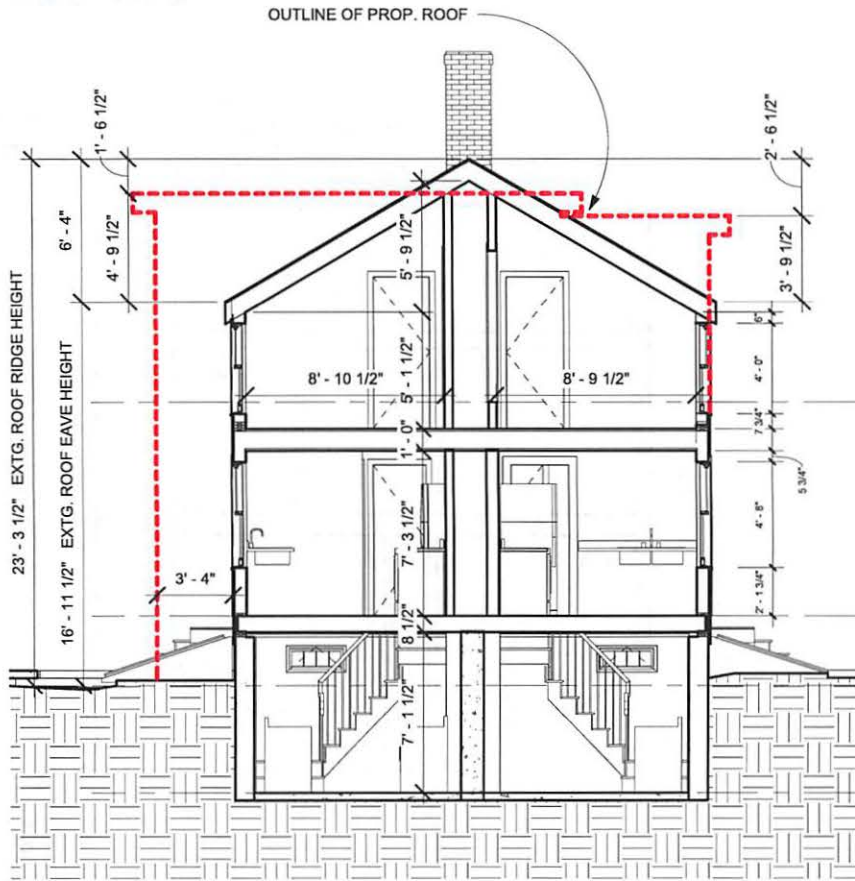
DATE
 4/23/2023

PROJECT
18-20 Fairmont Street
 Cambridge, MA

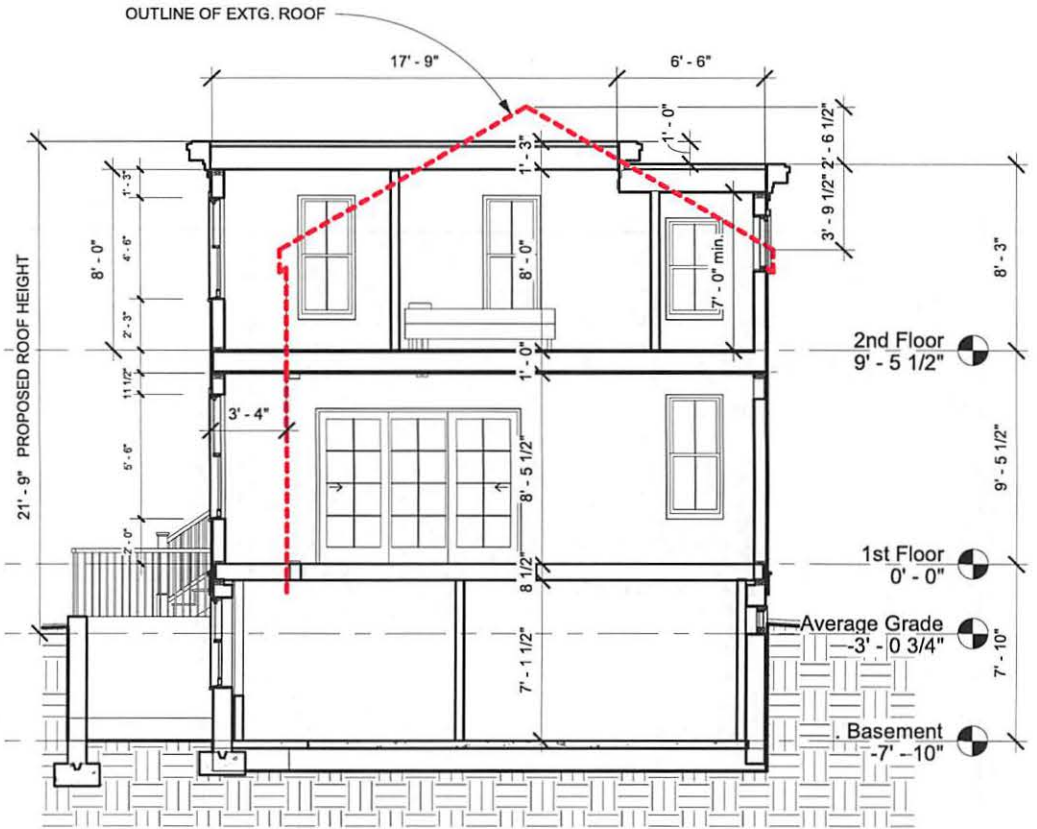
TITLE
**3D Views
 COMPARISON**

SCALE

DRAWING
A4.3

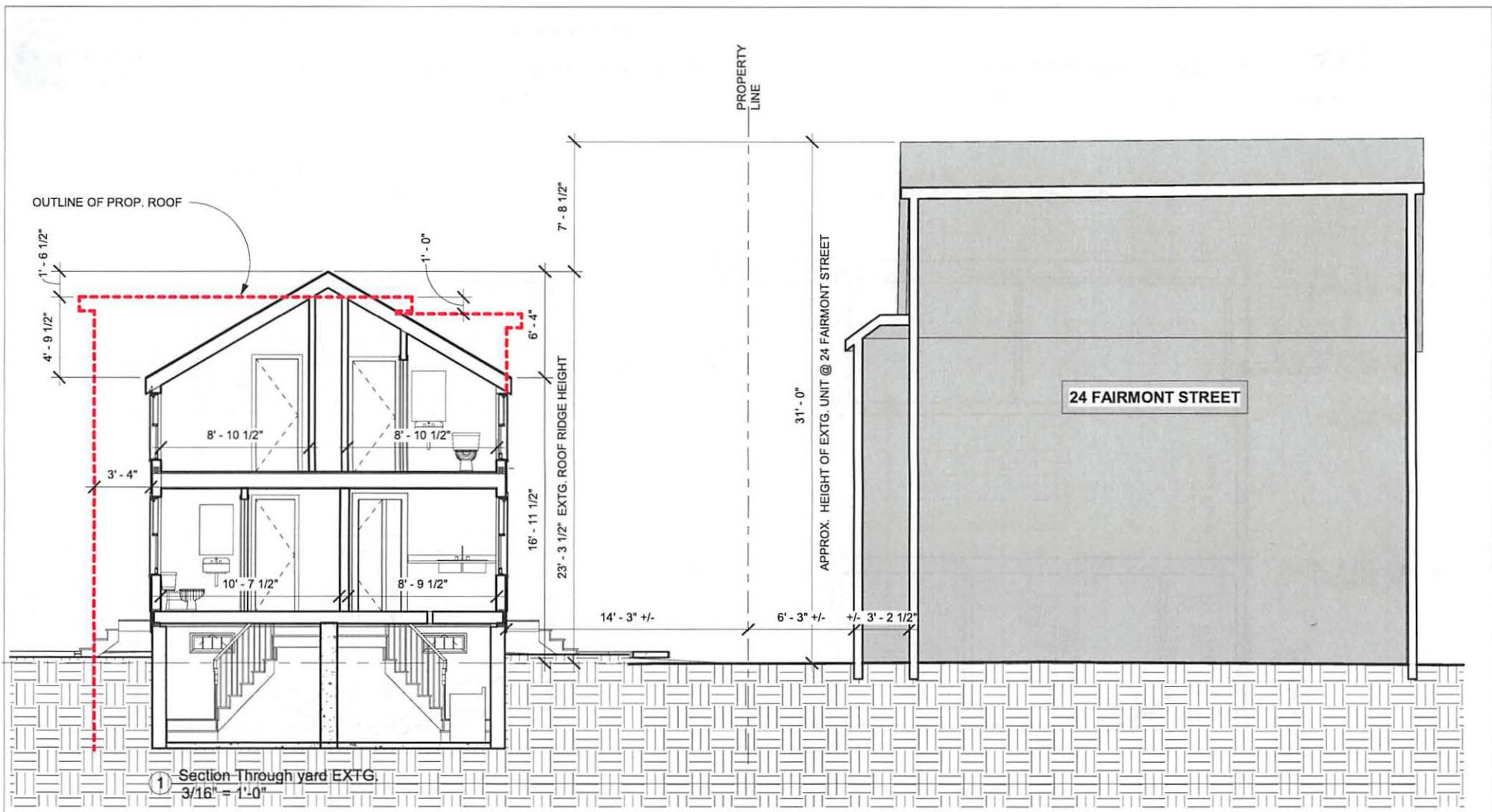


① Section Rear Portion EXTG.
3/16" = 1'-0"

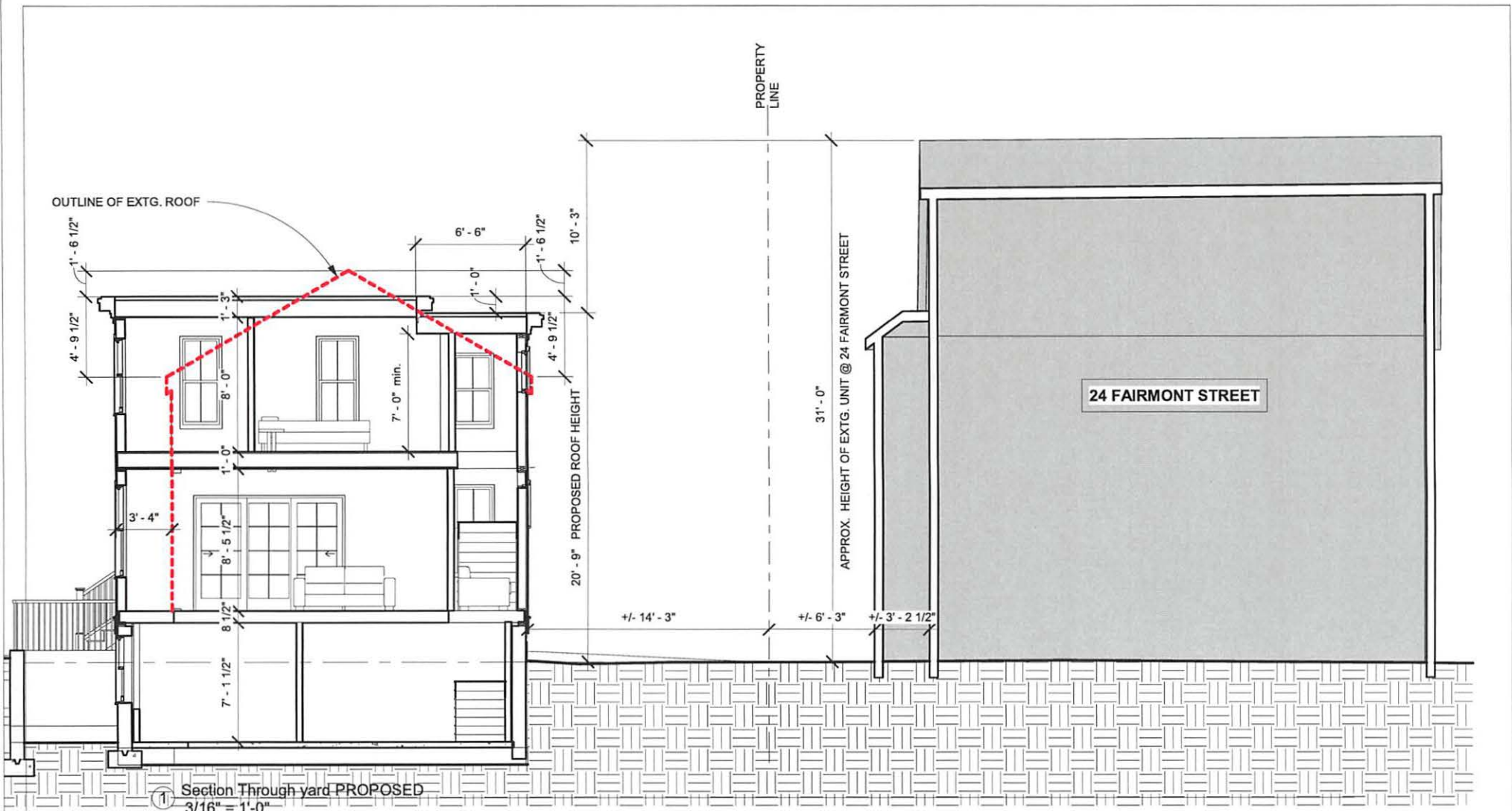


② Section Rear Portion PROPOSED
3/16" = 1'-0"

| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|------------------|---|----------------------------|----------------------|--------------------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-6450 www.glassmanchungdesign.com</p> | <p>4/23/2023</p> | <p>18-20 Fairmont Street Cambridge, MA</p> | <p>Cross Sections Rear</p> | <p>3/16" = 1'-0"</p> | <p>A3.2</p> |

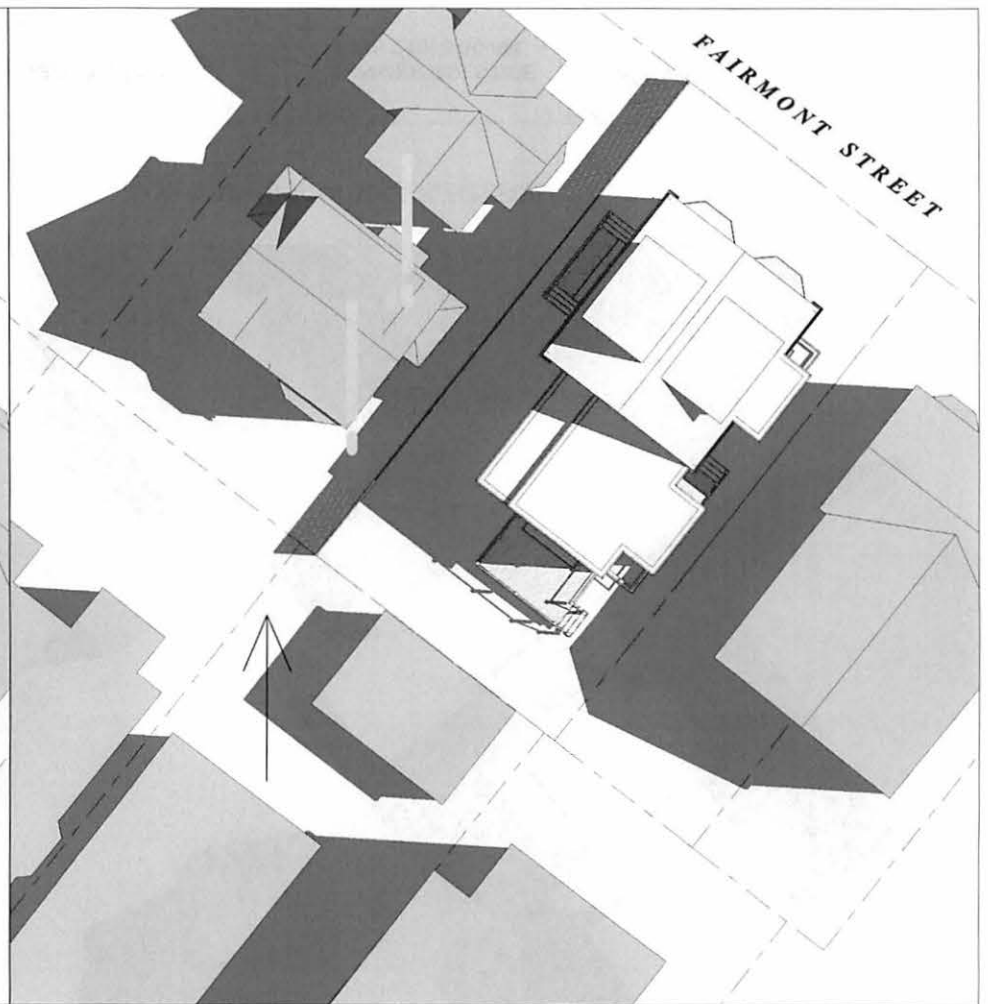
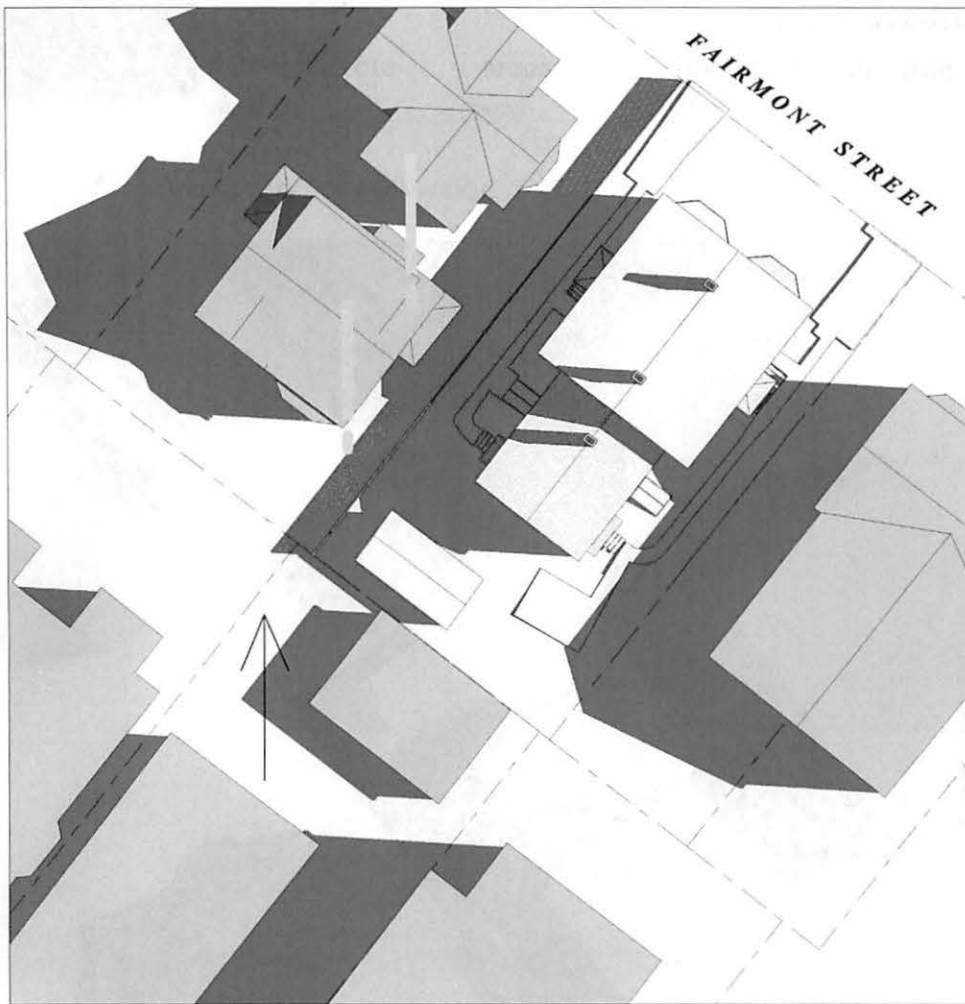


| | | | | | |
|--|---------------------------|---|--|--------------------------------|--------------------------------|
| <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Extg. Section Through Yard</p> | <p>SCALE 3/16" = 1'-0"</p> | <p>DRAWING A3.3</p> |
|--|---------------------------|---|--|--------------------------------|--------------------------------|




① Section Through yard PROPOSED
3/16" = 1'-0"

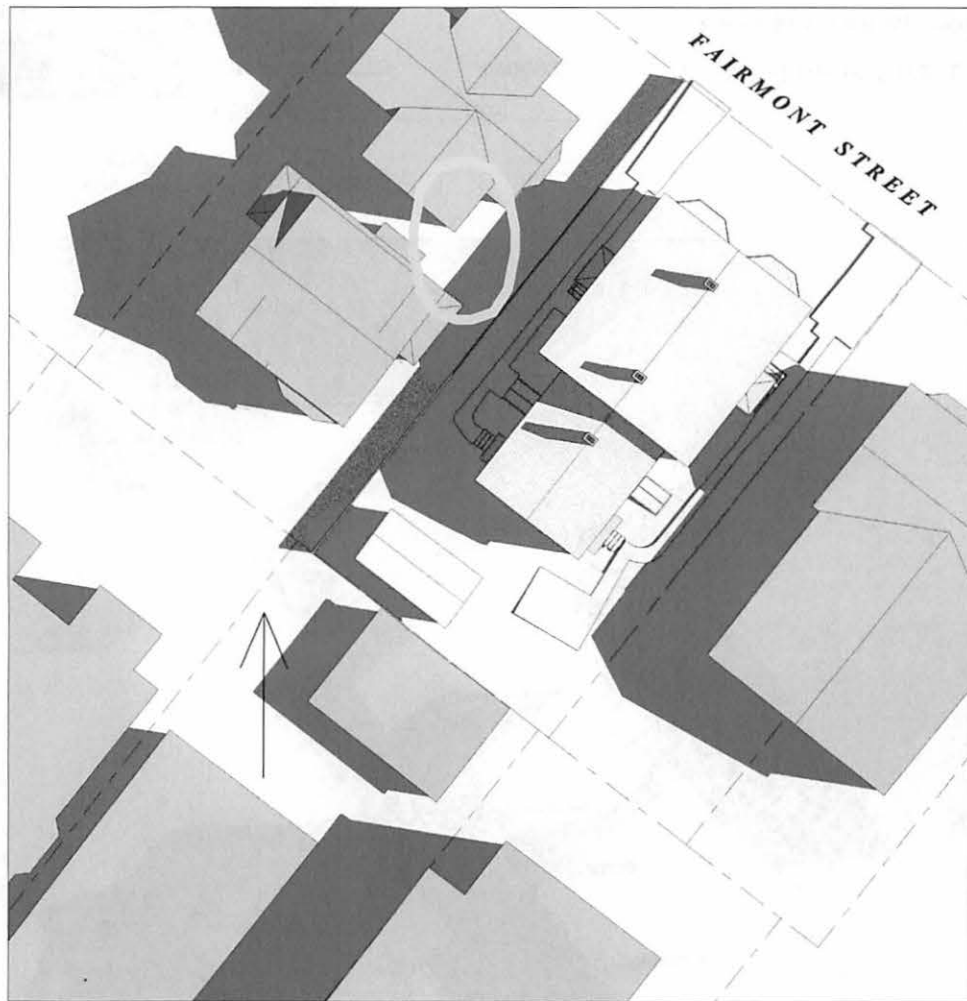
| | | | | | |
|--|----------------------------------|--|---|---------------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/23/2023</p> | <p>PROJECT 18-20 Fairmont Street Cambridge, MA</p> | <p>TITLE Proposed Section Through Yard</p> | <p>SCALE 3/16" = 1'-0"</p> | <p>DRAWING A3.4</p> |
|--|----------------------------------|--|---|---------------------------------------|---------------------------------------|



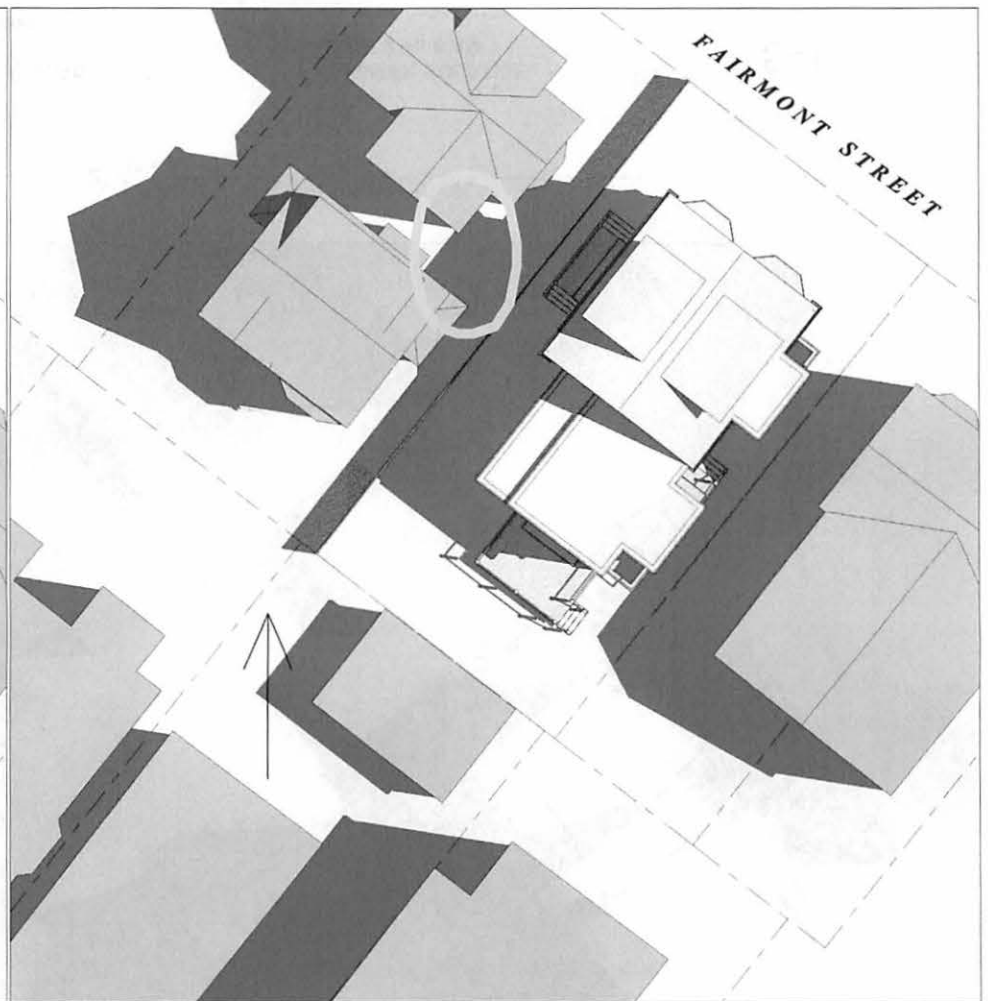
① 1- SUMMER SOLSTICE 8 AM EXTG
1" = 20'-0"

② 1- SUMMER SOLSTICE 8 AM PROP.
1" = 20'-0"


| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|-----------|--|---|----------|---------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-6450 www.glassmanchungdesign.com</p> | 4/20/2023 | <p>18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>SUMMER SOLSTICE JUNE 21th 8 AM</p> | AS NOTED | S-1 |

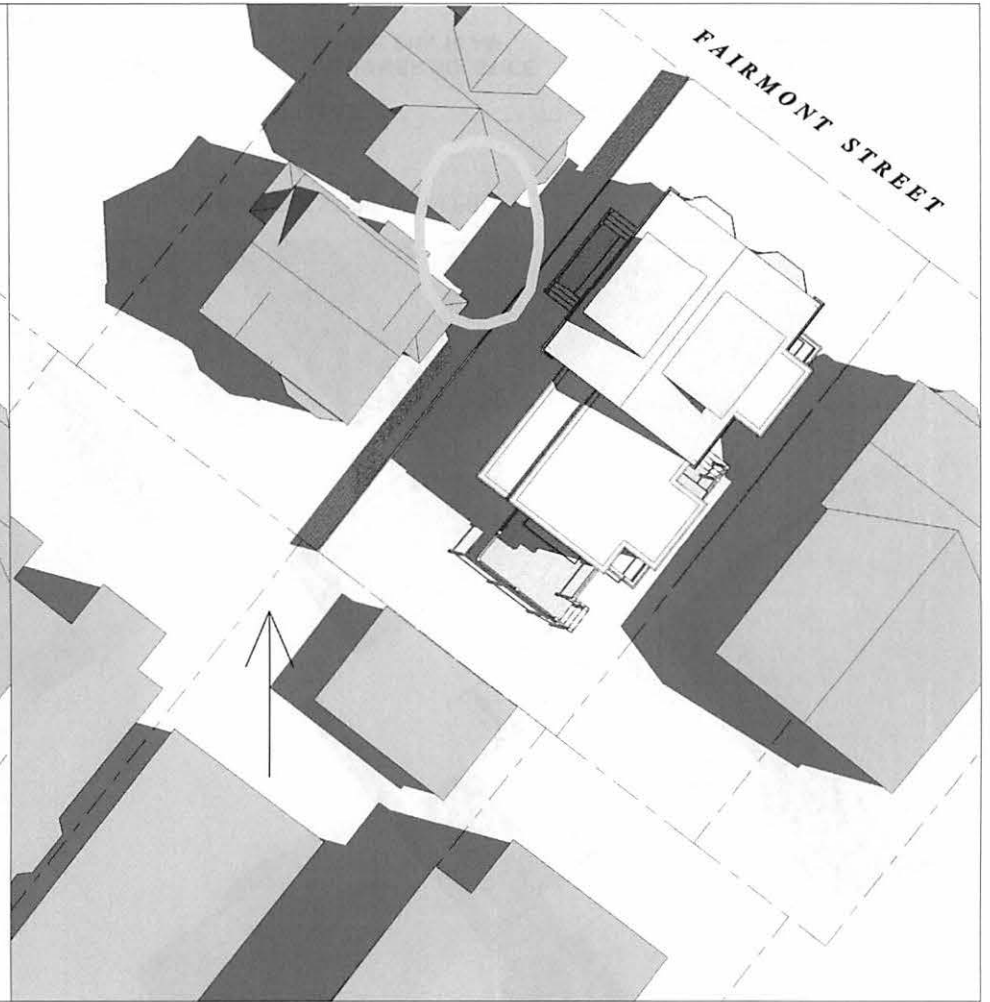
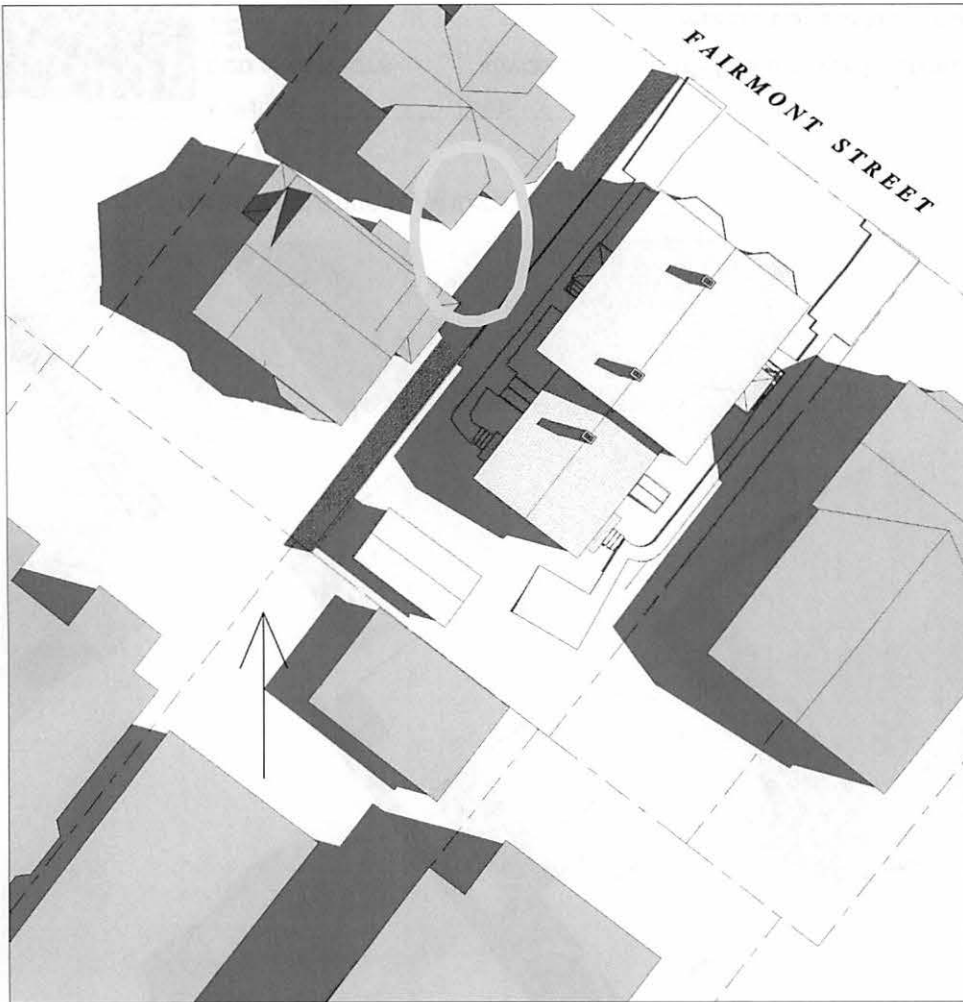


① 1- SUMMER SOLSTICE 8-30 AM EXTG
1" = 20'-0"




② 1- SUMMER SOLSTICE 8-30 AM PROP
1" = 20'-0"

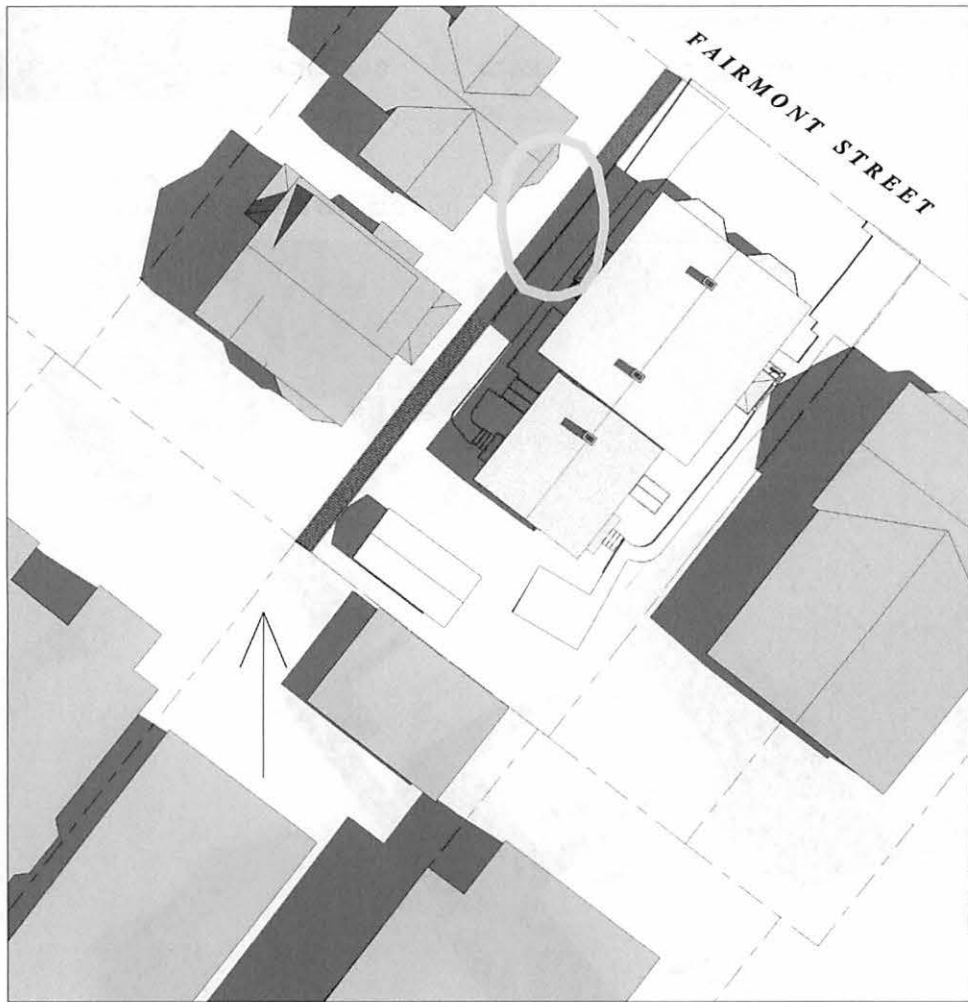
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|--|--|--------------------------|---|---|---------------------------|---------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/20/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 8-30 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-1.1</p> |
|--|--|--------------------------|---|---|---------------------------|---------------------------------|



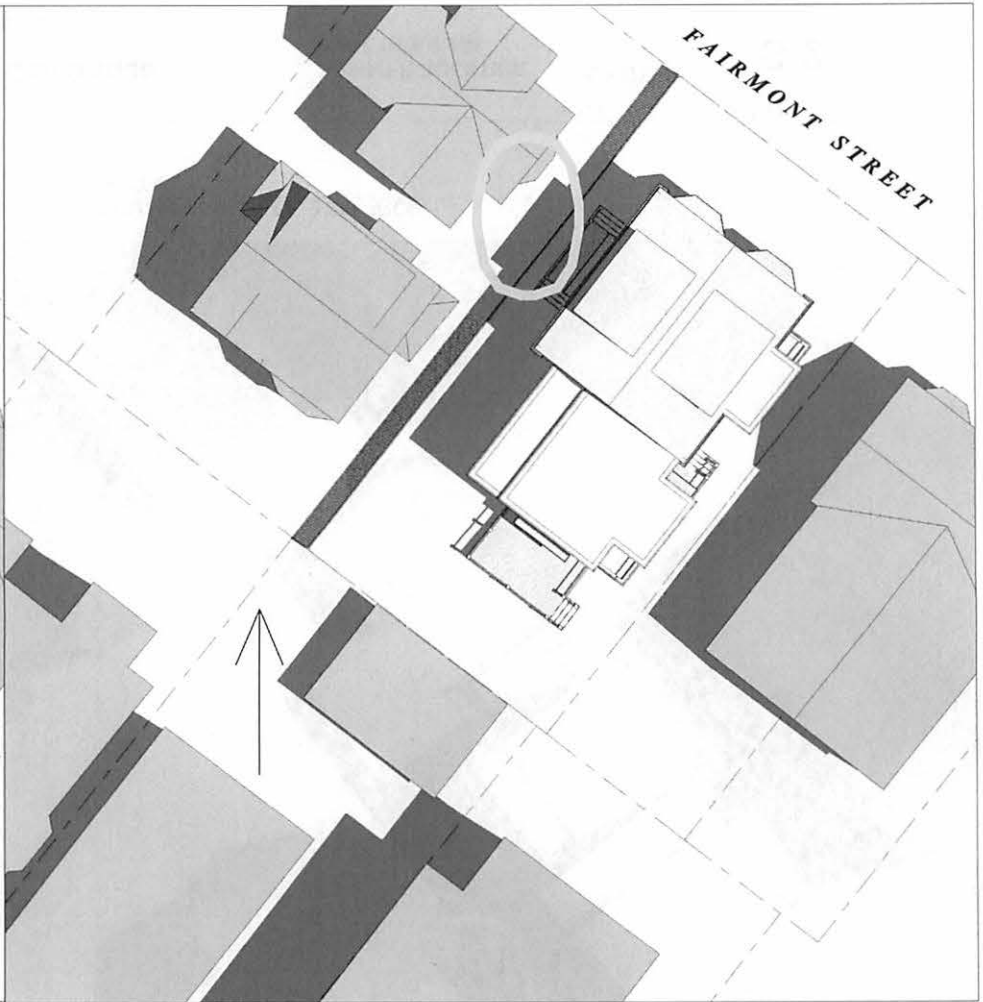
① 2- SUMMER SOLSTICE 9 AM EXTG
1" = 20'-0"

② 2- SUMMER SOLSTICE 9 AM PROP.
1" = 20'-0"


| | | | | | |
|---|---------------------------|--|---|---------------------------|-------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 9 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-2</p> |
|---|---------------------------|--|---|---------------------------|-------------------------------|

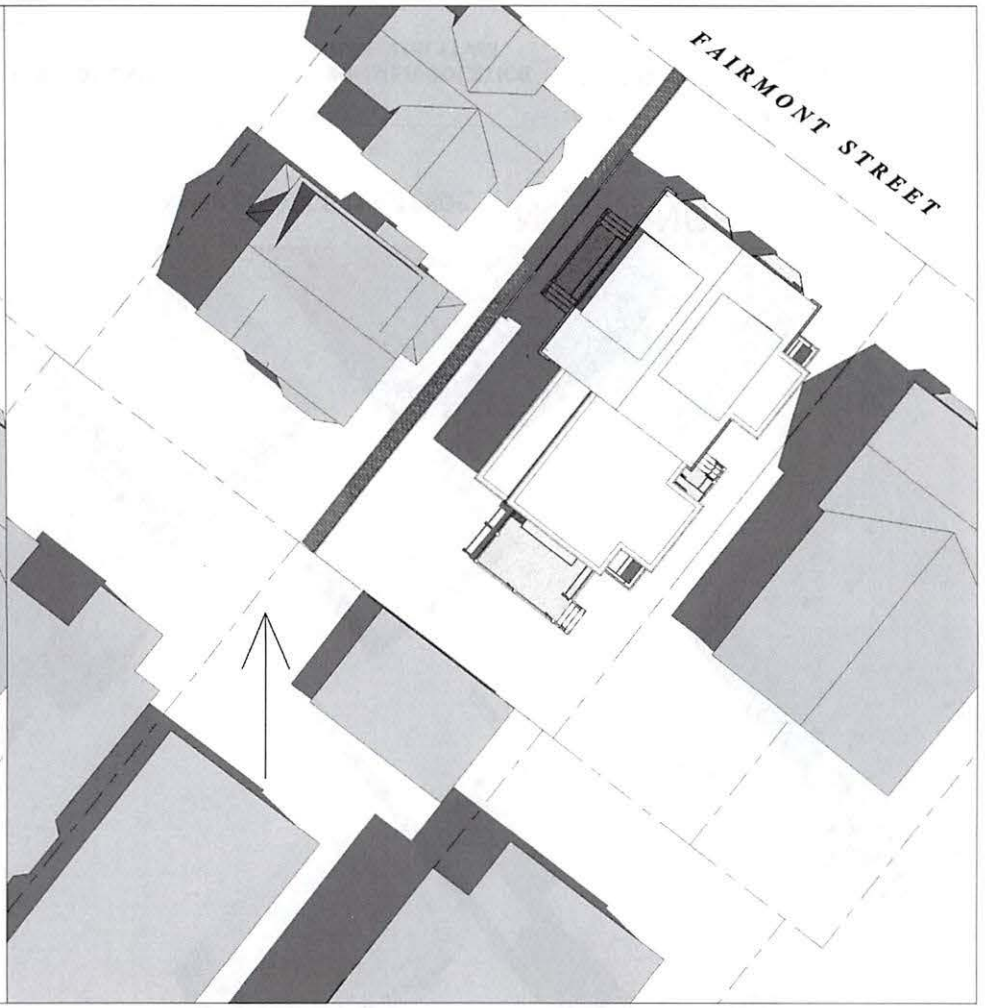
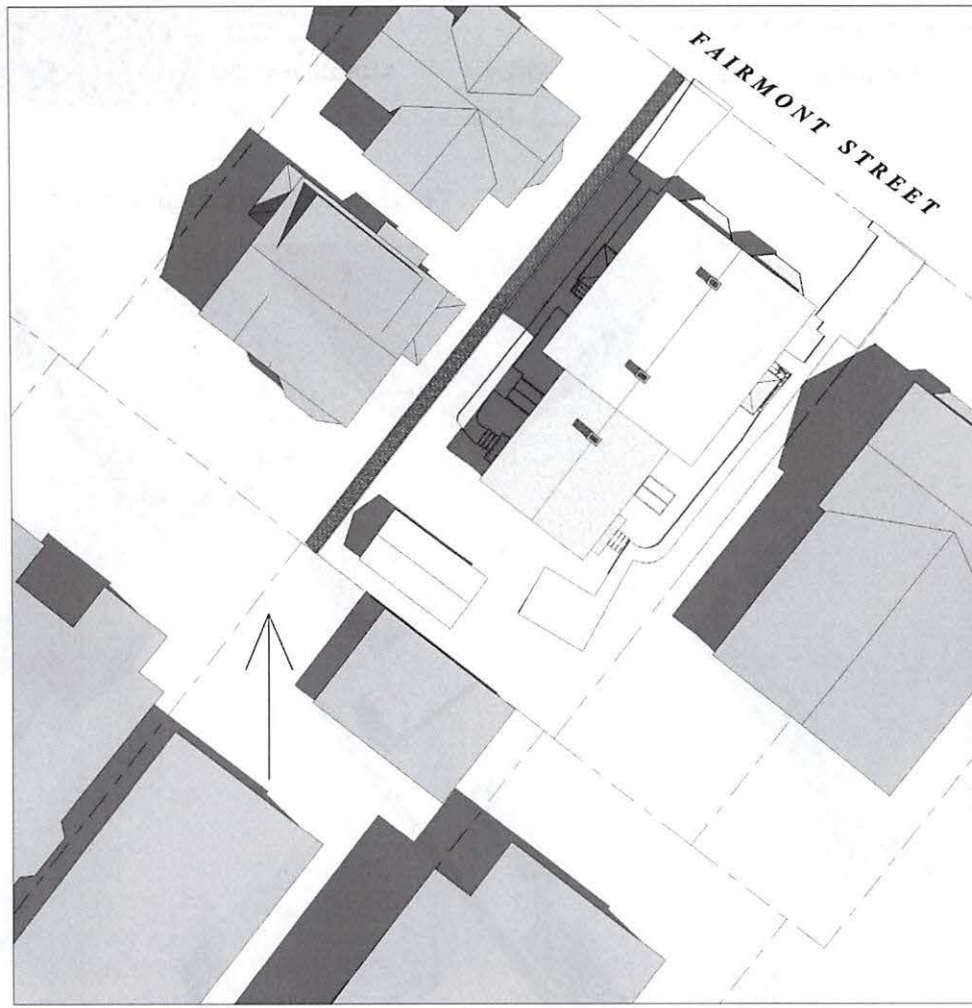


① 3- SUMMER SOLSTICE 10 AM EXTG
1" = 20'-0"



② 3- SUMMER SOLSTICE 10 AM PROP.
1" = 20'-0"


| | | | | | |
|--|----------------------------------|---|---|----------------------------------|--------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 10 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-3</p> |
|--|----------------------------------|---|---|----------------------------------|--------------------------------------|

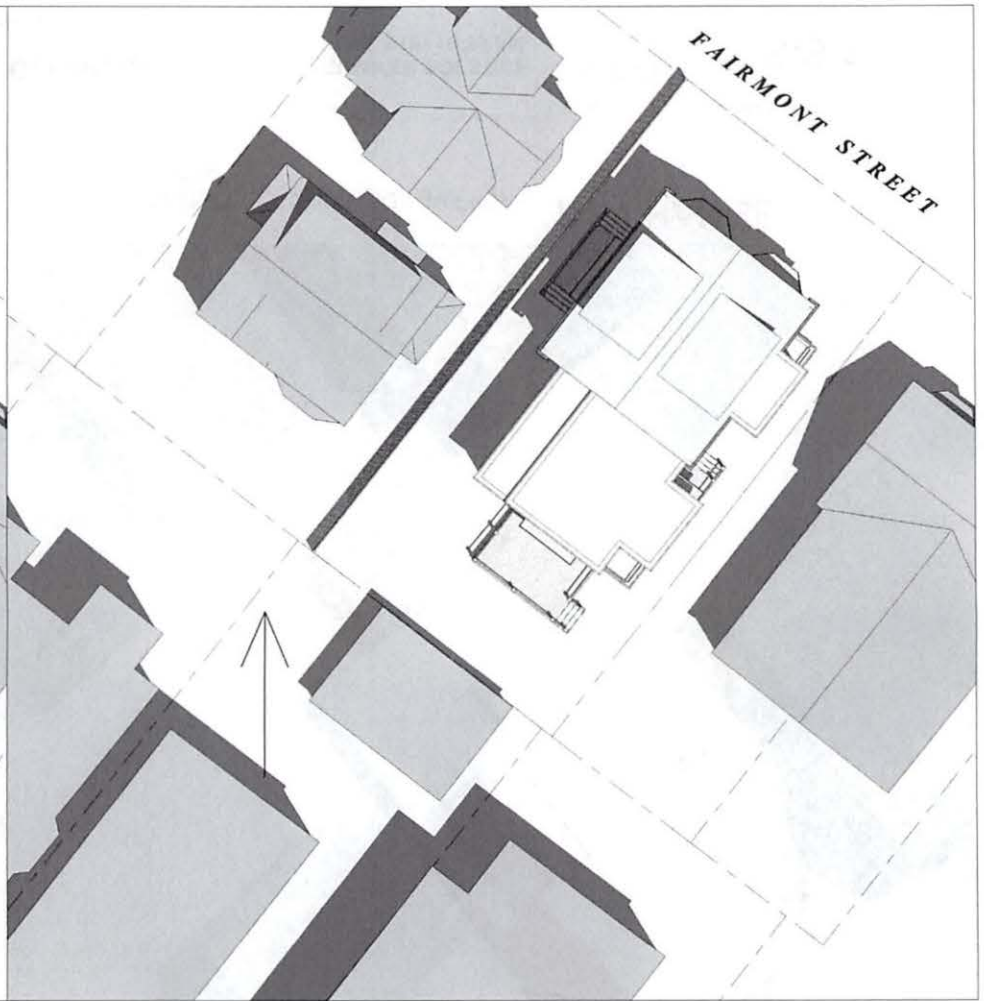
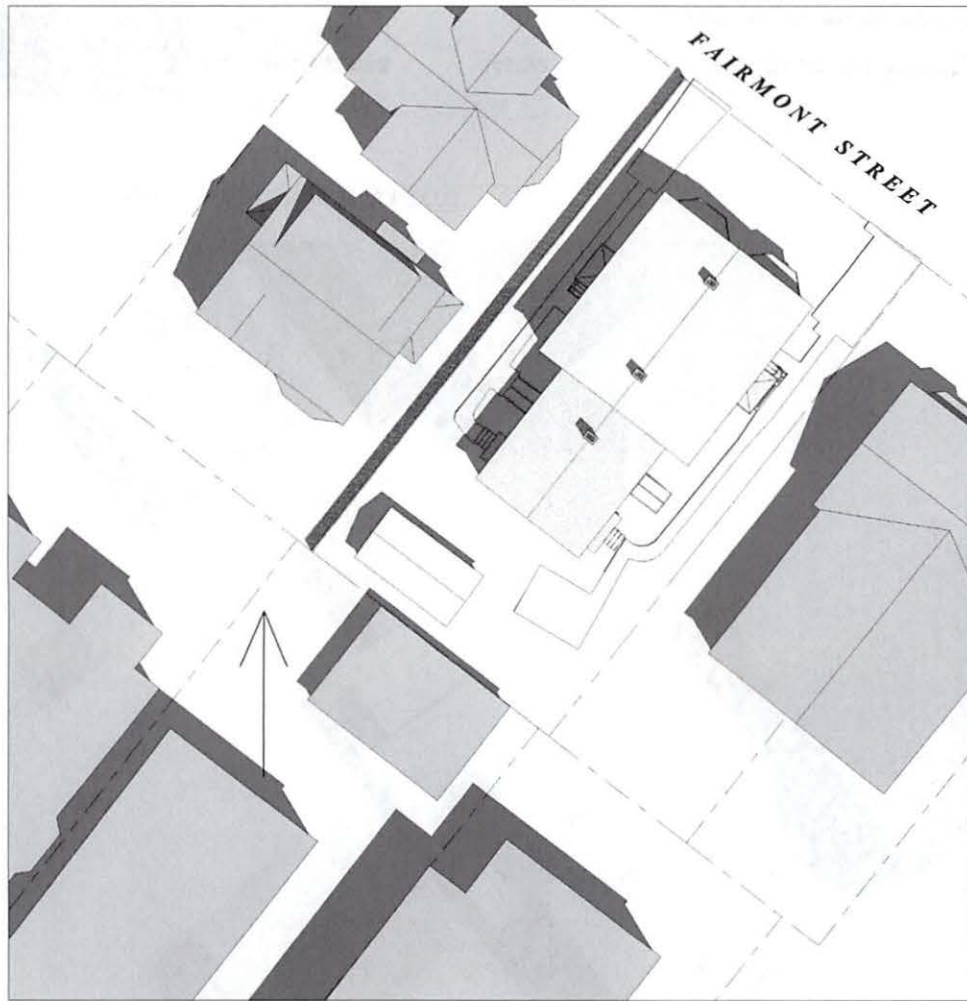


NO CHANGE

① 3- SUMMER SOLSTICE 10-30 AM EXTG
1" = 20'-0"


② 3- SUMMER SOLSTICE 10-30 AM PROP
1" = 20'-0"

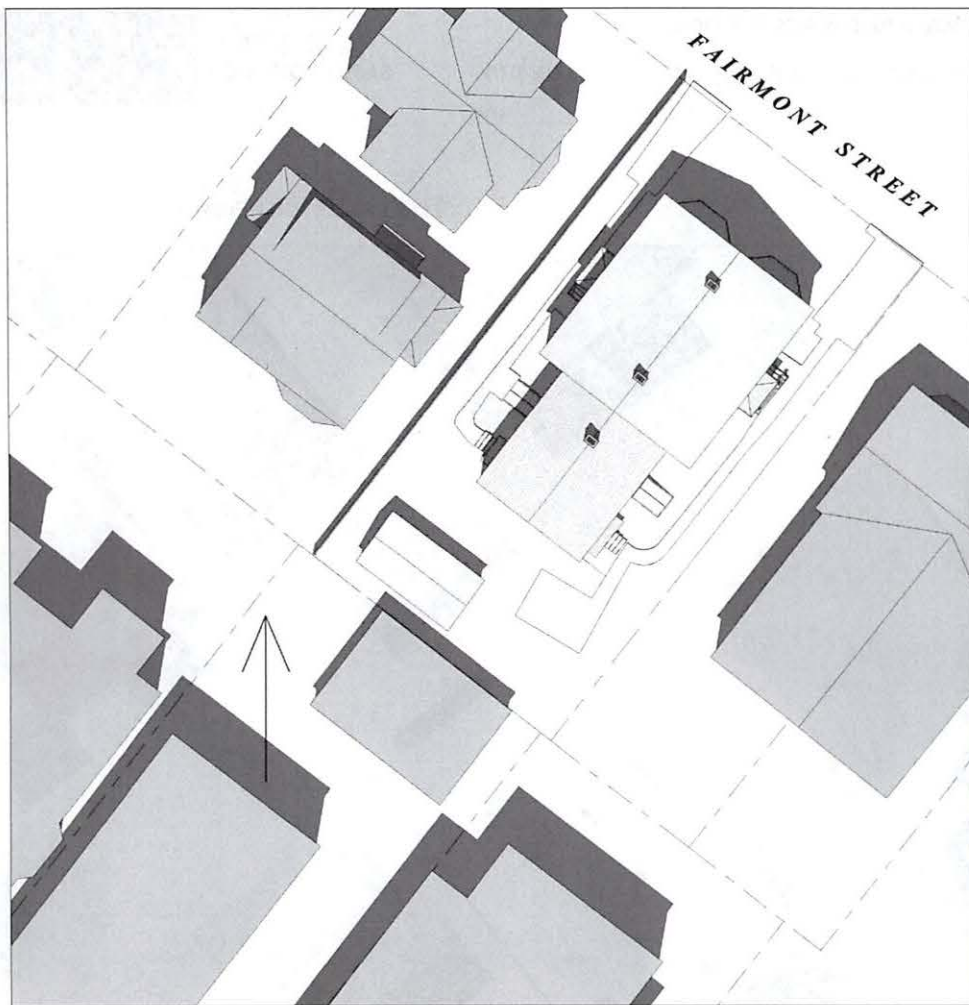
| | | | | | |
|---|---------------------------------|---|--|----------------------------------|--|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02139 617-412-8450 www.glasmanchungdesign.com</p> | <p>DATE 04/20/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 10-30 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-3.1</p> |
|---|---------------------------------|---|--|----------------------------------|--|



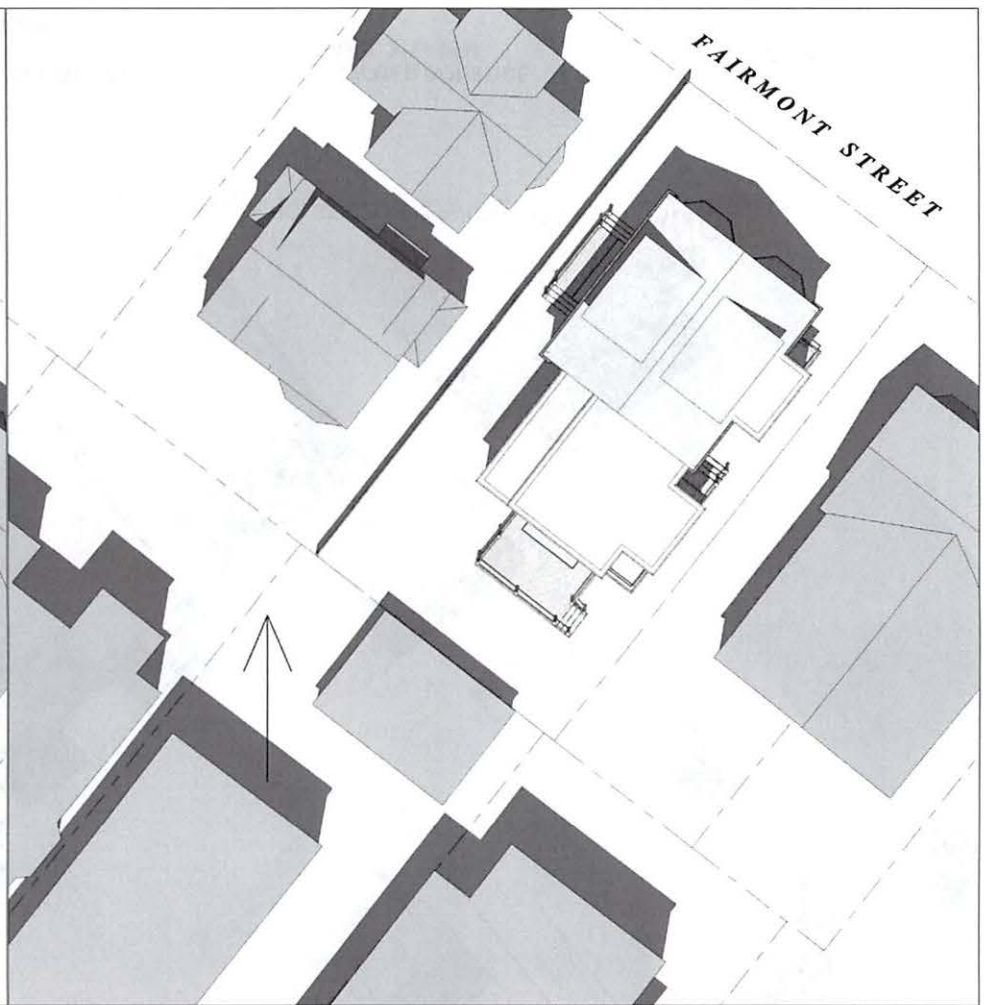
① 4- SUMMER SOLSTICE 11 AM EXTG
1" = 20'-0"

② 4- SUMMER SOLSTICE 11 AM PROP. **NO CHANGE**
1" = 20'-0"


| | | | | | | |
|--|--|---------------------------|---|---|---------------------------|-------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 11 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-4</p> |
|--|--|---------------------------|---|---|---------------------------|-------------------------------|

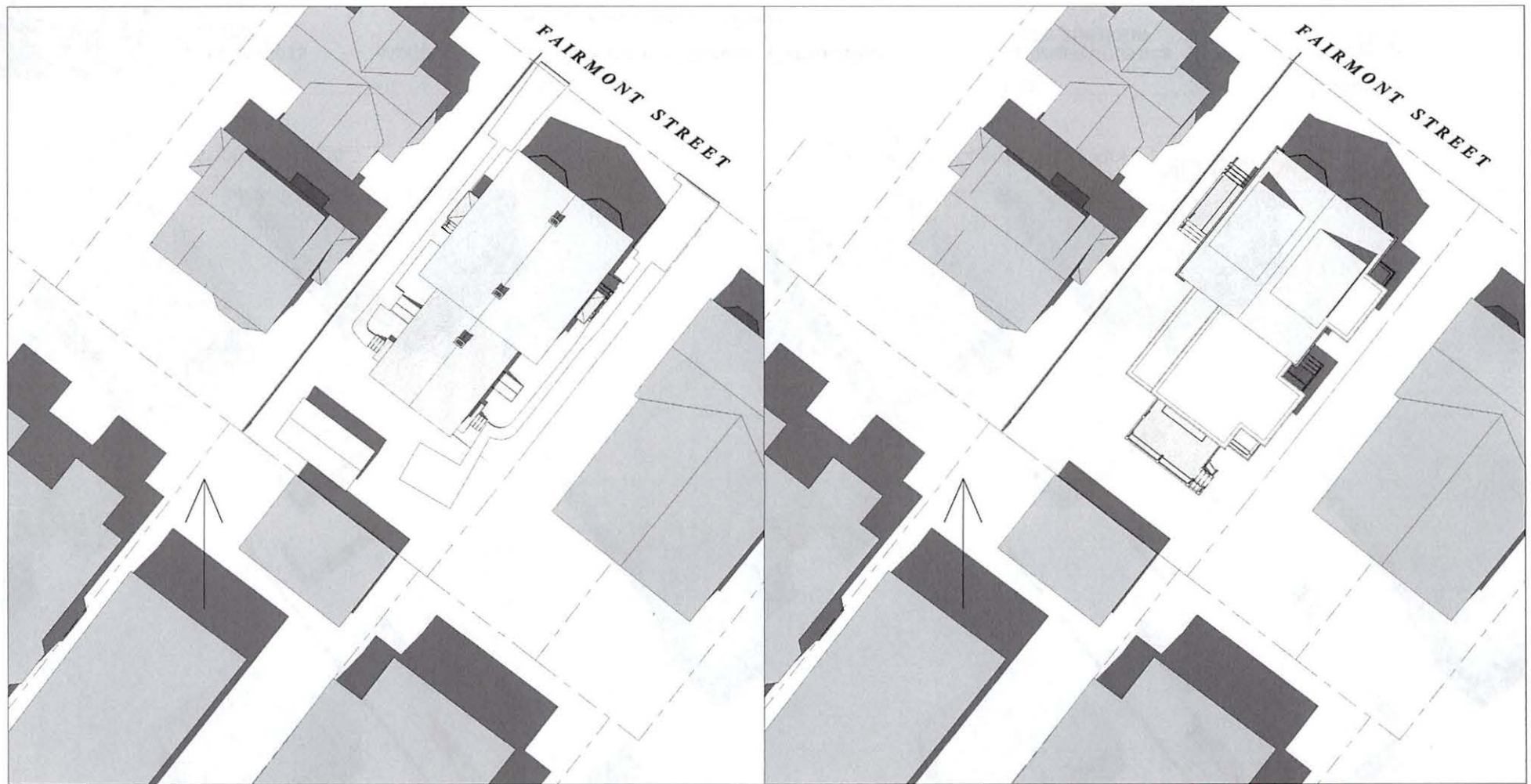


① 5- SUMMER SOLSTICE NOON EXTG.
1" = 20'-0"



② 5- SUMMER SOLSTICE NOON PROP. **NO CHANGE**
1" = 20'-0"

| | | | | | |
|--|----------------------------------|---|--|----------------------------------|--------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th NOON</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-5</p> |
|--|----------------------------------|---|--|----------------------------------|--------------------------------------|



① 6- SUMMER SOLSTICE 1 PM EXTG
1" = 20'-0"

② 6- SUMMER SOLSTICE 1 PM PROP
1" = 20'-0"

NO CHANGE



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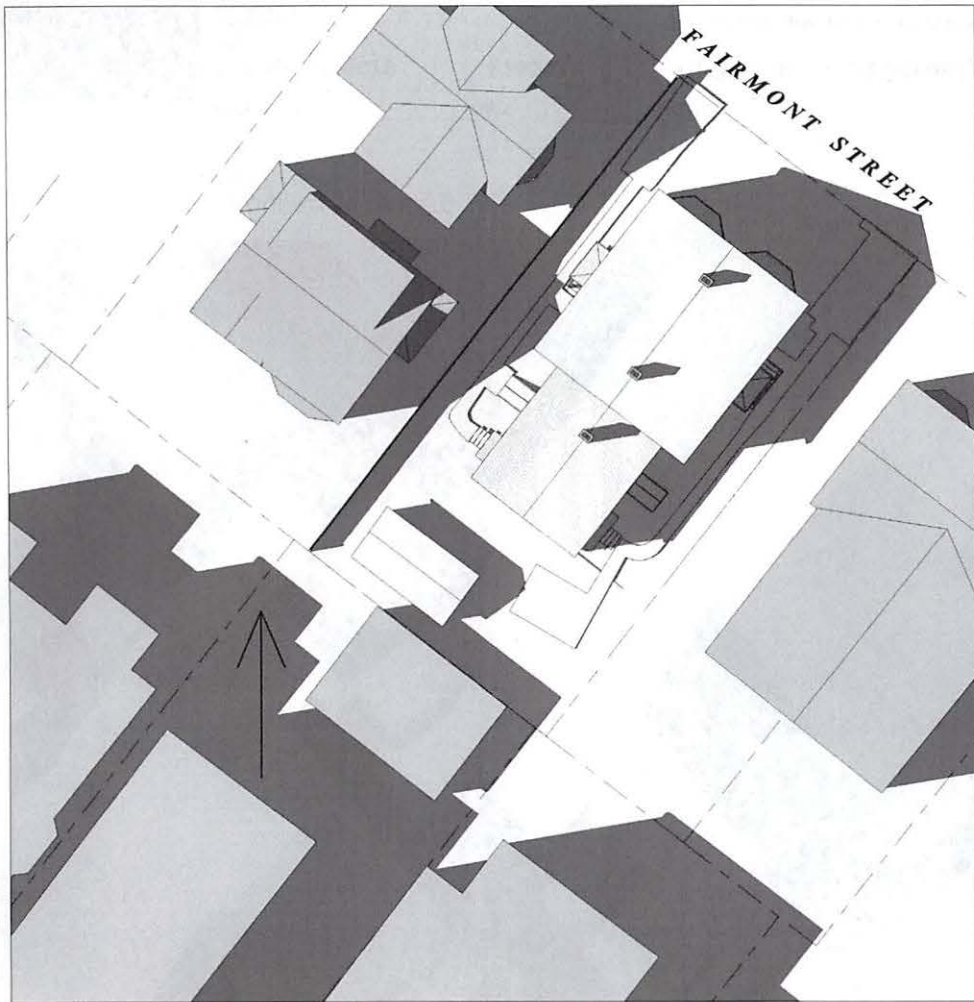
DATE
4/20/2023

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

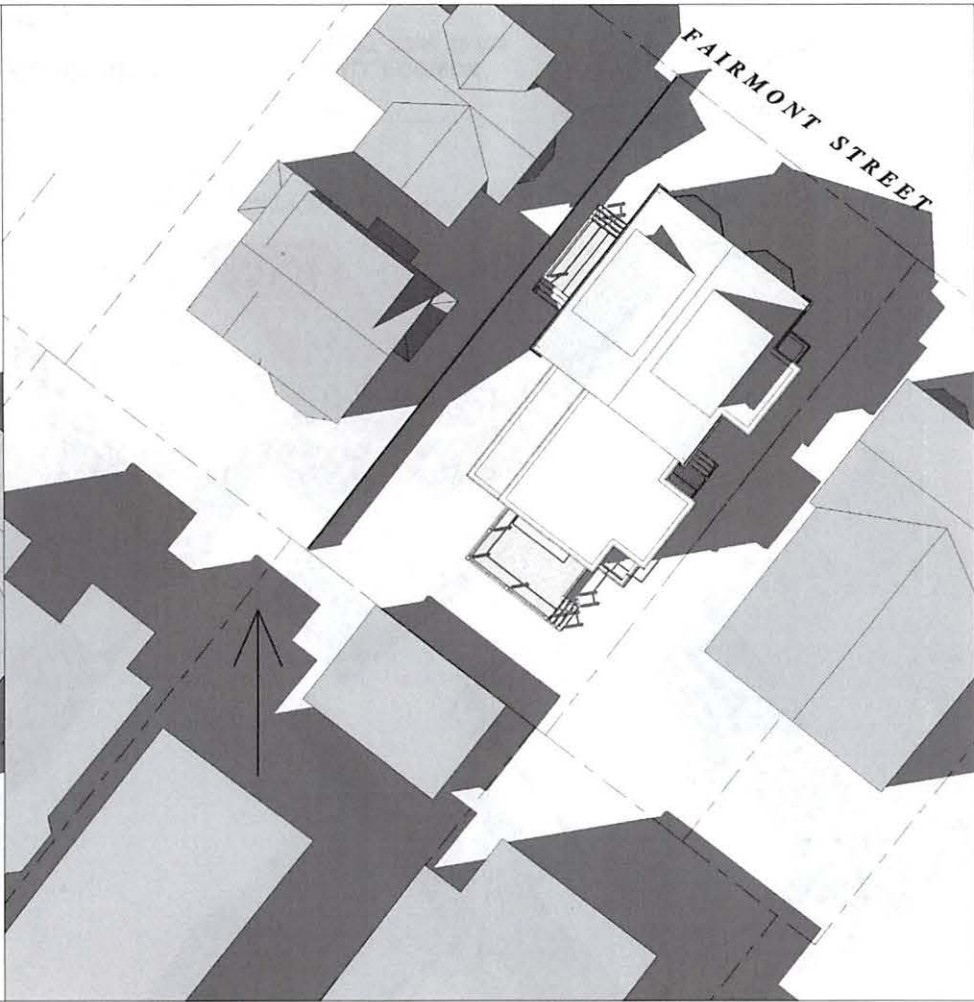
TITLE
**SUMMER SOLSTICE
JUNE 21th 1PM**

SCALE
AS NOTED

DRAWING
S-6




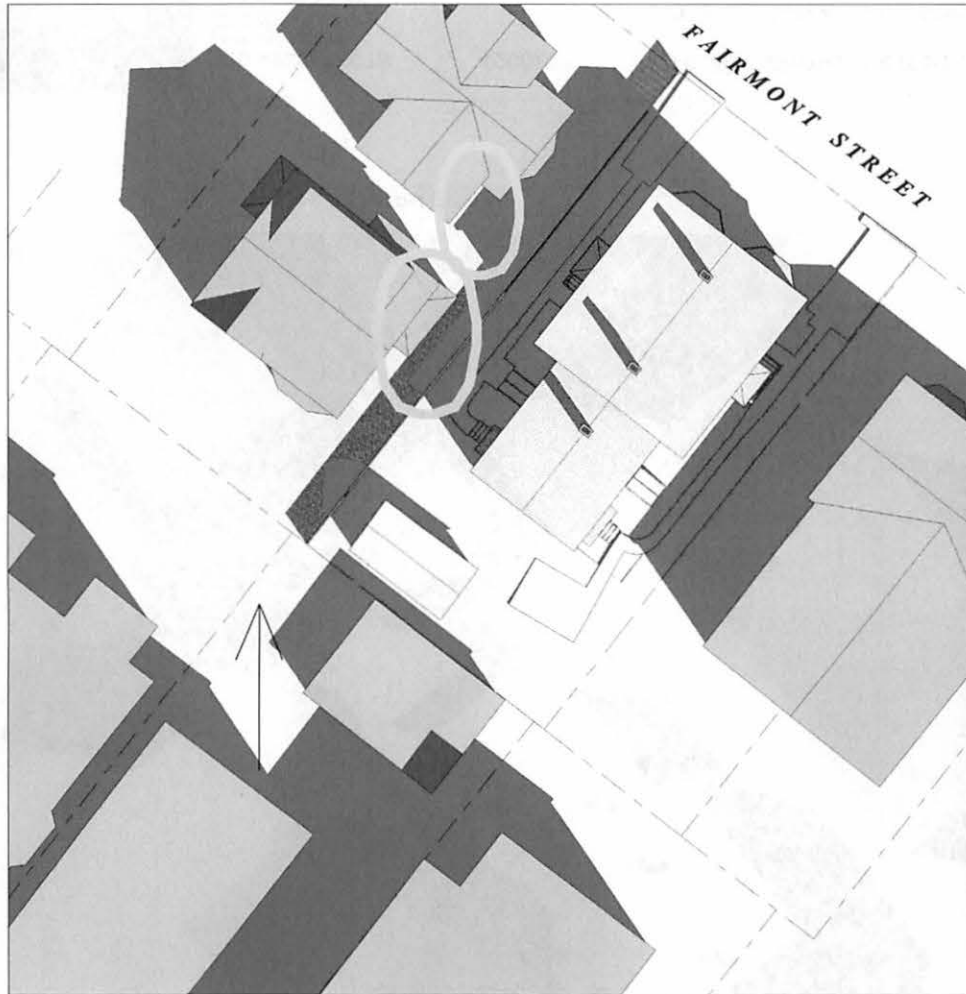
① 7- SUMMER SOLSTICE 3 PM EXTG
1" = 20'-0"



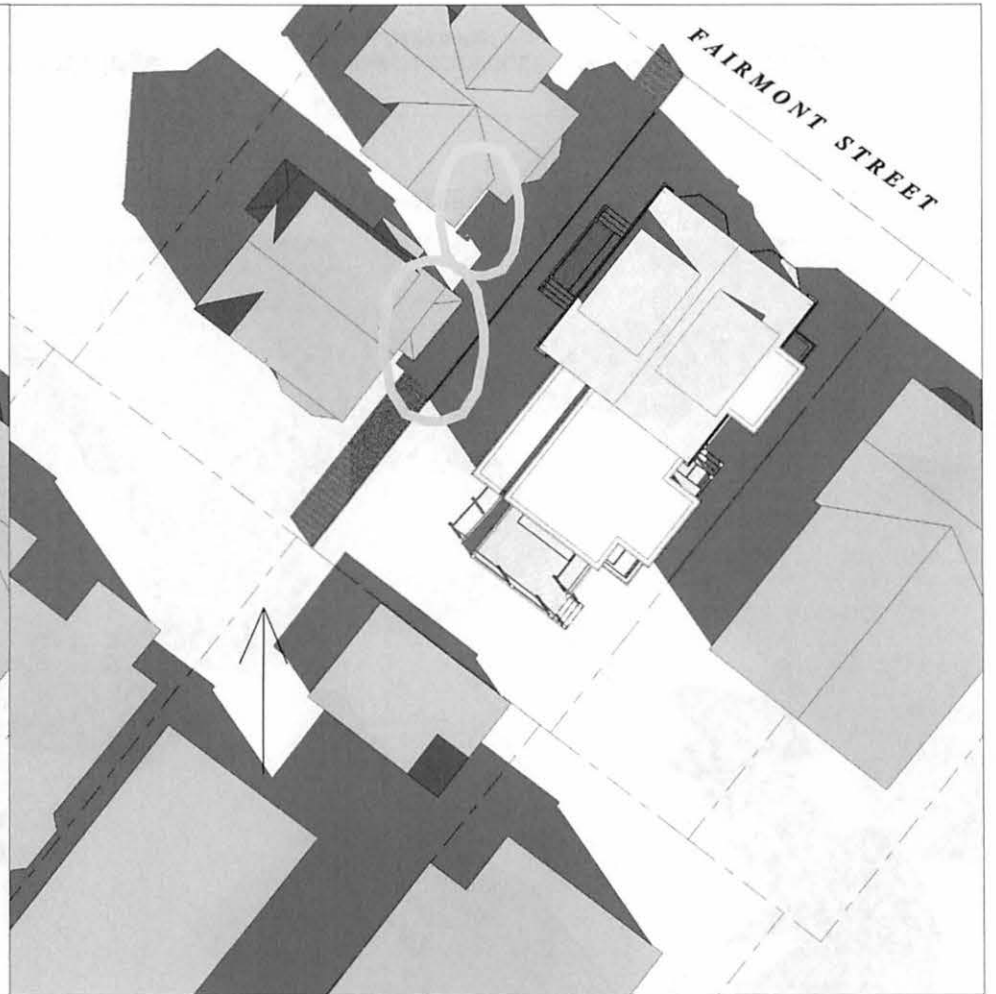
② 7- SUMMER SOLSTICE 3 PM PROP
1" = 20'-0"

NO CHANGE

| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|------------------|--|--|-----------------|-------------------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>4/20/2023</p> | <p>18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>SUMMER SOLSTICE JUNE 21TH 3 PM</p> | <p>AS NOTED</p> | <p>S-7</p> |



① 8- FALL EQUINOX 10 AM EXTG
1" = 20'-0"



② 8- FALL EQUINOX 10 AM PROP
1" = 20'-0"



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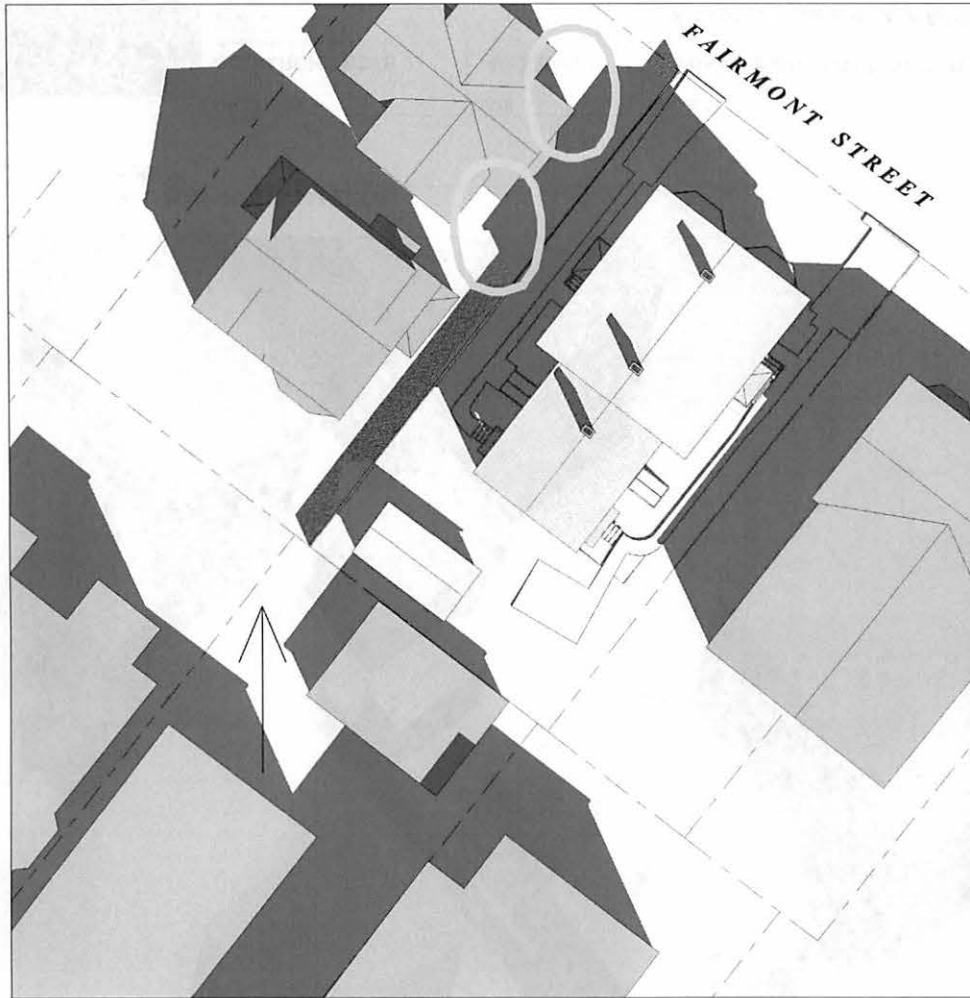
DATE
4/20/2023

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

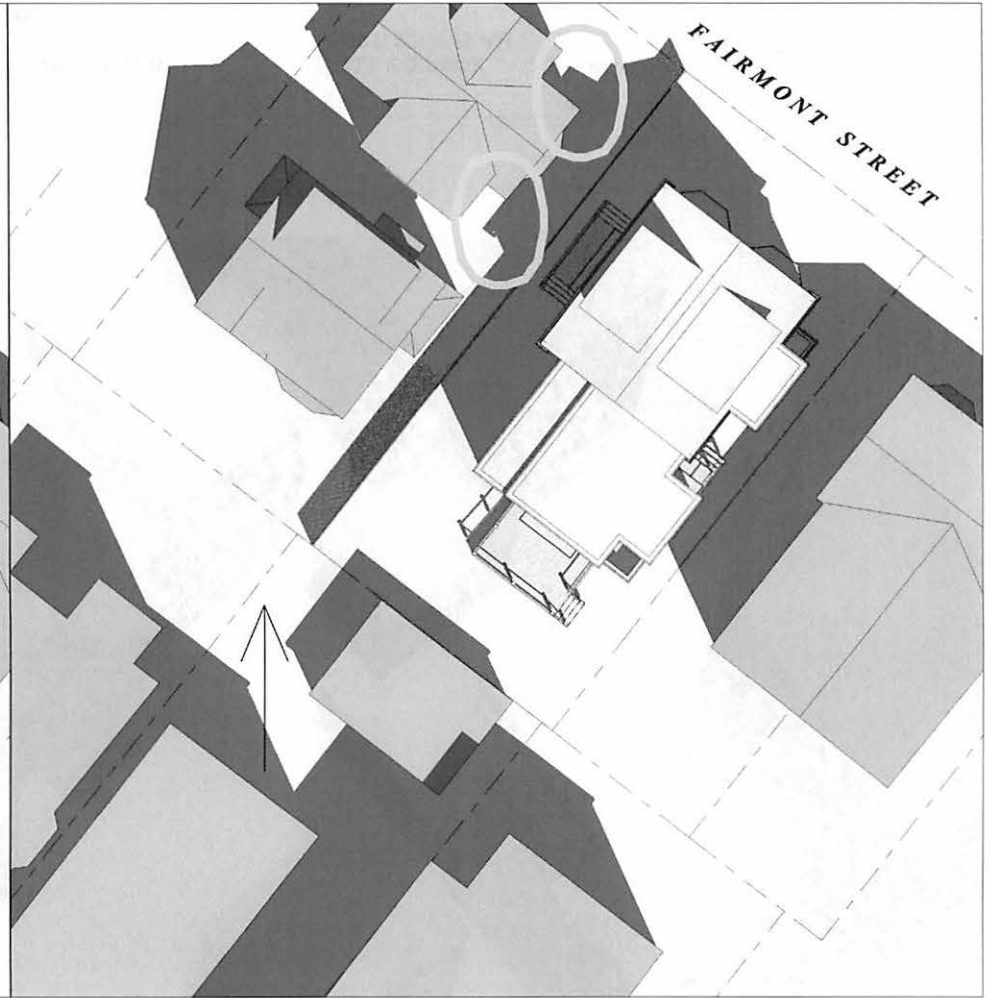
TITLE
**FALL EQUINOX
SEPT. 22nd 10 AM**

SCALE
AS NOTED

DRAWING
S-8

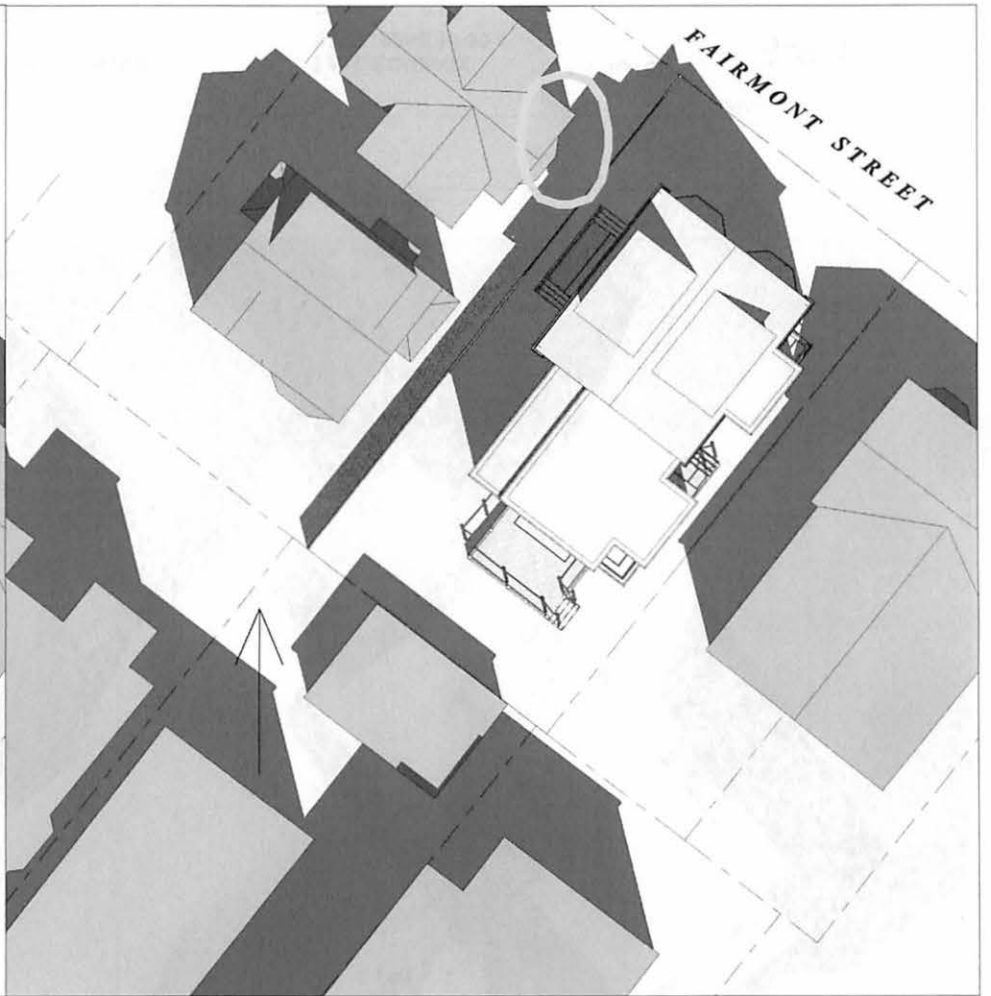
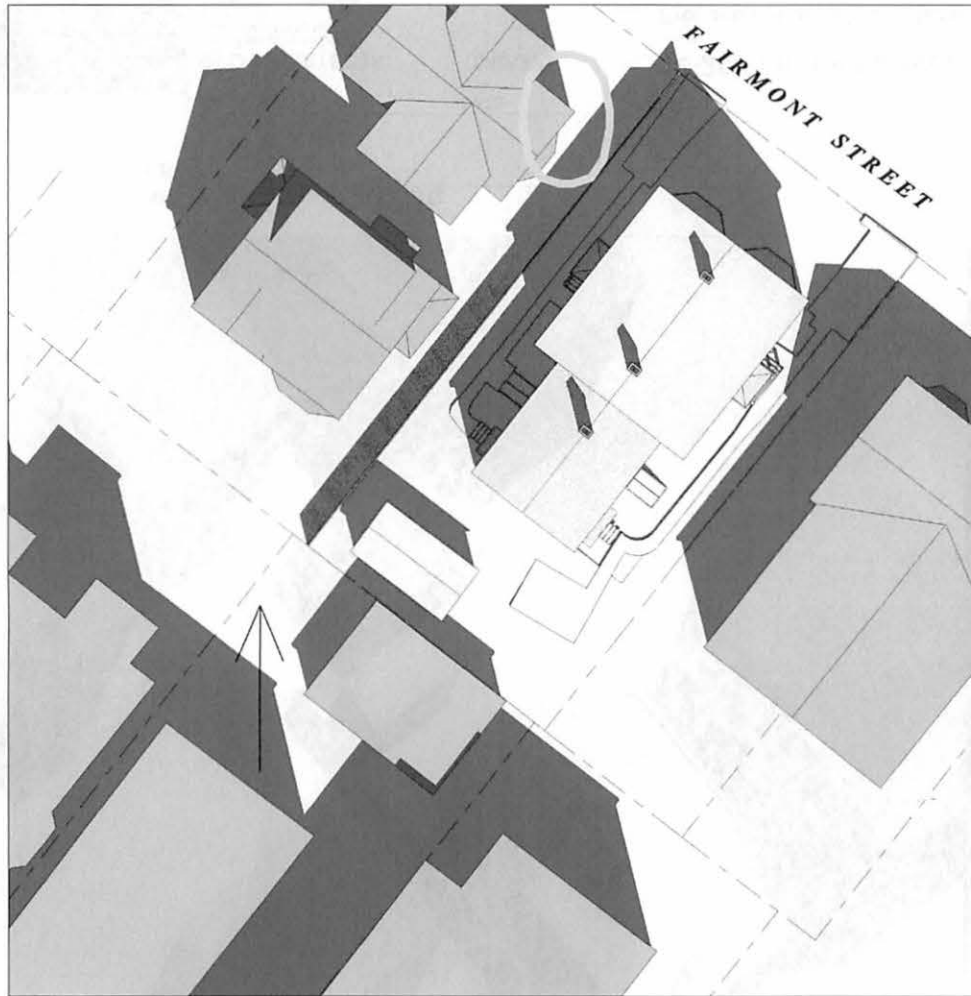


① 8- FALL EQUINOX 10-30 AM EXTG
1" = 20'-0"



② 8- FALL EQUINOX 10-30 AM PROP
1" = 20'-0"

| | | | | | | |
|--|--|----------|--|---|----------|--------------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS <small>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.gcdarchitects.com</small> | 04/20/23 | 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions | FALL EQUINOX SEPT. 22nd 10-30 AM | AS NOTED | S-8.1 |



① 9- FALL EQUINOX 11 AM EXTG
1" = 20'-0"

② 9- FALL EQUINOX 11 AM PROP
1" = 20'-0"



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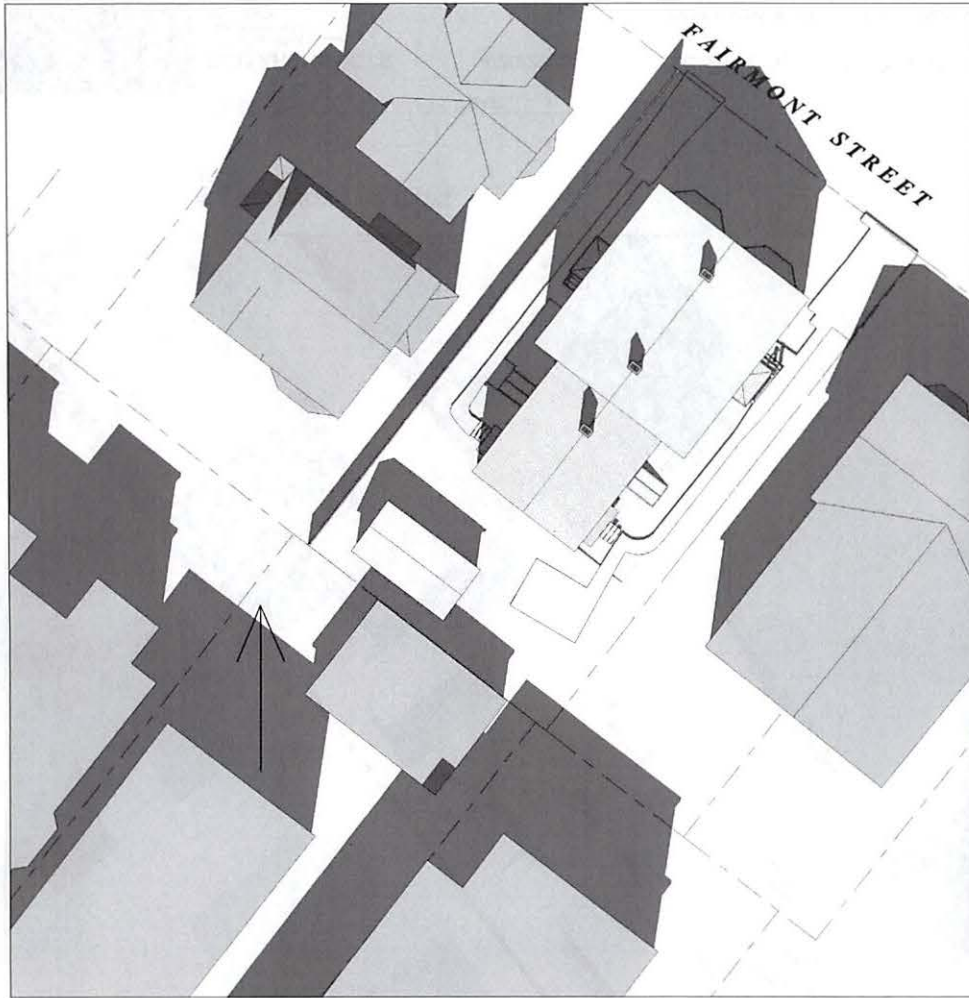
DATE
4/20/2023

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

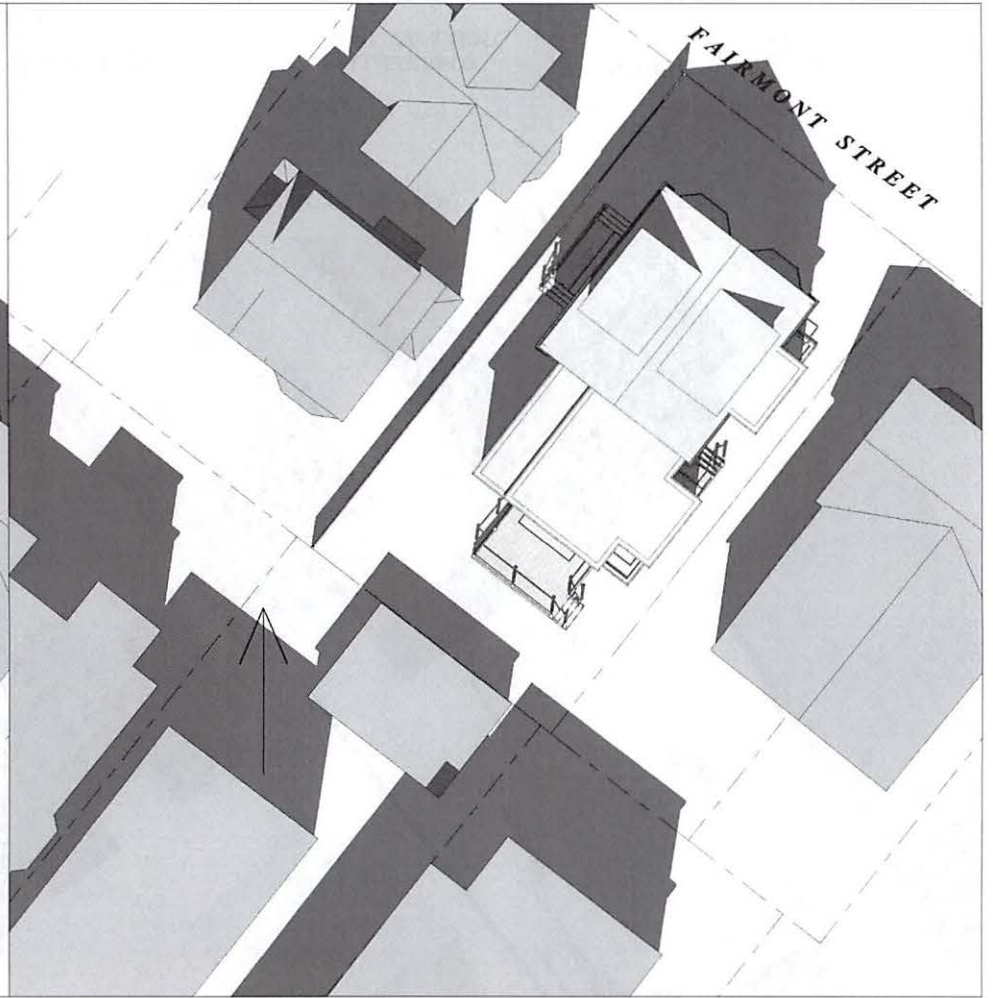
TITLE
**FALL EQUINOX
SEPT. 22nd 11 AM**

SCALE
AS NOTED


DRAWING
S-9



① 10- FALL EQUINOX NOON EXTG
1" = 20'-0"



② 10- FALL EQUINOX NOON PROP **NO CHANGE**
1" = 20'-0"


| | | | | | |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd NOON</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-10</p> |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|

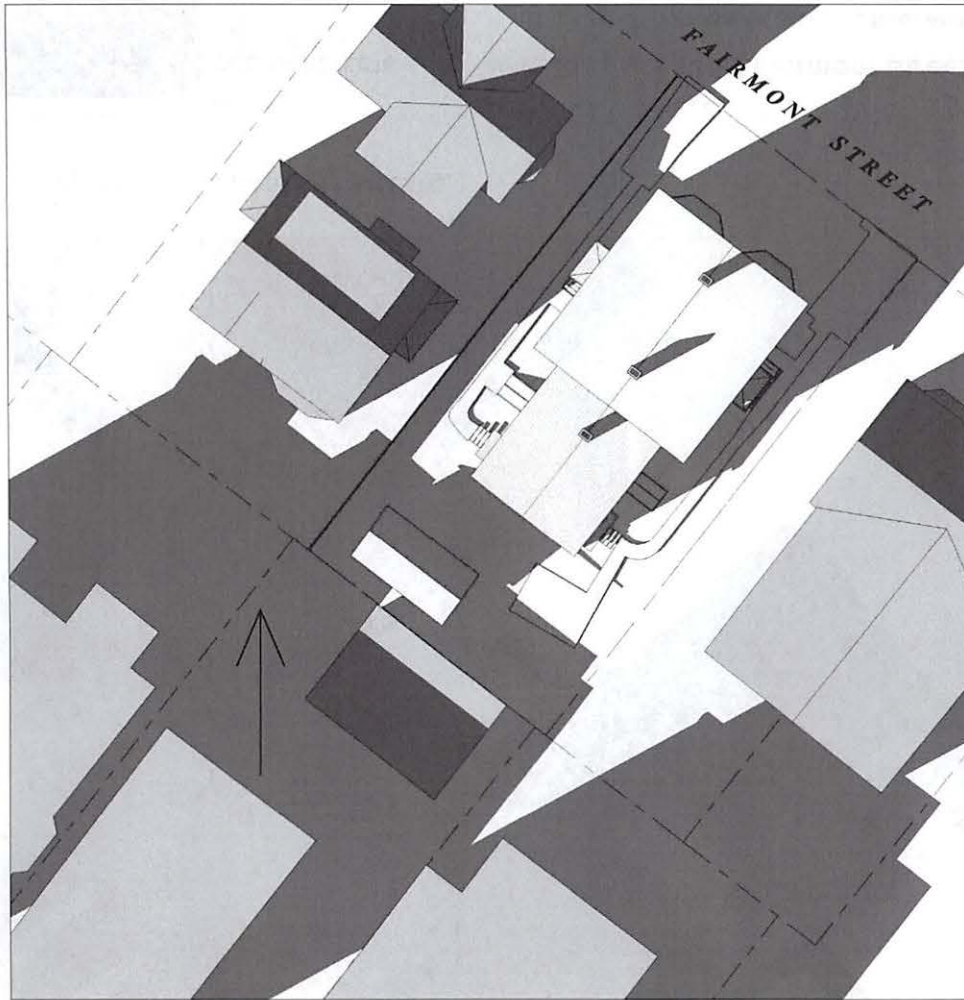


① 11- FALL EQUINOX 1 PM EXTG
1" = 20'-0"

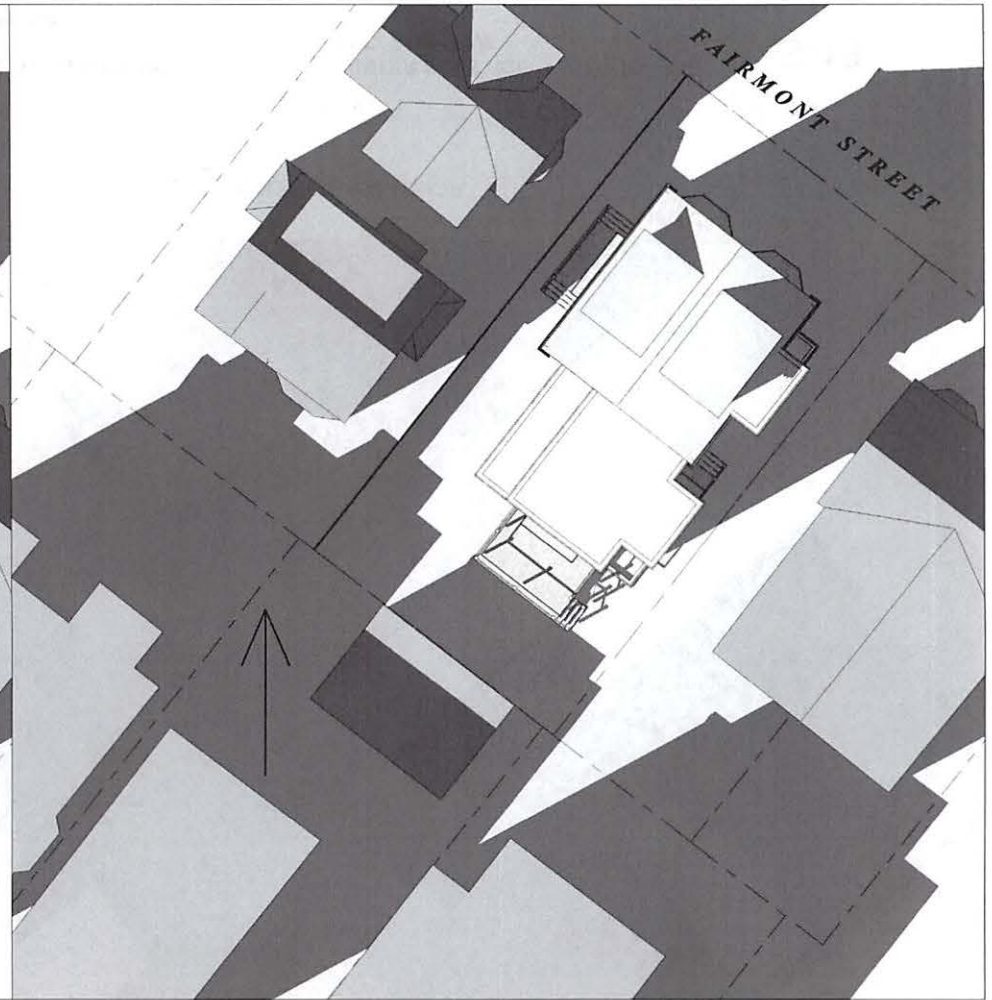
② 11- FALL EQUINOX 1 PM PROP
1" = 20'-0"

NO CHANGE


| | | | | | |
|--|----------------------------------|--|--|----------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd 1PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-11</p> |
|--|----------------------------------|--|--|----------------------------------|---------------------------------------|

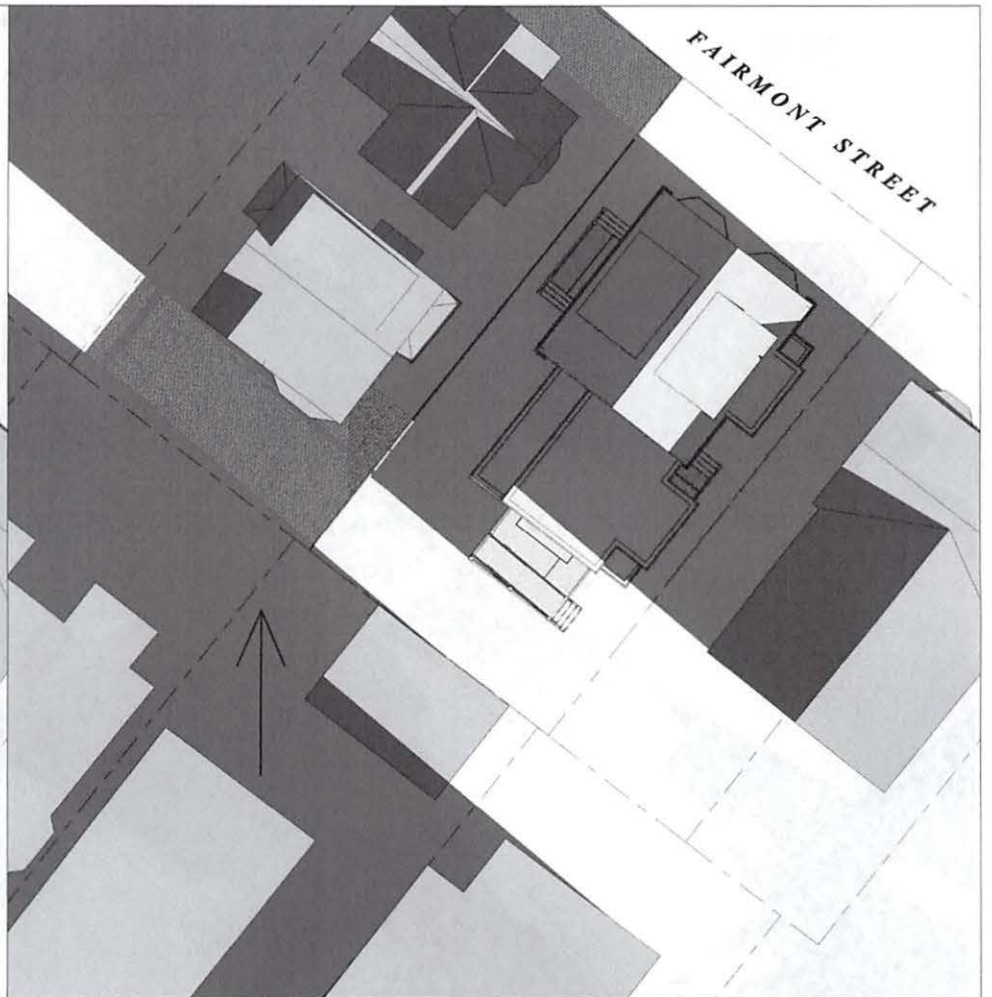
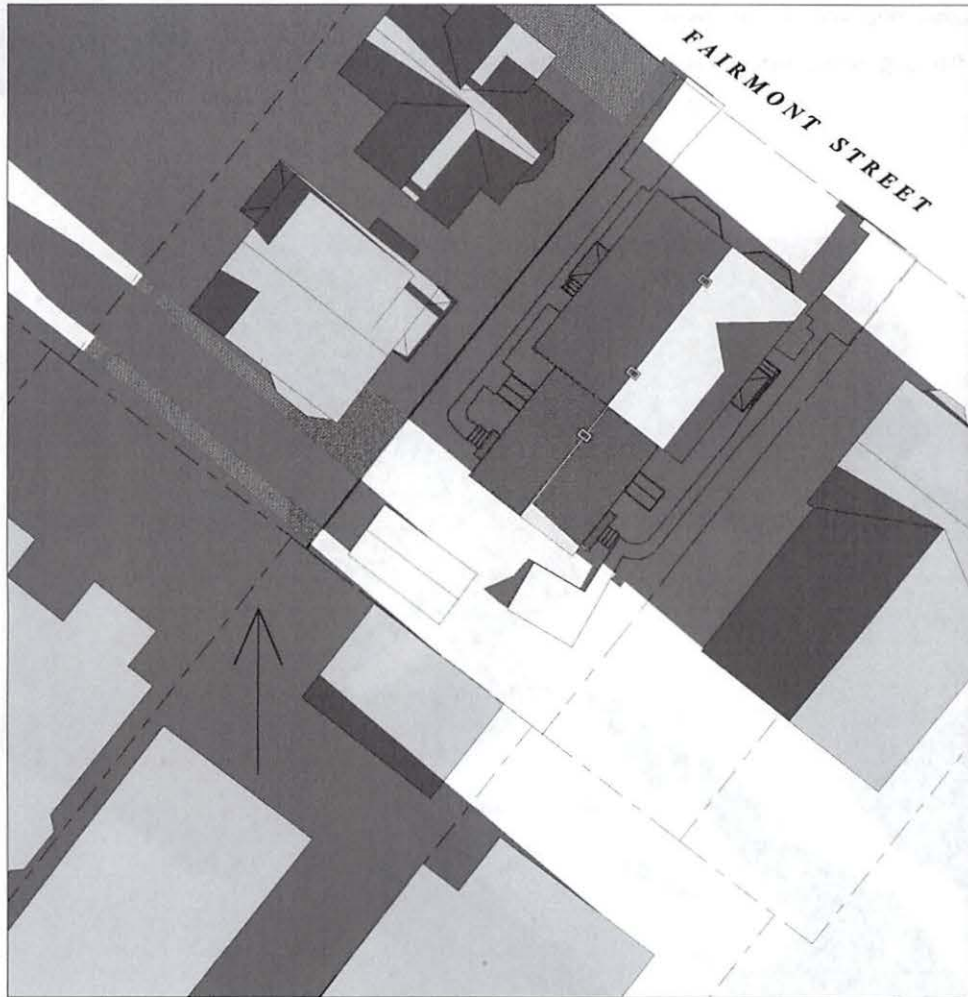


① 12- FALL EQUINOX 3 PM EXTG
1" = 20'-0"



② 12- FALL EQUINOX 3 PM PROP **NO CHANGE**
1" = 20'-0"


| | | | | | |
|---|---------------------------|---|---|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd 3PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-12</p> |
|---|---------------------------|---|---|---------------------------|--------------------------------|

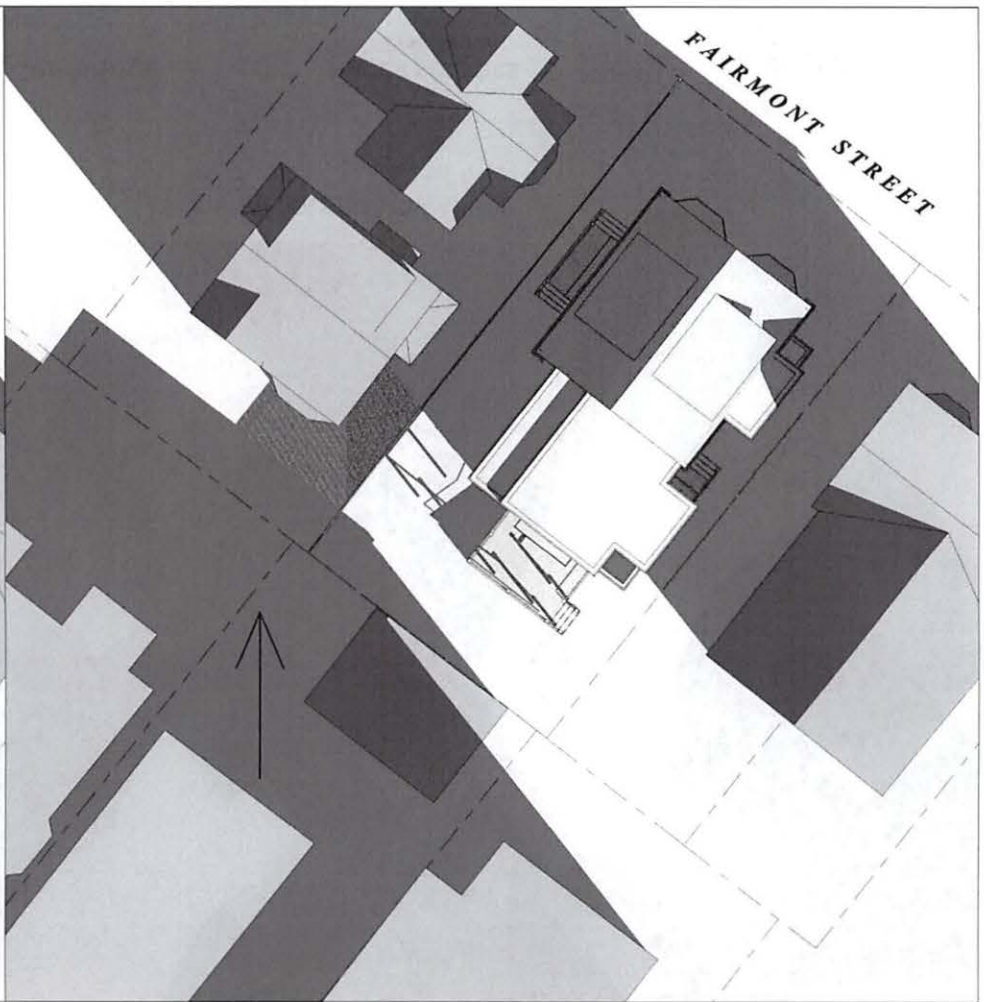
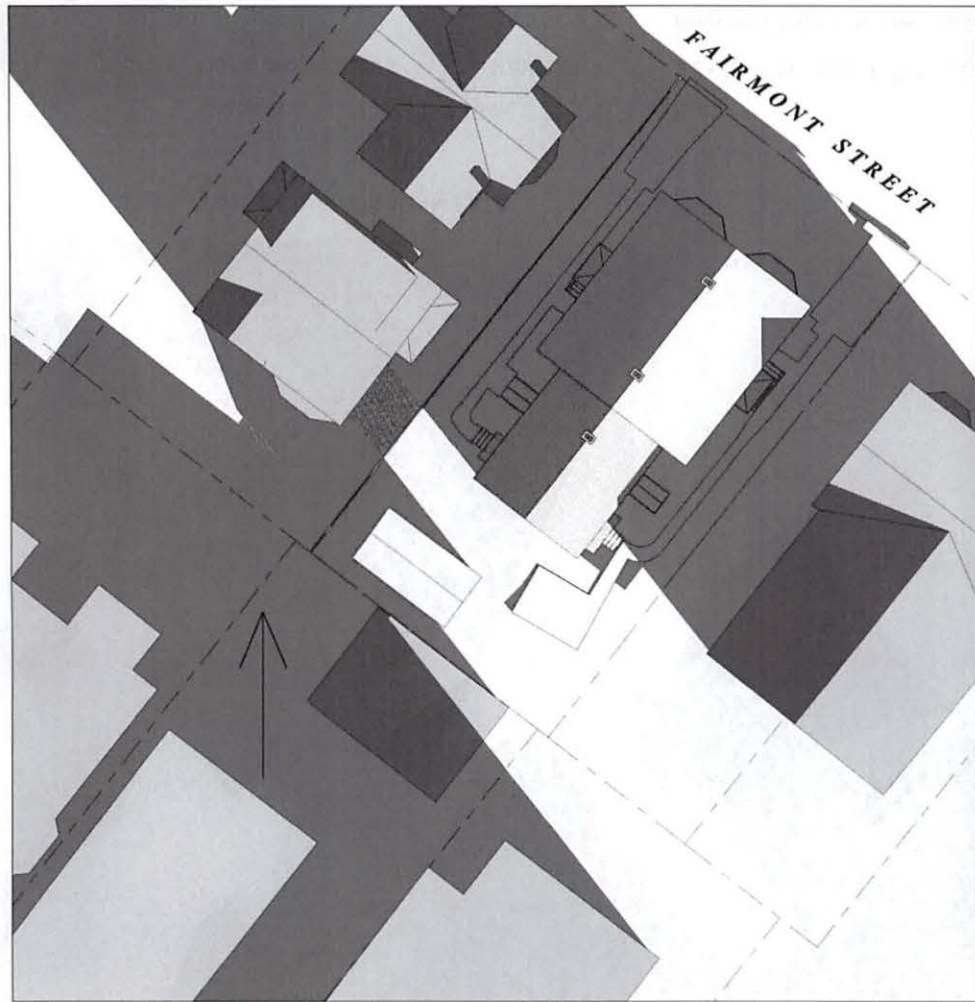


① 13- WINTER SOLSTICE 8 AM EXTG
1" = 20'-0"

② 13- WINTER SOLSTICE 8 AM PROP.
1" = 20'-0"


NO CHANGE

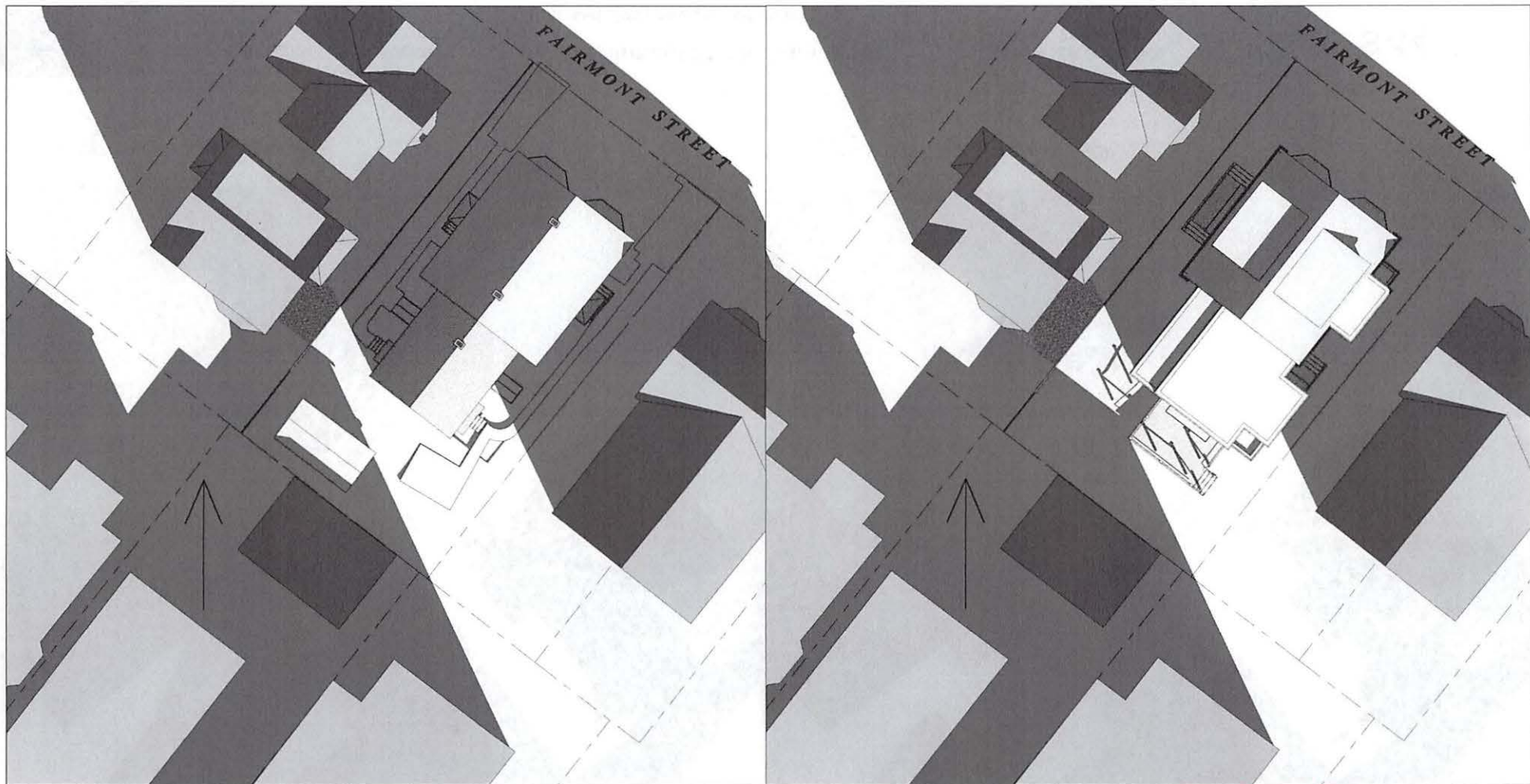
| | | | | | | |
|--|--|---------------------------|---|--|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 8 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-13</p> |
|--|--|---------------------------|---|--|---------------------------|--------------------------------|



① 14- WINTER SOLSTICE 9 AM EXTG.
1" = 20'-0"

② 14- WINTER SOLSTICE 9 AM PROP. **NO CHANGE**
1" = 20'-0"

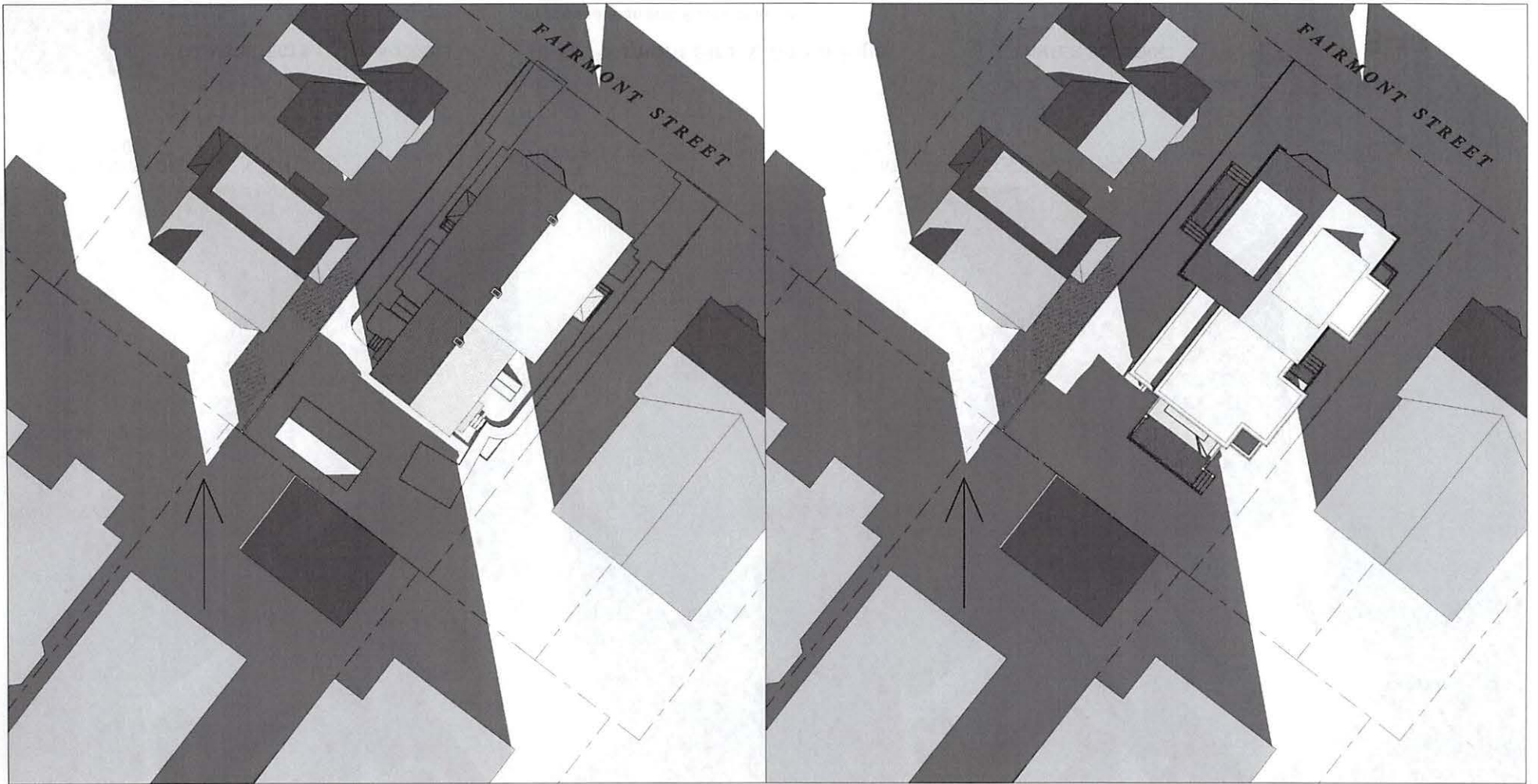
| | | | | | |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 9 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-14</p> |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|



① 15- WINTER SOLSTICE 10 AM EXTG
1" = 20'-0"


② 15- WINTER SOLSTICE 10 AM PROP **NO CHANGE**
1" = 20'-0"

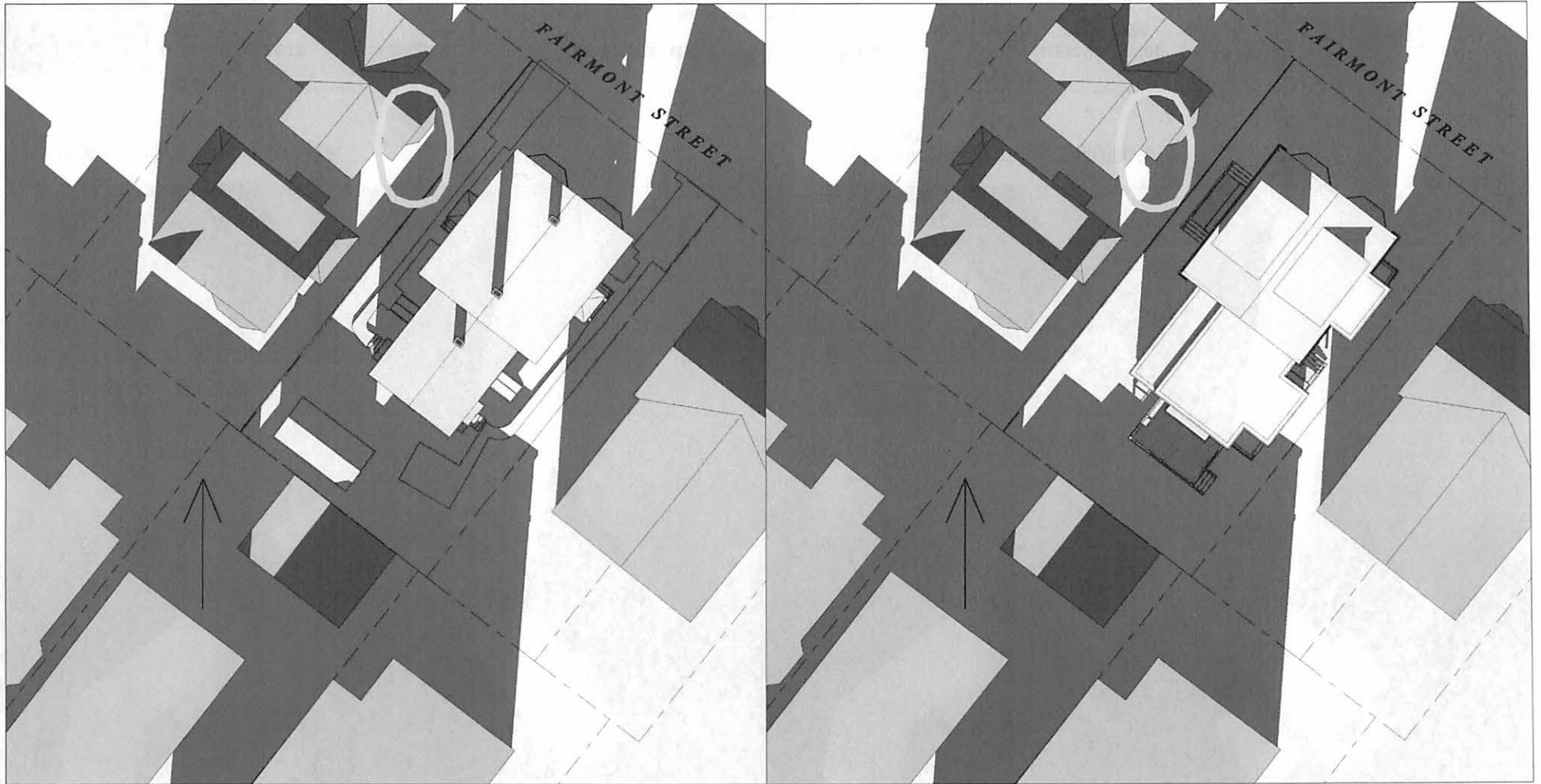
| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|
| | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 10 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-15</p> |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|



① 16- WINTER SOLSTICE 11 AM EXTG.
1" = 20'-0"


② 16- WINTER SOLSTICE 11 AM PROP. **NO CHANGE**
1" = 20'-0"

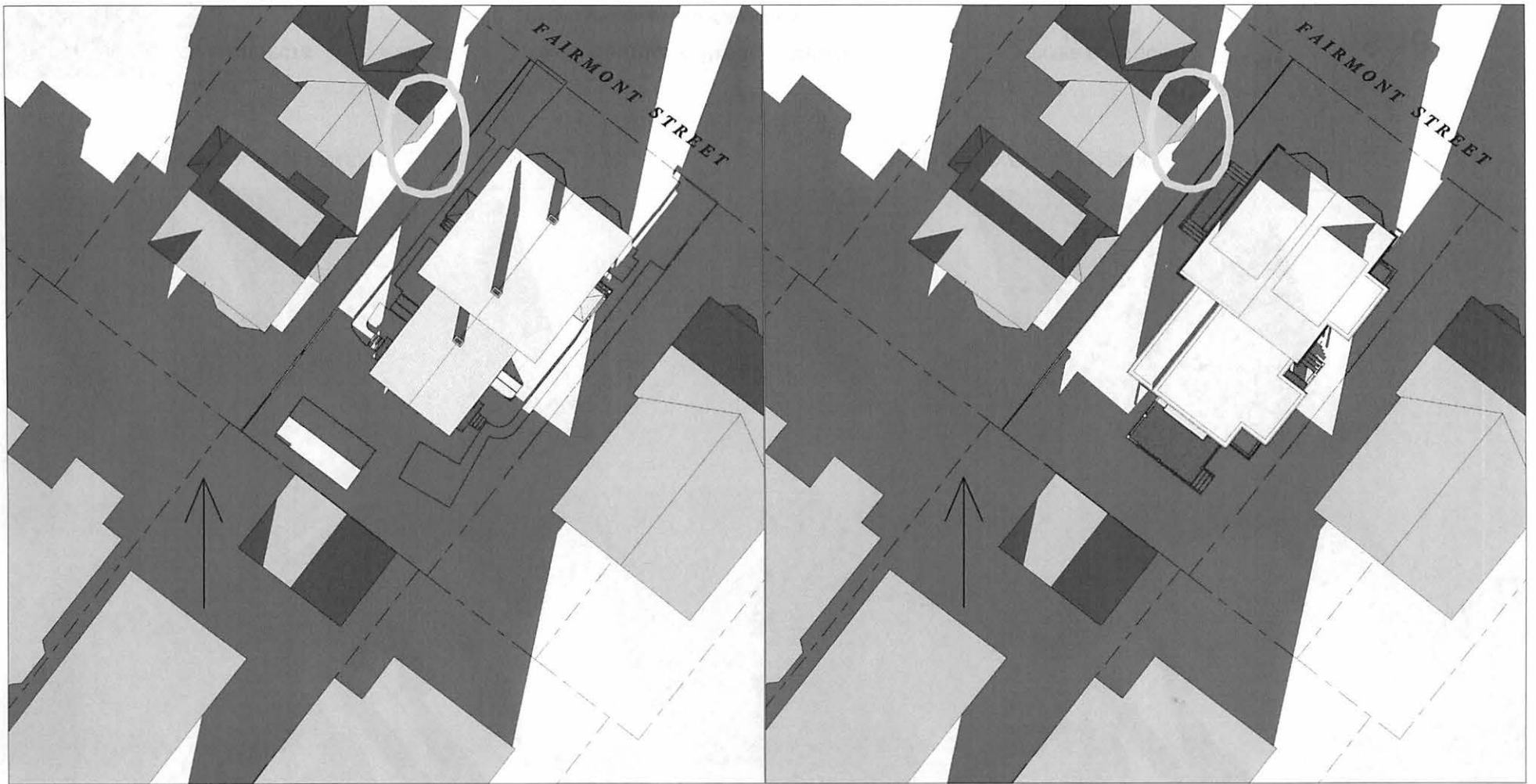
| ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
|---|-----------|--|---|----------|---------|
|  <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | 4/20/2023 | <p>18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>WINTER SOLSTICE DEC. 21st 11 AM</p> | AS NOTED | S-16 |




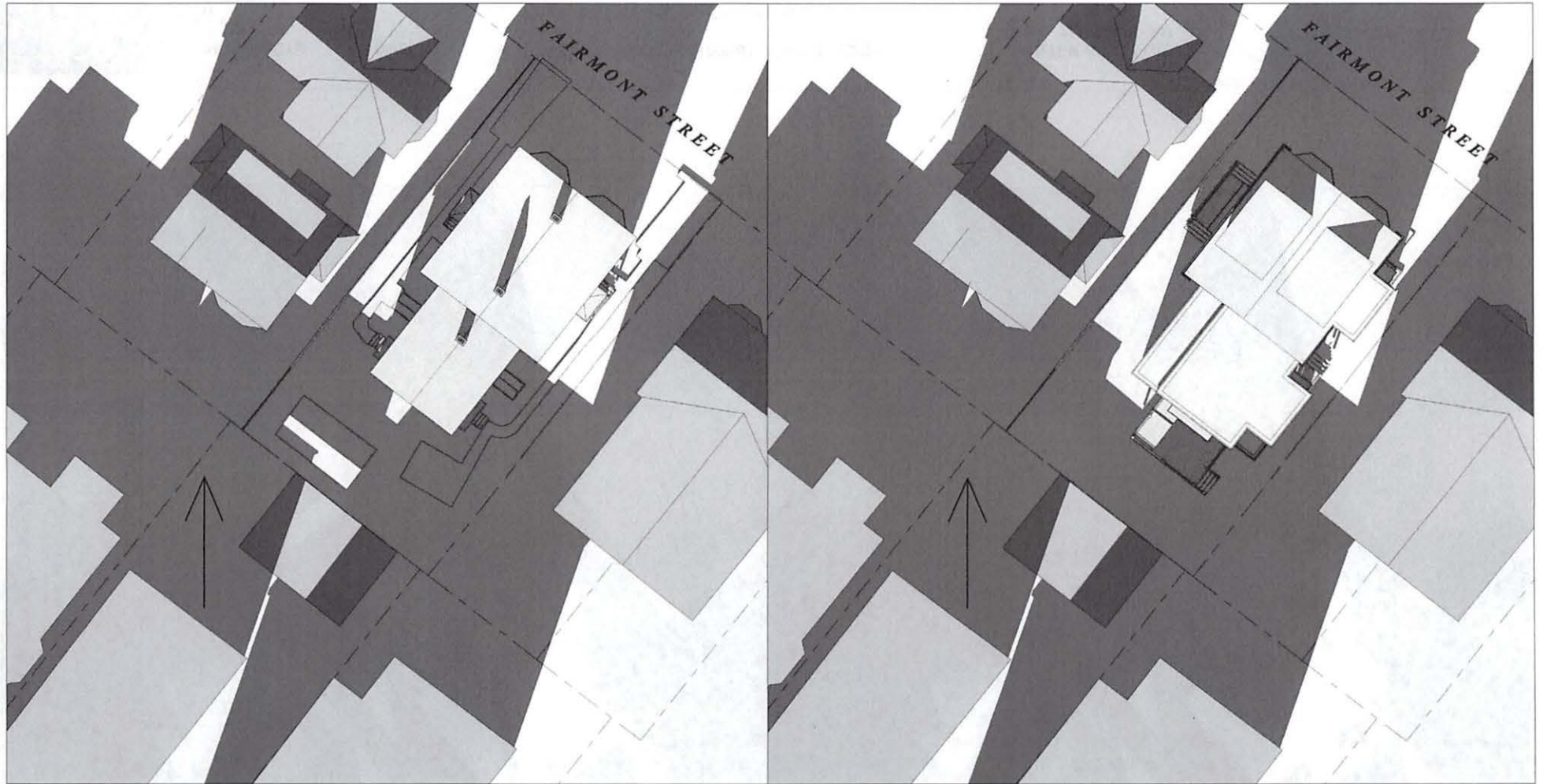
① 17- WINTER SOLSTICE NOON EXTG
1" = 20'-0"

② 17- WINTER SOLSTICE NOON PROP.
1" = 20'-0"

| | | | | | |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st NOON</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-17</p> |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|




| | | | | | |
|---|-----------------------------------|--|--|------------------------------------|-----------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glasmanchungdesign.com</p> | <p>DATE 04/20/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 12-30 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-17.1</p> |
|---|-----------------------------------|--|--|------------------------------------|-----------------------------------|

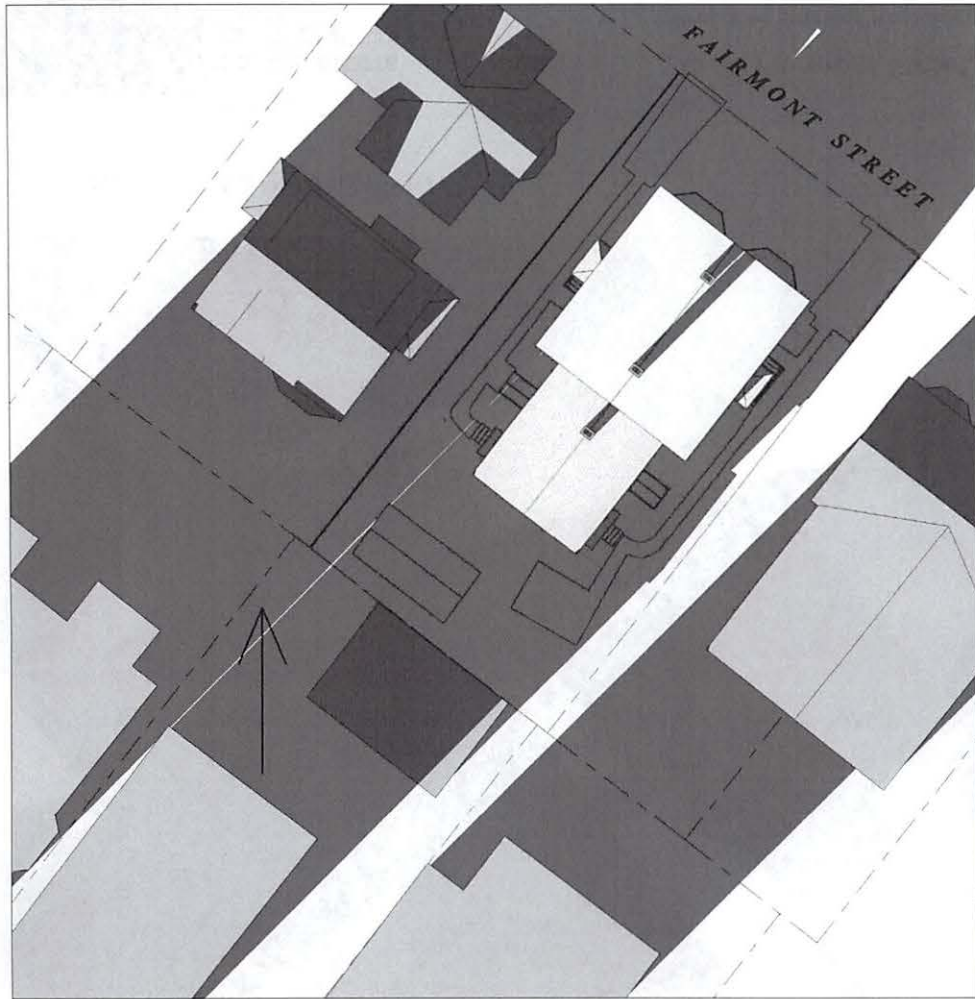


① 18- WINTER SOLSTICE 1 PM EXTG
1" = 20'-0"

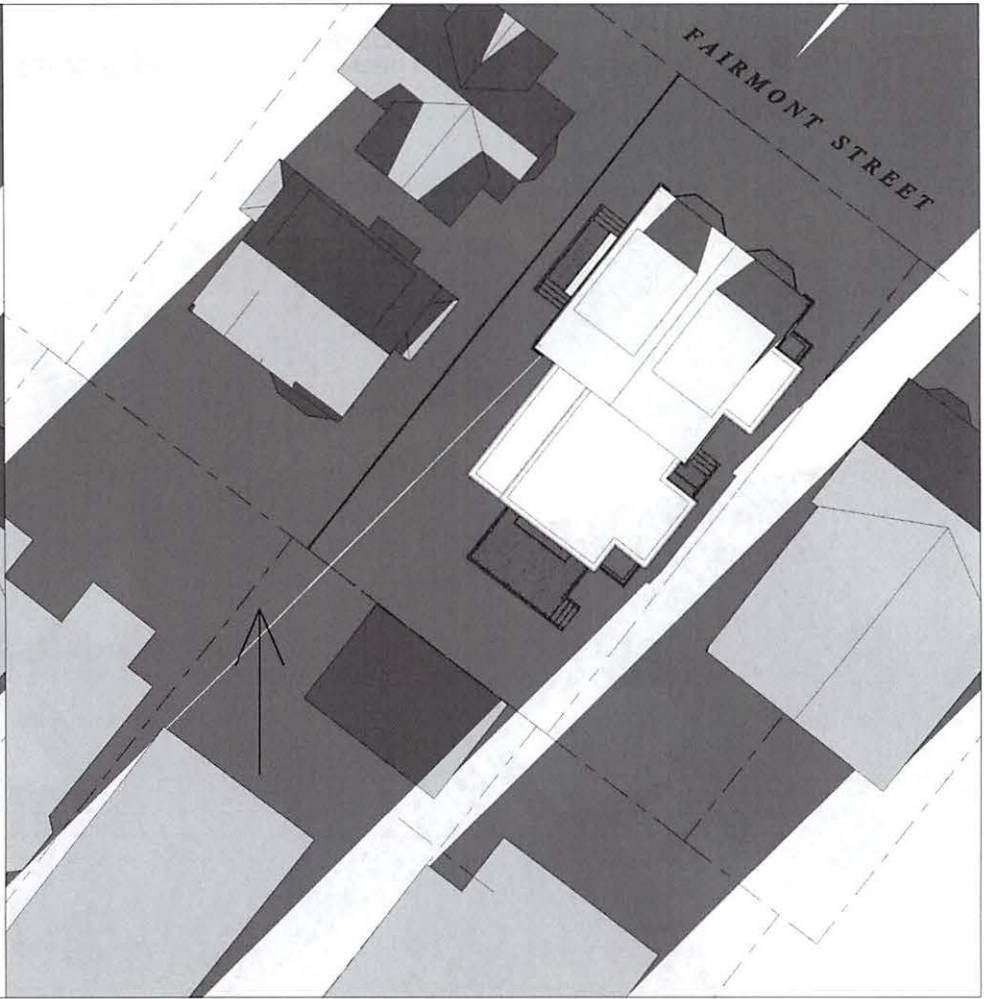
② 18- WINTER SOLSTICE 1 PM PROP
1" = 20'-0"

NO CHANGE


| | | | | | | |
|--|--|---------------------------|---|---|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 1 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-18</p> |
|--|--|---------------------------|---|---|---------------------------|--------------------------------|

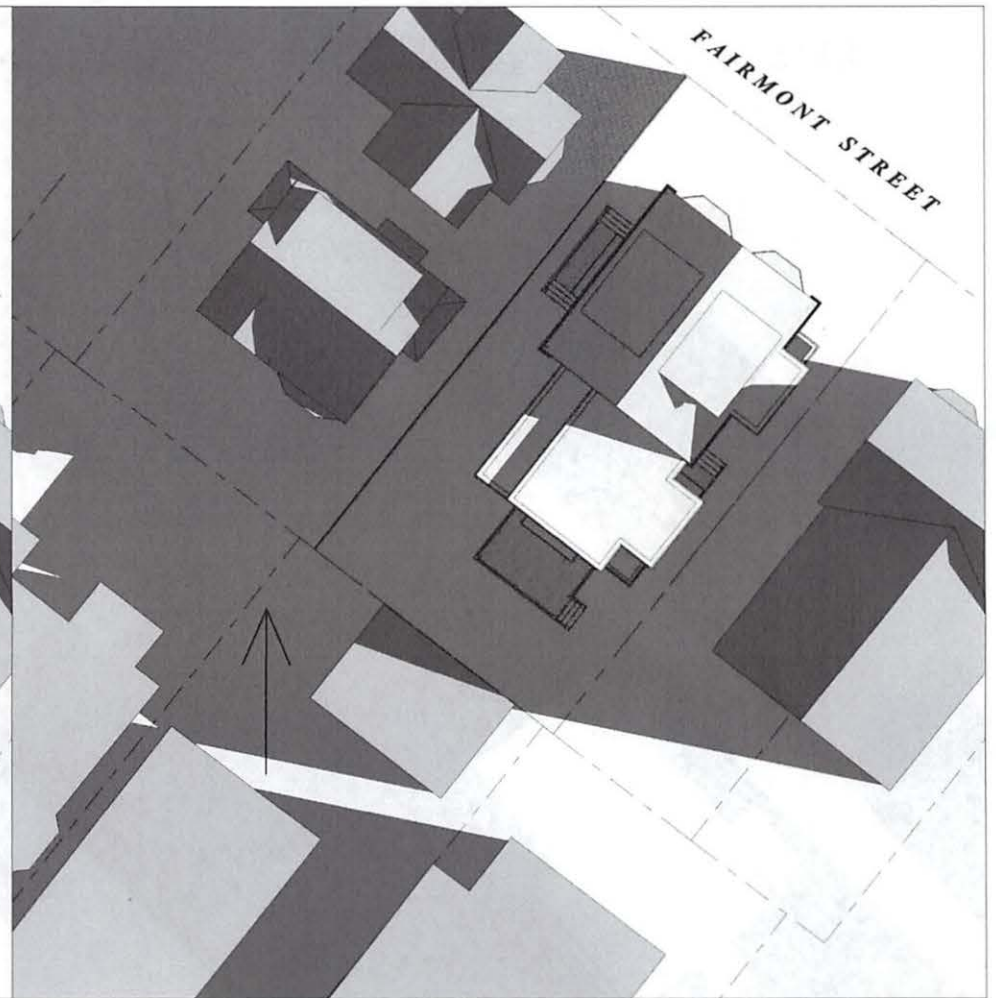
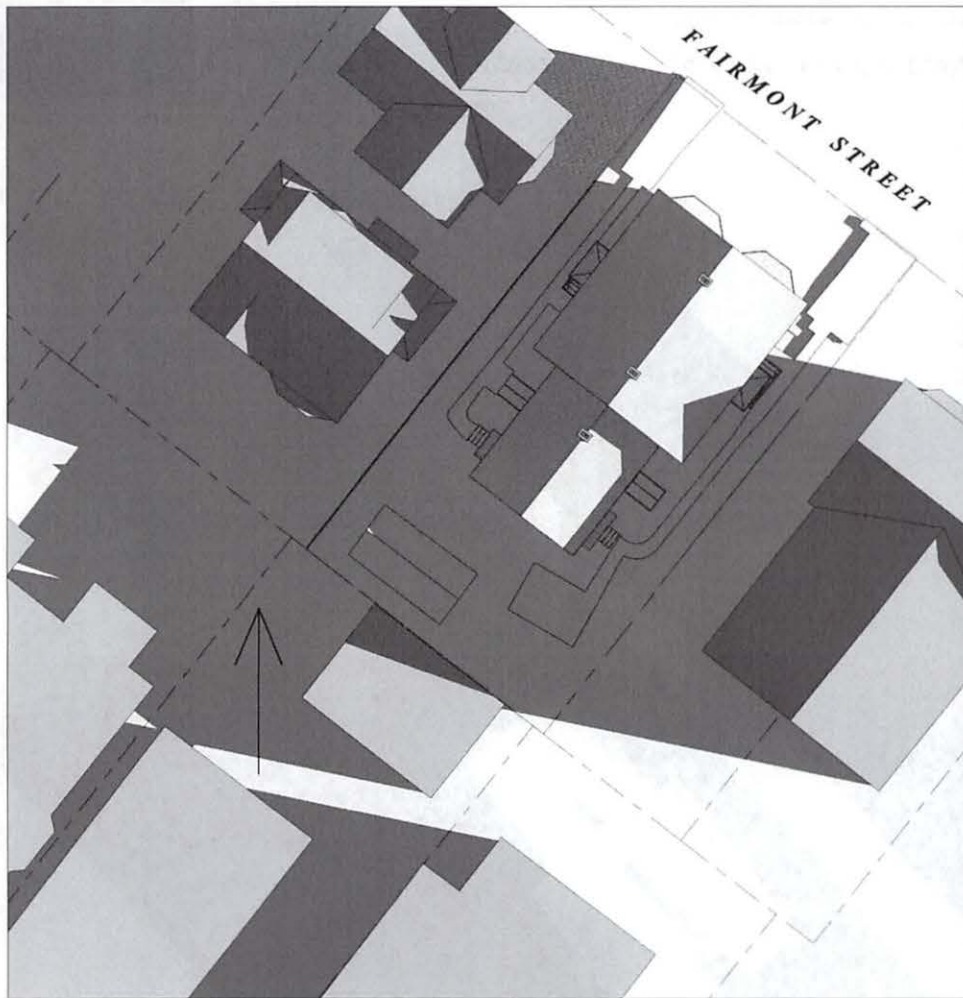


① 19- WINTER SOLSTICE 3 PM EXTG
1" = 20'-0"




② 19- WINTER SOLSTICE 3 PM PROP **NO CHANGE**
1" = 20'-0"

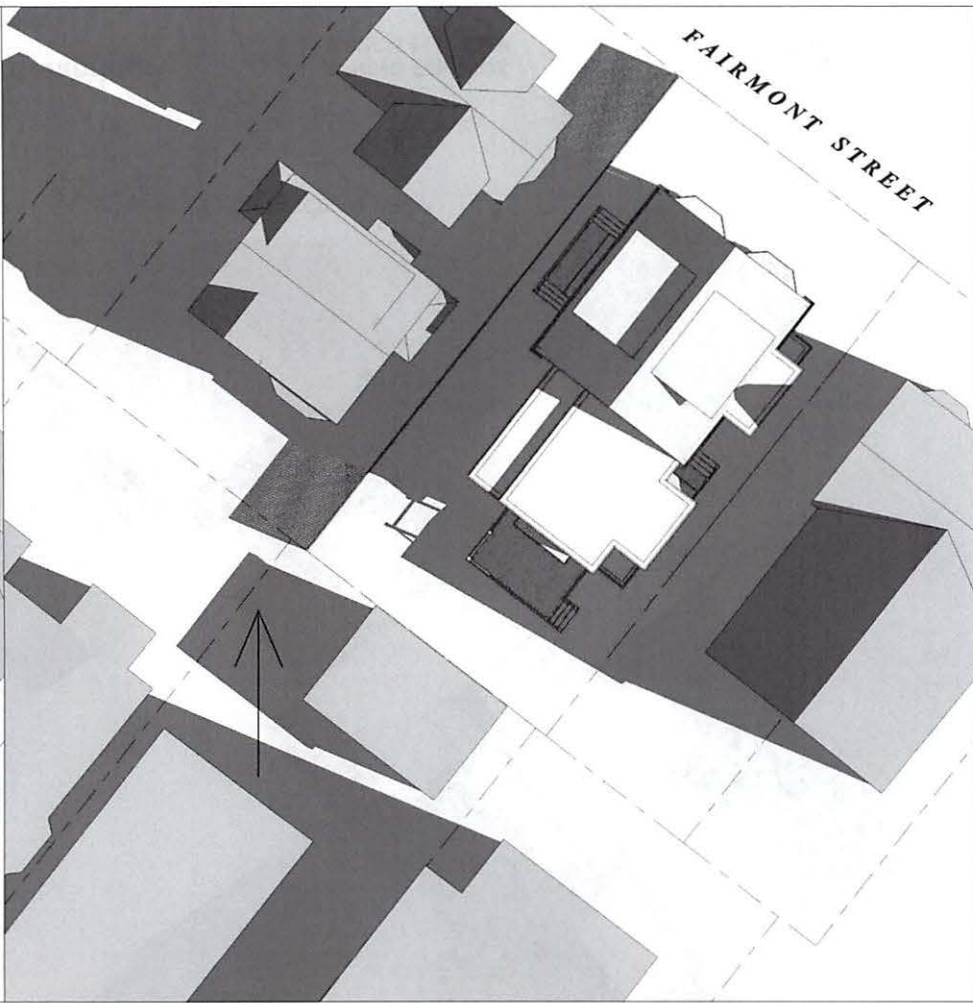
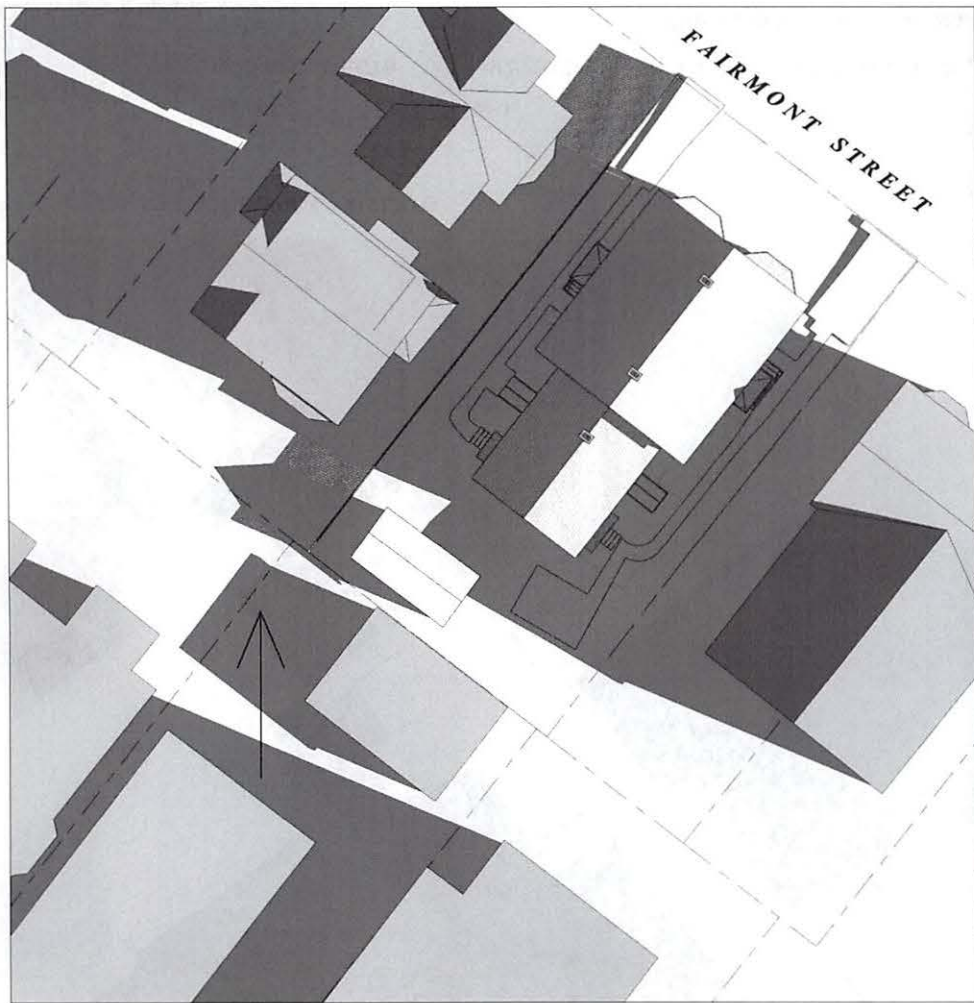
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|--|---|-----------|---|-----------------------------------|----------|---------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 4/20/2023 | 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions | WINTER SOLSTICE DEC. 21st 3 PM | AS NOTED | S-19 |



① 20 - SPRING EQUINOX 7 AM EXTG
1" = 20'-0"


② 20 - SPRING EQUINOX 7 AM PROP. **NO CHANGE**
1" = 20'-0"

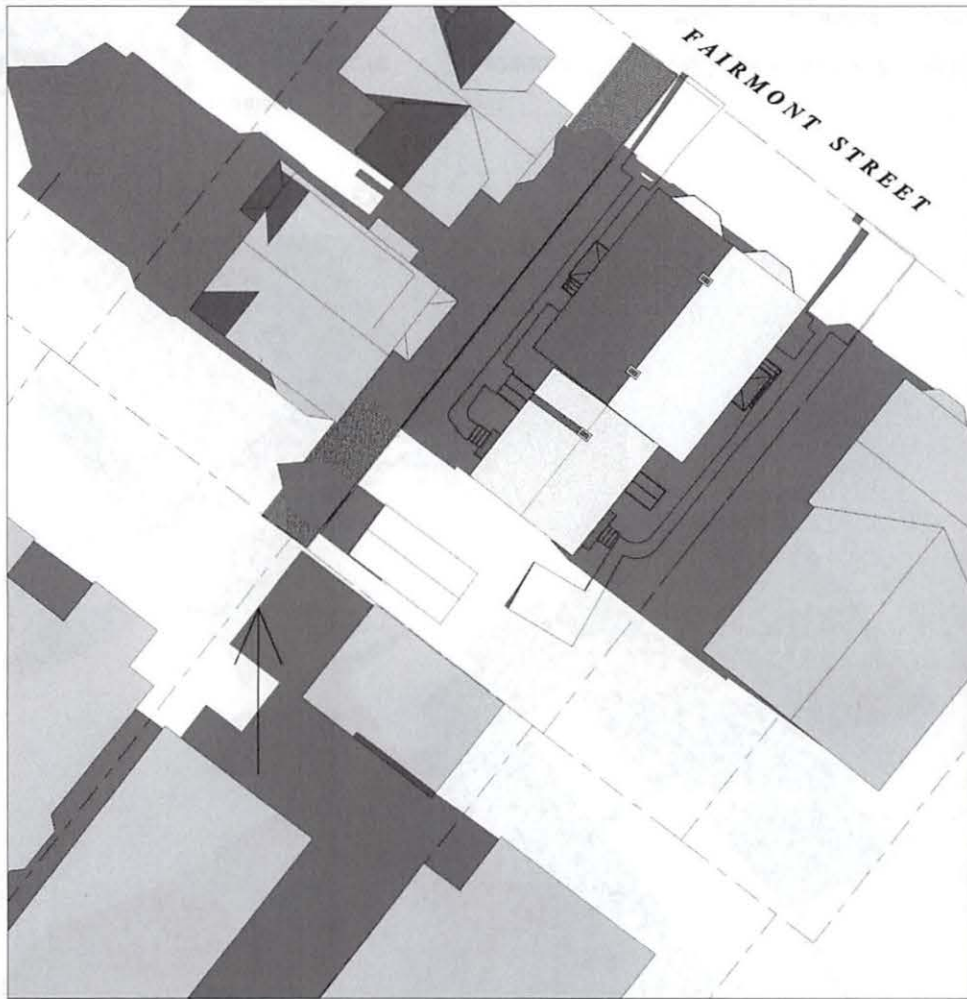
| | | | | | | |
|--|--|-----------|---|---|----------|---------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS <small>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.giamanchungdesign.com</small> | 4/20/2023 | 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions | SPRING EQUINOX MARCH 21st 7 AM | AS NOTED | S-20 |



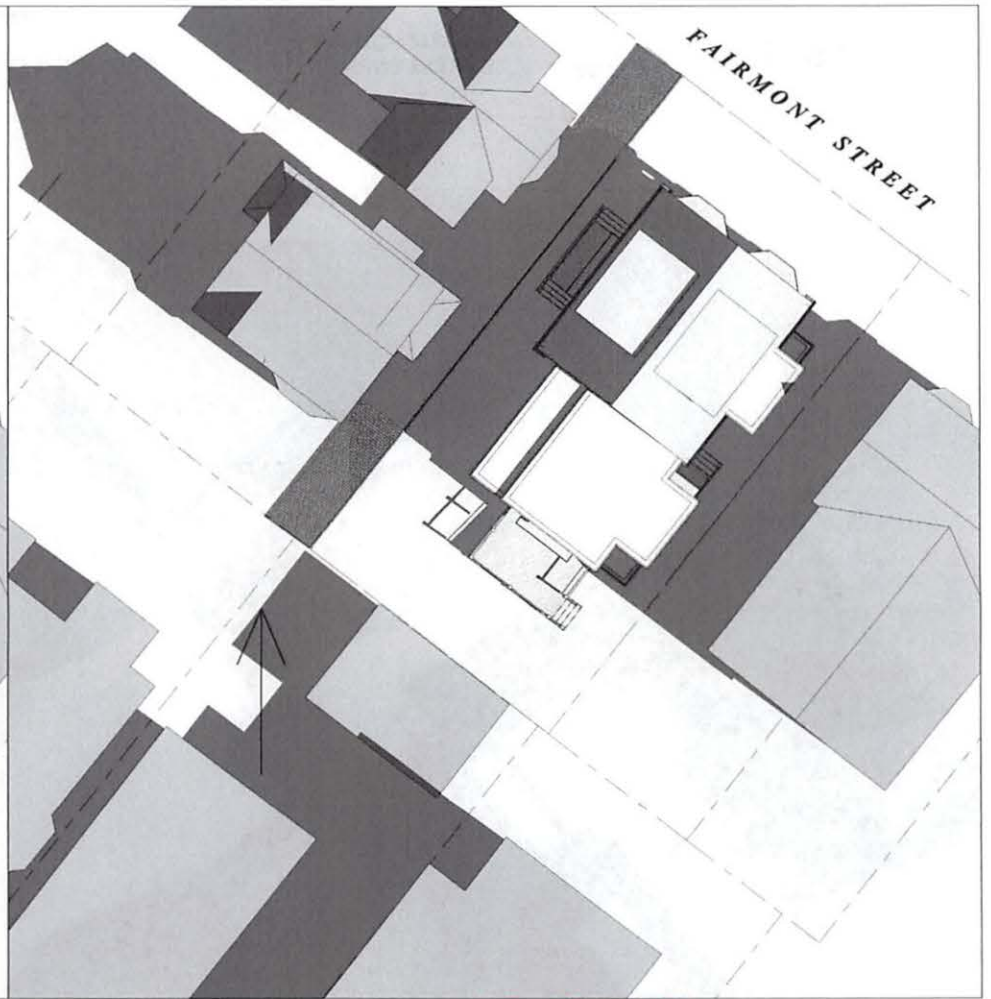
① 21 - SPRING EQUINOX 8 AM EXTG
1" = 20'-0"

② 21 - SPRING EQUINOX 8 AM PROP. **NO CHANGE**
1" = 20'-0"

| | | | | | |
|--|----------------------------------|---|--|----------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 8 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-21</p> |
|--|----------------------------------|---|--|----------------------------------|---------------------------------------|



① 22 - SPRING EQUINOX 9 AM EXTG
1" = 20'-0"



② 22 - SPRING EQUINOX 9 AM PROP.
1" = 20'-0"

NO CHANGE



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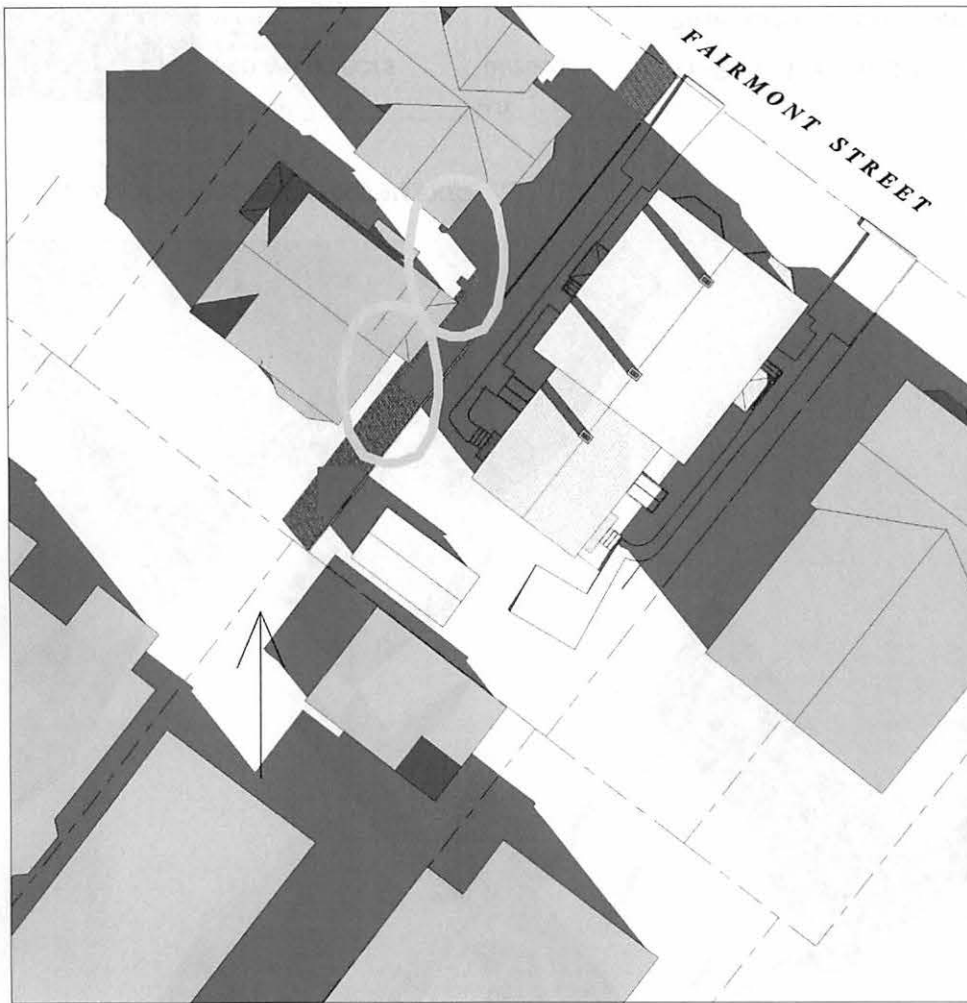
DATE
4/20/2023

PROJECT
18-20 Fairmont Street, Cambridge
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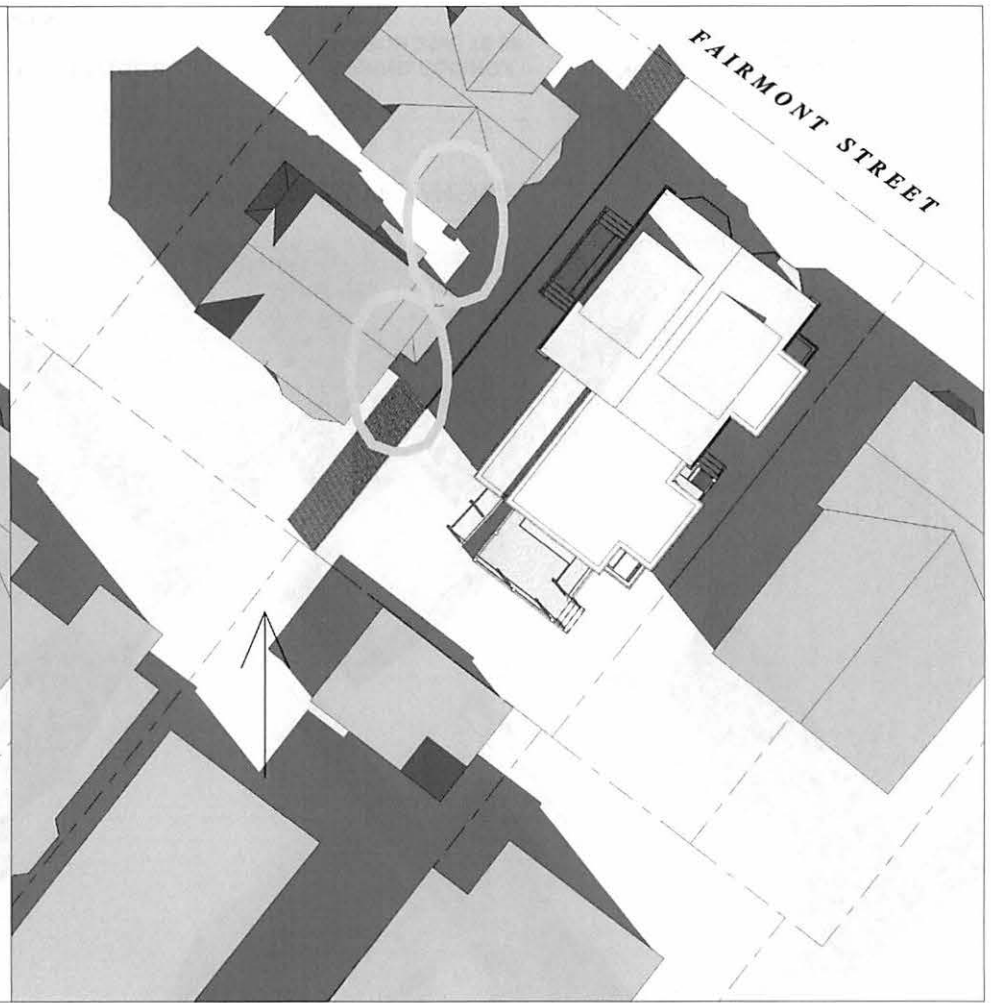
TITLE
**SPRING EQUINOX
MARCH 21st 9 AM**

SCALE
AS NOTED


DRAWING
S-22

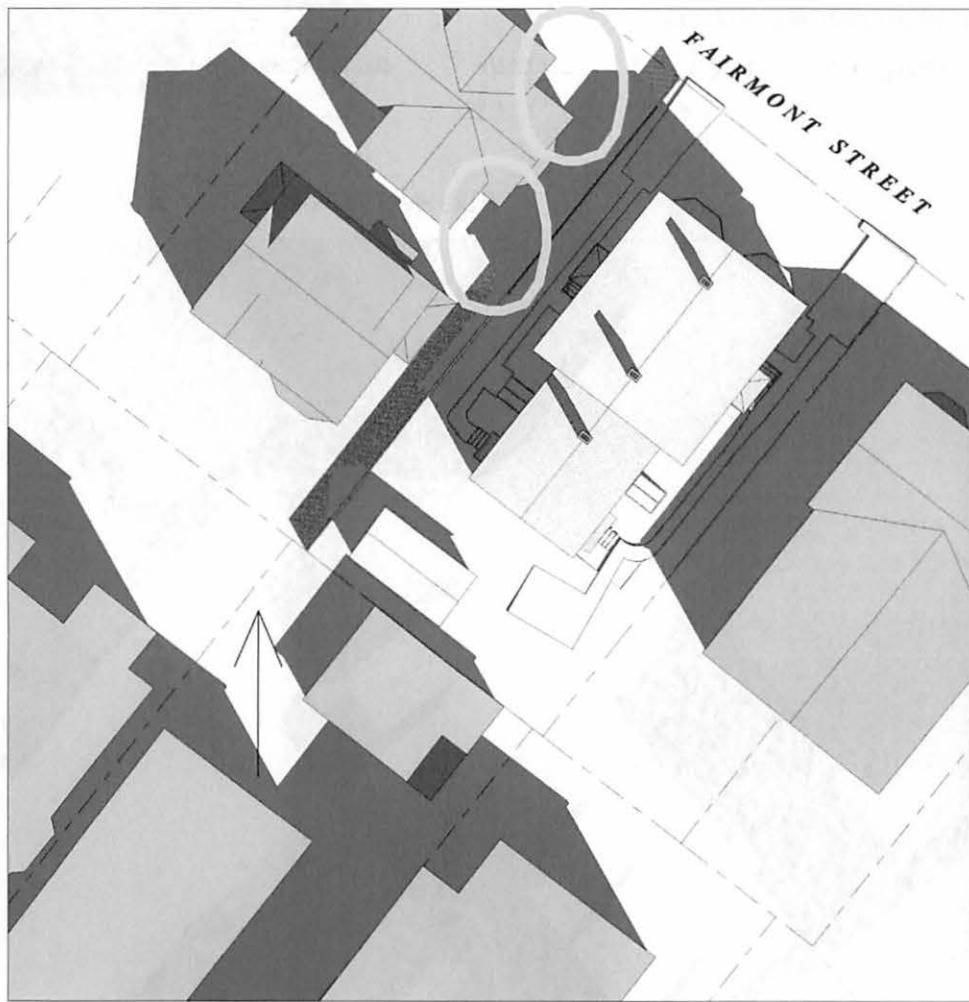


① 23 - SPRING EQUINOX 10 AM EXTG
1" = 20'-0"

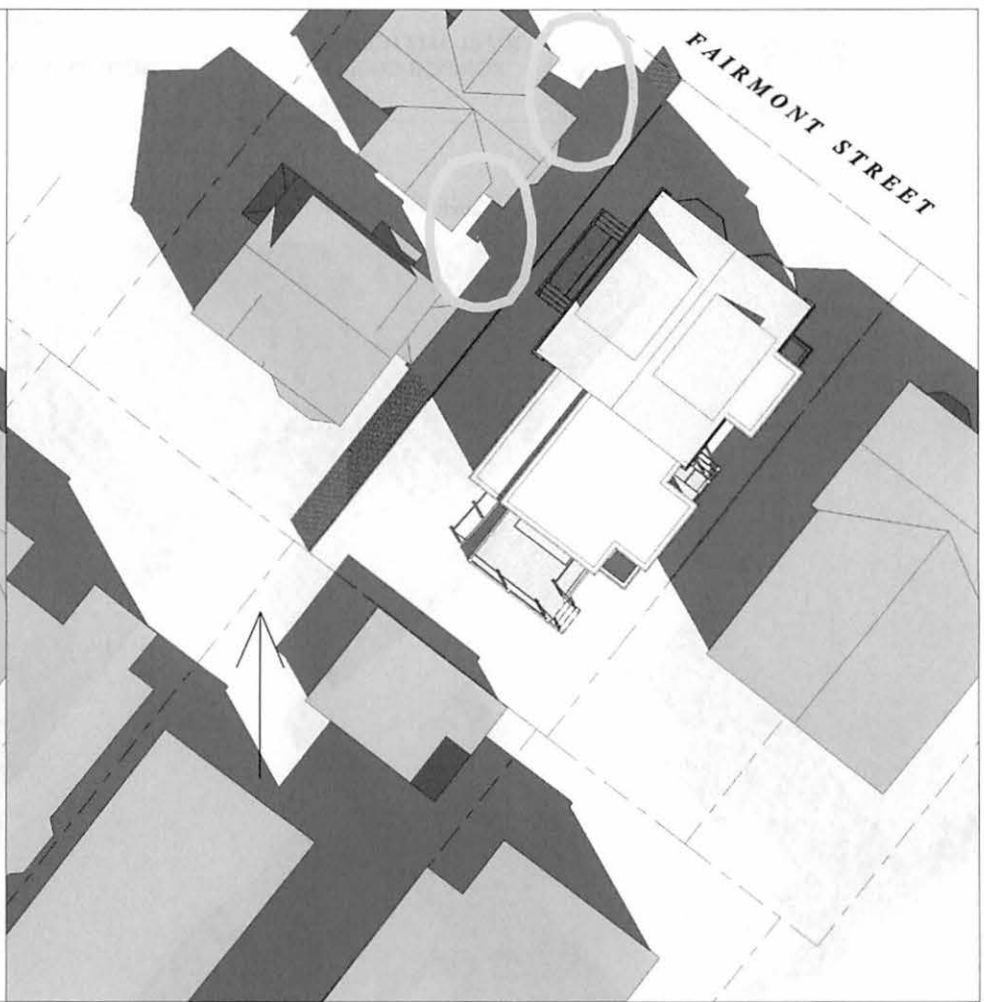


② 23 - SPRING EQUINOX 10 AM PROP
1" = 20'-0"


| | | | | | |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 10 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-23</p> |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|

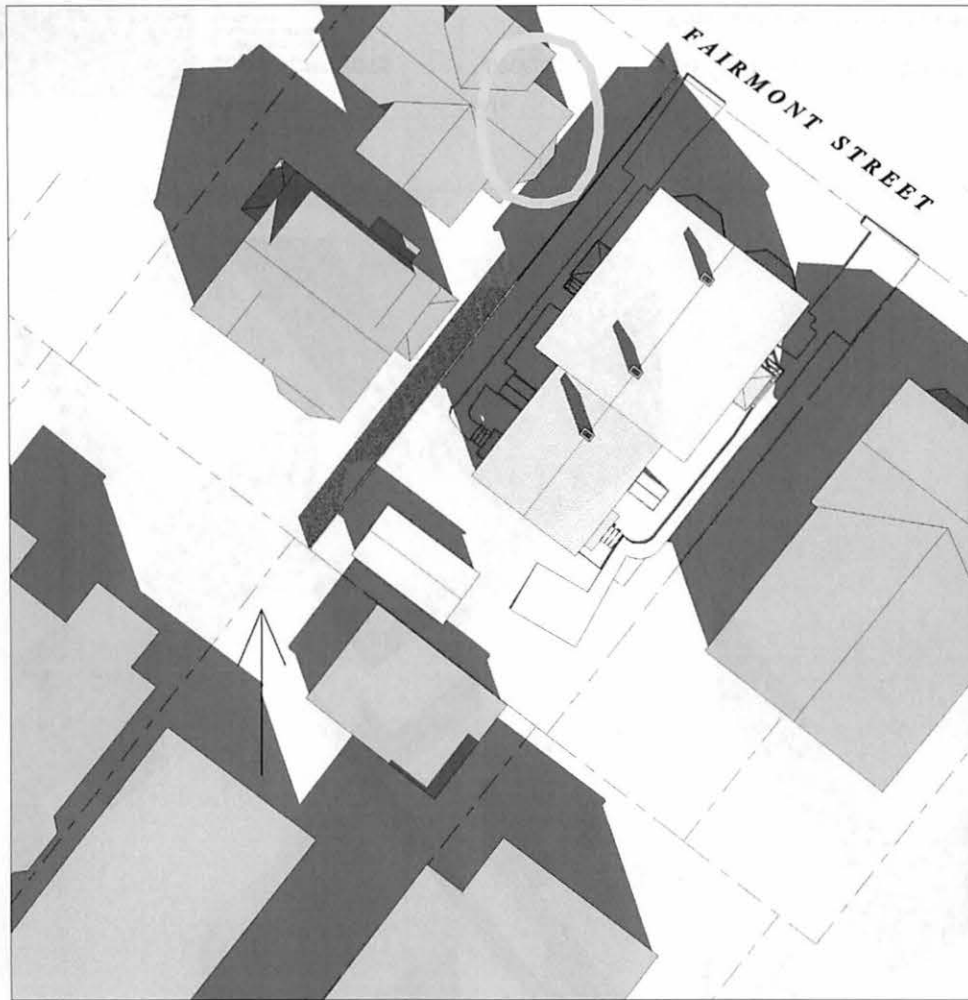


① 23 - SPRING EQUINOX 10-30 AM EXTG
1" = 20'-0"

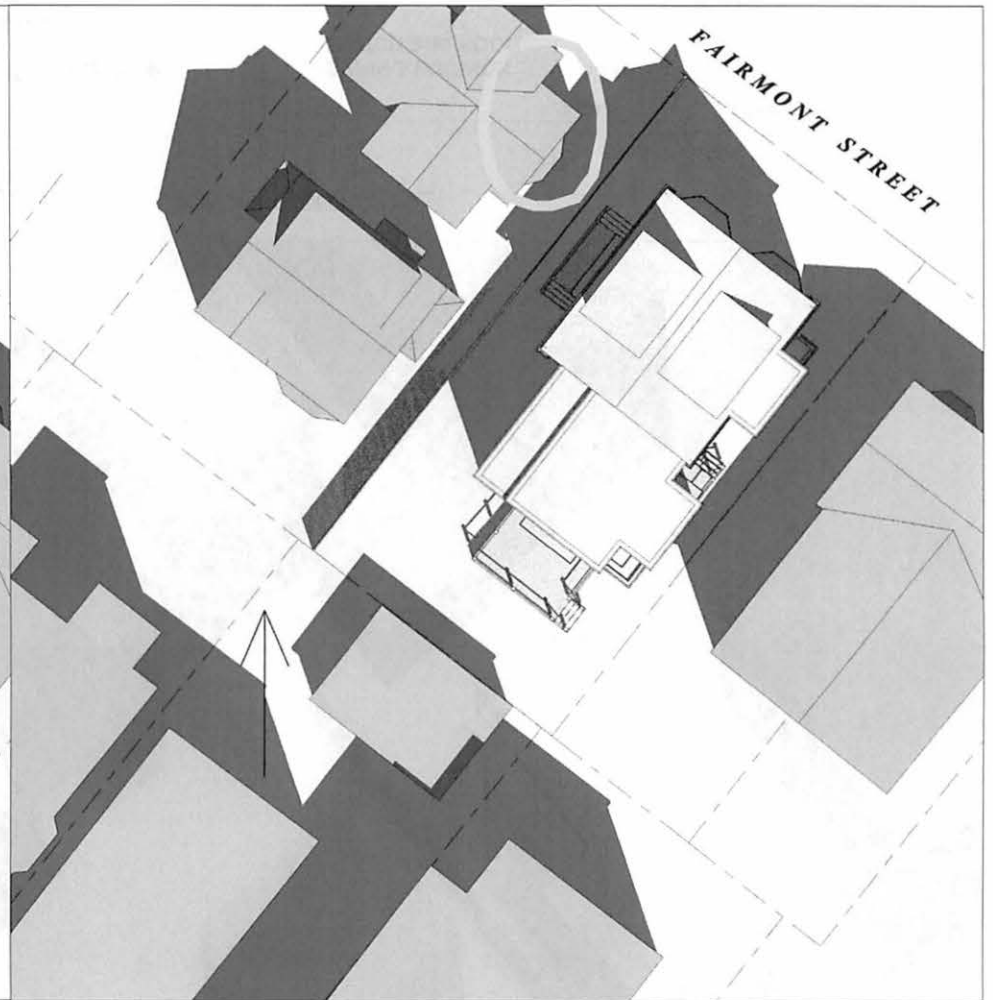


② 23 - SPRING EQUINOX 10-30 AM PROP
1" = 20'-0"


| | | | | | |
|--|---------------------------------|---|---|----------------------------------|---|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/20/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 10-30 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-23.1</p> |
|--|---------------------------------|---|---|----------------------------------|---|

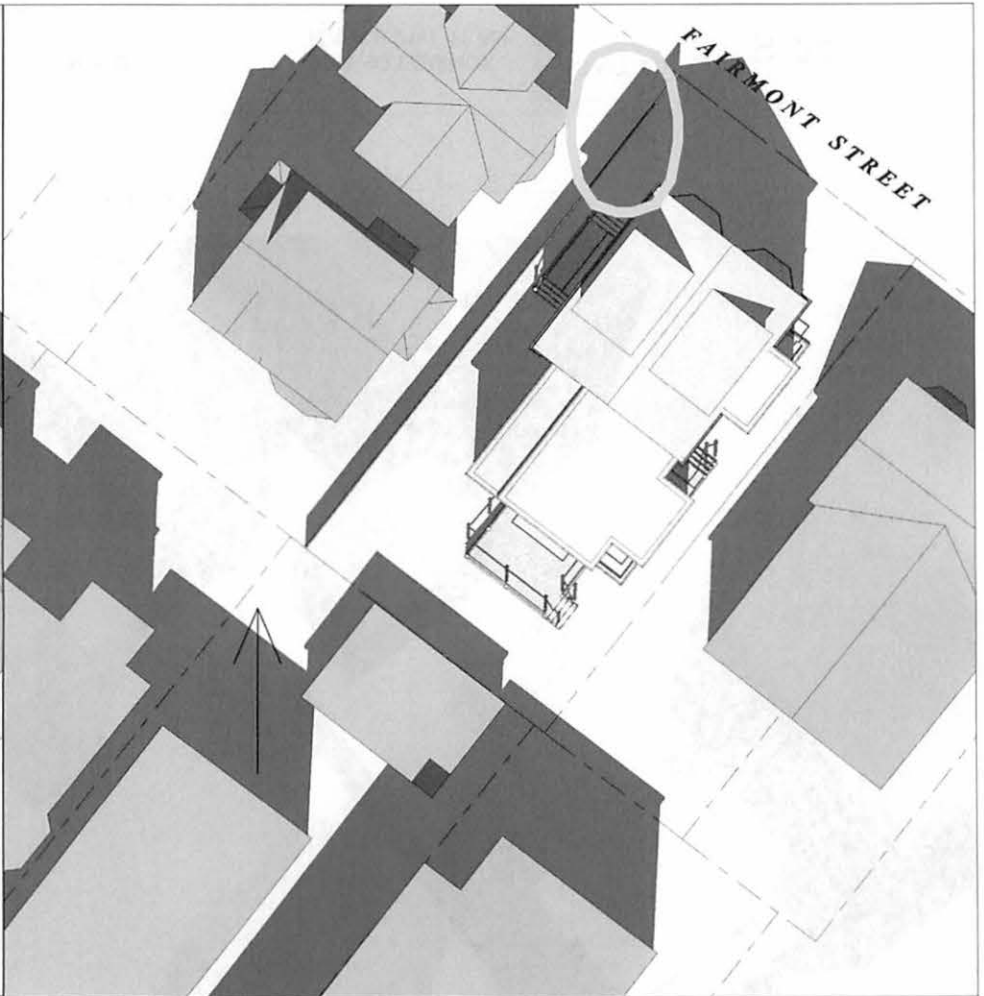
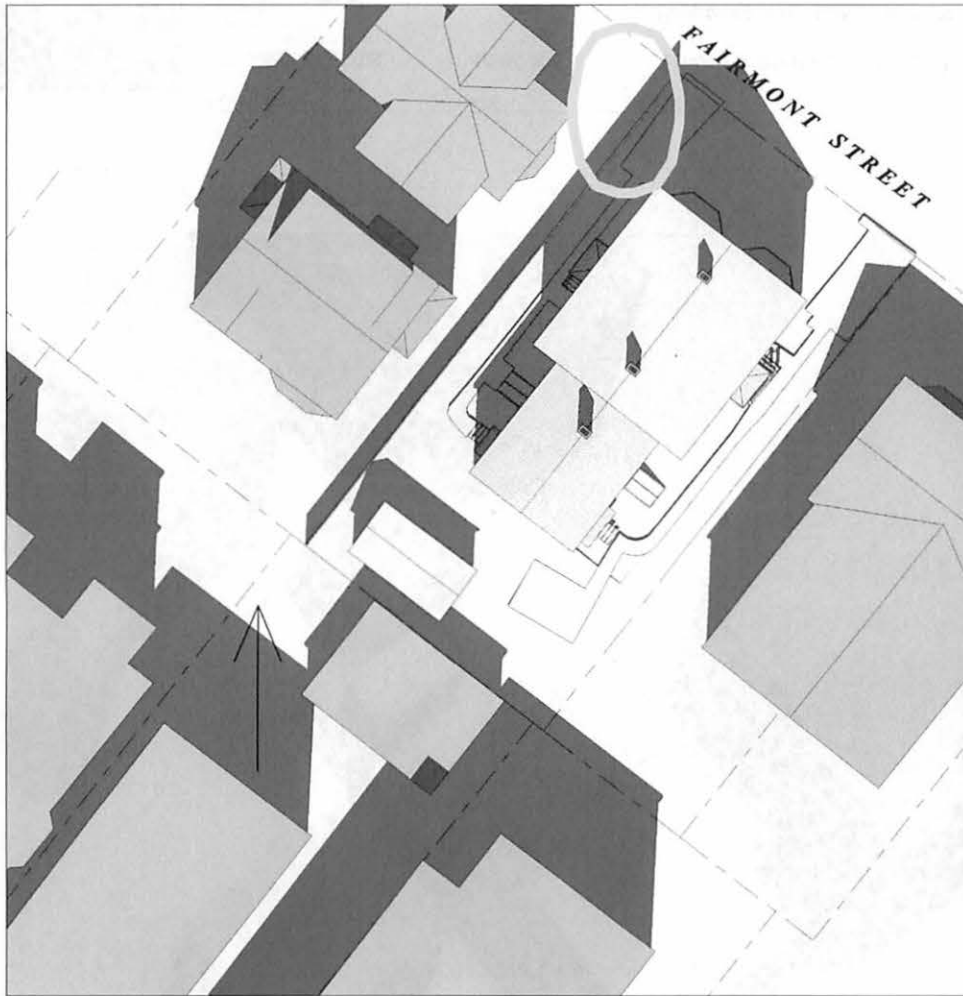


① 24 - SPRING EQUINOX 11 AM EXTG
1" = 20'-0"



② 24 - SPRING EQUINOX 11 AM PROP
1" = 20'-0"

| | | | | | |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 11 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-24</p> |
|--|----------------------------------|---|---|----------------------------------|---------------------------------------|



① 25 - SPRING EQUINOX NOON EXTG
1" = 20'-0"

② 25 - SPRING EQUINOX NOON PROP
1" = 20'-0"



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TITLE
**SPRING EQUINOX
MARCH 21st NOON**


SCALE
AS NOTED

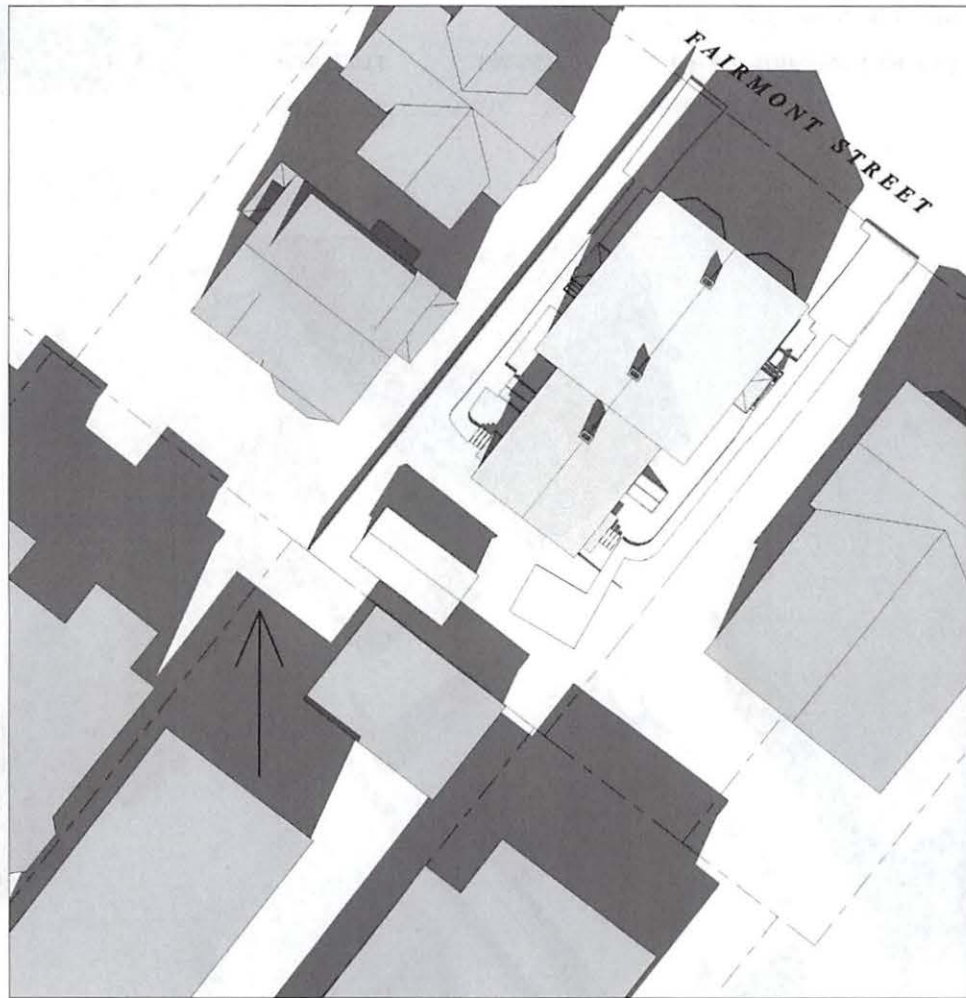
DRAWING
S-25



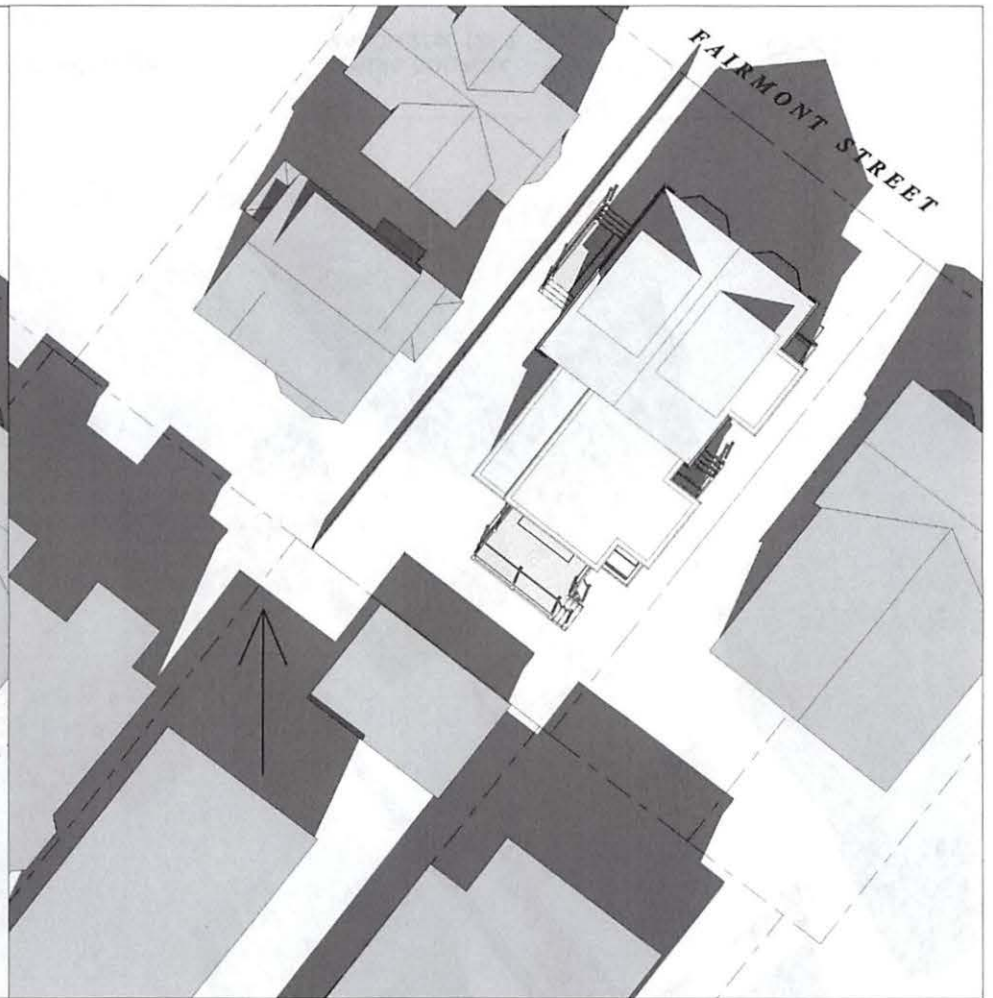
① 25 - SPRING EQUINOX 12:30 EXTG
1" = 20'-0"

② 25 - SPRING EQUINOX 12:30 PROP **NO CHANGE**
1" = 20'-0"

| | | | | | |
|---|--------------------------|--|--|---------------------------|----------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/20/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 12-30 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-25.1</p> |
|---|--------------------------|--|--|---------------------------|----------------------------------|

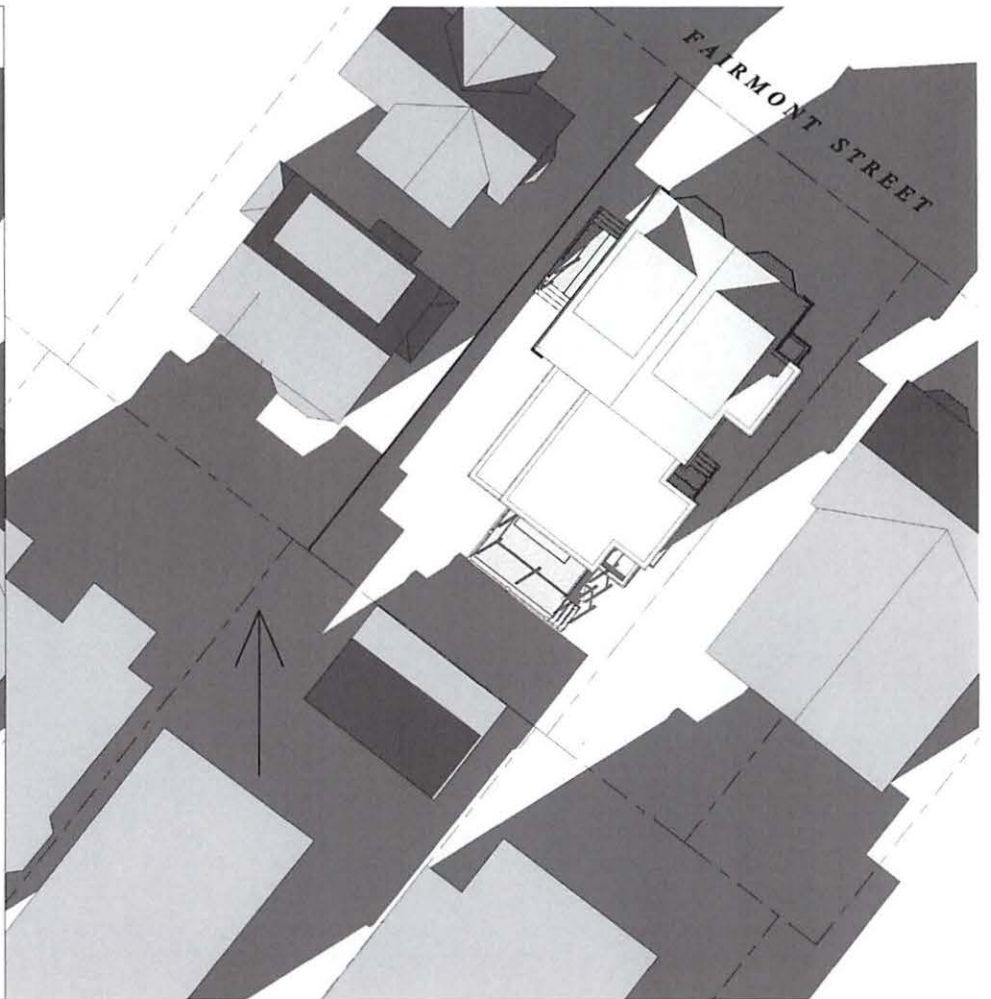
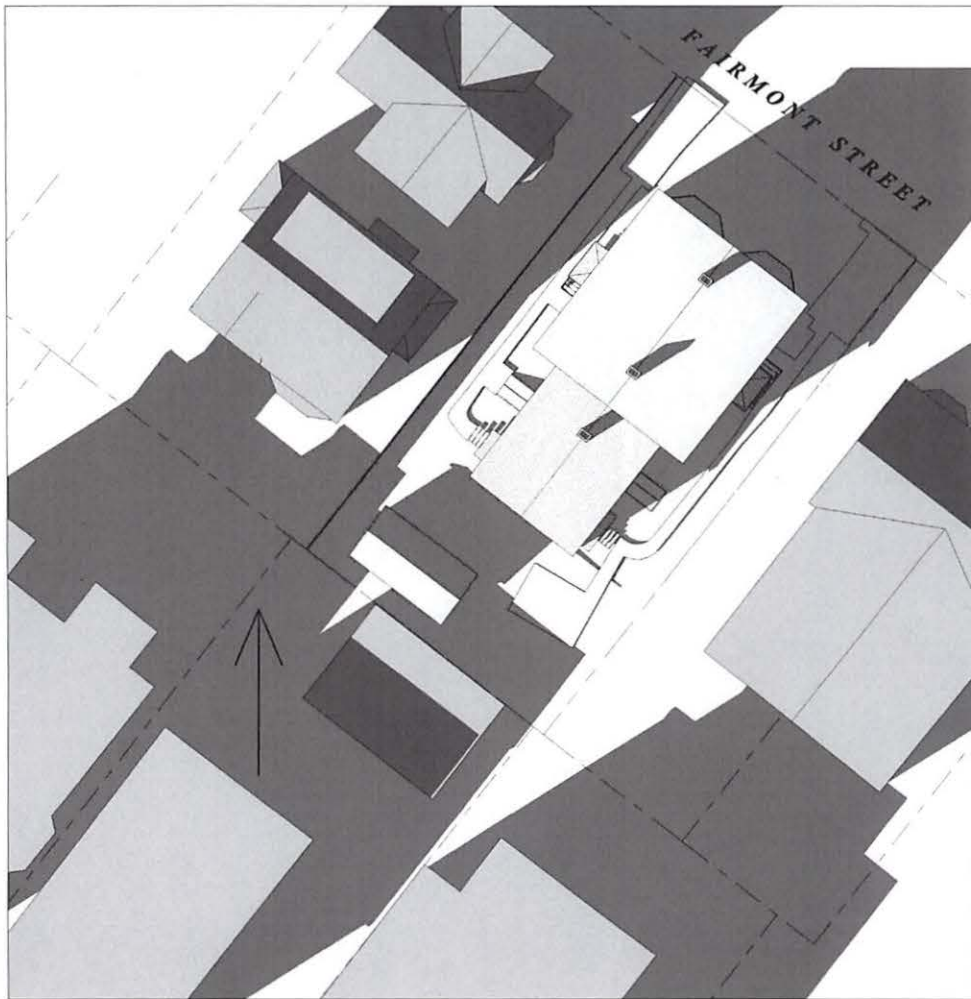


① 26 - SPRING EQUINOX 1 PM EXTG
1" = 20'-0"



② 26 - SPRING EQUINOX 1 PM PROP **NO CHANGE**
1" = 20'-0"

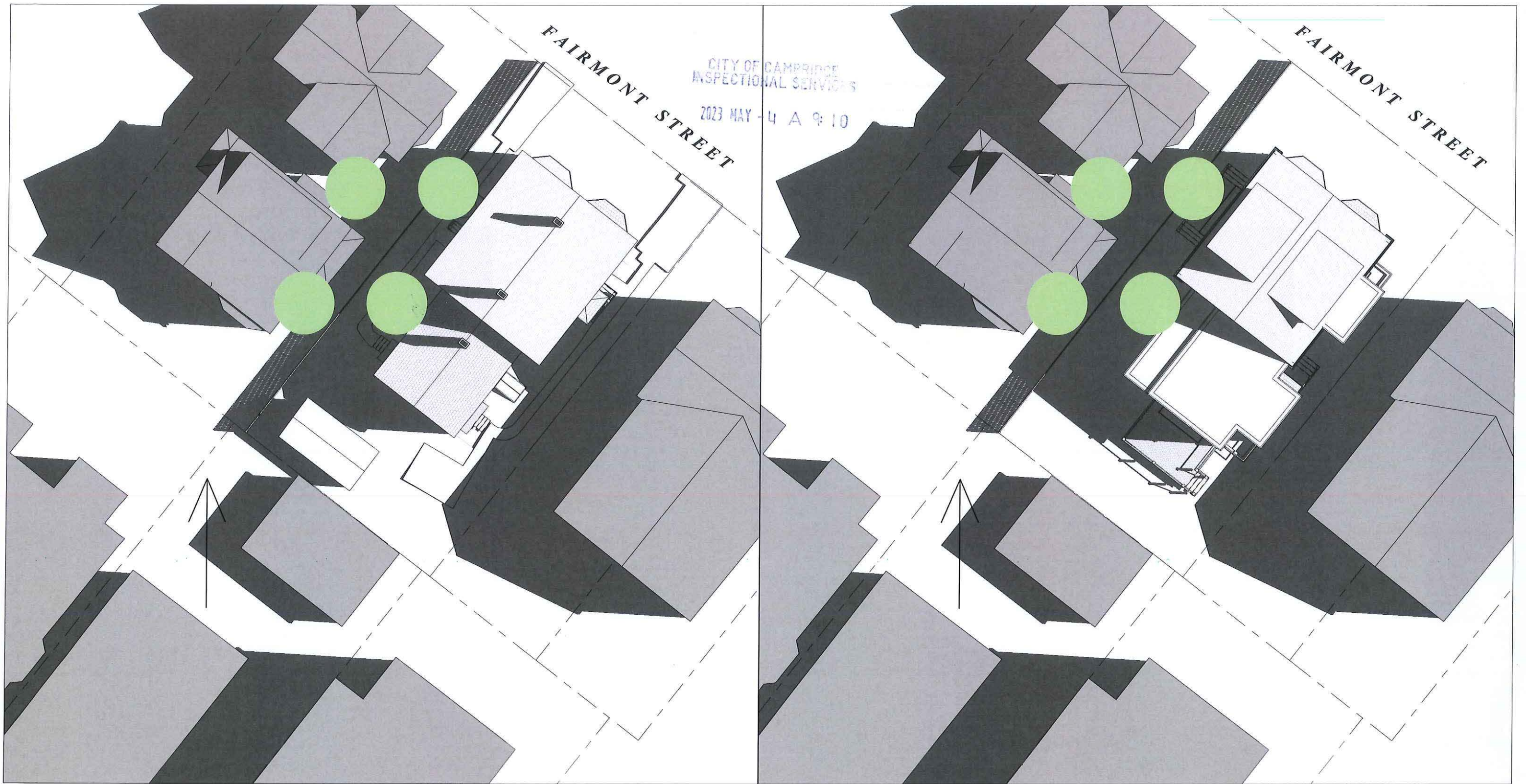
| | | | | | | |
|--|---|-----------|---|-----------------------------------|----------|---------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.gcdarchitects.com | 4/20/2023 | 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions | SPRING EQUINOX MARCH 21st 1 PM | AS NOTED | S-26 |



① 27 - SPRING EQUINOX 3 PM EXTG
1" = 20'-0"


② 27 - SPRING EQUINOX 3 PM PROP **NO CHANGE**
1" = 20'-0"

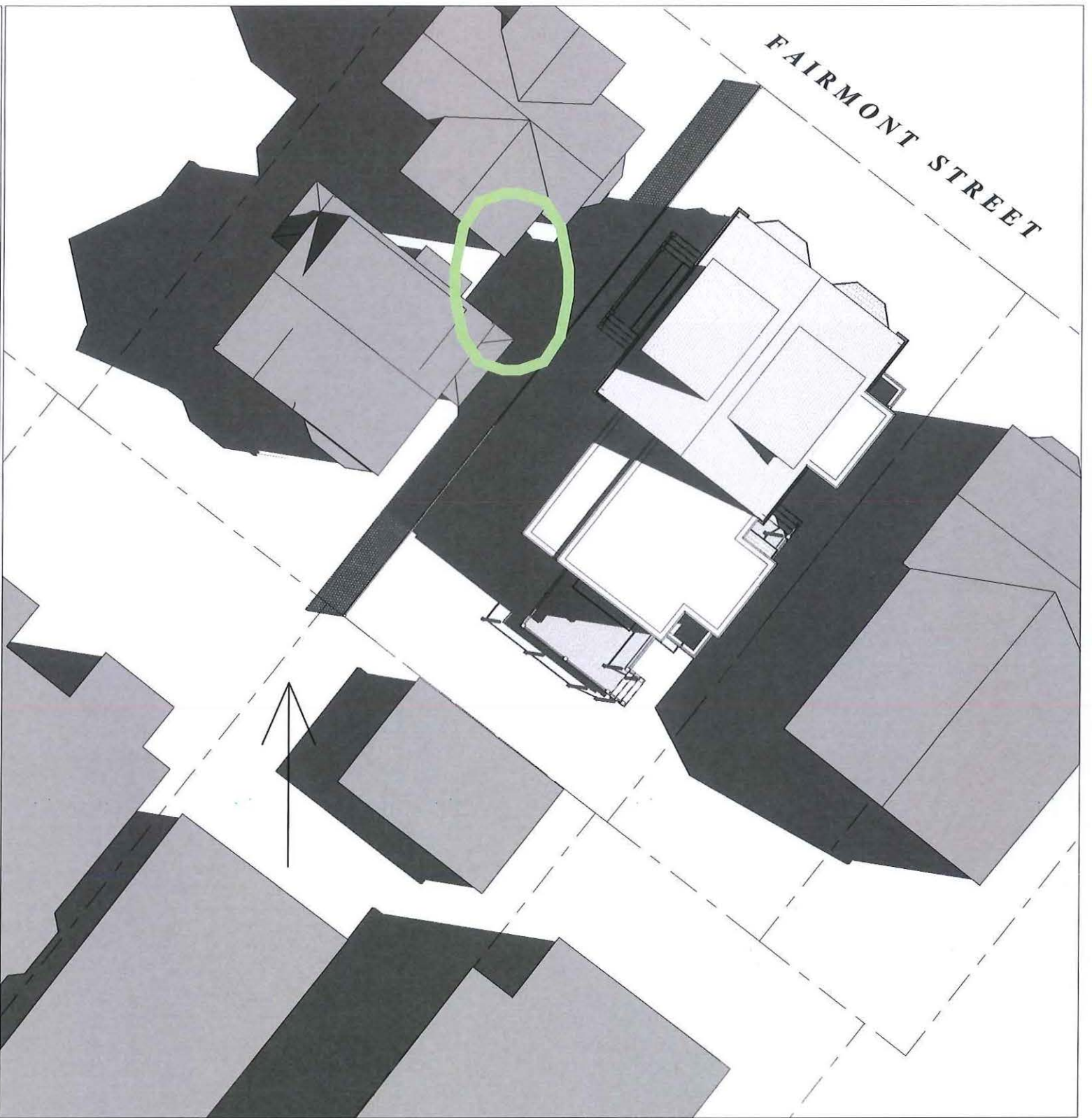
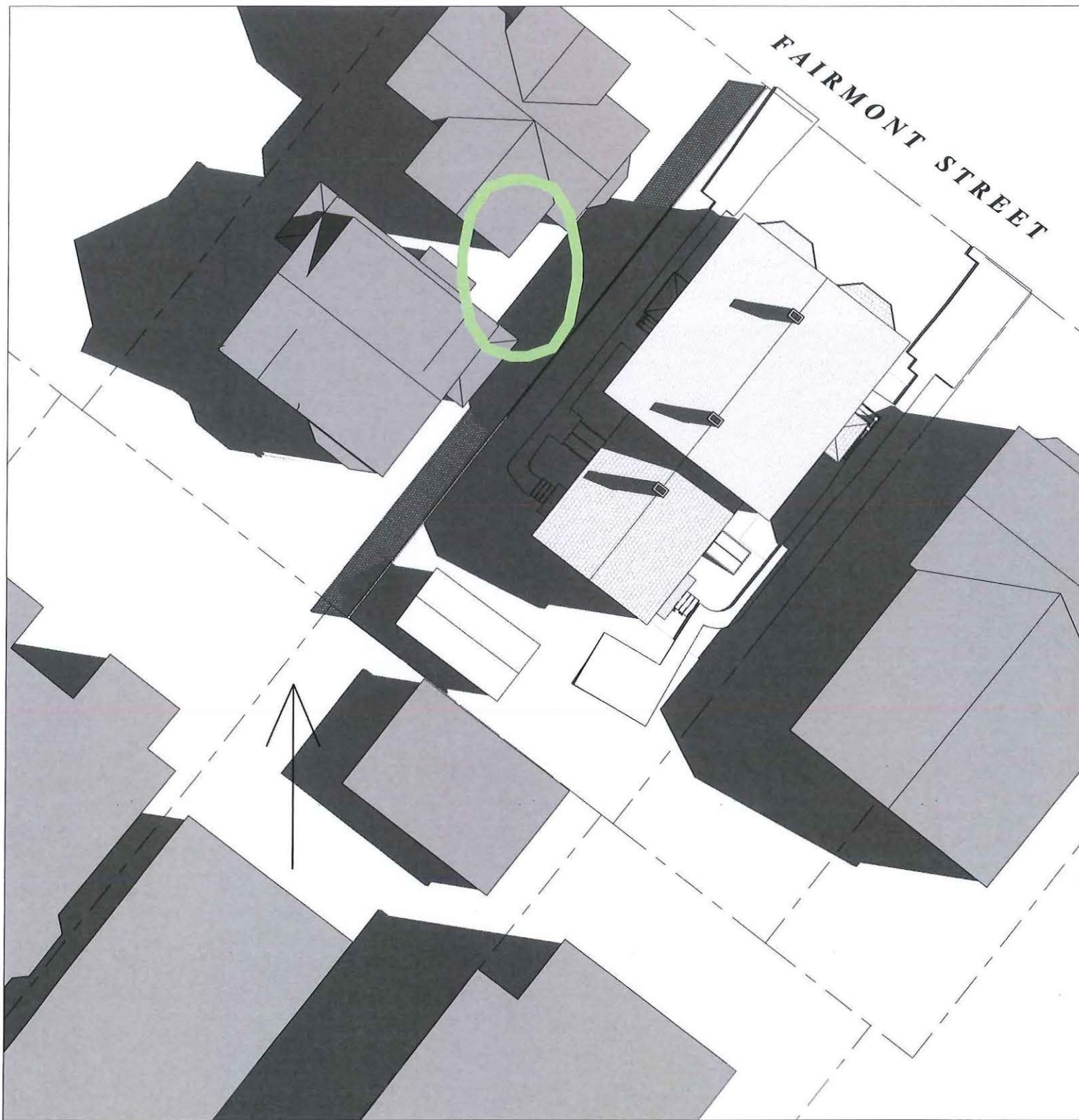
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|--|---|-----------|---|---|----------|-------------|
|  | ARCHITECT | DATE | PROJECT | TITLE | SCALE | DRAWING |
| | GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com | 4/20/2023 | 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions | SPRING EQUINOX MARCH 21st 3 PM | AS NOTED | S-27 |



① 1- SUMMER SOLSTICE 8 AM EXTG
1" = 20'-0"


② 1- SUMMER SOLSTICE 8 AM PROP.
1" = 20'-0"

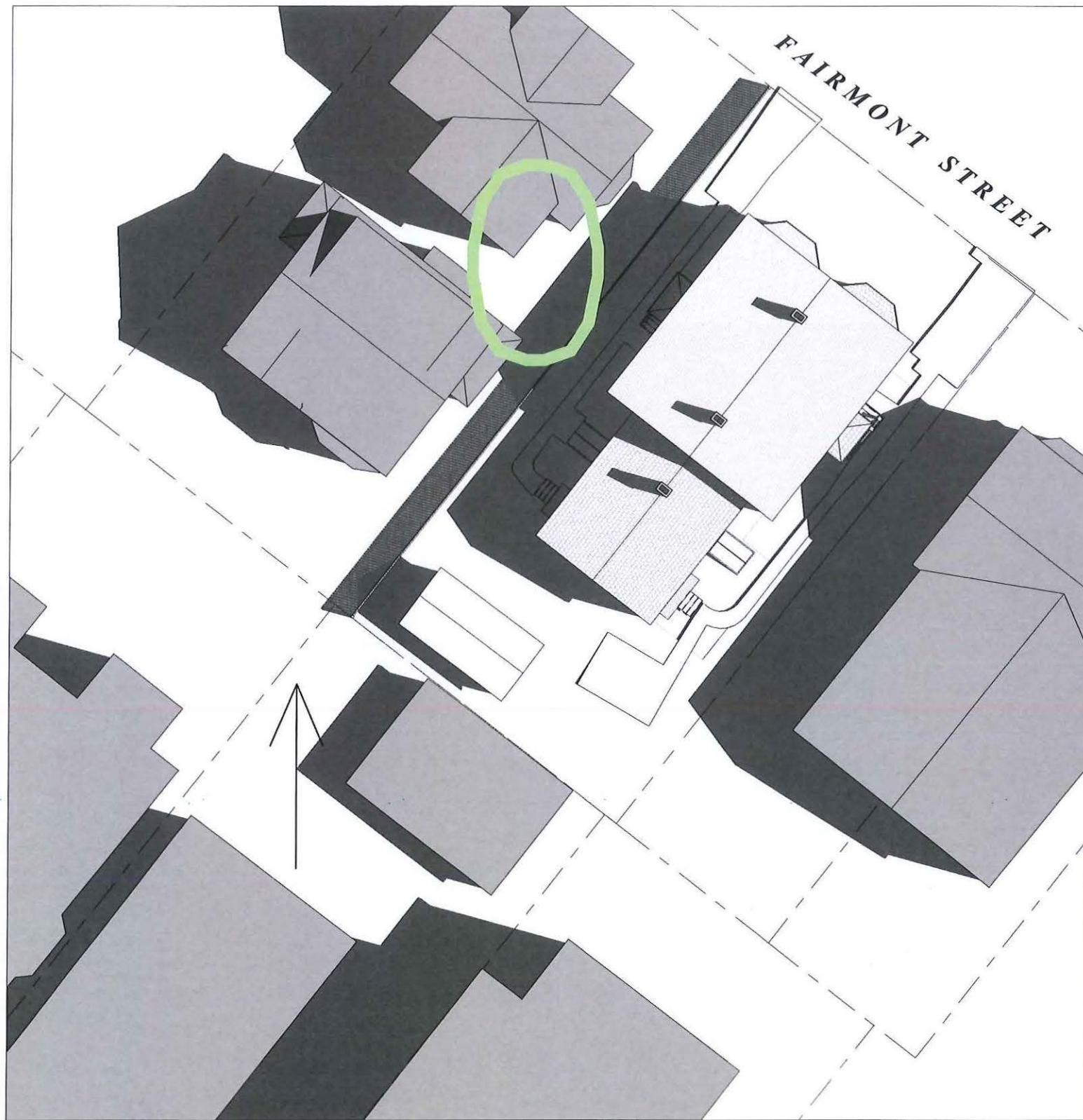
| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|-------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 8 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-1</p> |
|--|--|---------------------------|--|--|---------------------------|-------------------------------|



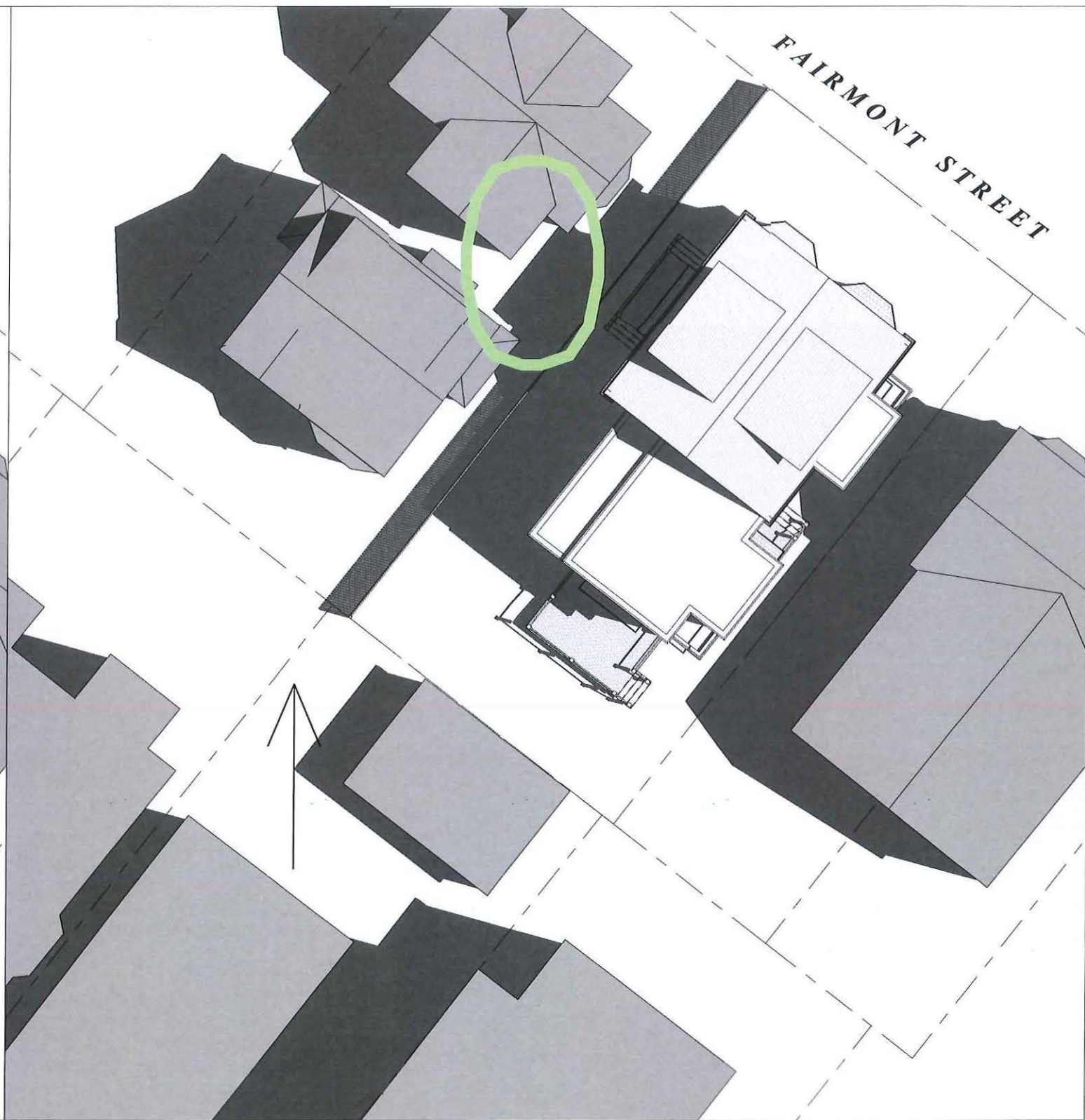
① 1- SUMMER SOLSTICE 8-30 AM EXTG
1" = 20'-0"

② 1- SUMMER SOLSTICE 8-30 AM PROP
1" = 20'-0"


| | | | | | | |
|--|--|--------------------------|--|--|---------------------------|---------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/20/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SUMMER SOLSTICE JUNE 21th 8-30 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-1.1</p> |
|--|--|--------------------------|--|--|---------------------------|---------------------------------|

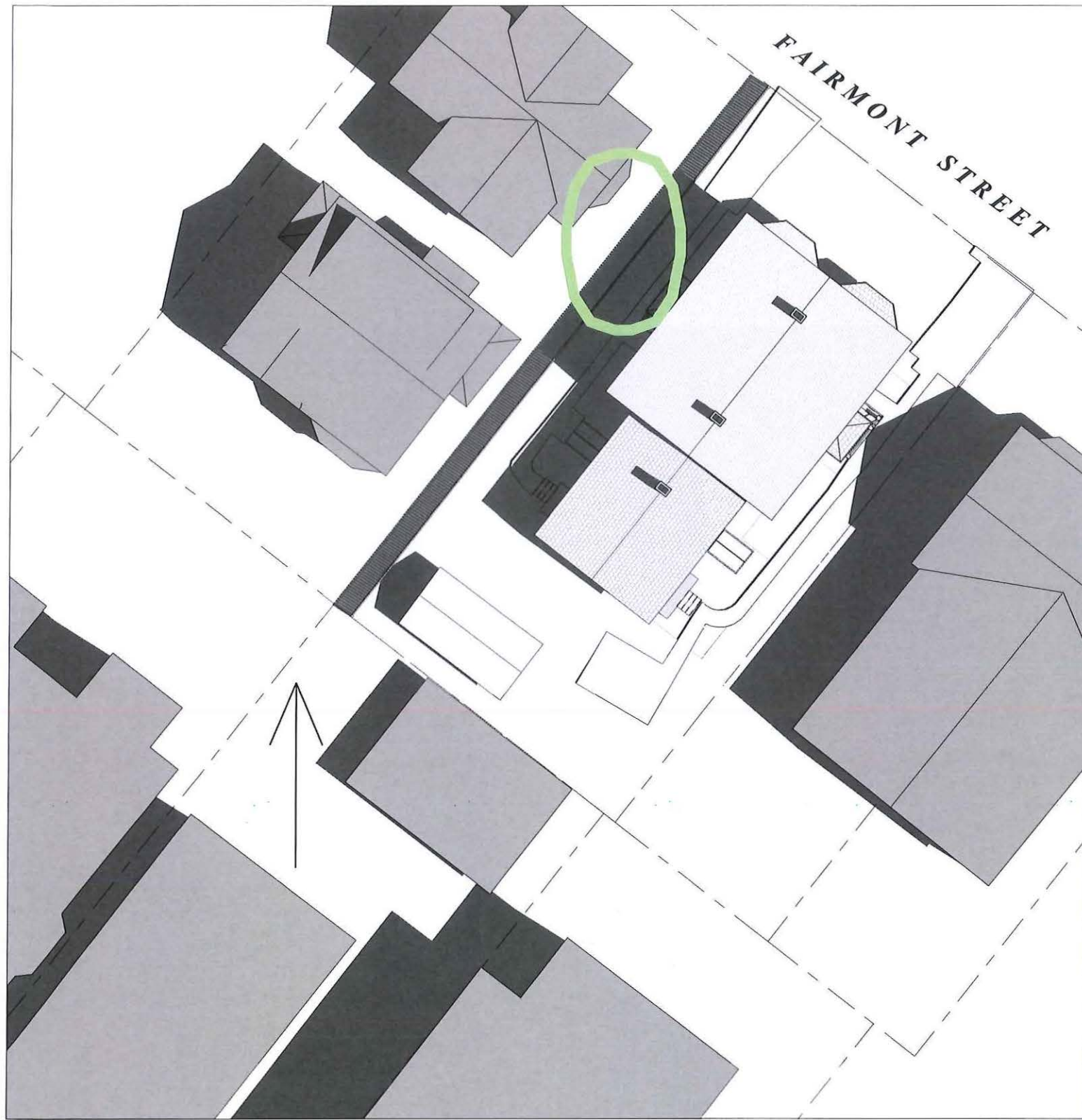


① 2- SUMMER SOLSTICE 9 AM EXTG
1" = 20'-0"

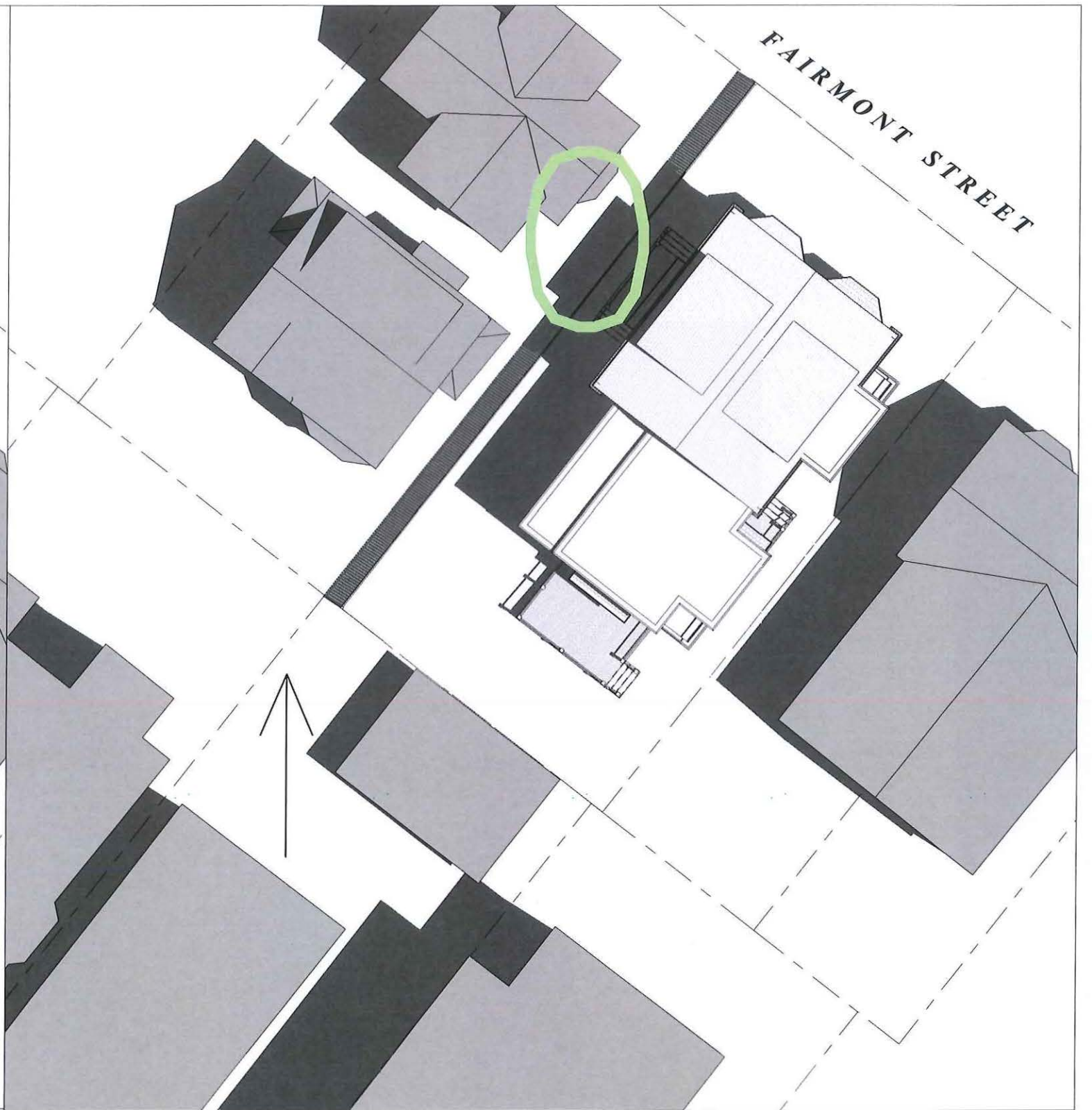


② 2- SUMMER SOLSTICE 9 AM PROP.
1" = 20'-0"

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|-------------------------------|
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|--|--|---------------------------|--|--|---------------------------|-------------------------------|



① 3- SUMMER SOLSTICE 10 AM EXTG
1" = 20'-0"



② 3- SUMMER SOLSTICE 10 AM PROP.
1" = 20'-0"

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Proposed Side and Roof Additions

TITLE
SUMMER SOLSTICE
JUNE 21th 10 AM

SCALE
 AS NOTED


DRAWING
S-3

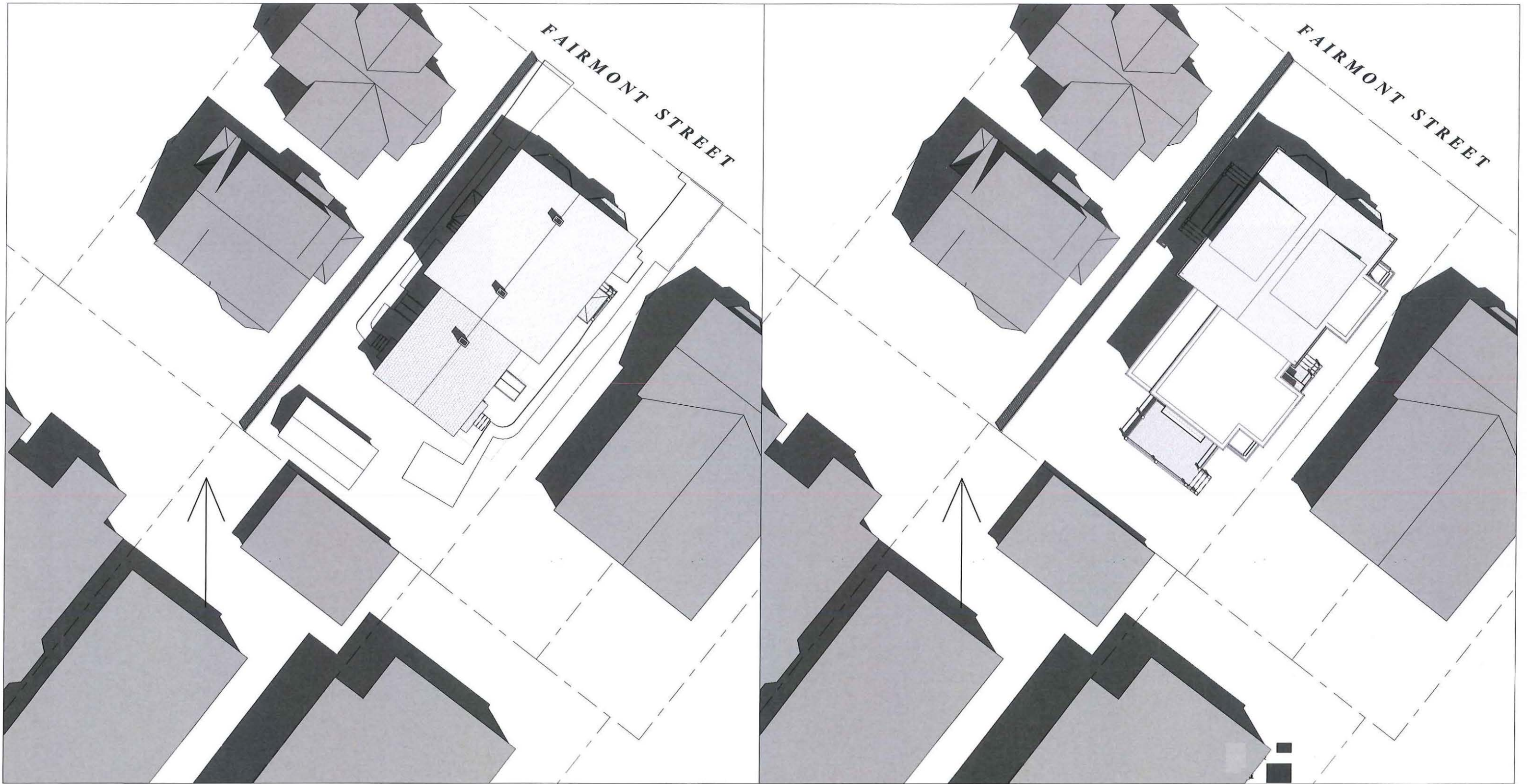


① 3- SUMMER SOLSTICE 10-30 AM EXTG
1" = 20'-0"

② 3- SUMMER SOLSTICE 10-30 AM PROP
1" = 20'-0"

NO CHANGE


| | | | | | | |
|--|---|-----------------------------|--|---|------------------------------|------------------------------------|
|  <p>GCD ARCHITECTS</p> | <p>ARCHITECT</p> <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE</p> <p>04/20/23</p> | <p>PROJECT</p> <p>18-20 Fairmont Street, Cambridge</p> <p>Proposed Side and Roof Additions</p> | <p>TITLE</p> <p>SUMMER SOLSTICE JUNE 21th 10-30 AM</p> | <p>SCALE</p> <p>AS NOTED</p> | <p>DRAWING</p> <p>S-3.1</p> |
|--|---|-----------------------------|--|---|------------------------------|------------------------------------|

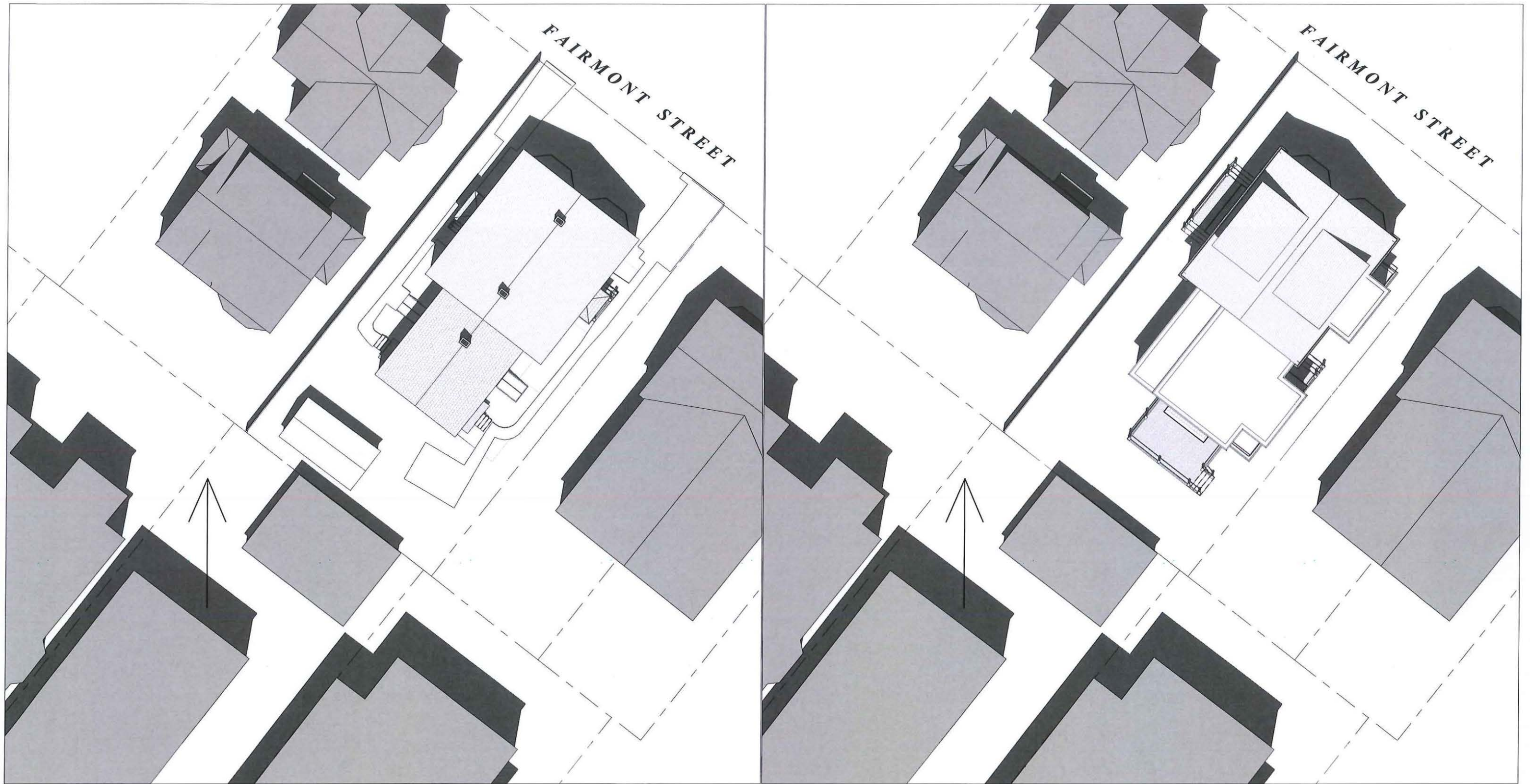


① 4- SUMMER SOLSTICE 11 AM EXTG
1" = 20'-0"

② 4- SUMMER SOLSTICE 11 AM PROP.
1" = 20'-0"

NO CHANGE


| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|-------------------------------|
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|--|--|---------------------------|--|---|---------------------------|-------------------------------|

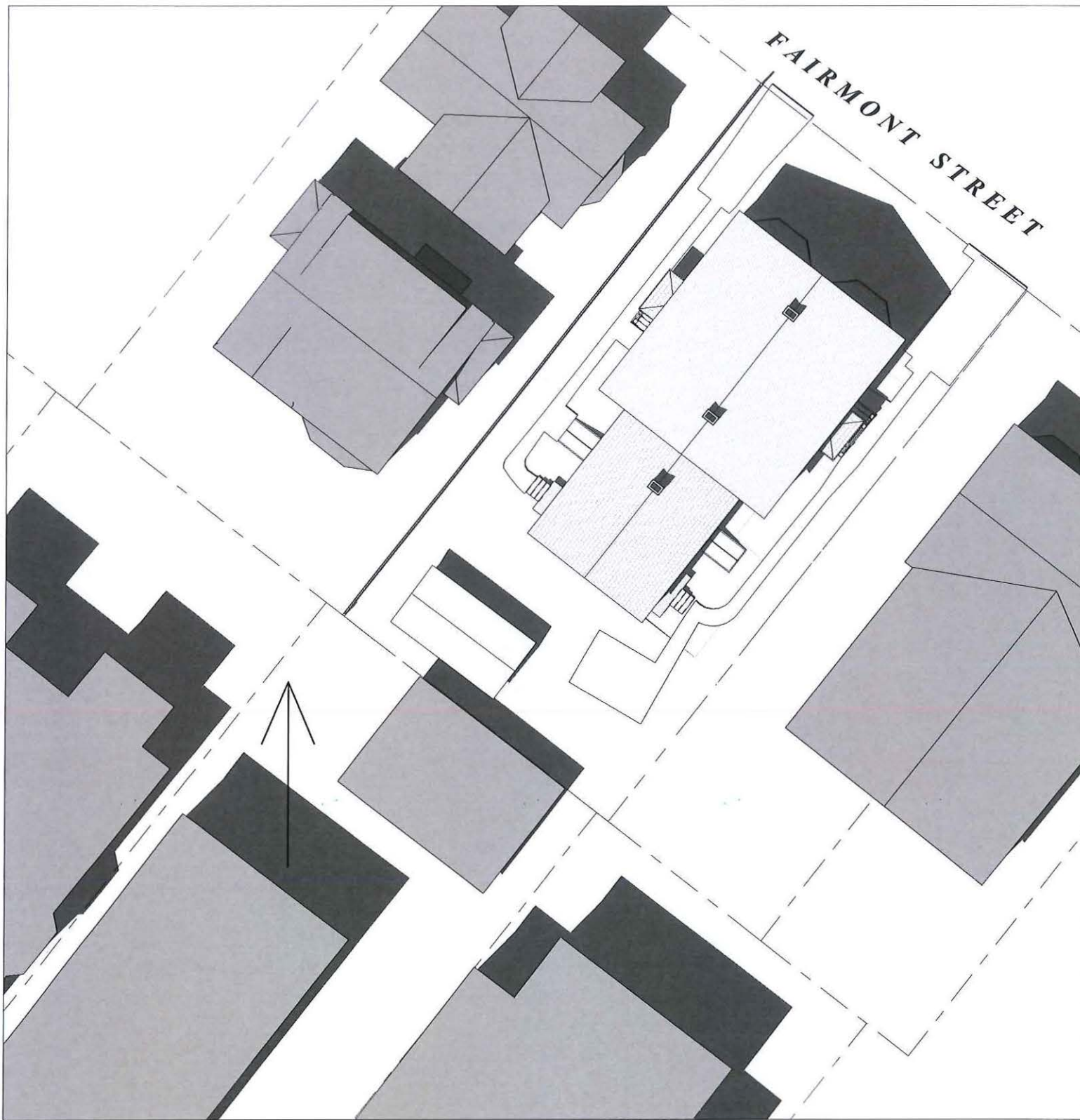


① 5- SUMMER SOLSTICE NOON EXTG.
1" = 20'-0"

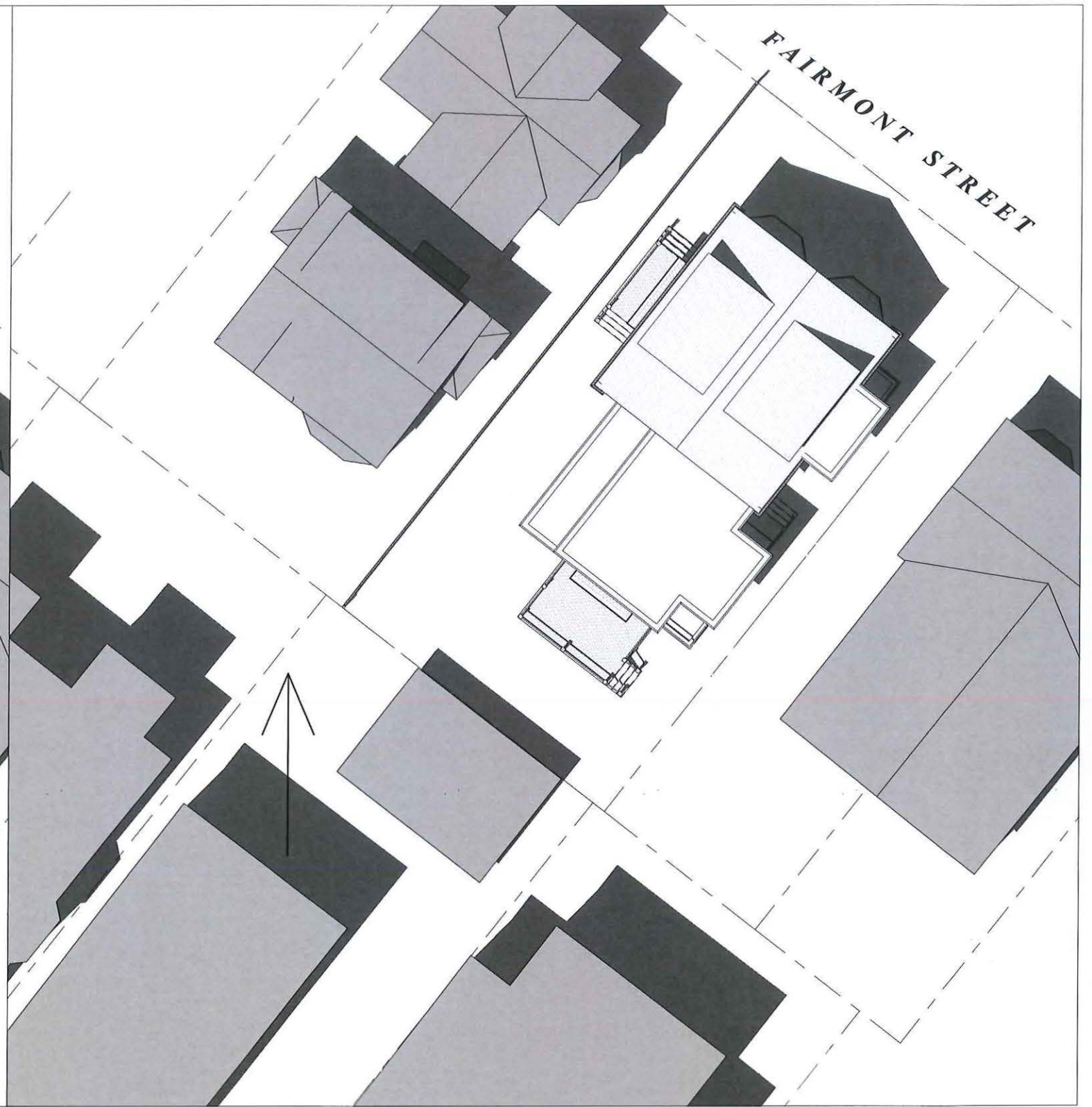
② 5- SUMMER SOLSTICE NOON PROP.
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|-------------------------------|
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|--|--|---------------------------|--|--|---------------------------|-------------------------------|



① 6- SUMMER SOLSTICE 1 PM EXTG
1" = 20'-0"



② 6- SUMMER SOLSTICE 1 PM PROP
1" = 20'-0"

NO CHANGE

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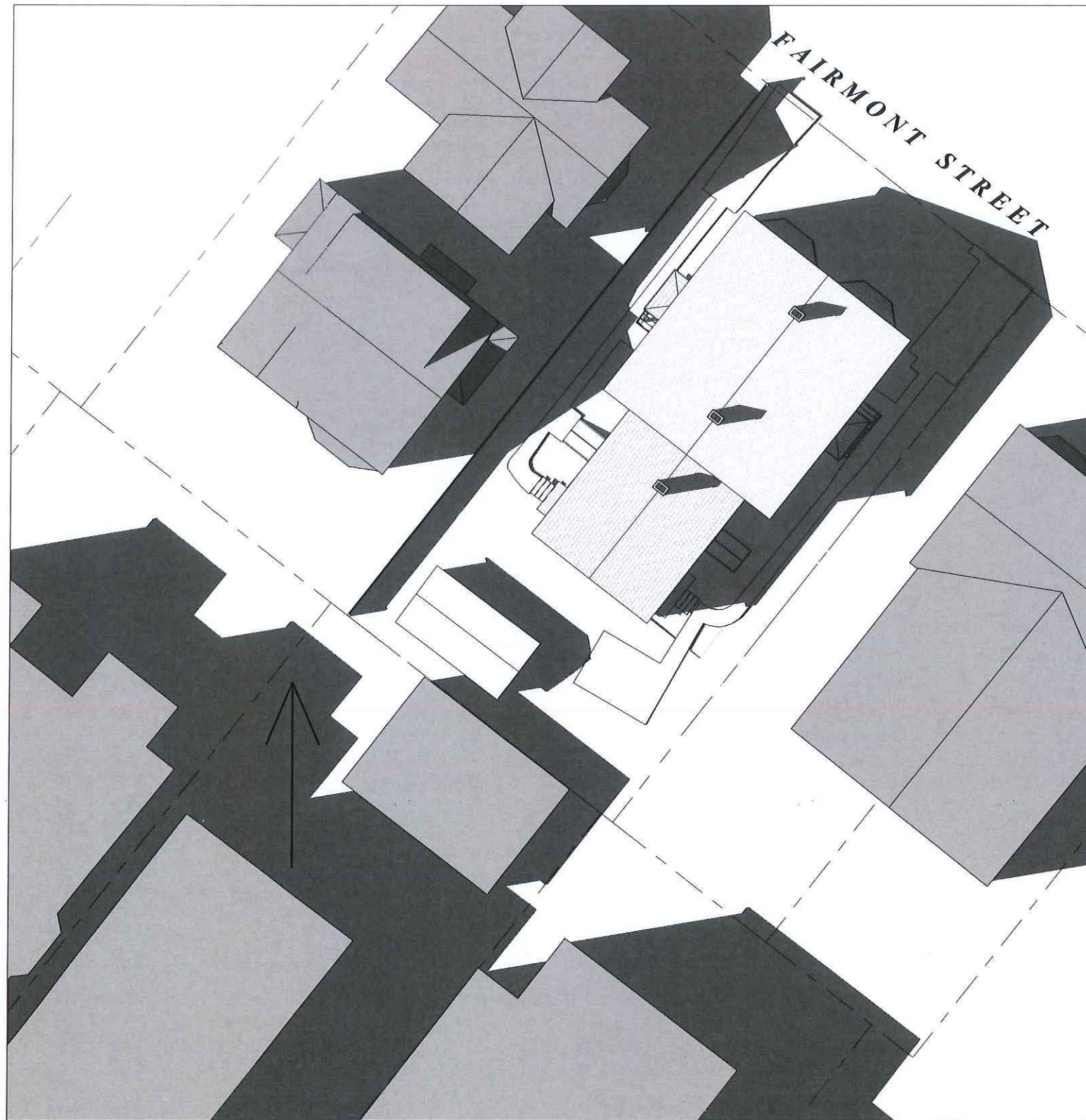
DATE
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PROJECT
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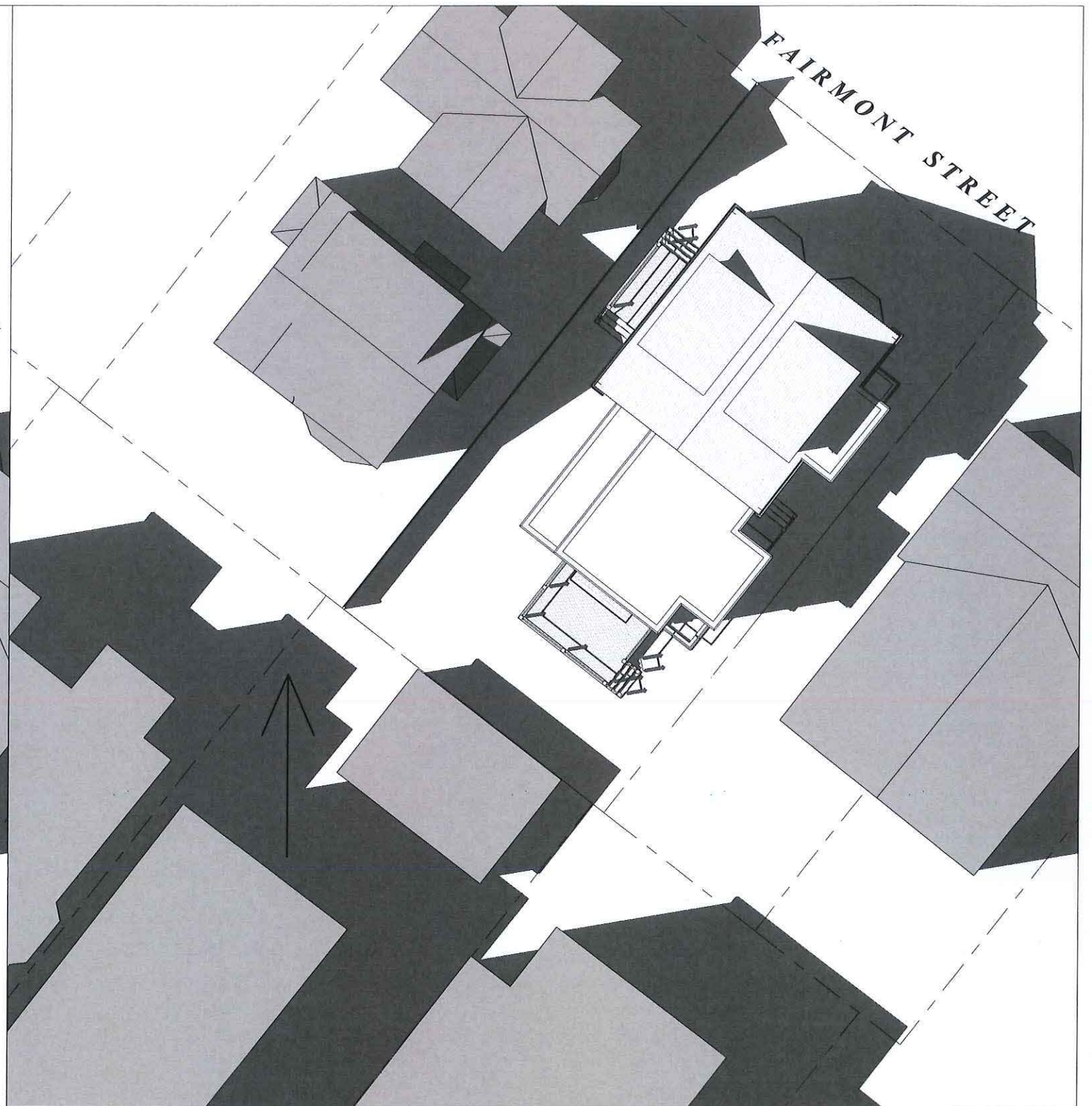
TITLE
**SUMMER SOLSTICE
JUNE 21th 1PM**

SCALE
AS NOTED

DRAWING
S-6



① 7- SUMMER SOLSTICE 3 PM EXTG
1" = 20'-0"



② 7- SUMMER SOLSTICE 3 PM PROP
1" = 20'-0"

NO CHANGE

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TITLE
**SUMMER SOLSTICE
JUNE 21th 3 PM**

SCALE
AS NOTED

DRAWING
S-7



① 8- FALL EQUINOX 10 AM EXTG
1" = 20'-0"

② 8- FALL EQUINOX 10 AM PROP
1" = 20'-0"

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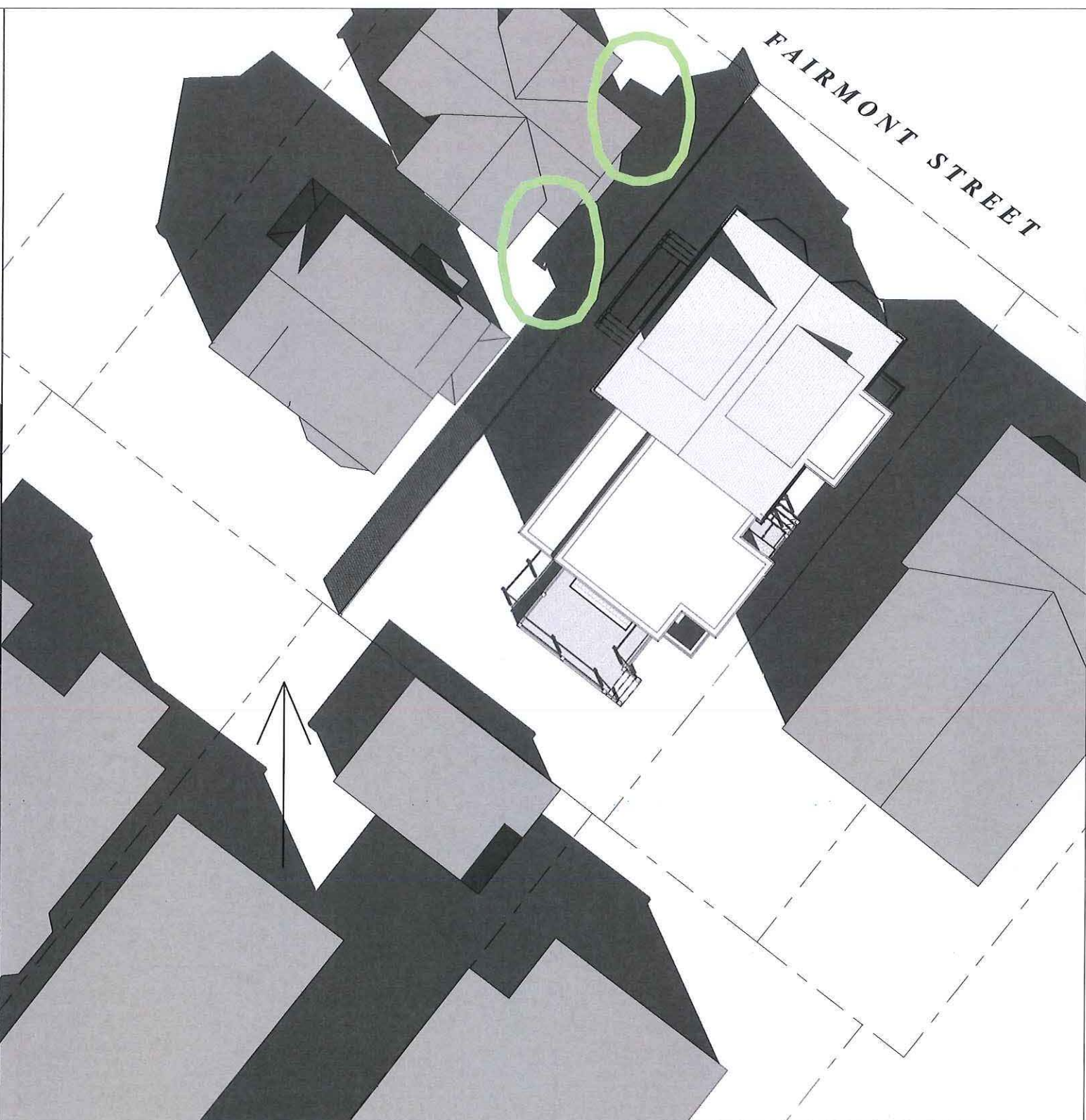
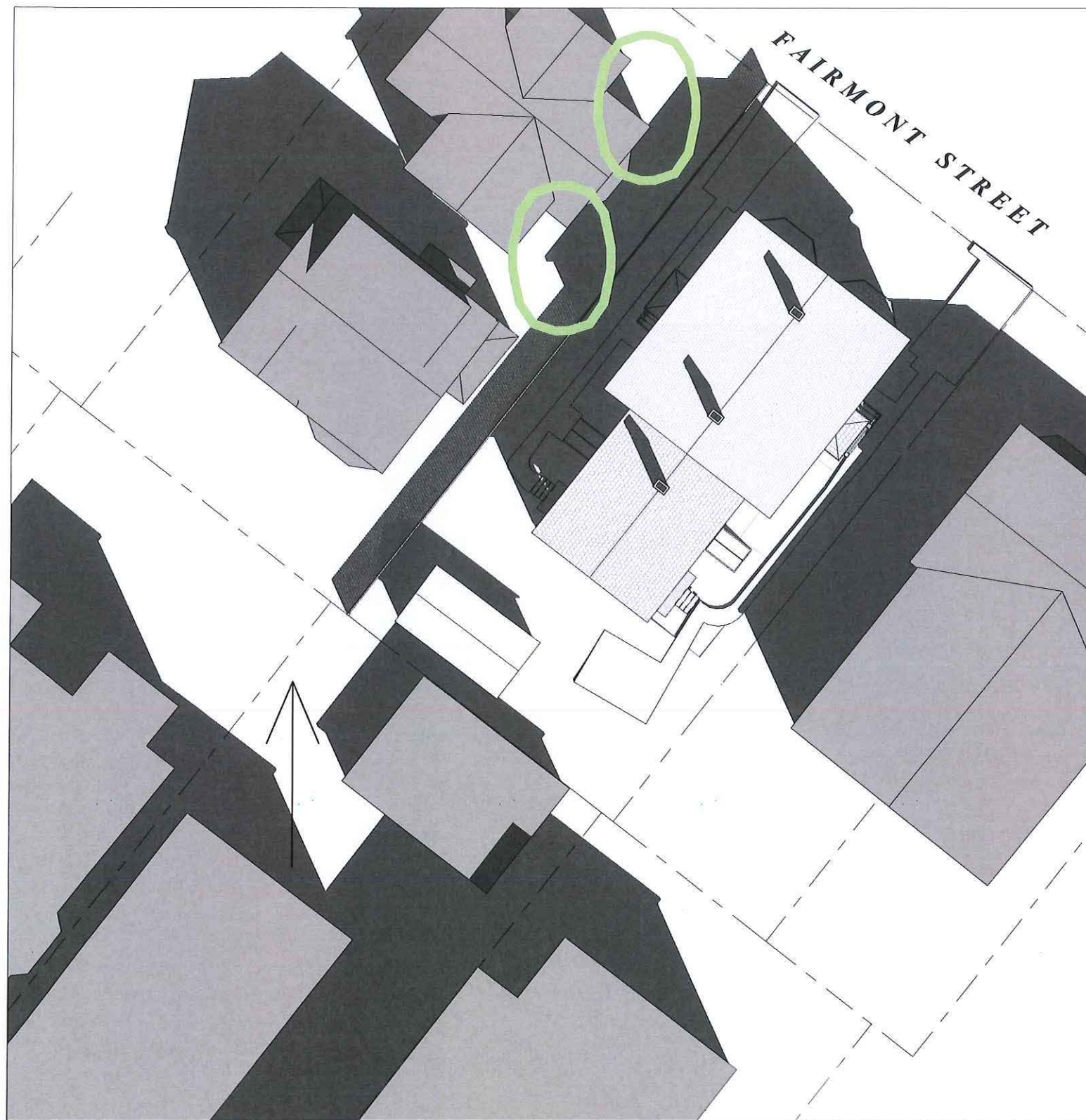
DATE
4/20/2023

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

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

SCALE
AS NOTED

DRAWING
S-8



① 8- FALL EQUINOX 10-30 AM EXTG
1" = 20'-0"

② 8- FALL EQUINOX 10-30 AM PROP
1" = 20'-0"

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ARCHITECT
 DATE
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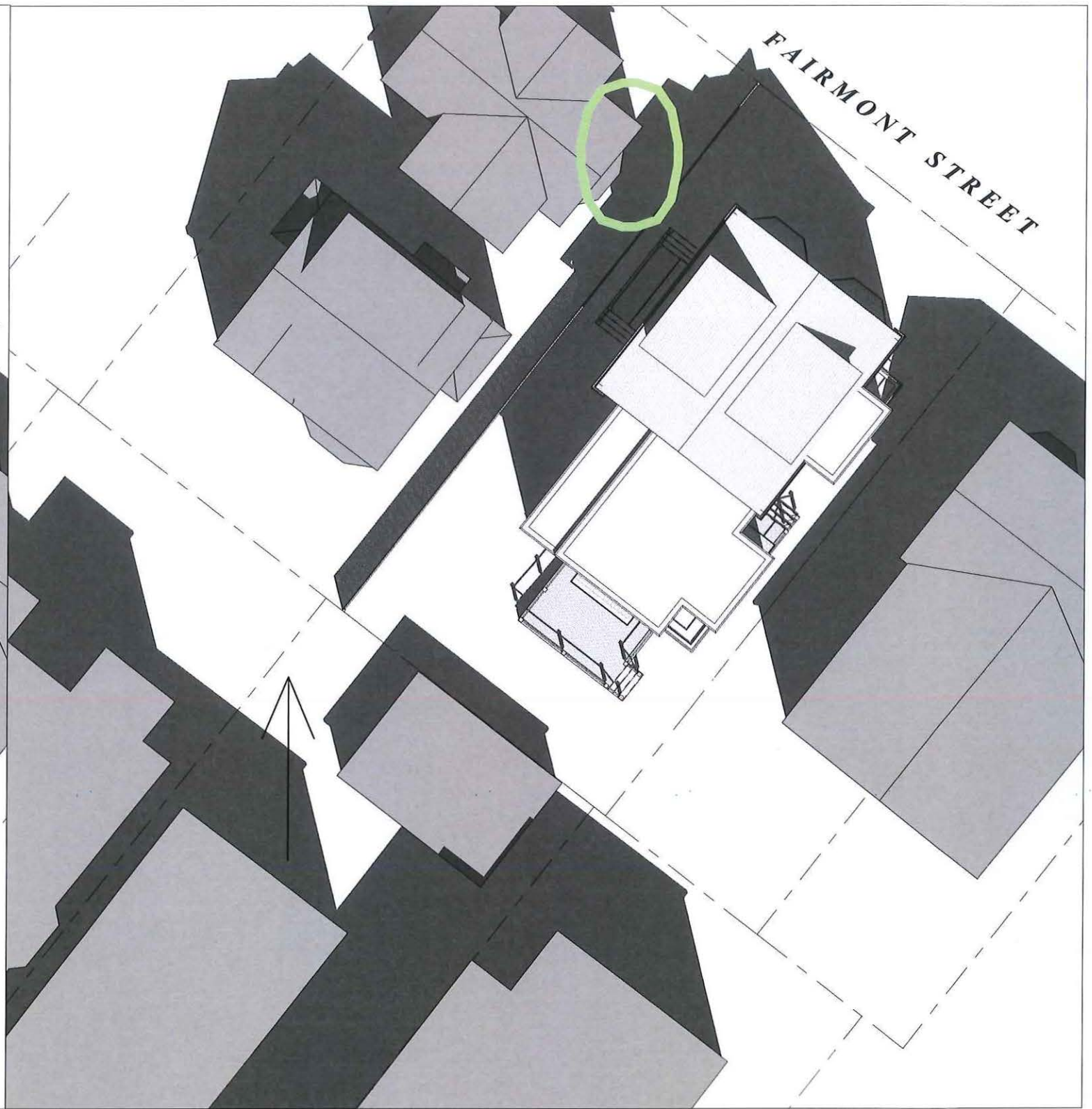
TITLE
**FALL EQUINOX
 SEPT. 22nd 10-30
 AM**

SCALE
 AS NOTED


DRAWING
S-8.1

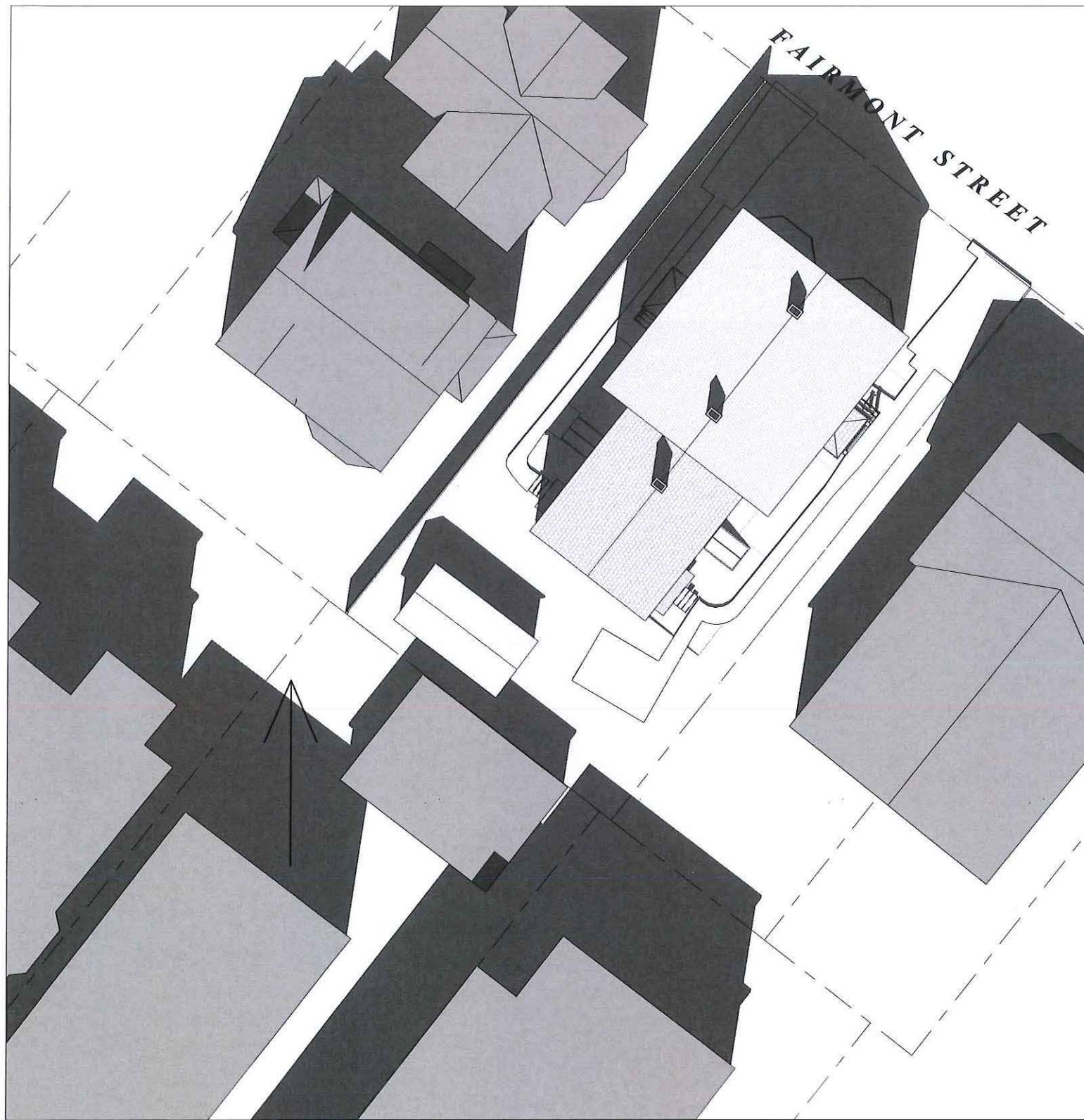


① 9- FALL EQUINOX 11 AM EXTG
1" = 20'-0"



② 9- FALL EQUINOX 11 AM PROP
1" = 20'-0"


| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|-------------------------------|
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|--|--|---------------------------|--|---|---------------------------|-------------------------------|



① 10- FALL EQUINOX NOON EXTG
1" = 20'-0"



② 10- FALL EQUINOX NOON PROP **NO CHANGE**
1" = 20'-0"


| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
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|--|--|---------------------------|--|--|---------------------------|--------------------------------|

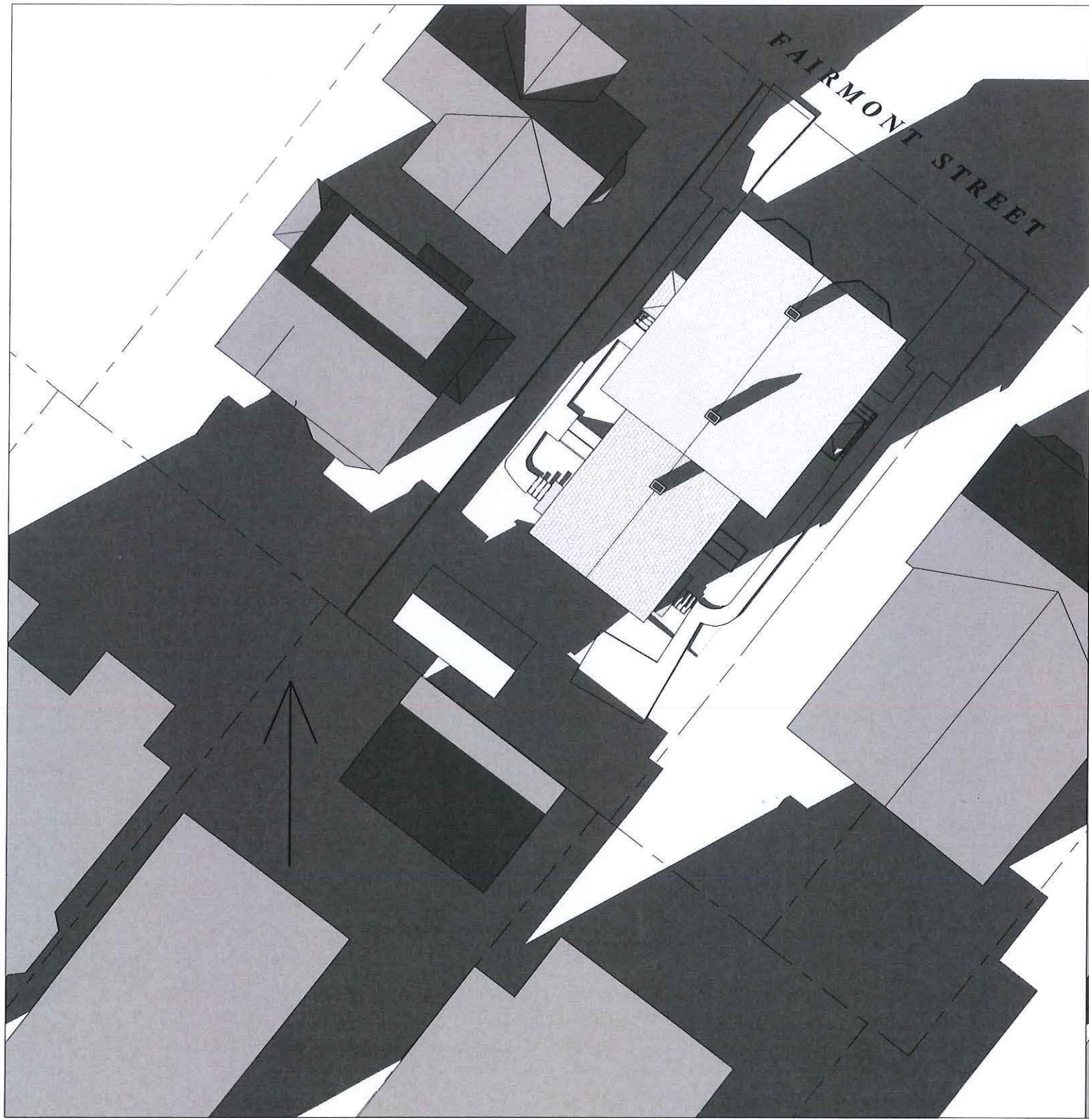


① 11- FALL EQUINOX 1 PM EXTG
1" = 20'-0"

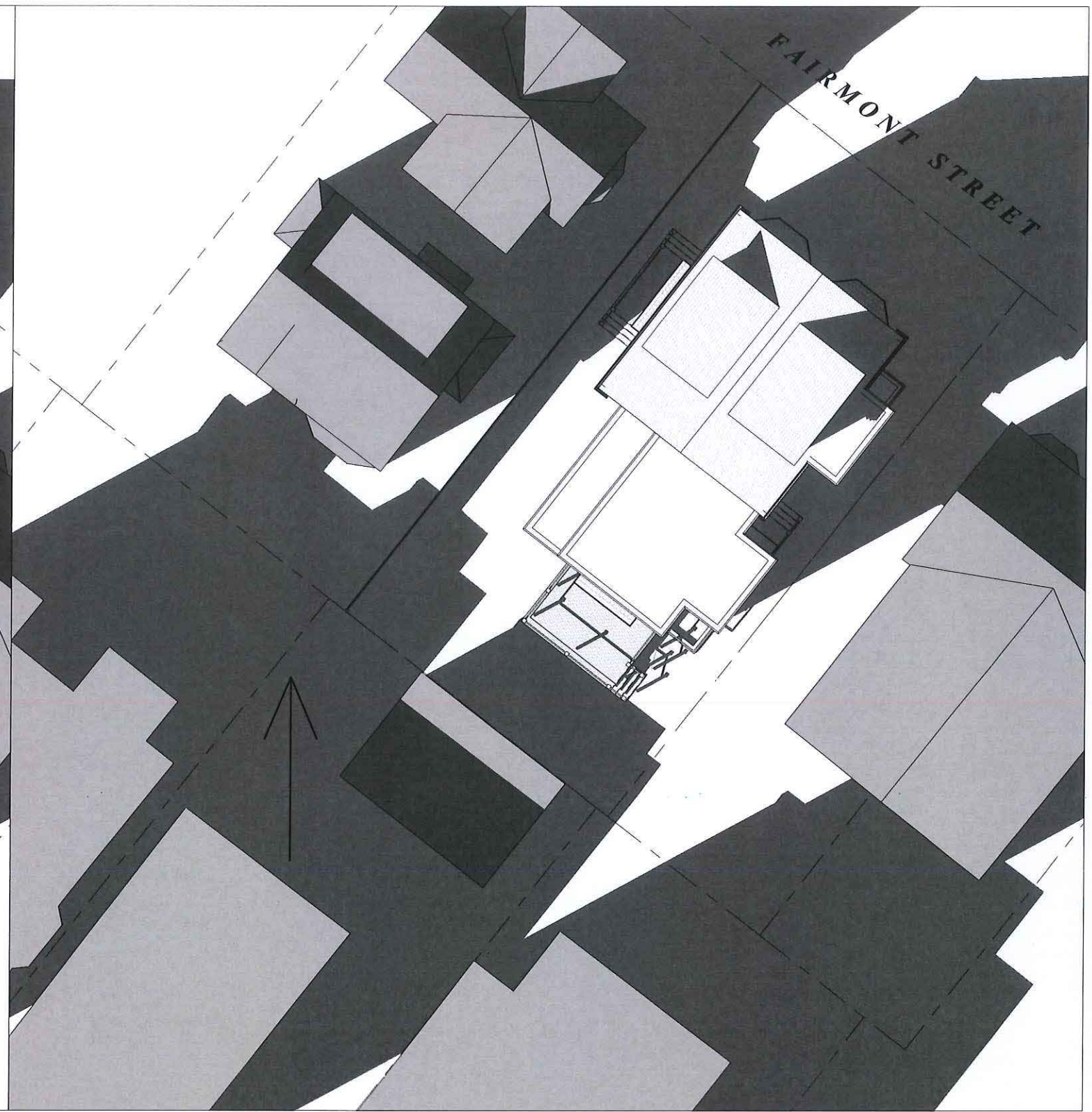
② 11- FALL EQUINOX 1 PM PROP
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE FALL EQUINOX SEPT. 22nd 1PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-11</p> |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|



① 12- FALL EQUINOX 3 PM EXTG
1" = 20'-0"



② 12- FALL EQUINOX 3 PM PROP
1" = 20'-0"

NO CHANGE



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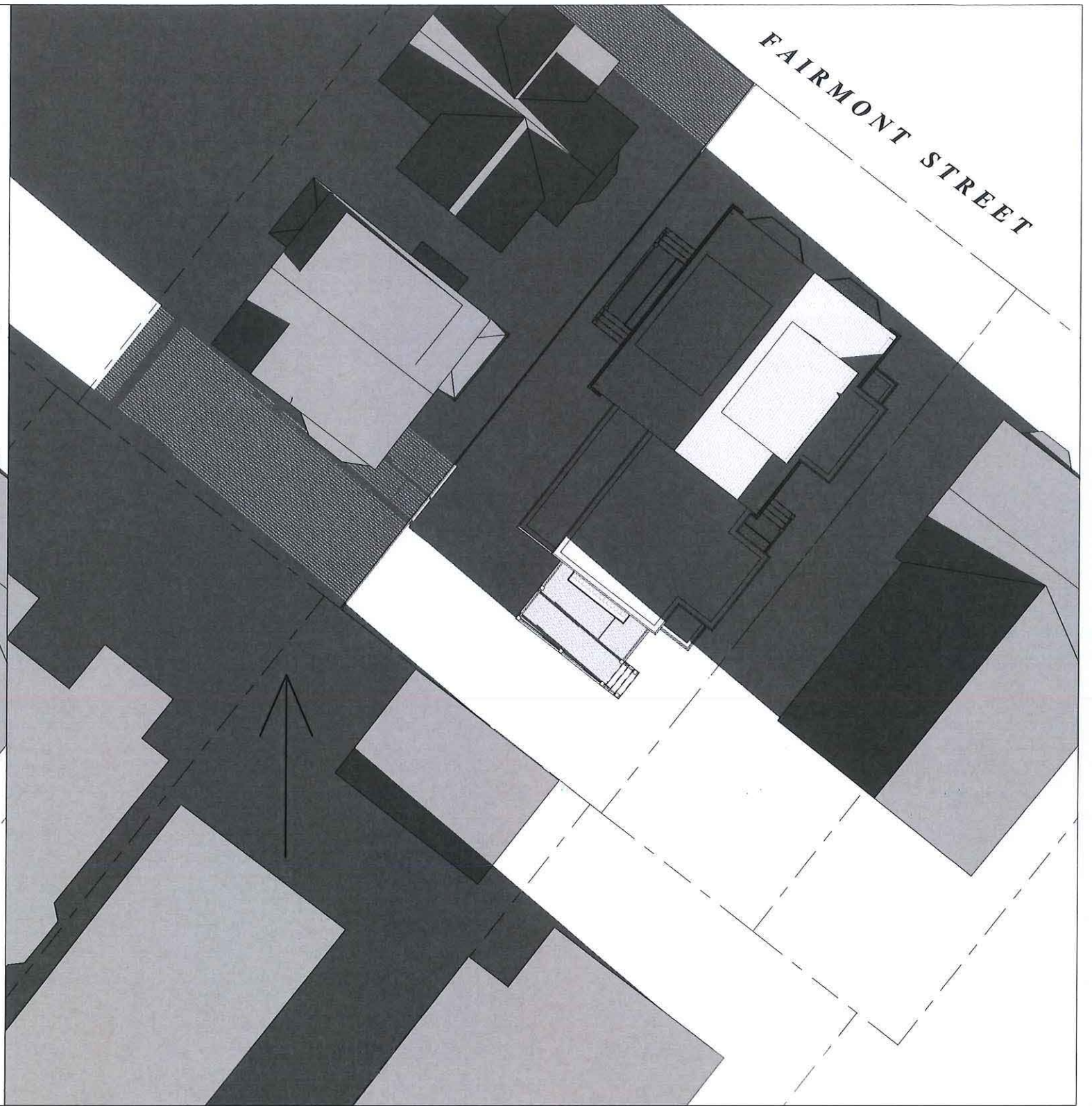
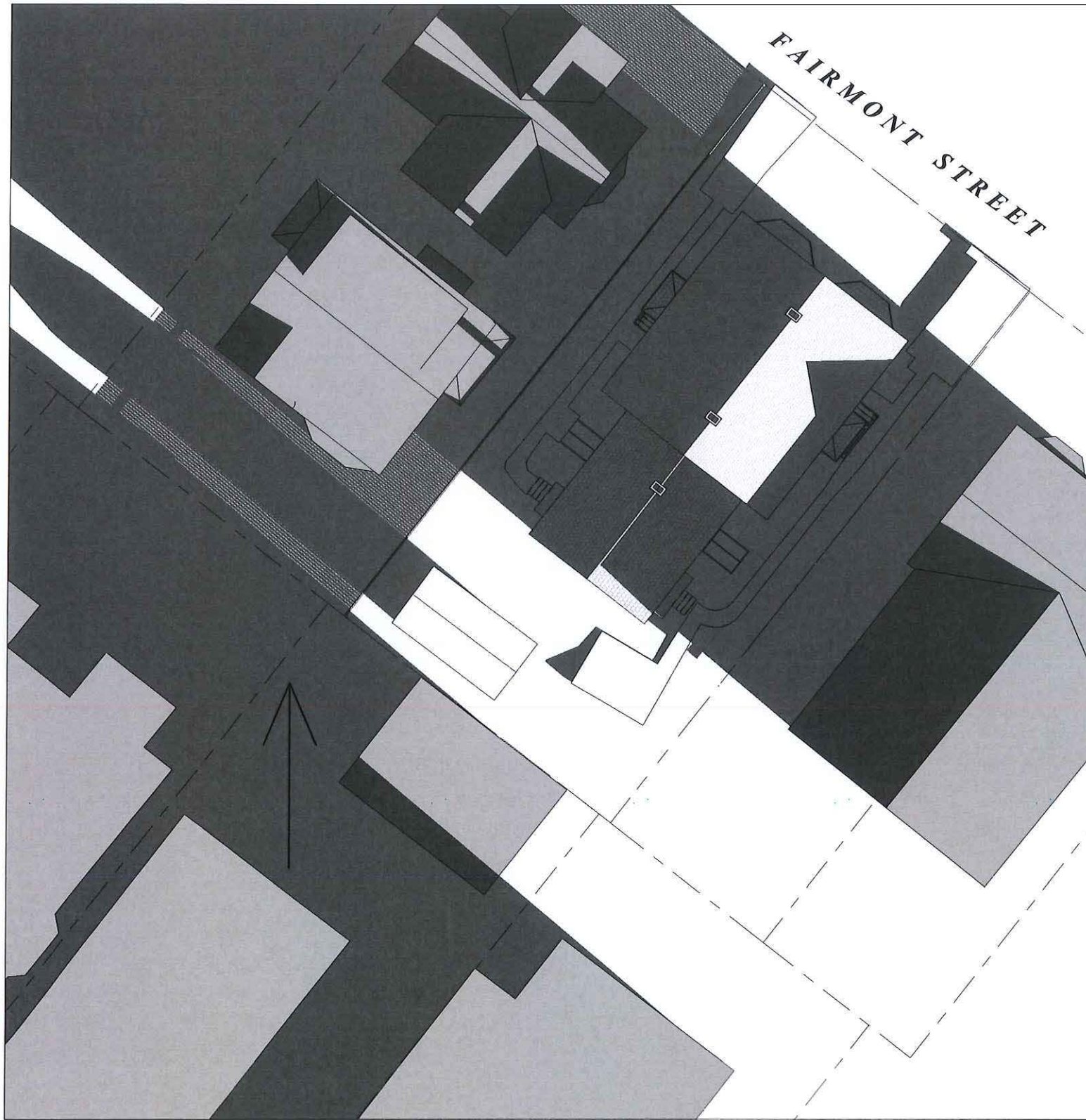
DATE
4/20/2023

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

TITLE
**FALL EQUINOX
SEPT. 22nd 3PM**

SCALE
AS NOTED

DRAWING
S-12

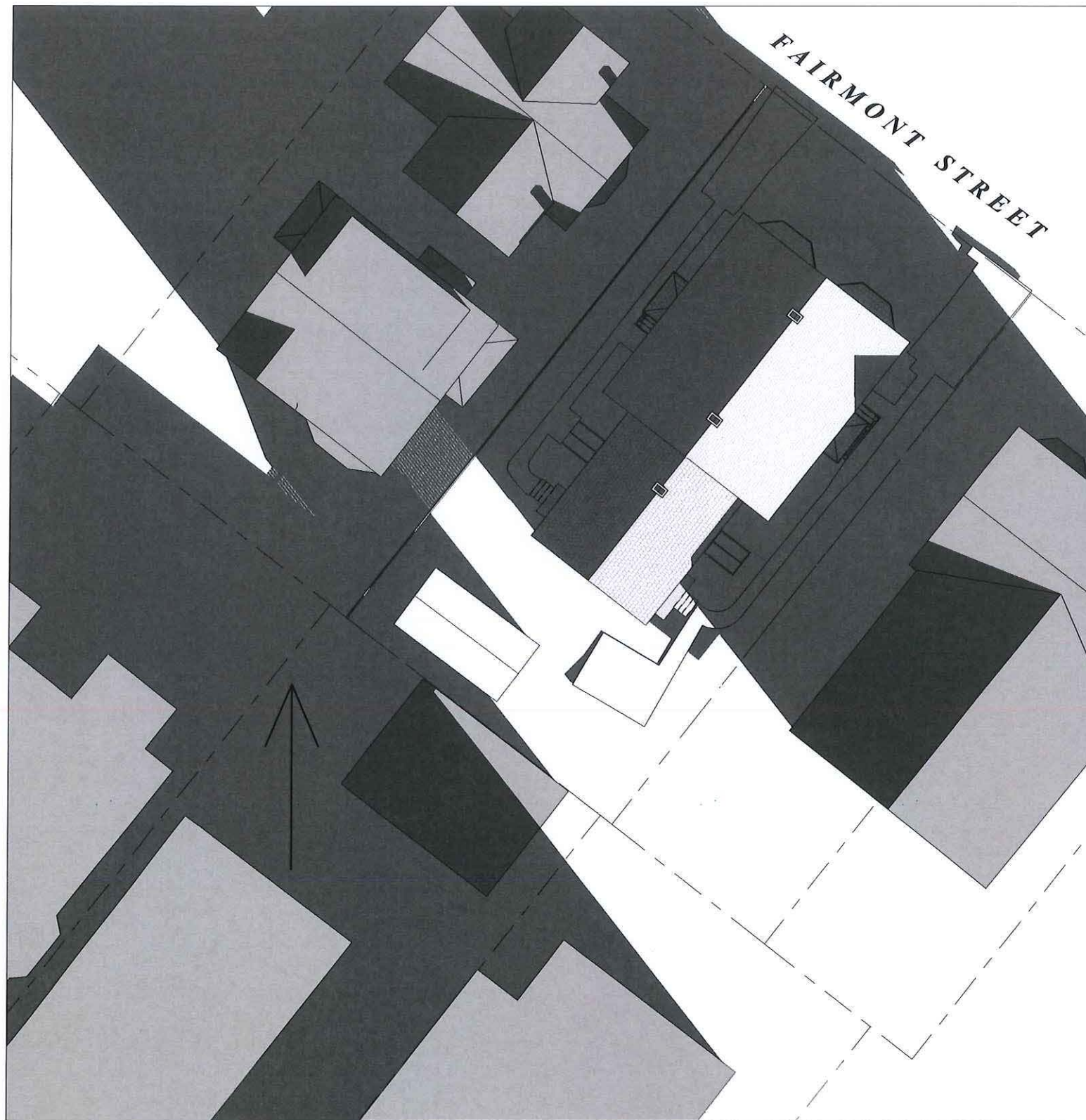


NO CHANGE

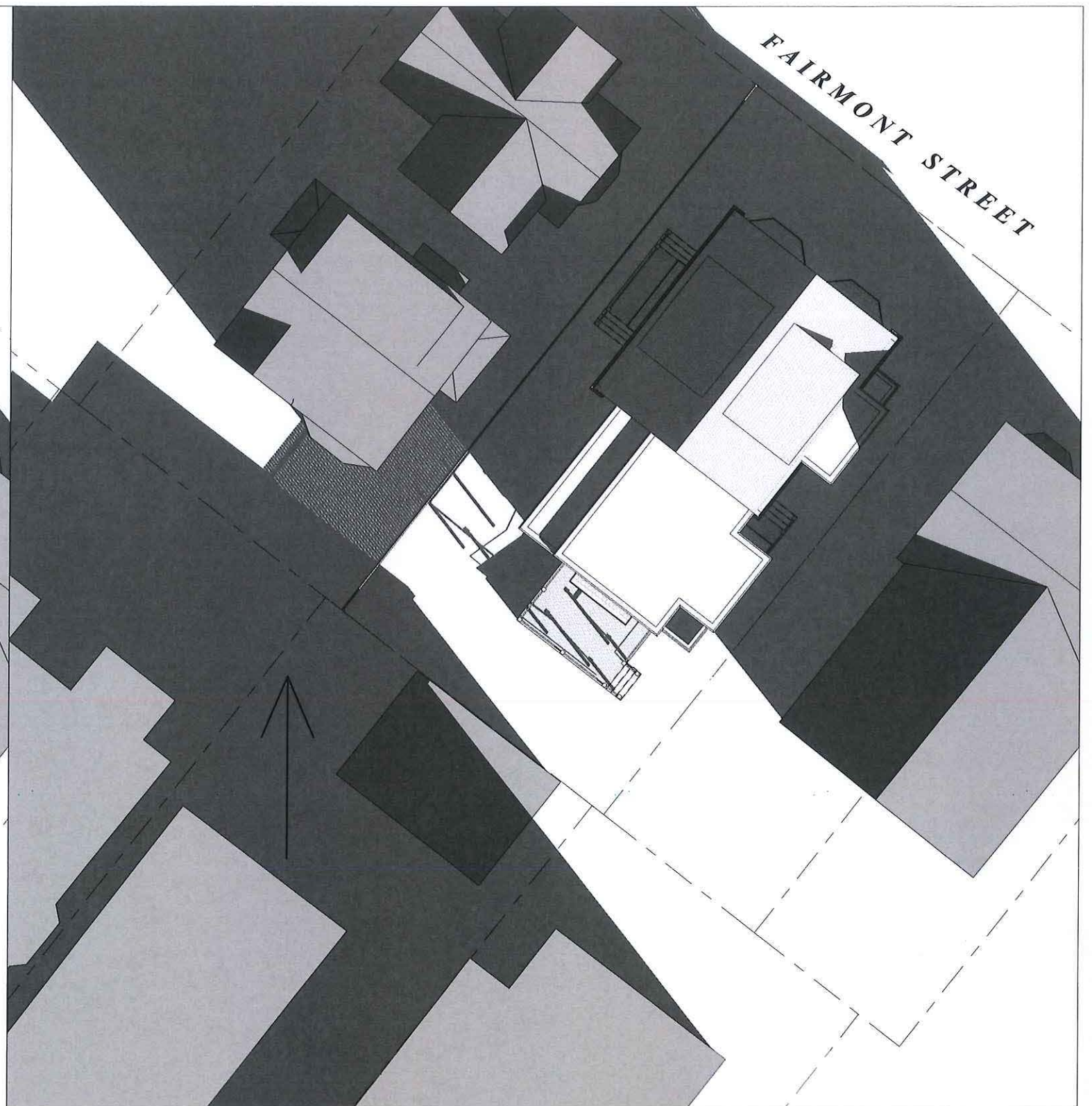
① 13- WINTER SOLSTICE 8 AM EXTG
1" = 20'-0"

② 13- WINTER SOLSTICE 8 AM PROP.
1" = 20'-0"

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
| | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 8 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-13</p> |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|

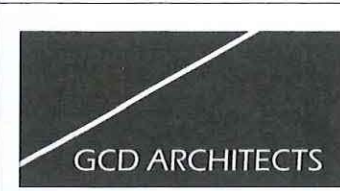


① 14- WINTER SOLSTICE 9 AM EXTG.
1" = 20'-0"



② 14- WINTER SOLSTICE 9 AM PROP.
1" = 20'-0"

NO CHANGE



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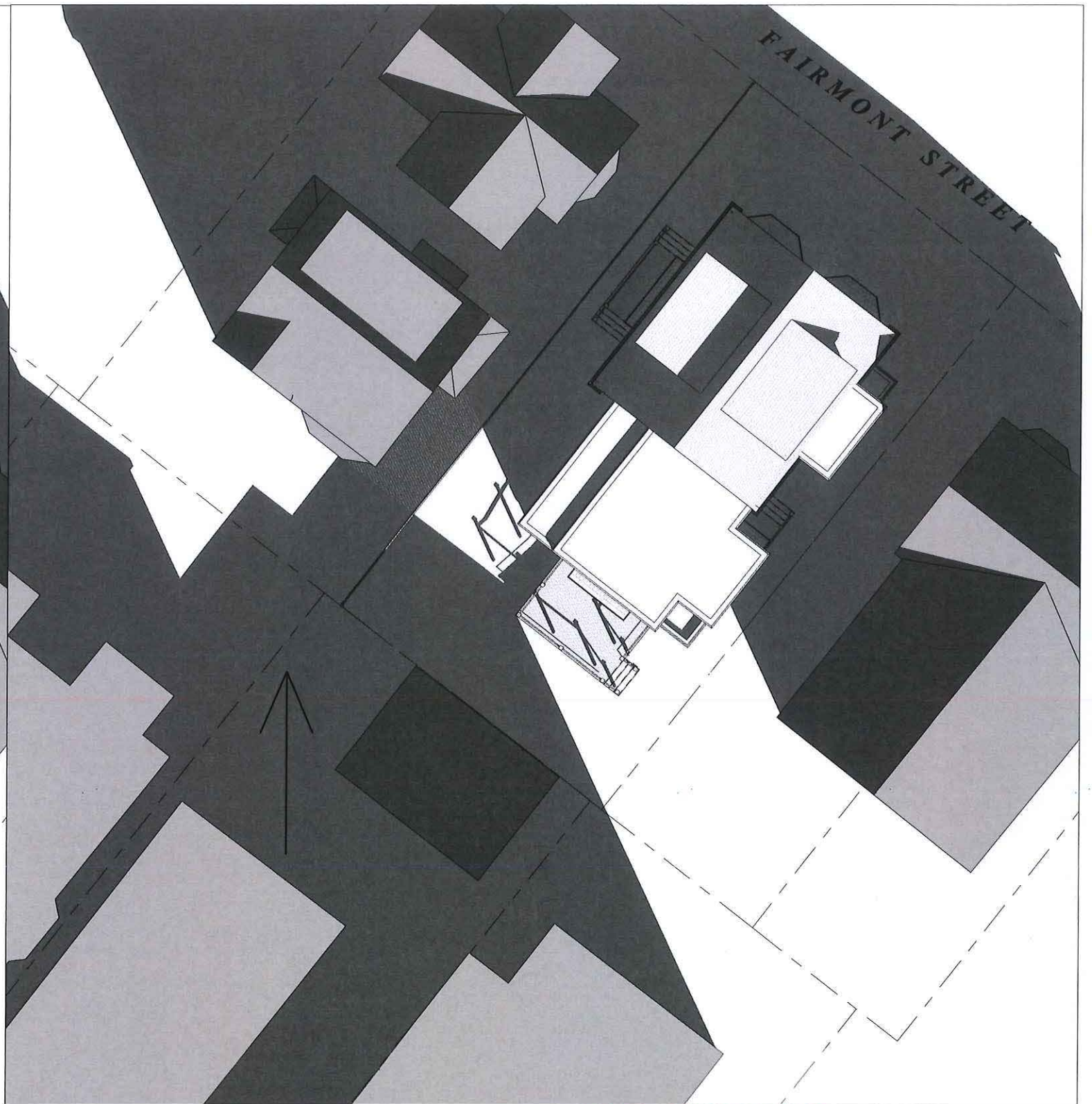
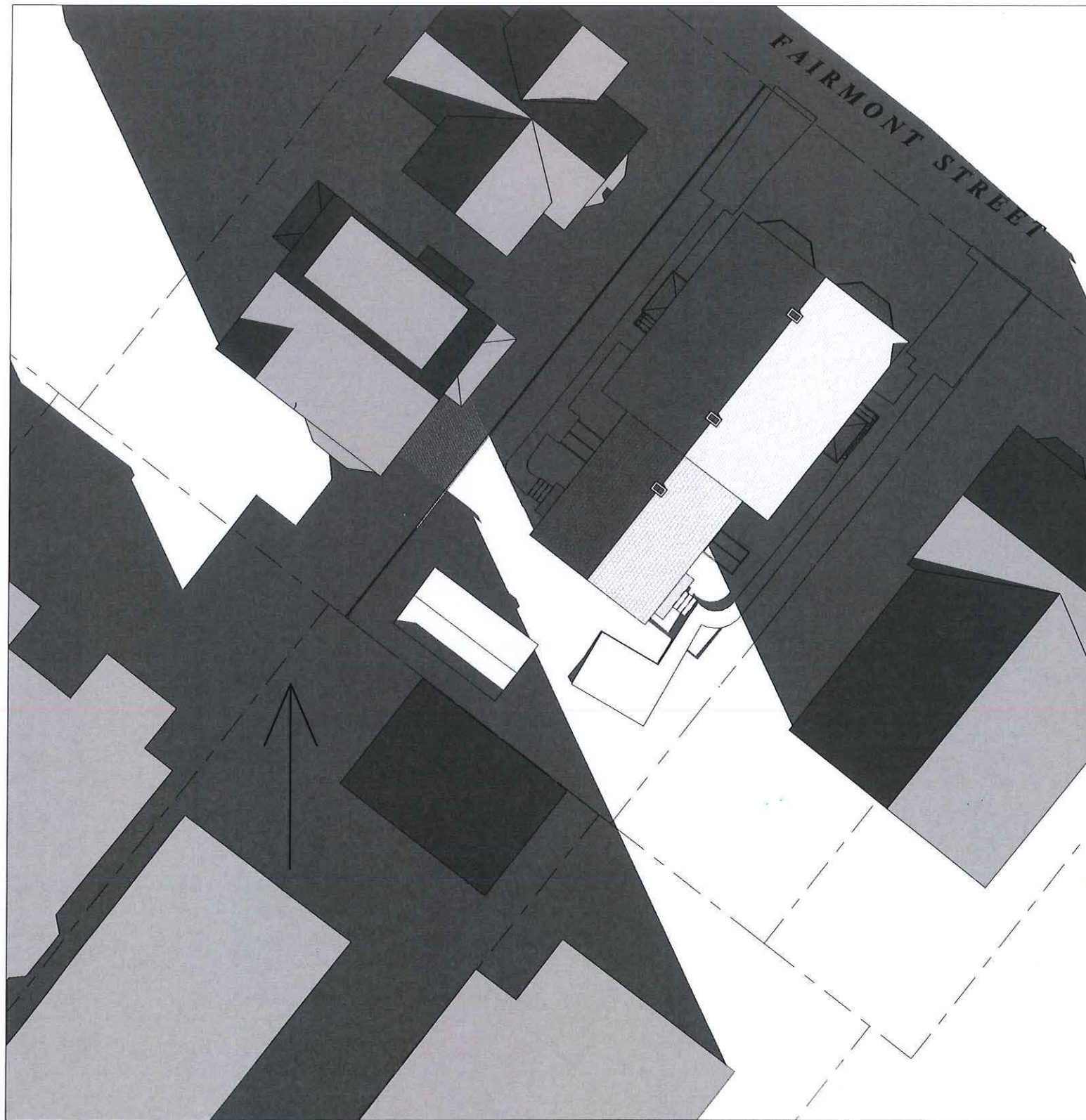
DATE
4/20/2023

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

TITLE
**WINTER SOLSTICE
DEC. 21st 9 AM**

SCALE
AS NOTED

DRAWING
S-14



NO CHANGE

① 15- WINTER SOLSTICE 10 AM EXTG
1" = 20'-0"

② 15- WINTER SOLSTICE 10 AM PROP
1" = 20'-0"

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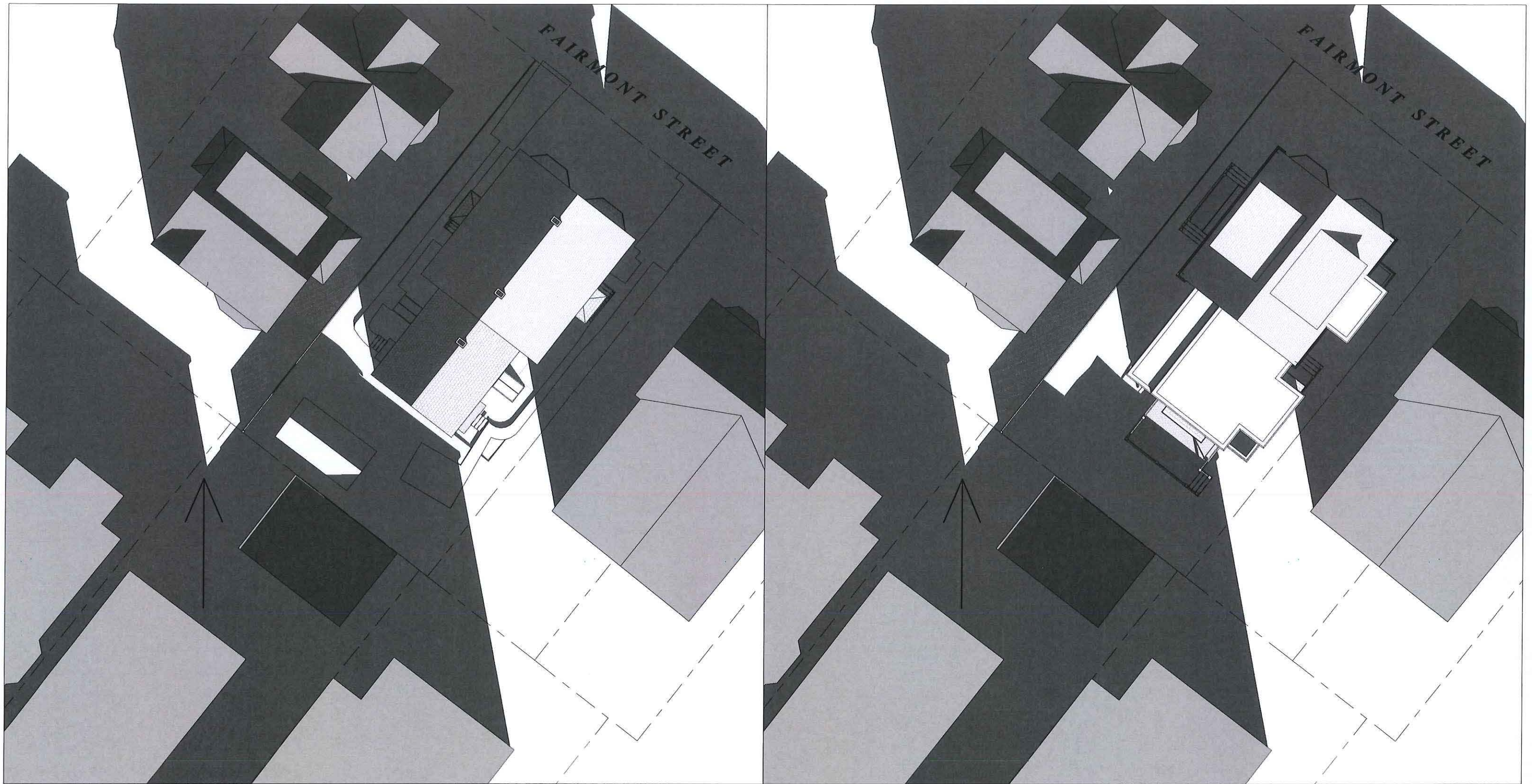
DATE
 4/20/2023

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

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

SCALE
 AS NOTED

DRAWING
S-15



① 16- WINTER SOLSTICE 11 AM EXTG.
1" = 20'-0"

② 16- WINTER SOLSTICE 11 AM PROP.
1" = 20'-0"

NO CHANGE

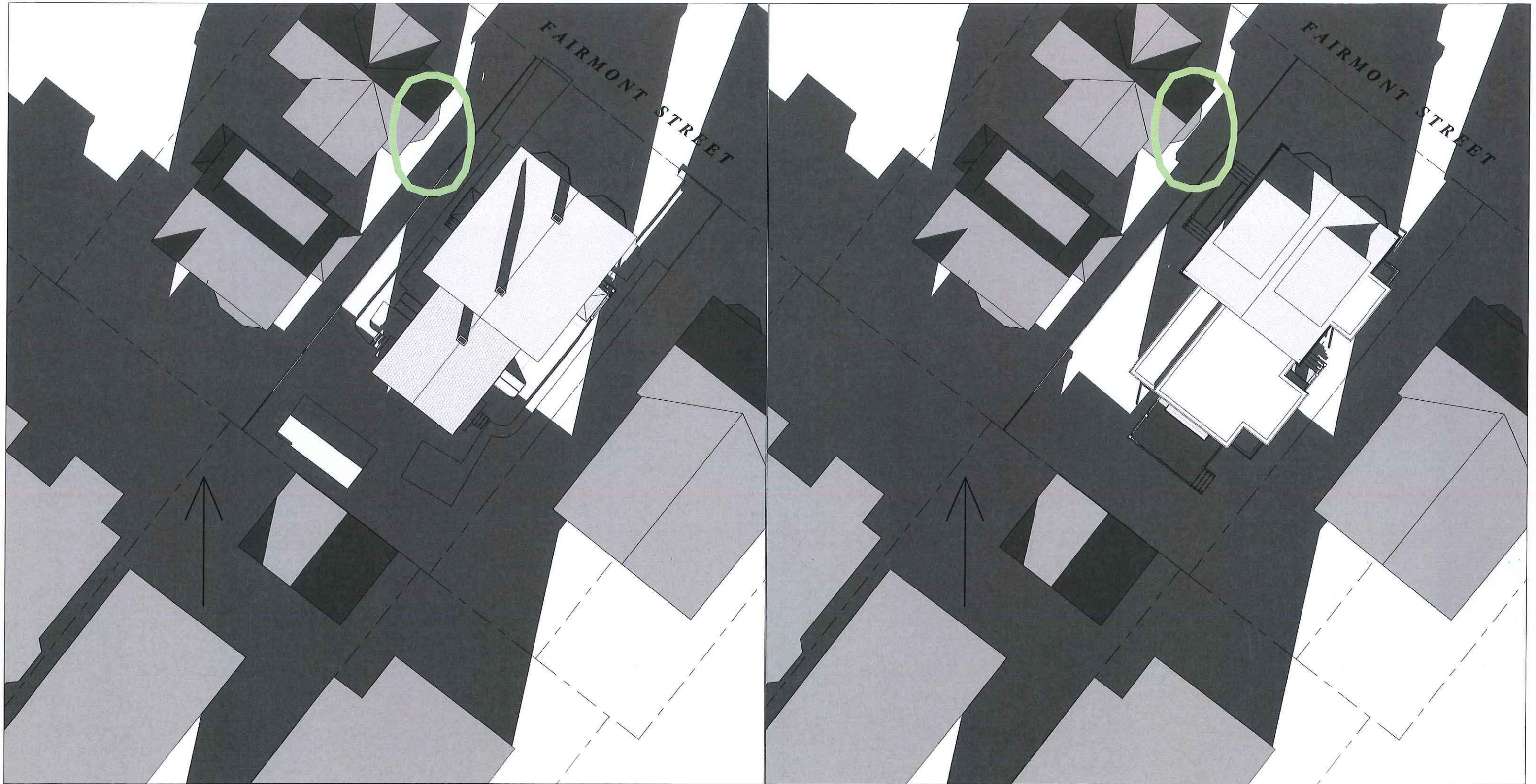
| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st 11 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-16</p> |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|



① 17- WINTER SOLSTICE NOON EXTG
1" = 20'-0"

② 17- WINTER SOLSTICE NOON PROP.
1" = 20'-0"

| | | | | | |
|---|---------------------------|--|--|---------------------------|--------------------------------|
|  <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE WINTER SOLSTICE DEC. 21st NOON</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-17</p> |
|---|---------------------------|--|--|---------------------------|--------------------------------|



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04/20/23

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**WINTER SOLSTICE
DEC. 21st 12-30 PM**

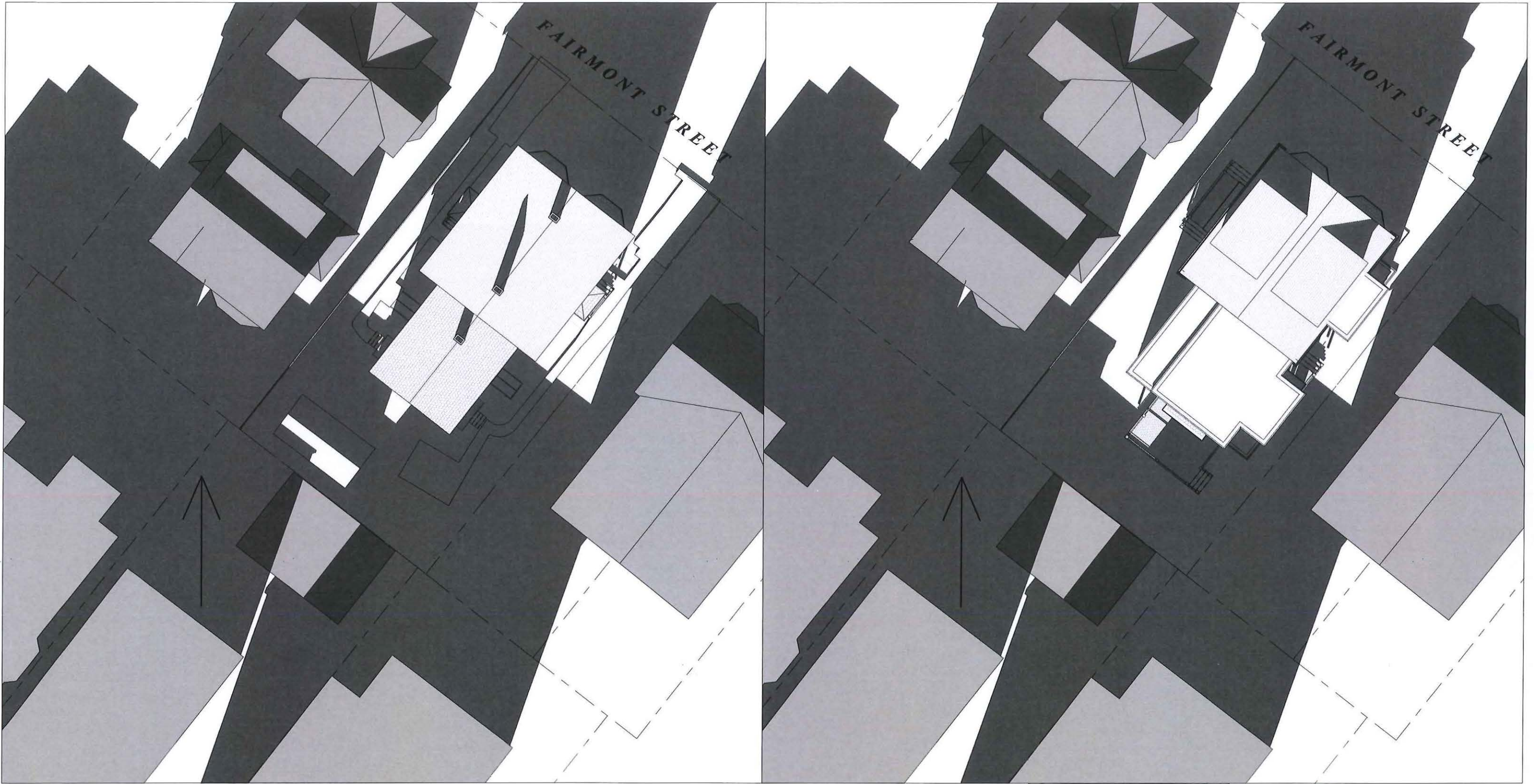
SCALE

AS NOTED

DRAWING

S-17.1





① 18- WINTER SOLSTICE 1 PM EXTG
1" = 20'-0"

② 18- WINTER SOLSTICE 1 PM PROP
1" = 20'-0"

NO CHANGE



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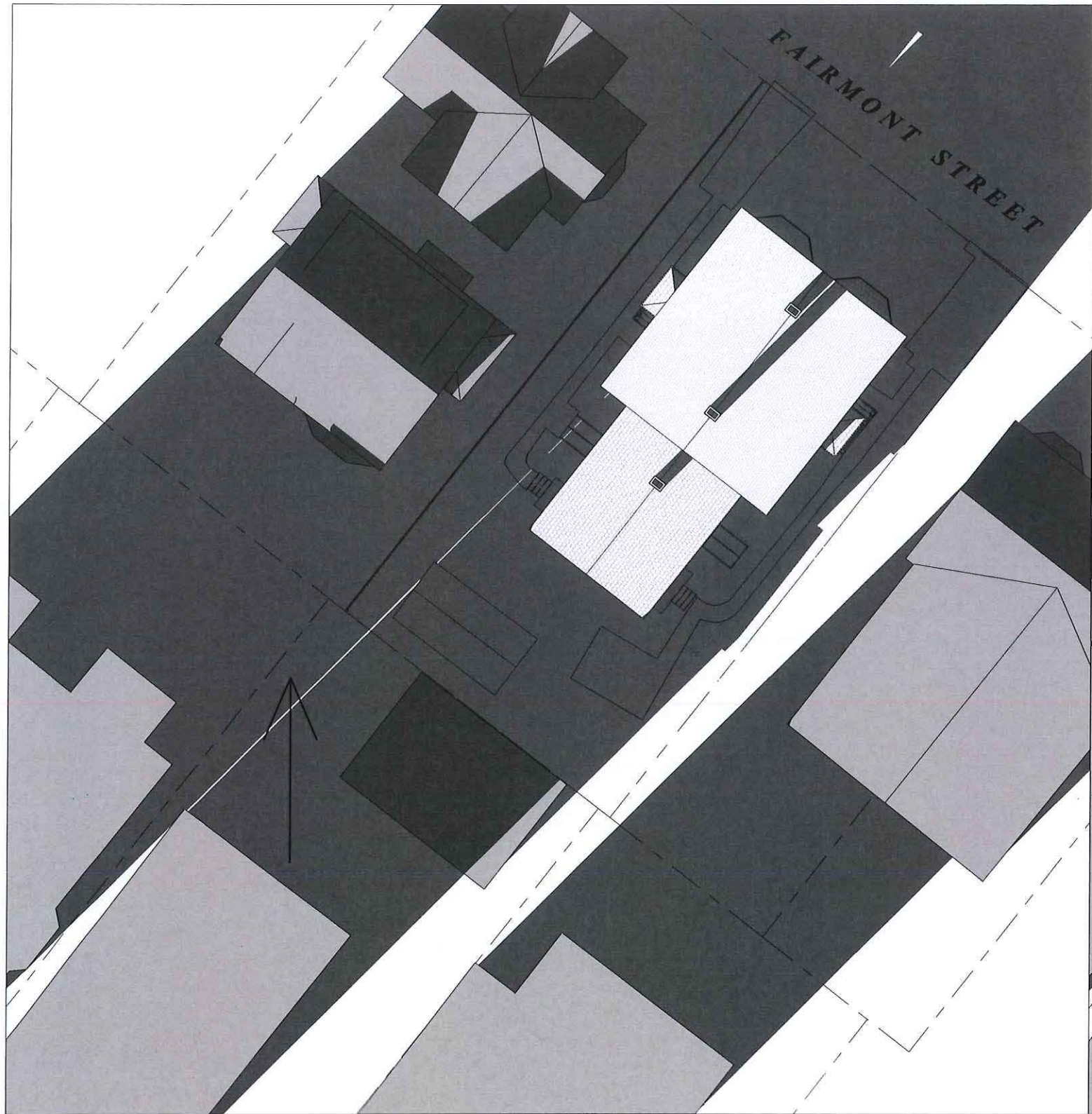
DATE
4/20/2023

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

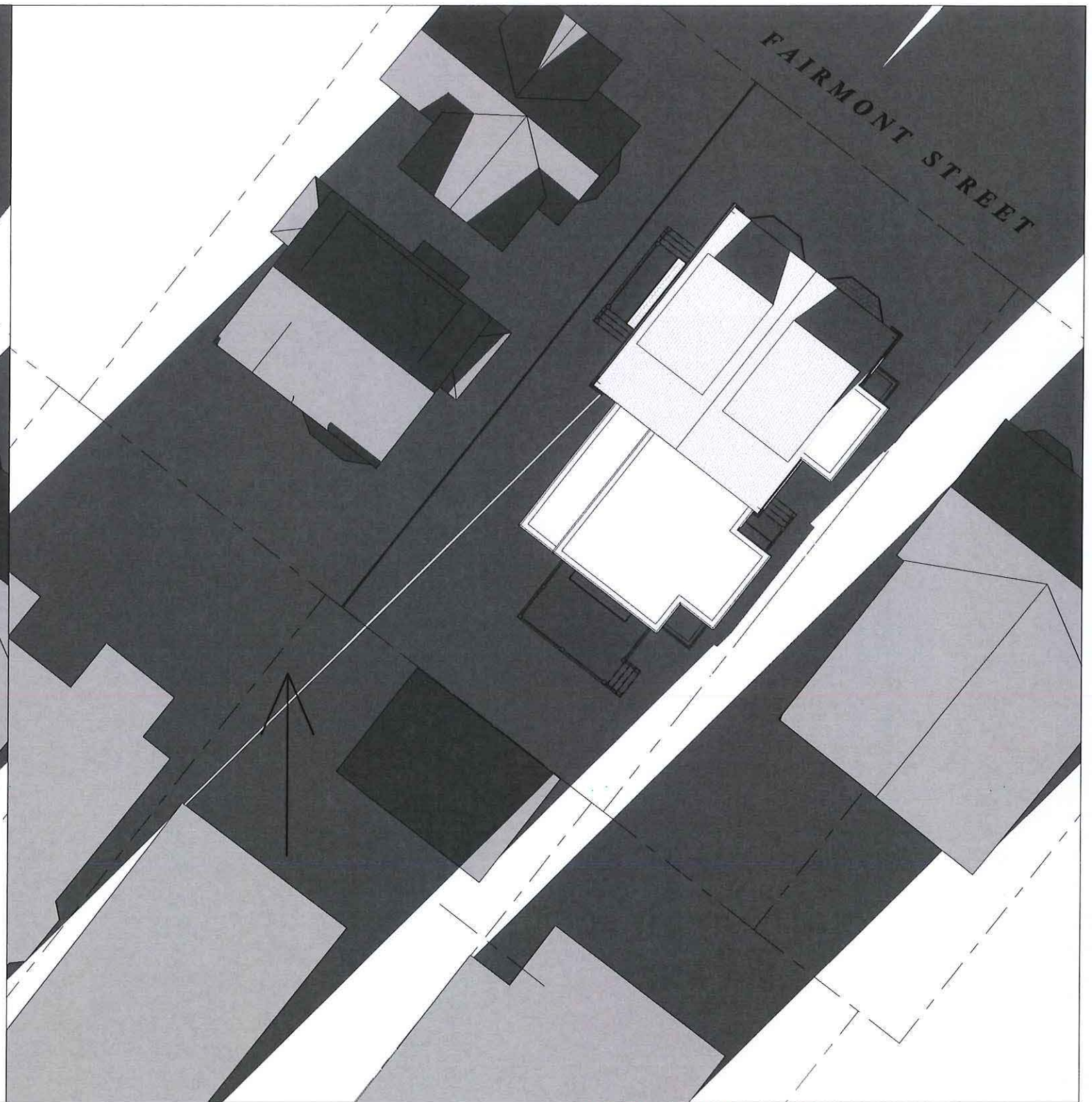
TITLE
**WINTER SOLSTICE
DEC. 21st 1 PM**

SCALE
AS NOTED

DRAWING
S-18



① 19- WINTER SOLSTICE 3 PM EXTG
1" = 20'-0"



② 19- WINTER SOLSTICE 3 PM PROP
1" = 20'-0"

NO CHANGE

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ARCHITECT

DATE

4/20/2023

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18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

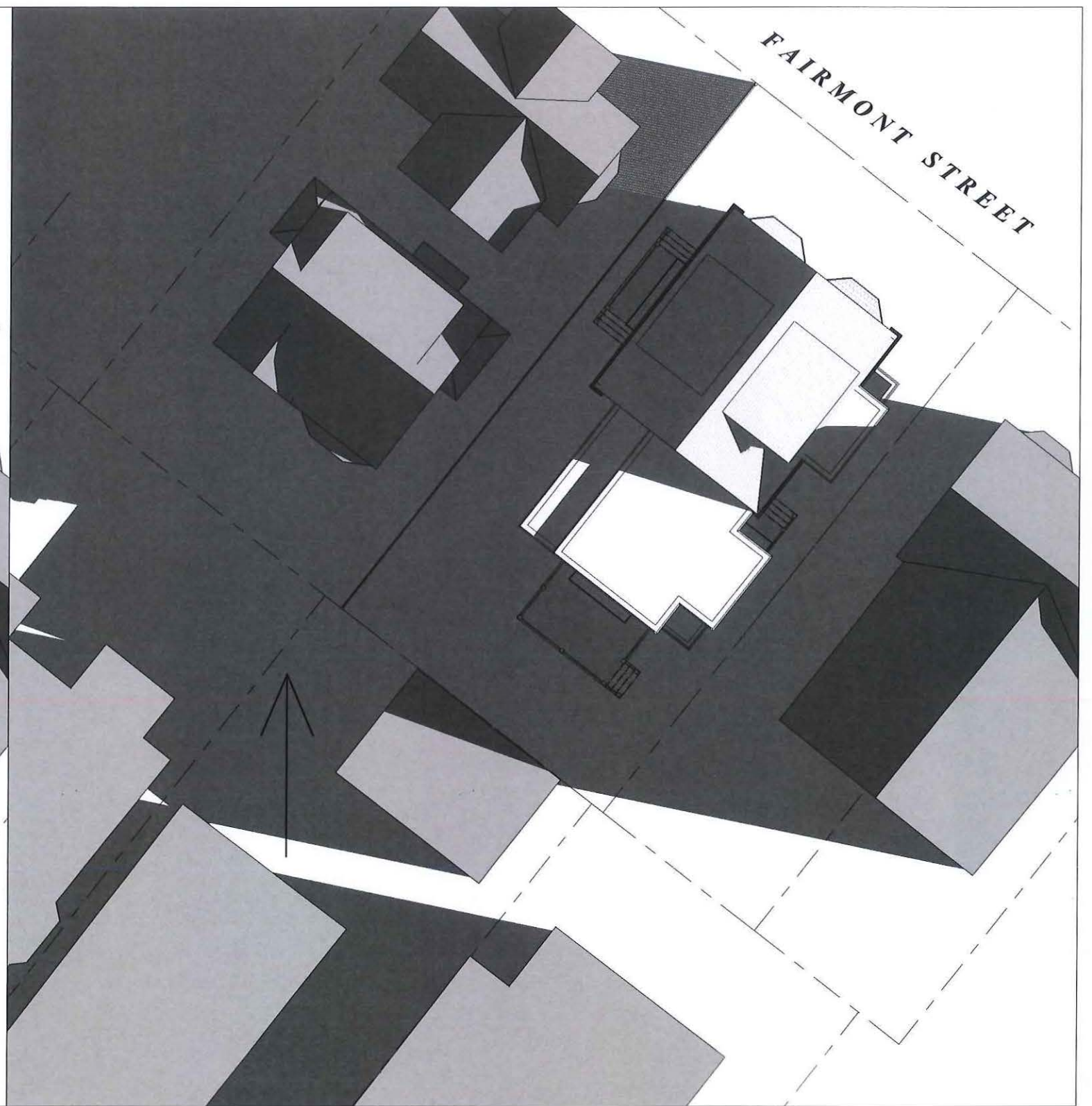
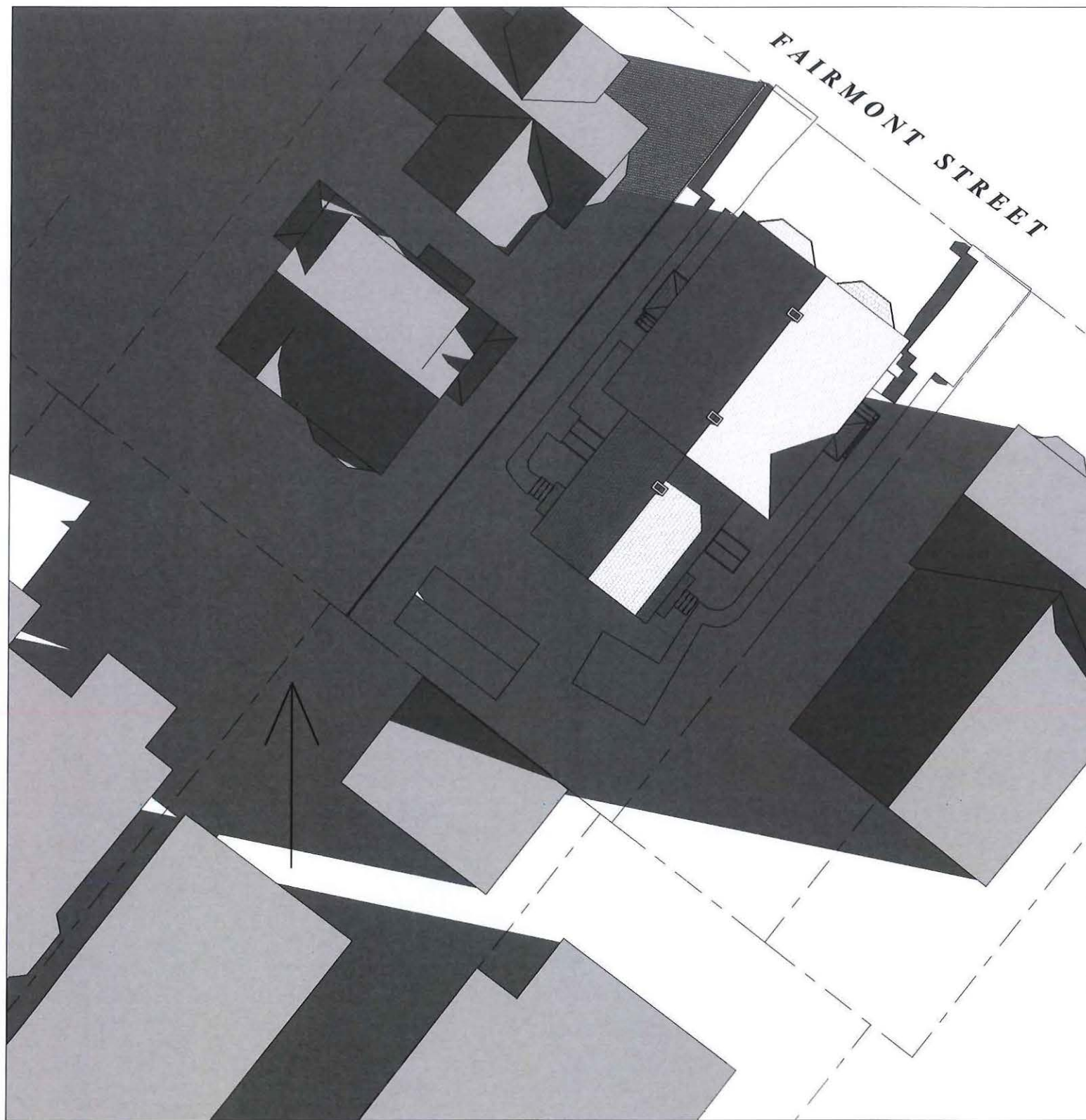
**WINTER SOLSTICE
DEC. 21st 3 PM**

SCALE

AS NOTED

DRAWING


S-19

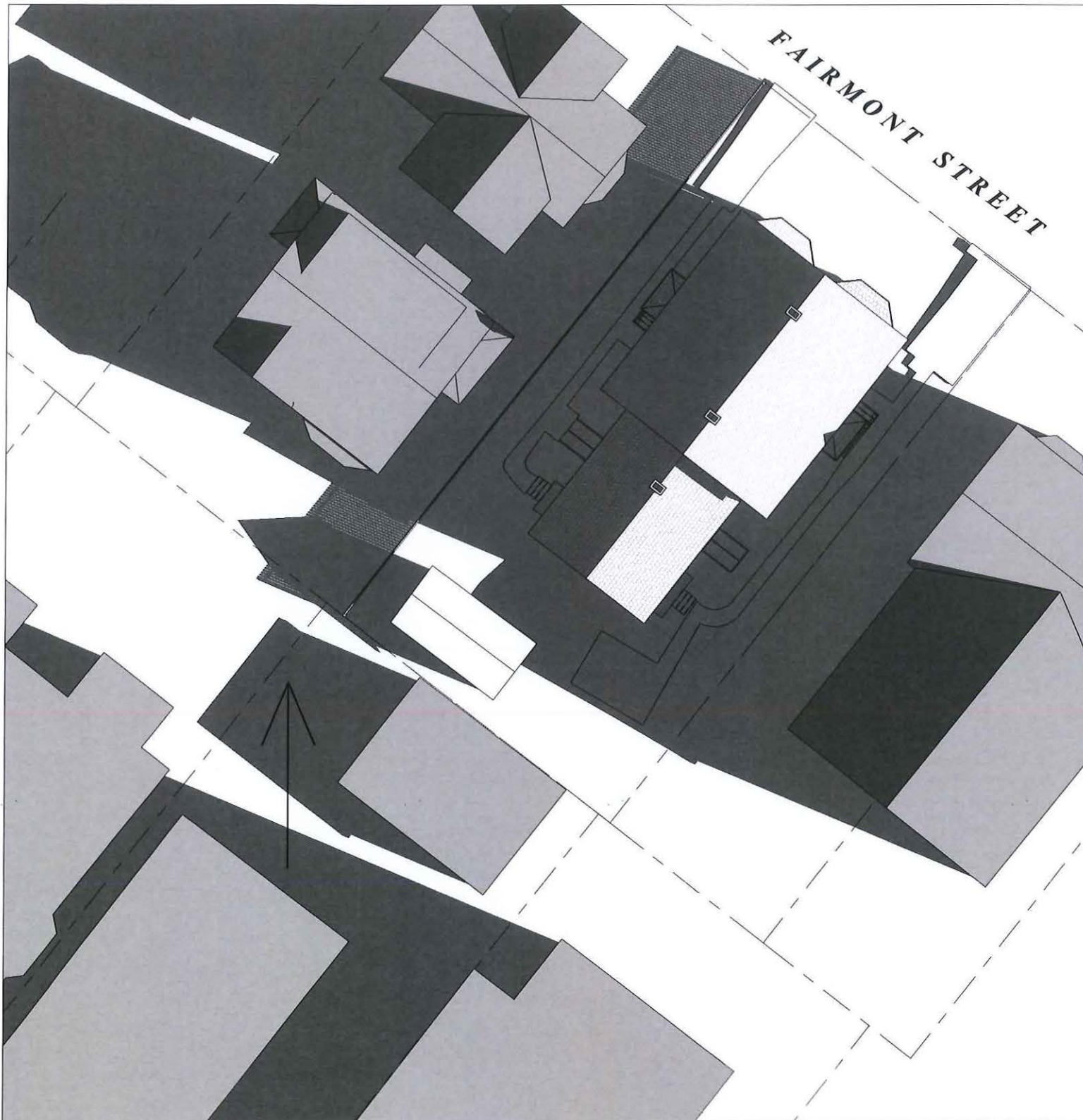


① 20 - SPRING EQUINOX 7 AM EXTG
1" = 20'-0"

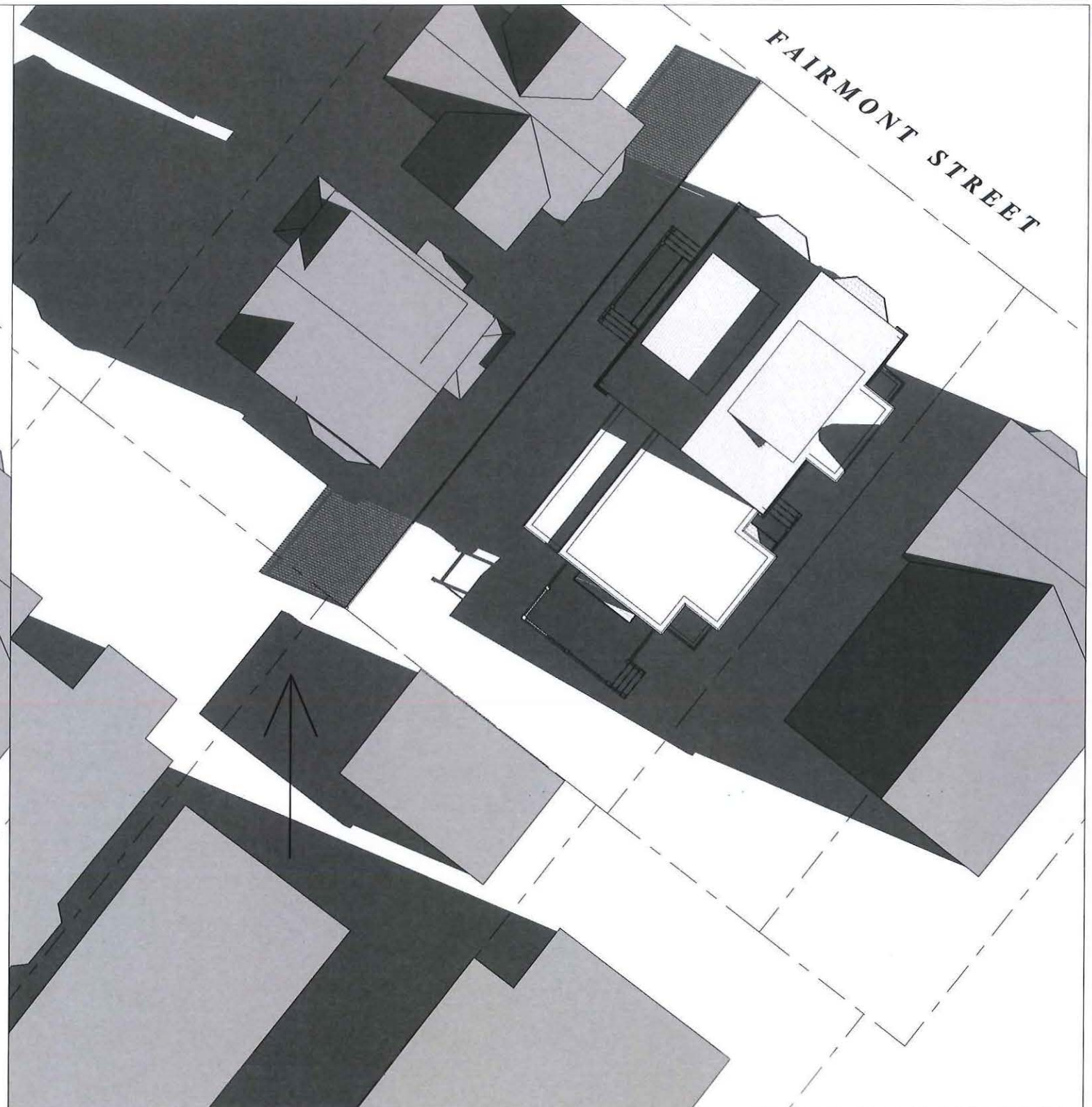
② 20 - SPRING EQUINOX 7 AM PROP.
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 7 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-20</p> |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|




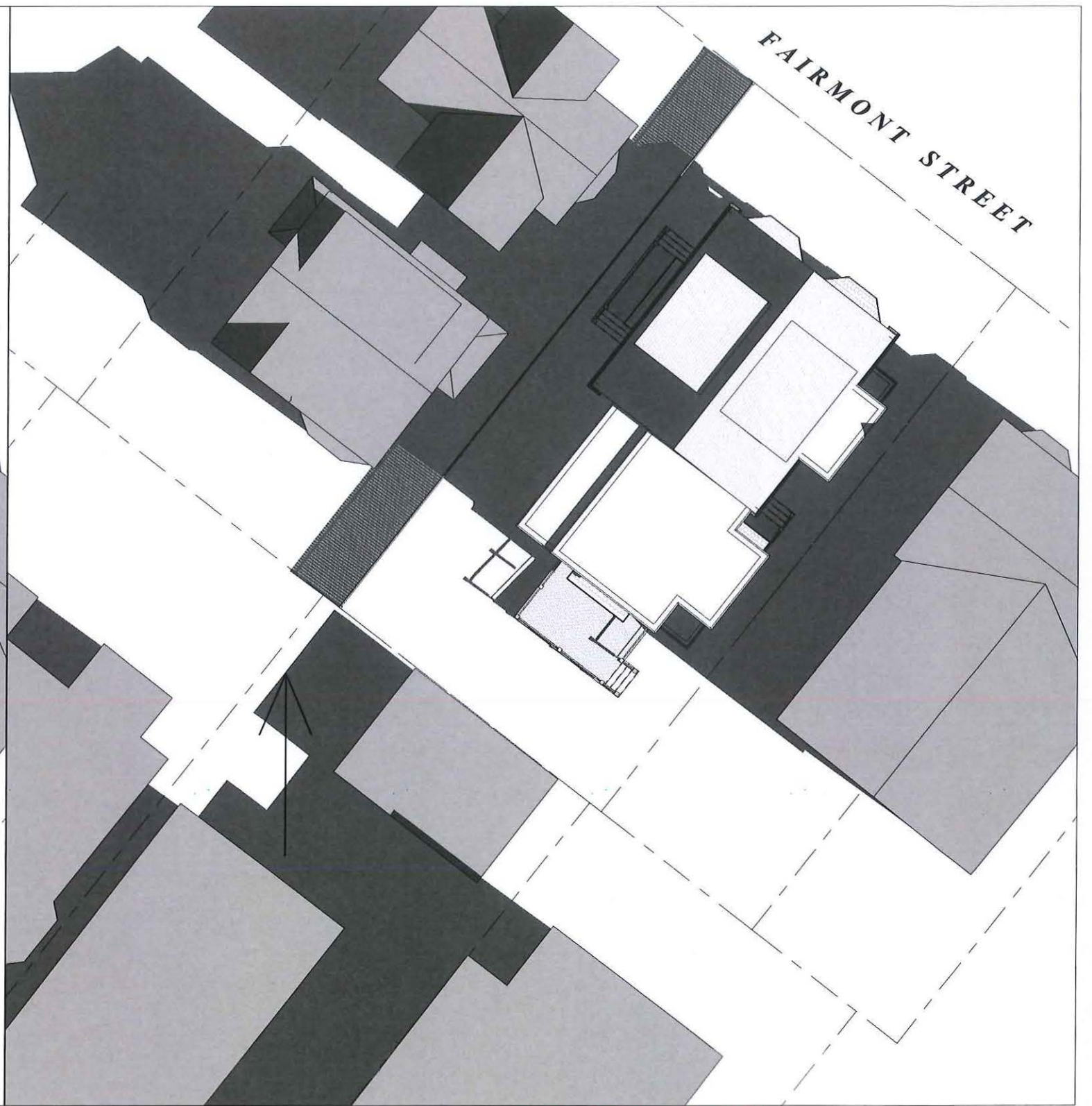
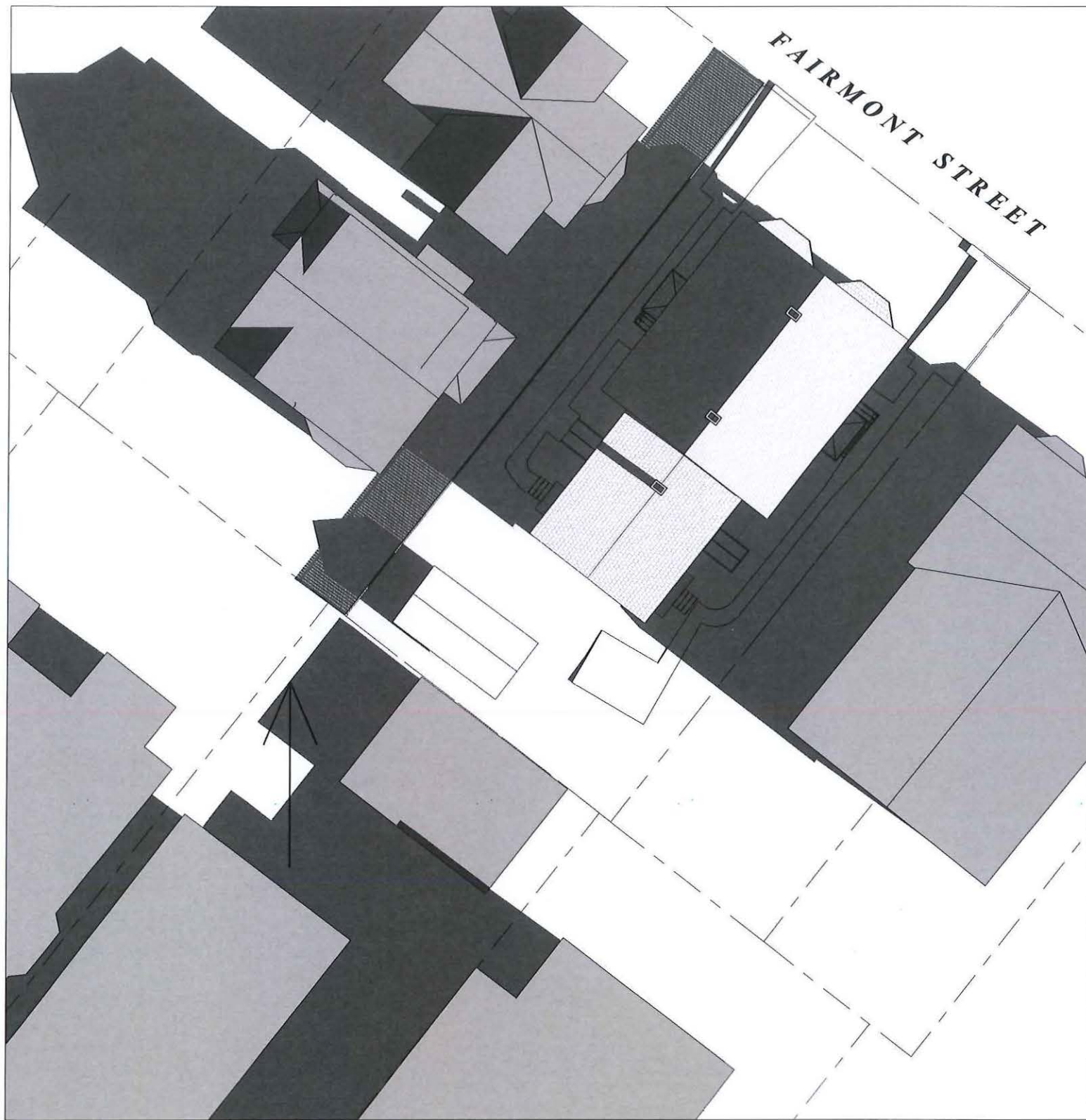
① 21 - SPRING EQUINOX 8 AM EXTG
1" = 20'-0"



② 21 - SPRING EQUINOX 8 AM PROP.
1" = 20'-0"

NO CHANGE


| | | | | | | |
|--|--|---------------------------|---|--|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 8 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-21</p> |
|--|--|---------------------------|---|--|---------------------------|--------------------------------|

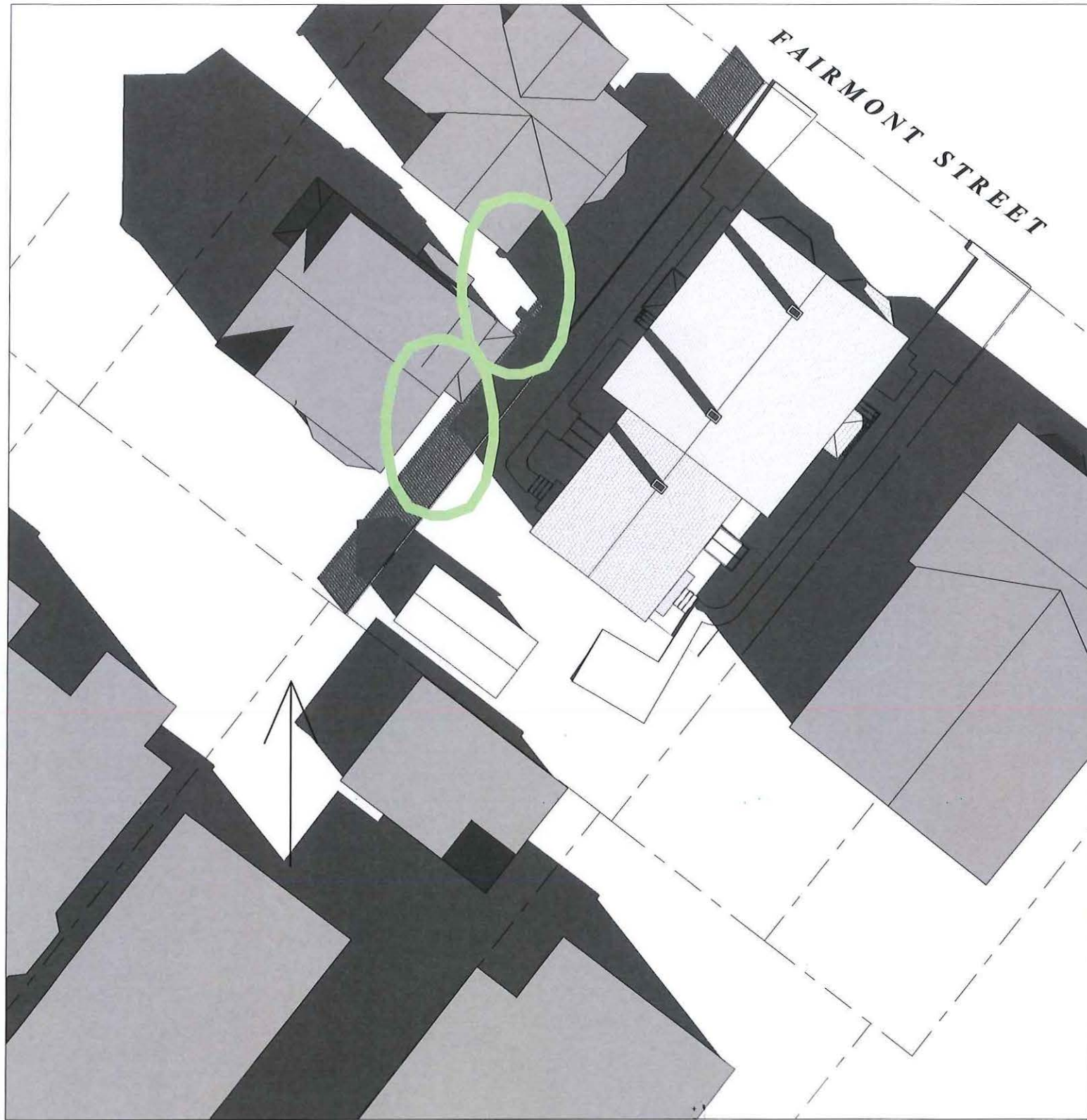


① 22 - SPRING EQUINOX 9 AM EXTG
1" = 20'-0"

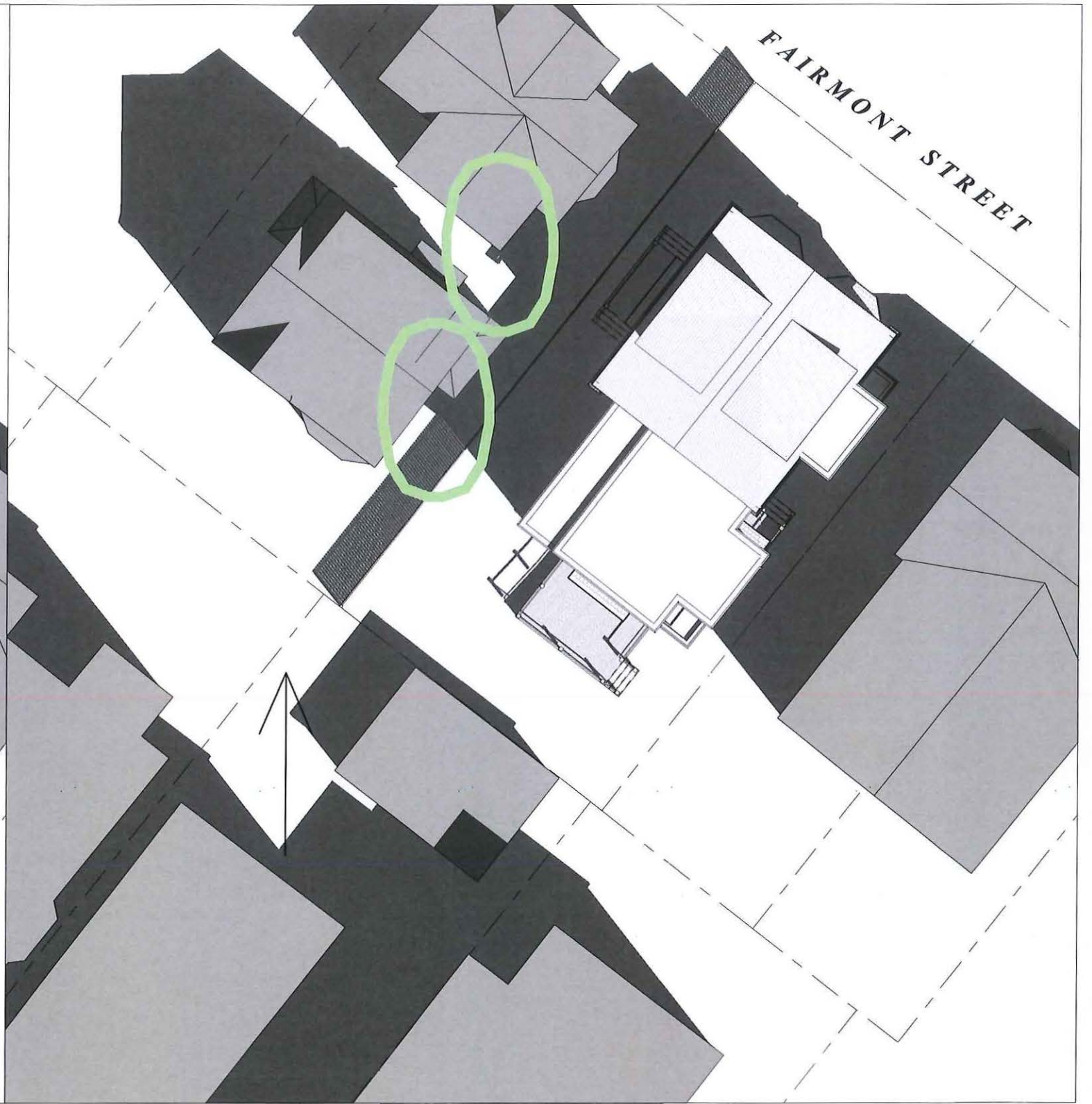
② 22 - SPRING EQUINOX 9 AM PROP.
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 9 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-22</p> |
|--|--|---------------------------|--|--|---------------------------|--------------------------------|



① 23 - SPRING EQUINOX 10 AM EXTG
1" = 20'-0"



② 23 - SPRING EQUINOX 10 AM PROP
1" = 20'-0"

| | |
|--|---|
|  | ARCHITECT |
| | GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com |

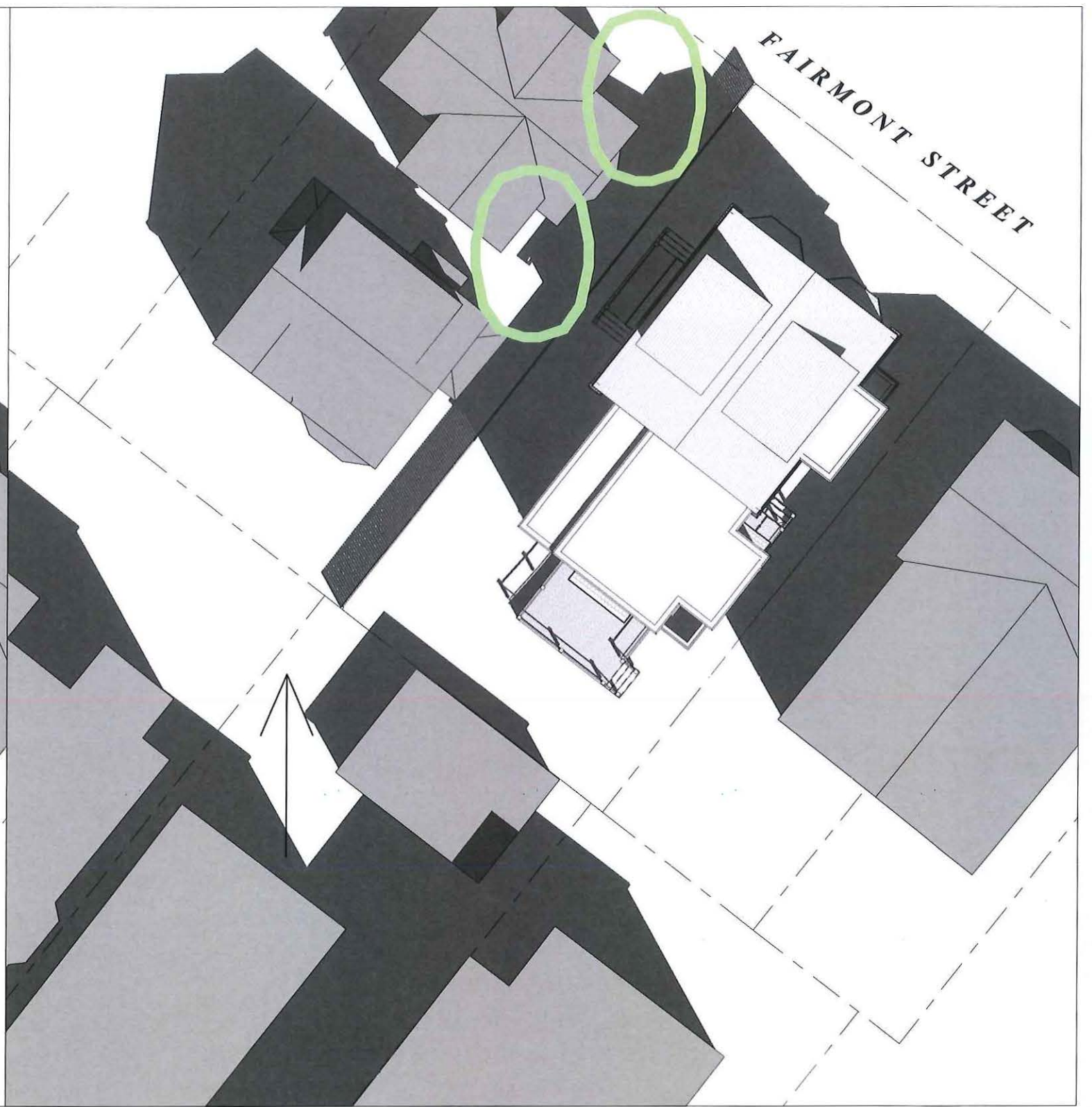
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| DATE |
| 4/20/2023 |

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

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| TITLE |
| SPRING EQUINOX MARCH 21st 10 AM |

| |
|----------|
| SCALE |
| AS NOTED |

| |
|-------------|
| DRAWING |
| S-23 |



① 23 - SPRING EQUINOX 10-30 AM EXTG
1" = 20'-0"

② 23 - SPRING EQUINOX 10-30 AM PROP
1" = 20'-0"

ARCHITECT

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CAMBRIDGE, MA 02138
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DATE

04/20/23

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

**SPRING EQUINOX
MARCH 21st 10-30
AM**

SCALE

AS NOTED

DRAWING

S-23.1




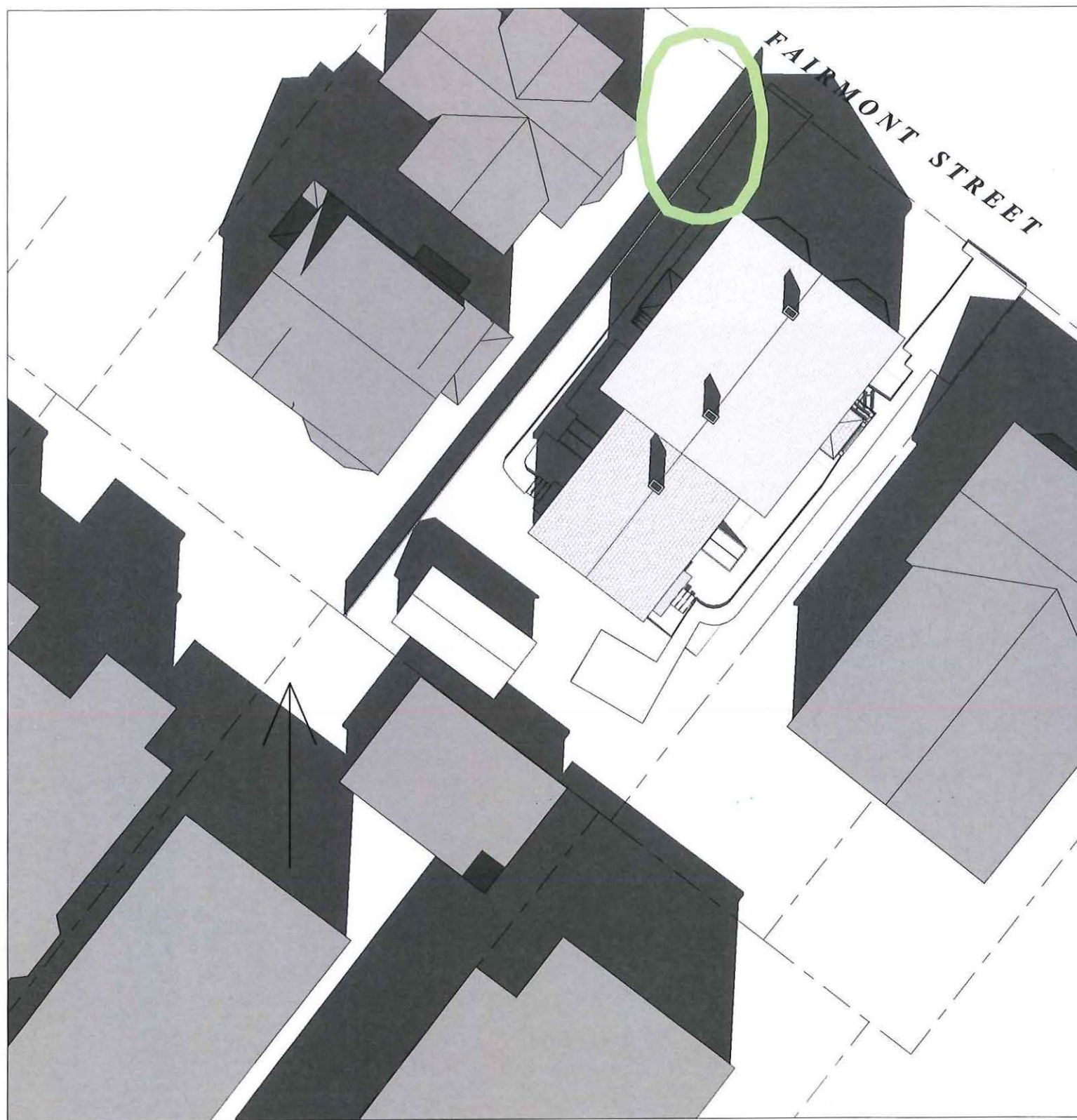


① 24 - SPRING EQUINOX 11 AM EXTG
1" = 20'-0"



② 24 - SPRING EQUINOX 11 AM PROP
1" = 20'-0"

| | | | | | | |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 4/20/2023</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 11 AM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-24</p> |
|--|--|---------------------------|--|---|---------------------------|--------------------------------|



① 25 - SPRING EQUINOX NOON EXTG
1" = 20'-0"



② 25 - SPRING EQUINOX NOON PROP
1" = 20'-0"

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DATE

4/20/2023

PROJECT

18-20 Fairmont Street, Cambridge

Proposed Side and Roof Additions

TITLE

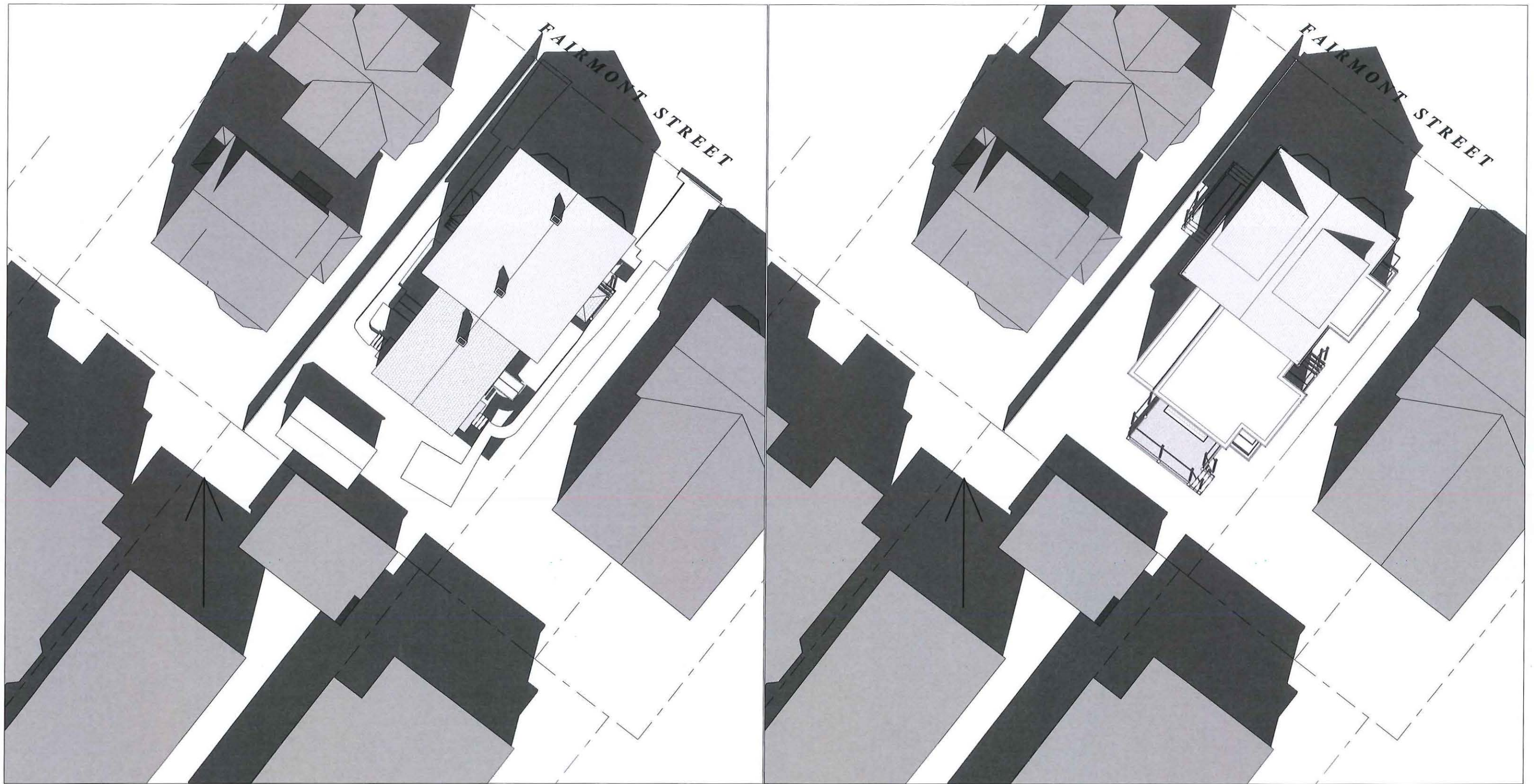
**SPRING EQUINOX
MARCH 21st NOON**

SCALE

AS NOTED

DRAWING


S-25



① 25 - SPRING EQUINOX 12:30 EXTG
1" = 20'-0"

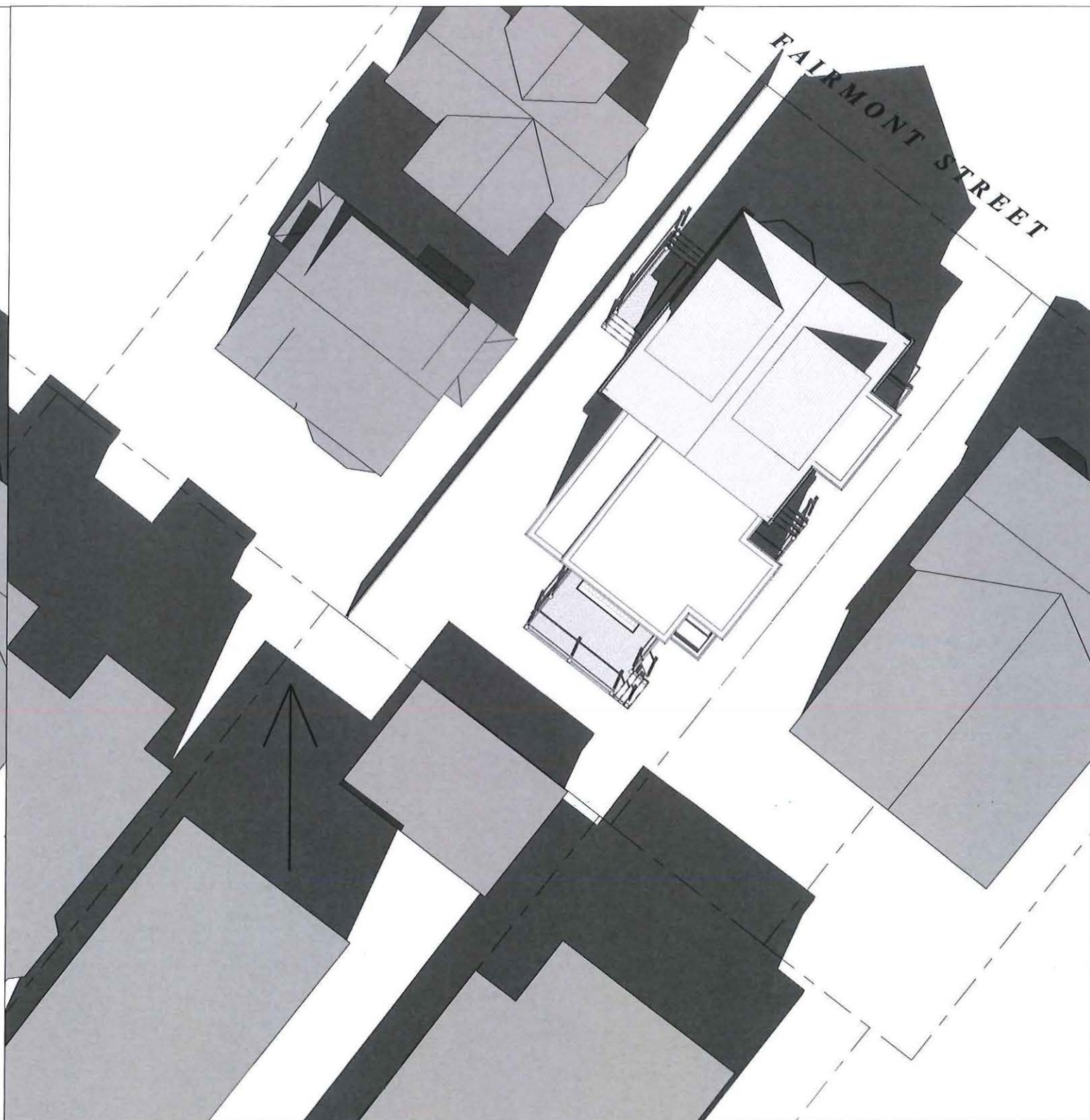
② 25 - SPRING EQUINOX 12:30 PROP
1" = 20'-0"

NO CHANGE

| | | | | | | |
|--|--|--------------------------|--|--|---------------------------|----------------------------------|
|  | <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p> | <p>DATE 04/20/23</p> | <p>PROJECT 18-20 Fairmont Street, Cambridge Proposed Side and Roof Additions</p> | <p>TITLE SPRING EQUINOX MARCH 21st 12-30 PM</p> | <p>SCALE AS NOTED</p> | <p>DRAWING S-25.1</p> |
|--|--|--------------------------|--|--|---------------------------|----------------------------------|



① 26 - SPRING EQUINOX 1 PM EXTG
1" = 20'-0"



② 26 - SPRING EQUINOX 1 PM PROP
1" = 20'-0"

NO CHANGE

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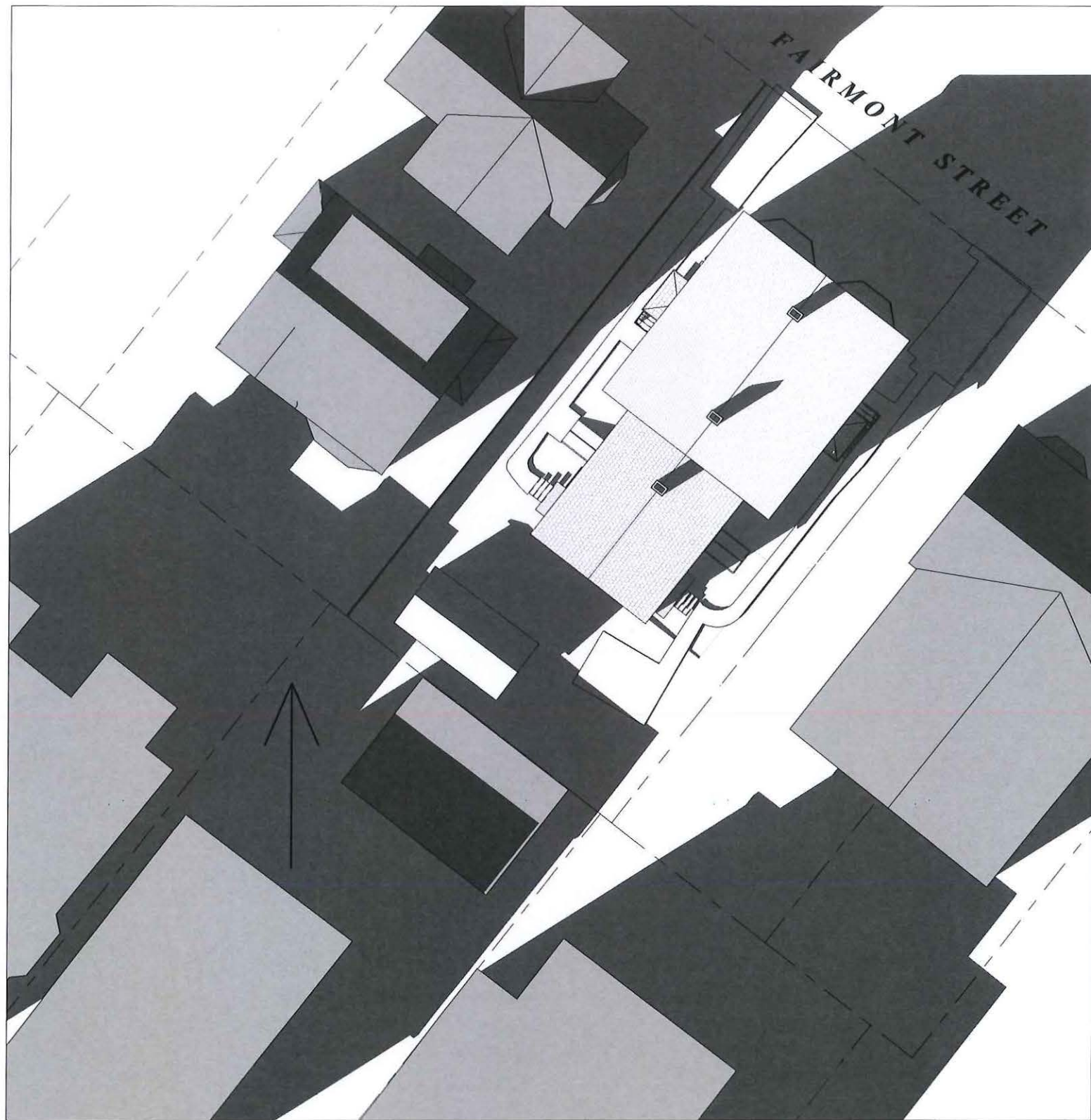
ARCHITECT
DATE
4/20/2023

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

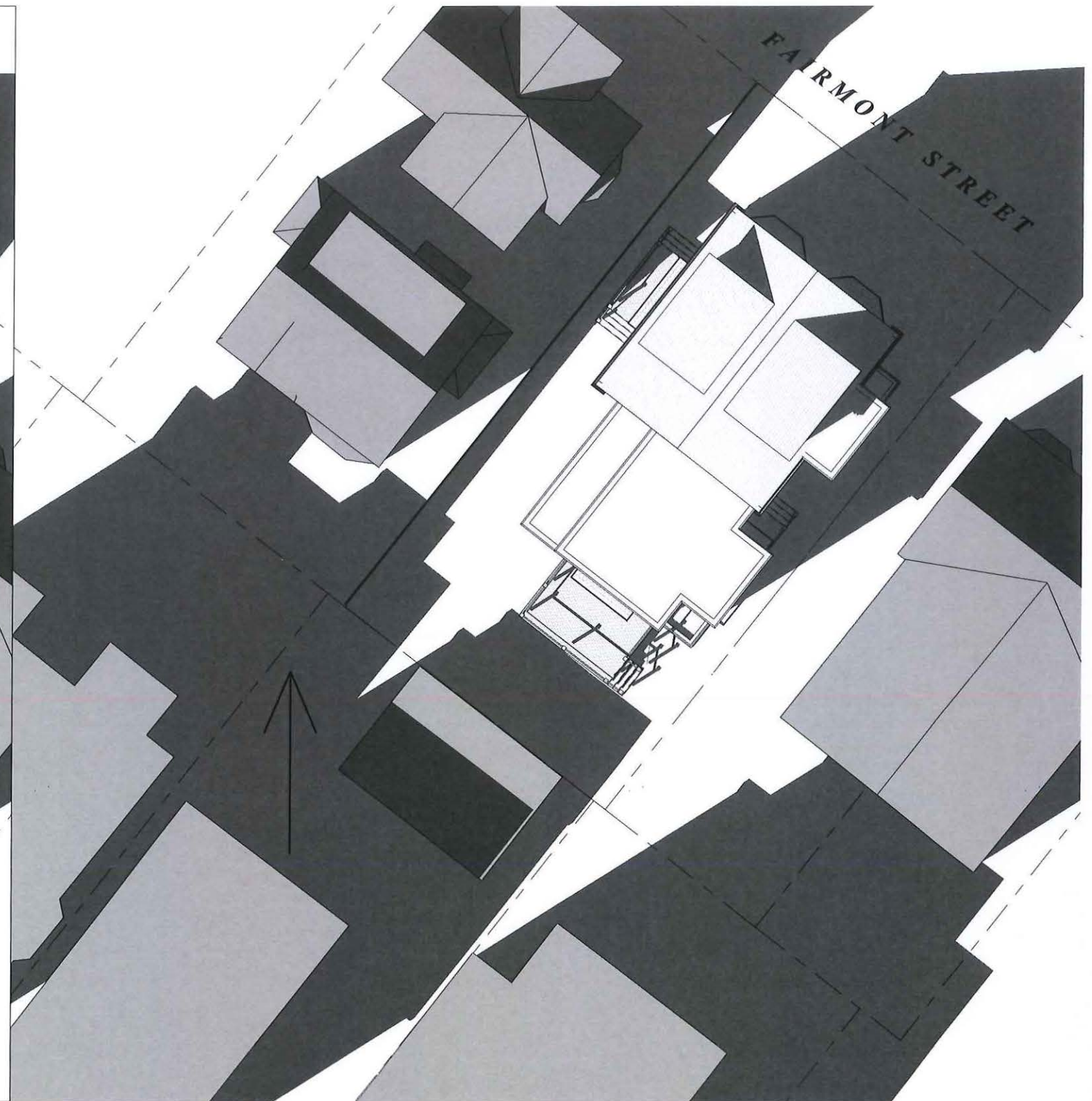
TITLE
**SPRING EQUINOX
MARCH 21st 1 PM**

SCALE
AS NOTED

DRAWING
S-26



① 27- SPRING EQUINOX 3 PM EXTG
1" = 20'-0"



② 27 - SPRING EQUINOX 3 PM PROP
1" = 20'-0"

NO CHANGE

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DATE
 4/20/2023

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

TITLE
**SPRING EQUINOX
 MARCH 21st 3 PM**

SCALE
 AS NOTED

DRAWING
S-27



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2023 MAY -8 A 10:46

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:

Reconstruct Gable Roof in Front with Dormer Additions
New Flat Roof Addition in Rear
Increase FAR
New Left Side Additions
New Window and Door Openings

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 Glassman, R.A.

(Print Name)

Address:

2 Worthington St Cambridge MA 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

5/5/2023

Date: 5/5/2023

RED TEXT = REVISION

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:</u> ² | | .74 | .92 .82 | .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 5.0' | 17.5 | |
| | RIGHT SIDE | 9.9 | 9.9 | 17.5 | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 32.4' | No Change 34.06' | 35.0' | |
| | WIDTH | 30' | No Change 35.5' | NA | |
| | LENGTH | 57' +/- | 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'.

5/5/2023

REVISED AND ADDITIONAL STATEMENTS 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 substantial new or increased existing detriments to the direct abutters or to the neighborhood in general. There will be no loss of privacy, no creation of any substantial new 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 remain as is, with the exception of the reduced existing non-conforming left side setback which has the support of the left side abutter.**

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 unchanged. **The modestly raised front gable roof and 15'-0" dormers, left side 2-story additions and new rear flat roof addition are consistent with the streetscape, the additions are all very modest and low profile. The increase in FAR is minor.** 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. The existing housing will be substantially improved and become more amenable to modern family living.

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 substantial new detriments beyond those already existing per the existing-non-conforming lot and structure.**

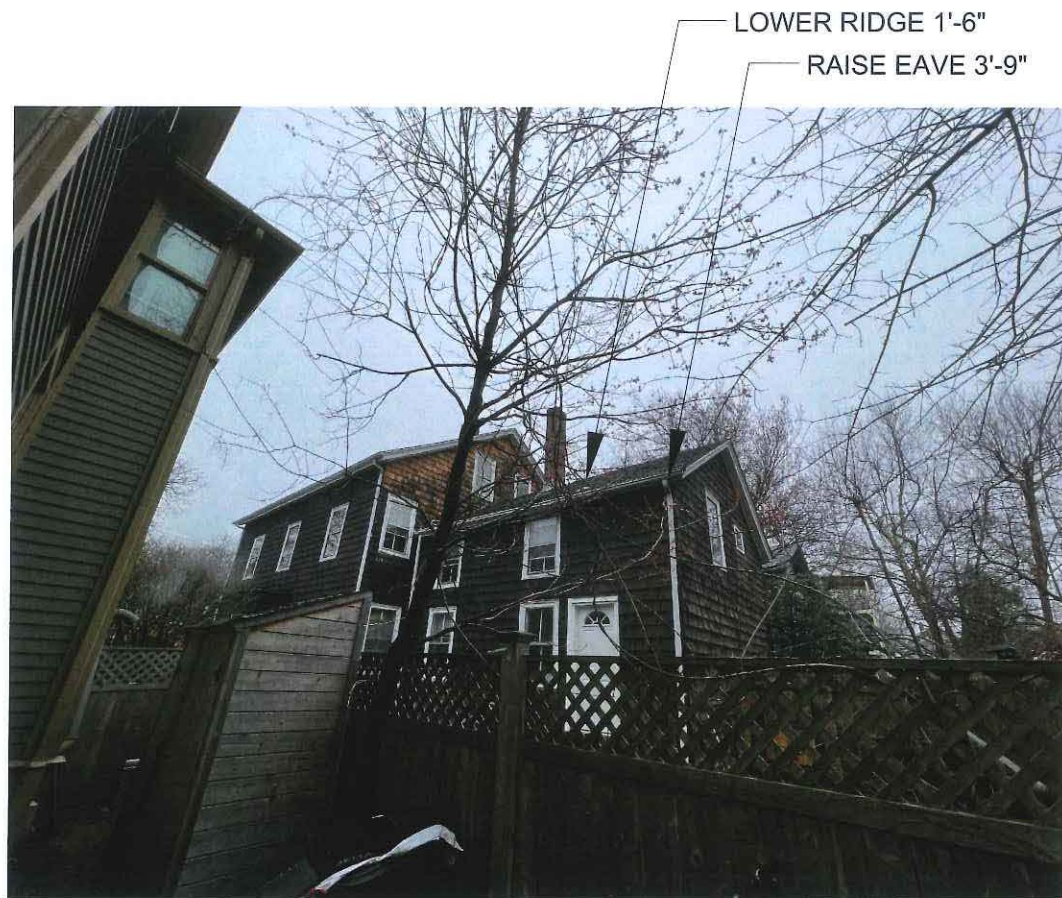
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

ADDITIONAL STATEMENTS:

IN RESPONSE TO THE RIGHT SIDE ABUTTER CONCERNS EXPRESSED AT THE FIRST BZA HEARING, AT THE FOLLOWING ABUTTER MEETING, AND IN THE VARIOUS COMMUNICATIONS, THE FOLLOWING MODIFICATIONS TO THE DESIGN HAVE BEEN MADE IN GOOD FAITH TO ADDRESS THE CONCERNS OF THE RIGHT SIDE ABUTTERS:

- 1. THE ORIGINALLY PROPOSED INCREASE IN NON-CONFORMING FAR IS REDUCED FROM .92 TO .82.**
- 2. THE ORIGINALLY PROPOSED NEW 3RD STORY MANSARD ROOF IN THE FRONT OF THE BUILDING IS REPLACED WITH A RECONSTRUCTED GABLE ROOF WITH 15'-0" DORMERS DESIGNED PER THE CAMBRIDGE DORMER GUIDELINES.**
- 3. THE ORIGINALLY PROPOSED NEW 3RD STORY MANSARD ROOF IN THE REAR PORTION OF THE BUILDING IS REPLACED WITH 2-STORY FLAT ROOF TO MAKE THE EXISTING 1-1/2 STORY BUMP-OUT FUNCTIONAL AND CODE COMPLIANT. AS A CONDITION FOR APPROVAL NO ROOF DECK IS PROPOSED ON THE NEW FLAT ROOF ADDITION.**
- 4. THESE REVISIONS TO AND REDUCTIONS OF THE ORIGINALLY PROPOSED NEW MANSARD ROOF PROFILES, AND THE ELIMINATION OF THE PROPOSED REAR NEW 3RD STORY, MAINTAINS THE ESSENTIAL OPENESS OF THE SKY FOR BOTH ABUTTING LOTS. THE INCREASE IN THE EXISTING SHADOWS EVEN AT THE MOST EXTREME SEASONAL SUN ANGLES ARE BRIEF, AND THEY ARE CONSISTENT WITH THE EXISTING SHADOWS ALREADY CAST, AND IN NO WAY CONSTITUTE A SUBSTANTILLY WORSE DETRIMENT THAN THE EXISTING SHADOWS AS PER THE PROVIDED SHADOW STUDY.**
- 5. THE HEIGHT OF THE REAR PORTION OF THE BUILDING REMAINS SUBSTANTIALLY LOWER THAN THE ABUTTING STRUCTURES. IN FACT, THE OVERALL HEIGHT OF THE REAR PORTION OF THE BUILDING IS REDUCED, NOT INCREASED. THE LOW EAVES ON THE RIGHT SIDE ARE RAISED ONLY 3'-9" TO ACHIEVE THE MINIMUM CODE COMPLIANT HEAD AND FUNCTIONAL USE OF THE EXISTING SPACES.**
- 6. THE ORIGINALLY INCREASED WITH OF THE EXISTING REAR PORTION OF THE HOUSE IS ONLY BEING WIDENED ON THE LEFT SIDE. THE RIGHT SIDE EXTERIOR WALLS AND THE ASSOCIATED EXISTING RIGHT SIDE SETBACKS WILL REMAIN UNCHANGED.**

**VIEW OF REAR
BUMPOUT
FROM YARD
OF 24
FAIRMONT
STREET**



LOWER RIDGE 1'-6"
RAISE EAVE 3'-9"

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

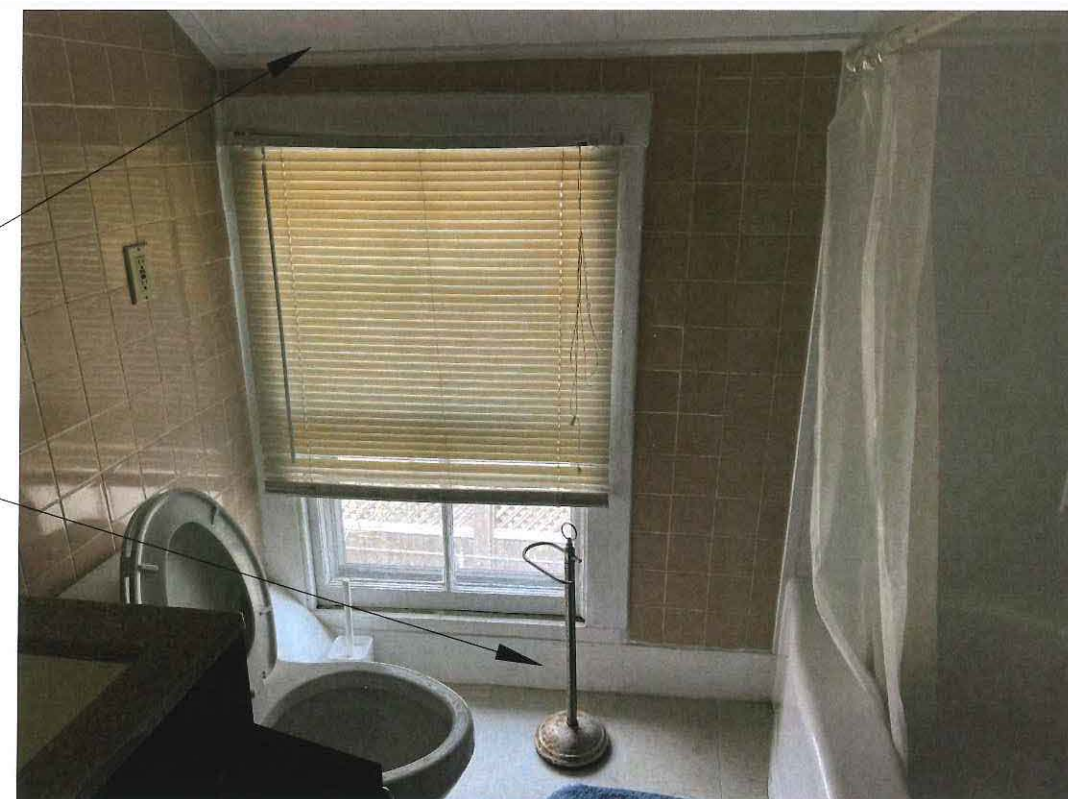
2023 MAY -8 A 10:46



EXISTING ELEVATION
CHANGE IN 2ND FLOOR
AT REAR IS APPROX. 15"

EXISTING CEILING
HEIGHT 5'-0"

EXISTING WINDOW SILL
APPROX. 7" ABOVE FLOOR



EXISTING REAR BUMPOUT INTERIOR / EXTERIOR VIEWS



VIEW FROM 18-20 FAIRMONT ST



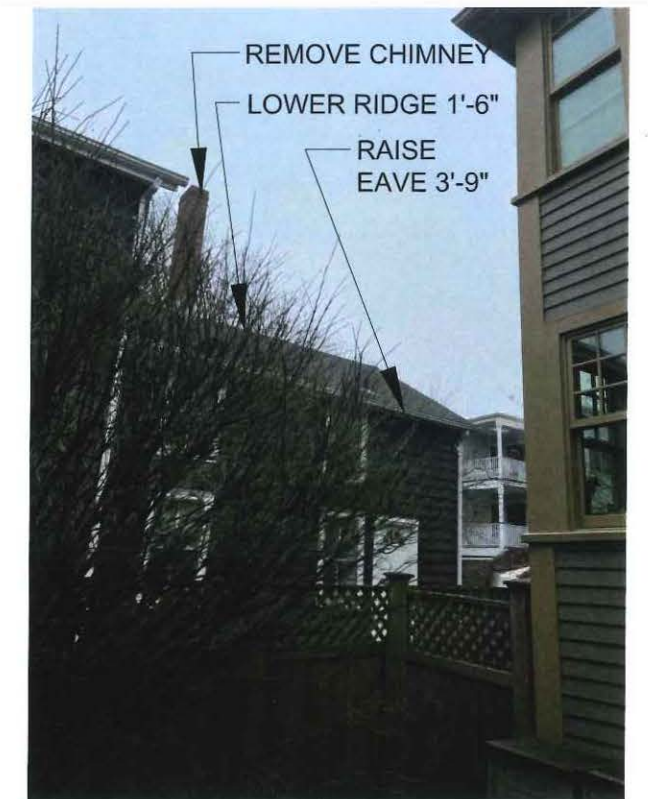
VIEWS FROM 22 FAIRMONT STREET 2ND FLOOR DECK



VIEW FROM 22 FAIRMONT ST 2ND FLOOR DECK



VIEW FROM 22 FAIRMONT ST 2ND FLOOR



YARD VIEW FROM 22 FAIRMONT ST

EXISTING REAR BUMPOUT EXTERIOR VIEWS

EXISTING REAR BUMPOUT EXTERIOR VIEWS



VIEW FROM 18-20 FAIRMONT ST 1ST FLOOR

LOWER RIDGE 1'-6"
RAISE EAVE 3'-9"



VIEW OF 22 & 24 FAIRMONT STREET
FROM YARD OF 18-20 FAIRMONT ST



VIEW FROM YARD AT 24 FAIRMONT ST

RAISE EAVE 3'-9"

18 Fairmont St

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

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

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-WHEELE
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
BHUJLE, NIHAL M. & JENNIFER BHUJLE
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 Fairmount 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.**"*

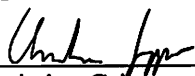
The claims in bold are not true. By increasing the volume by over 20%, increasing the massing of the third floor, moving the rear of the building nearly 3' closer into the setback, and increasing the height of much of the building, the applicant will definitely cast broader shadows on the abutting lots 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"?

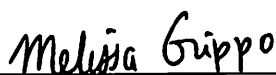
The proposed increase in volume, area, and height, making the building nearly 1.0 FAR and close to 1.2 with the finished basement is not in keeping with the neighborhood and sets a concerning precedent for the district. **Allowing for significant increases in the massing of already nonconforming planes 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

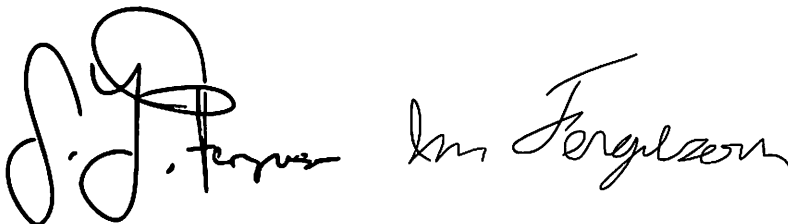
The image shows two handwritten signatures in black ink. The signature on the left is for Sandra Ferguson, and the signature on the right is for Ian Ferguson. Both signatures are written in a cursive, flowing style.

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 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.

