



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 31 PM 12: 26

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 209173

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Adam Glassman C/O Adam Glassman / GCD Architects

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

LOCATION OF PROPERTY: 27 Hurlbut St , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Proposed Exterior Stair and Window Wells and Guardrails, and New Right Side Window Openings /

DESCRIPTION OF PETITIONER'S PROPOSAL:

New Right Side Below Grade Window and Stairwells.

New 2-Story Rear Addition, New Right Side Door and Window Openings, and the Guardrails associated with the New Right Side Below Grade Stair and Window Wells.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 8.000	Section: 8.22.2.d & 8.22.2.c (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman

(Print Name)

2 Worthington St Cambridge, MA 02138

Address:

Tel. No.

16174128450

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 Adam Glassman
(OWNER)

Address: 27 Hurlbut ST Cambridge MA 02138

State that I/We own the property located at 27 Hurlbut St Cambridge MA 02138,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Adam Glassman

*Pursuant to a deed of duly recorded in the date 1/18/2023, Middlesex South
County Registry of Deeds at Book 81173, Page 1; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

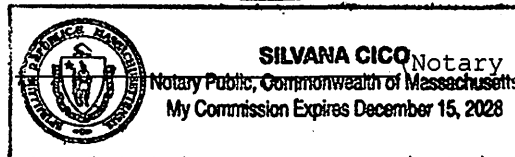
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name ADAM GLASSMAN personally appeared before me,
this 19th of January, 2023, and made oath that the above statement is true.

My commission expires

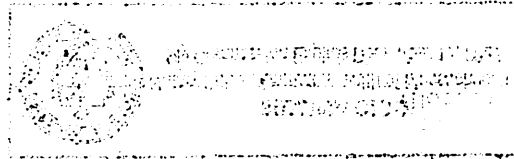


Silvana Cico Notary Seal).

Notary

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

10. The following information is provided for the year ended 31/12/2017:
 (a) The company's revenue is \$1,000,000.

[illegible]

причем, в зависимости от условий, в которых он находится, может быть и влиятельным, и не влиятельным;

THE BOARD AND MEMBERS OF THE BOARD OF THE
CITY OF NEW YORK

Title page, front of the book, of manuscript 4450, folio
 1r, the decorated title page, with the text "In nomine domini Amen" and the initials "I" and "D" in red ink.

UNIT AFFILIATION: NONE - COMMERCIAL IMPORTATION

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the ordinance would prevent us from creating the second means of egress and escape window wells required to make our basement living space a safe and comfortable accessory apartment for an elderly relative who will be moving in with us. In order to construct these new stair and window wells without zoning relief the roof would need to have its peak removed, deforming the architectural character of the property which would also visually degrade the neighborhood.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The topography of the lot and therefore the average grade is low relative to the high point of the existing roof ridge of the Queen Anne style house which has a relatively steep pitch. The additional stair and window wells would technically raise the height of our house relative to the average grade, even though the roof height and appearance will remain completely unchanged. The proposed building height of just less than 3'-0" per the new window and stair wells would technically, though not visually, increase the height of the building due to the slightly but unnoticeably modified average grade.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed below grade (2) new window wells and (1) new stair well would be visually and functionally consistent with many other properties in our neighborhood which enjoy the same architectural features. The character of the house and neighborhood would not be negatively impacted by the proposed work. There would be no loss of street parking, no new noise or light pollution, and no increase in density. There is no increase in FAR.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The technical increase of the building height due to the slight grade change is very minimal, and would be totally unnoticeable and would have no impact whatsoever on the abutters or the character of the neighborhood. These proposed features are consistent with and supportive of the residential use of the property, they would enhance the use of the property, and they would have no negative impact on either the quality of life for our abutters or their ability to enjoy their own properties. The only meaningful consequence of the proposed below grade window and stair wells would be to make the structure more suitable, functional and comfortable for families, especially families with elderly relatives living in the house.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

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 27 Hurlbut 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 modest increase in the non-conforming FAR per the proposed rear addition, the proposed new right side window and door openings, and the proposed window and stair well guardrails will have no negative impact on the abutters for whom there will be no loss of privacy, no increase in noise or light pollution, and no impact on neighborhood density. The addition itself will be conforming relative to open space, all setbacks and building height requirements.

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 proposed work will have no impact on the existing traffic patterns or on street parking.

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 work will have no adverse affect on the development of the adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed work will cause no detriment to the citizens of the city, their safety or their welfare.

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 work will be consistent with the character of the the house and the neighborhood and will not be visible from the street.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Adam Glassman

Location: 27 Hurlbut St., Cambridge, MA

Phone: 16174128450

Present Use/Occupancy: Single Family Residential

Zone: Residence B Zone

Requested Use/Occupancy: Single Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,989.00	4,012.00	2,824.75	(max.)
<u>LOT AREA:</u>		5,785.0	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.52	.69	.48 (Average for .50 for first 5,000.00 SF and .35 for remaining 785.0 SF) SF)	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,785.00	5,785.00	2,500.00	
<u>SIZE OF LOT:</u>	WIDTH	65'	No Change	50'	
	DEPTH	89'	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	18.0'	No Change	15.0'	
	REAR	46.0'	25.0'	25.0'	
	LEFT SIDE	17.8'	No Change	12.5'	
	RIGHT SIDE	4.3'	.58' to Stair Guardrail and 3.58' to Window Well Guardrail and 4.3' to Right Side Window and Door Openings	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	34.5'	37.4'	35.0'	
	WIDTH	34.5'	46.1'	NA	
	LENGTH	38.5'	38.5'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		2,896.0 SF (.50)	2,450.0 SF (.42)	1,157.0 SF (.20)	
<u>NO. OF DWELLING UNITS:</u>		1	1	2 Allowable	
<u>NO. OF PARKING SPACES:</u>		1	1	0	
<u>NO. OF LOADING AREAS:</u>		0	0	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		24.5'	11.0'	10.0'	

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.:

An Existing Concrete Studio Accessory Building is on the lot. The new construction will 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.

JANUARY 29 2023
27 HURLBUT STREET

PREPARED BY:
GCD ARCHITECTS



EXISTING FRONT VIEW

SEEKING VARIANCE RELIEF FOR NEW NON-CONFORMING BUILDING HEIGHT PER PROPOSED NEW RIGHT SIDE BELOW GRADE STAIR AND WINDOW WELLS.

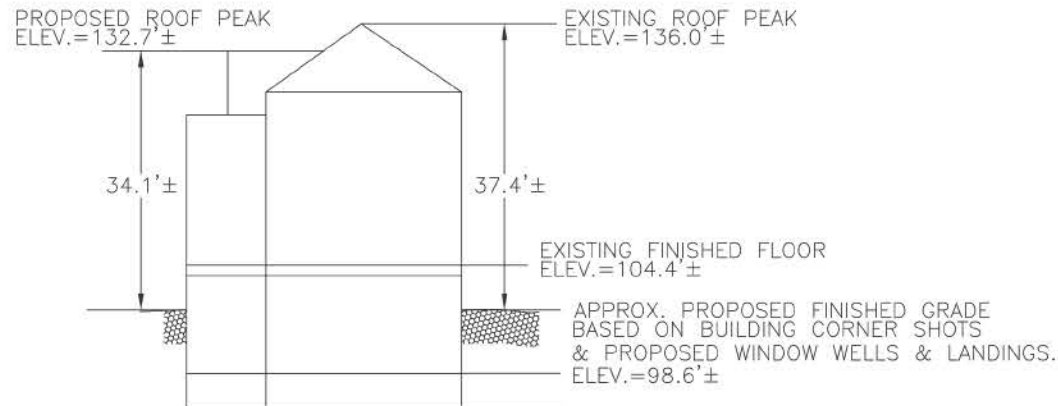


EXISTING VIEW HURLBUT ST

SEEKING SPECIAL PERMIT RELIEF FOR INCREASED EXISTING NON-CONFORMING FAR PER PROPOSED REAR ADDITION.

SEEKING SPECIAL PERMIT RELIEF FOR PROPOSED NEW RIGHT SIDE DOOR AND WINDOW OPENINGS AND GUARDRAILS WITHIN THE EXISTING NON-CONFORMING RIGHT SIDE SETBACK.

EXISTING LEGEND	
SS	SEWER LINE
SM	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UP	UTILITY POLE
GV	GAS VALVE
ES	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
CB	CATCH BASIN
F	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
DM	DRAIN MANHOLE
HY	HYDRANT
T	TREE

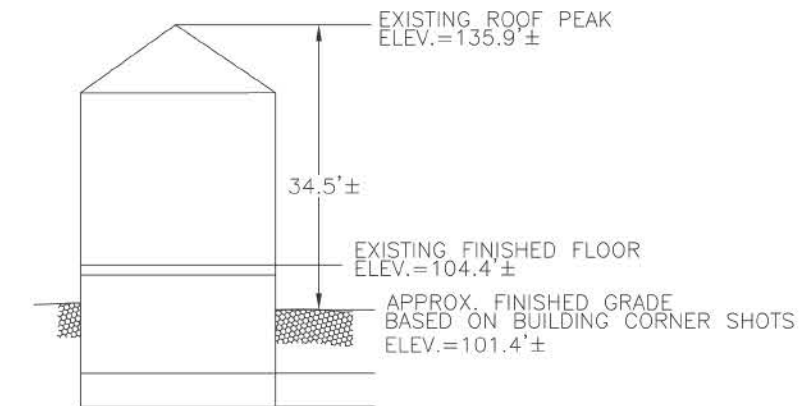


PROPOSED PROFILE
NOT TO SCALE

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE B			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	5,785± S.F.	5,785± S.F.
MIN. LOT AREA PER DWELLING UNIT	2,500 S.F.	5,785± S.F.	5,785± S.F.
MIN. YARD FRONT	15'	18.0'	18.0'
SIDE (RIGHT)	7.5'	4.3'	4.3'-EXISTING 7.5'-ADDITION
SIDE (LEFT)	12.5'	22.2'	22.2'-EXISTING 25.8'-ADDITION
REAR	25'	36.4'	25.0'-ADDITION
MAX. BLDG. HEIGHT	35'	34.5'±	37.4'-EXIST. PEAK 34.1'-ADDITION
MIN. OPEN SPACE	40%	75.6% ±	68.1% ±
MIN. LOT WIDTH	50'	65.0'	65.0'
MAX. F.A.R.	0.5	-	-

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/12/2022.
2. DEED REFERENCE: BOOK 11195, PAGE 225
PLAN REFERENCE 1: REF PLAN 833 OF 1947
PLAN REFERENCE 2: REF PLAN 1108 OF 1962
MIDDLESEX 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 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
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 AN ASSUMED DATUM.
9. ZONING DISTRICT: RESIDENCE B



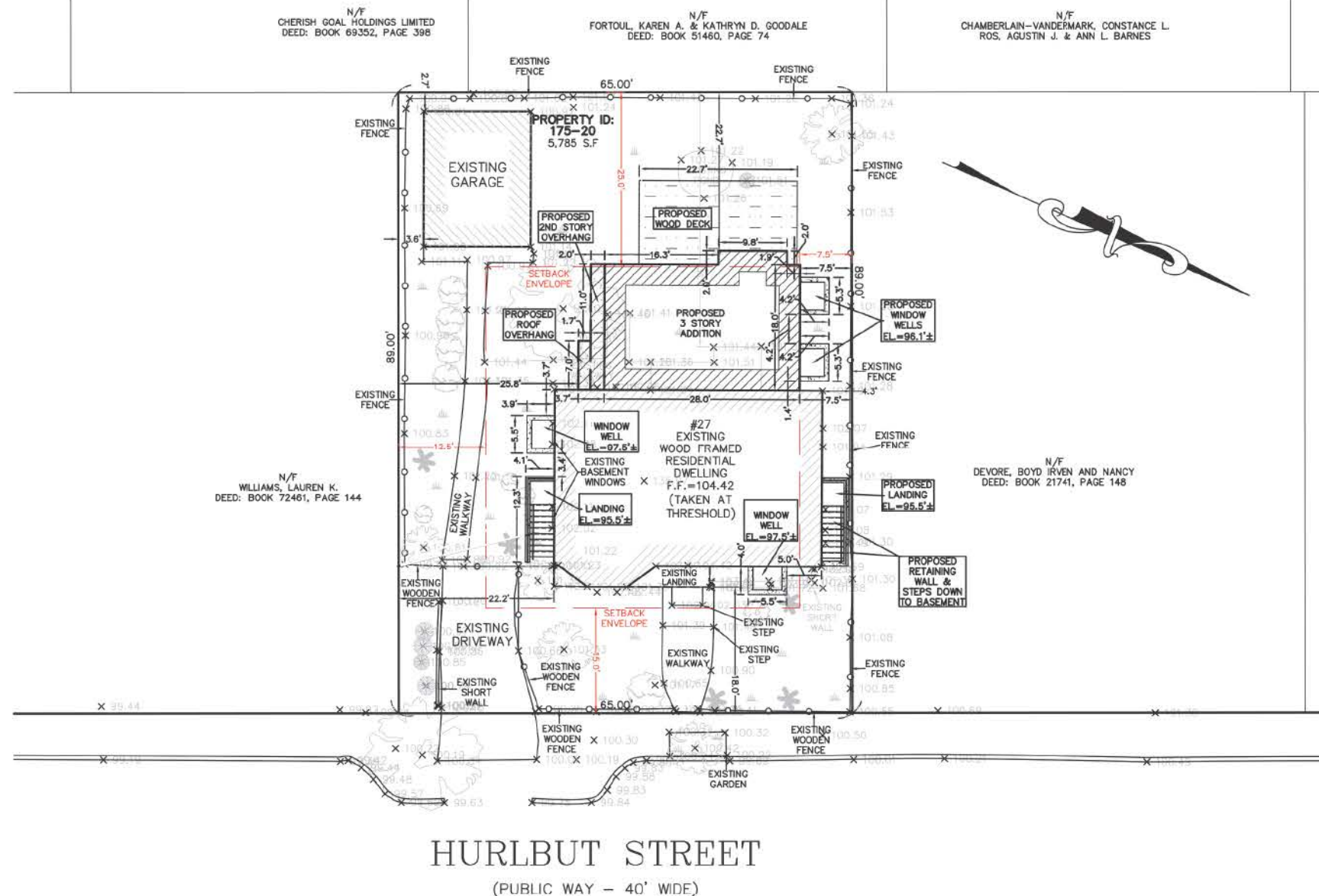
EXISTING PROFILE
NOT TO SCALE

Address: 27 Hurlbut St

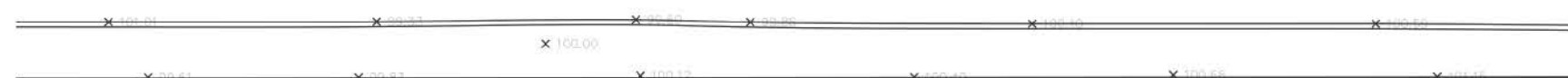
Ground Elevation Min:	39.5 ft-CCB
Ground Elevation Max:	42.3 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFF	N/A
10% - LTFF	N/A

Selected Map-Lot: 175-20

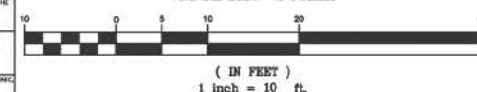
Selected Address: 27 Hurlbut St



HURLBUT STREET
(PUBLIC WAY - 40' WIDE)



GRAPHIC SCALE



SCALE	1"=10'
DATE	01/10/2023
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	27 HURLBUT STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	GB
CHKD BY	PJN
APPD BY	PJN
REVISION	
BY	
PROPOSED PLOT PLAN OF LAND	
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	



EXISTING STREET VIEW



EXISTING RIGHT SIDE

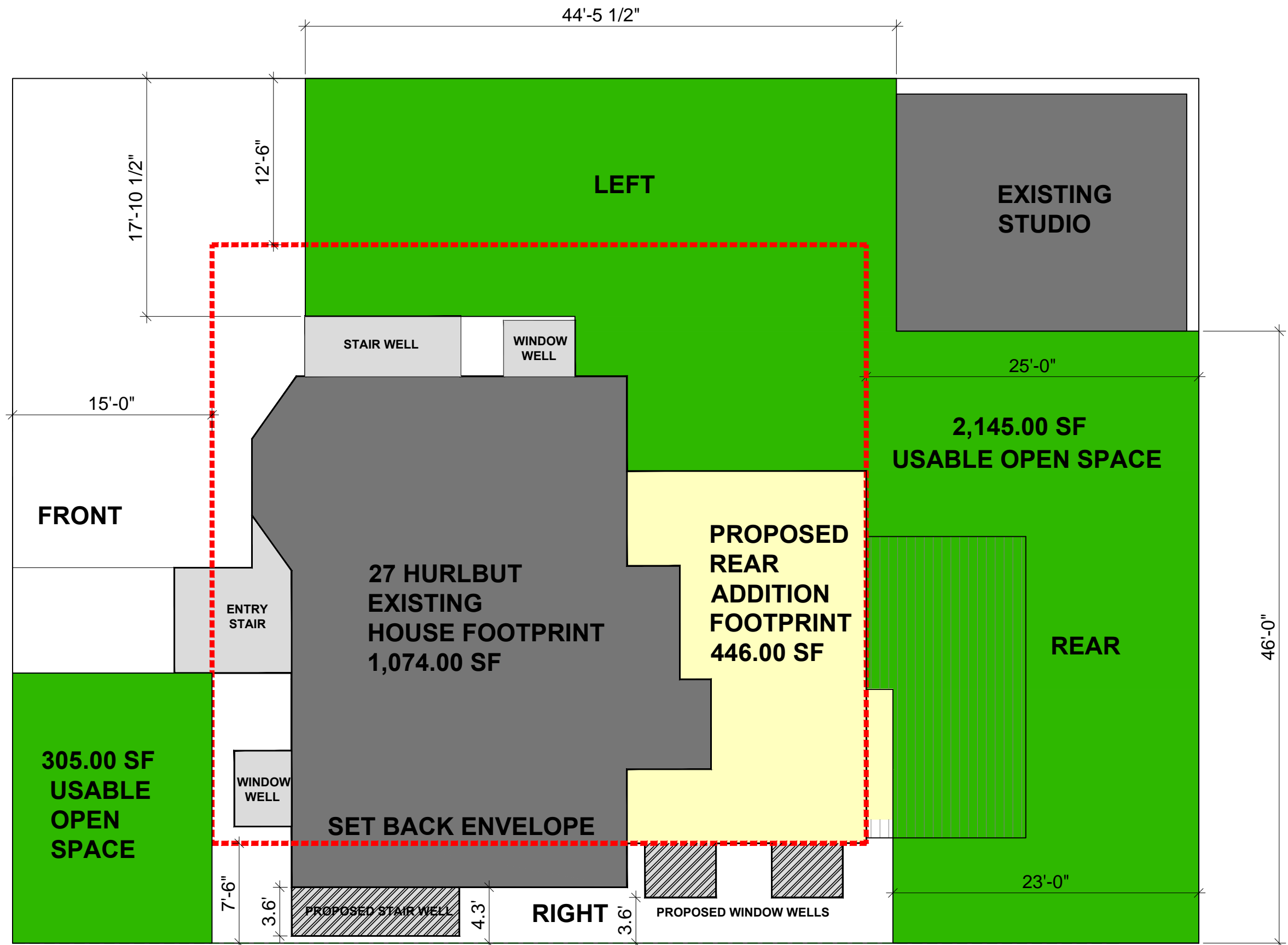


EXISTING REAR
FROM LEFT SIDE



EXISTING REAR
FROM RIGHT SIDE

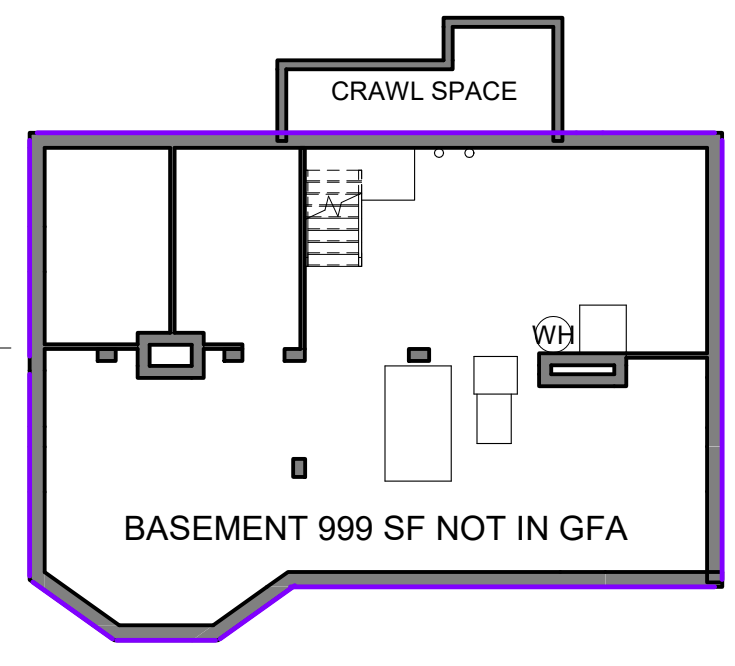
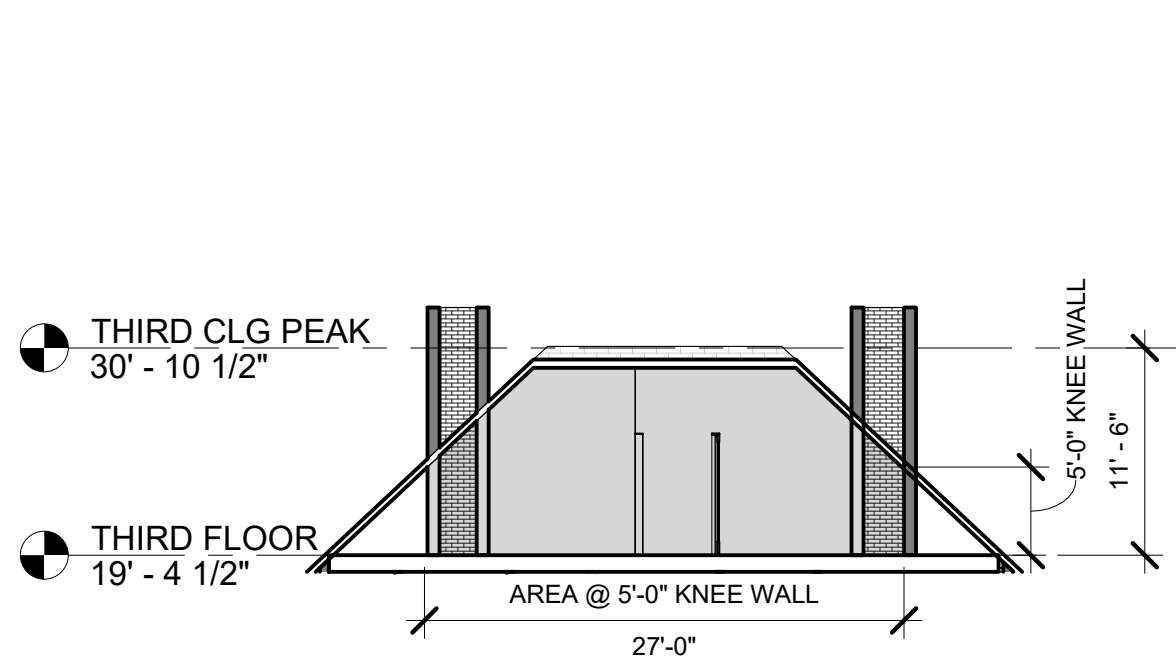
HURLBUT STREET



$2,145.0 \text{ SF} + 305.0 \text{ SF} = 2,450.0 \text{ SF UOS} / 5,785.0 \text{ SF LOT} = .42 \text{ USUABLE OPEN SPACE WITH } 15' \times 15' \text{ MIN DIMS}$
.20 USABLE OPEN SPACE WITH 15'X15' MIN DIMS

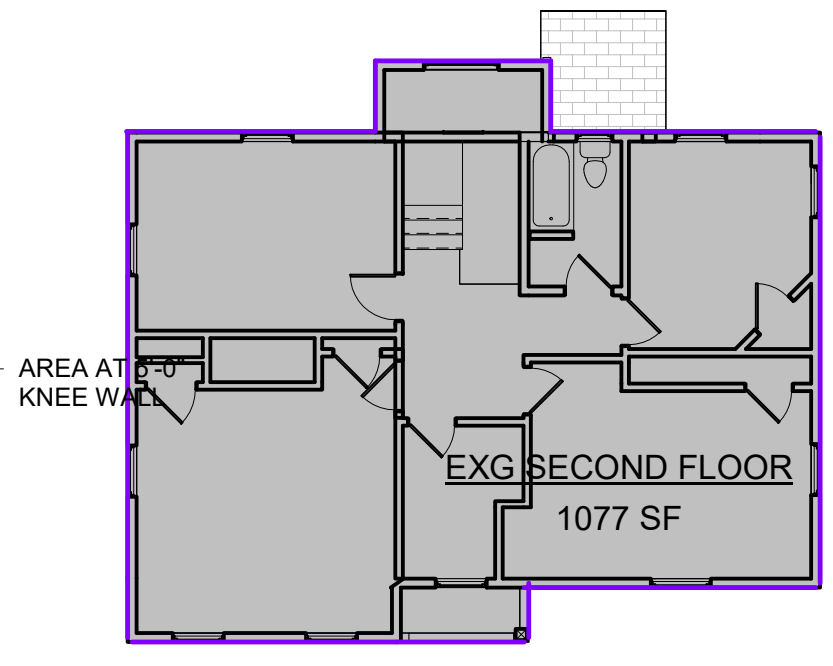
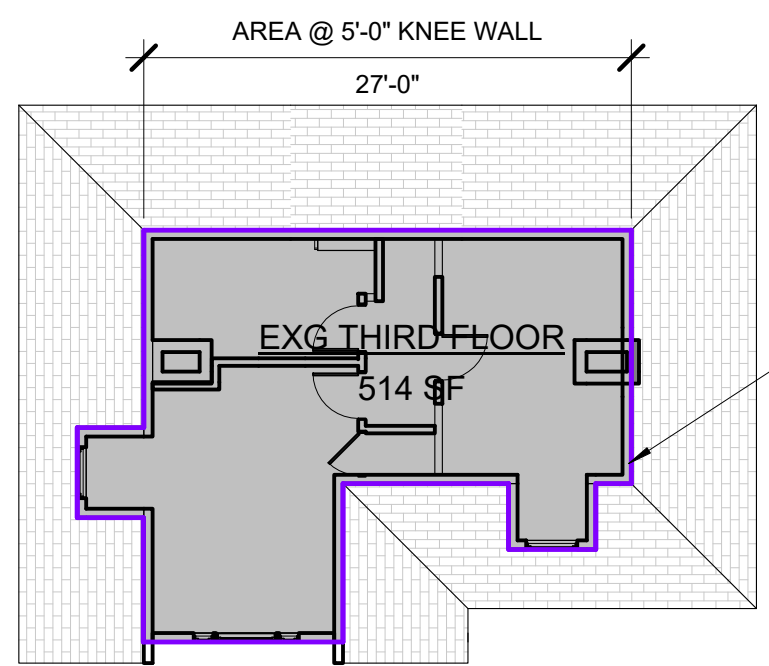
PROPOSED OPEN SPACE AND SETBACK PLAN

EXISTING GFA -FAR CALCULATIONS			
FLOOR LEVEL	GROSS FLOOR AREA	LOT AREA	FAR (GFA/LOT)
FIRST FLOOR	1,105 SF	5,785 SF	0.19
ACCESSORY STUDIO	293 SF	5,785 SF	0.05
SECOND FLOOR	1,077 SF	5,785 SF	0.19
THIRD FLOOR	514 SF	5,785 SF	0.09
	2,989 SF		0.52



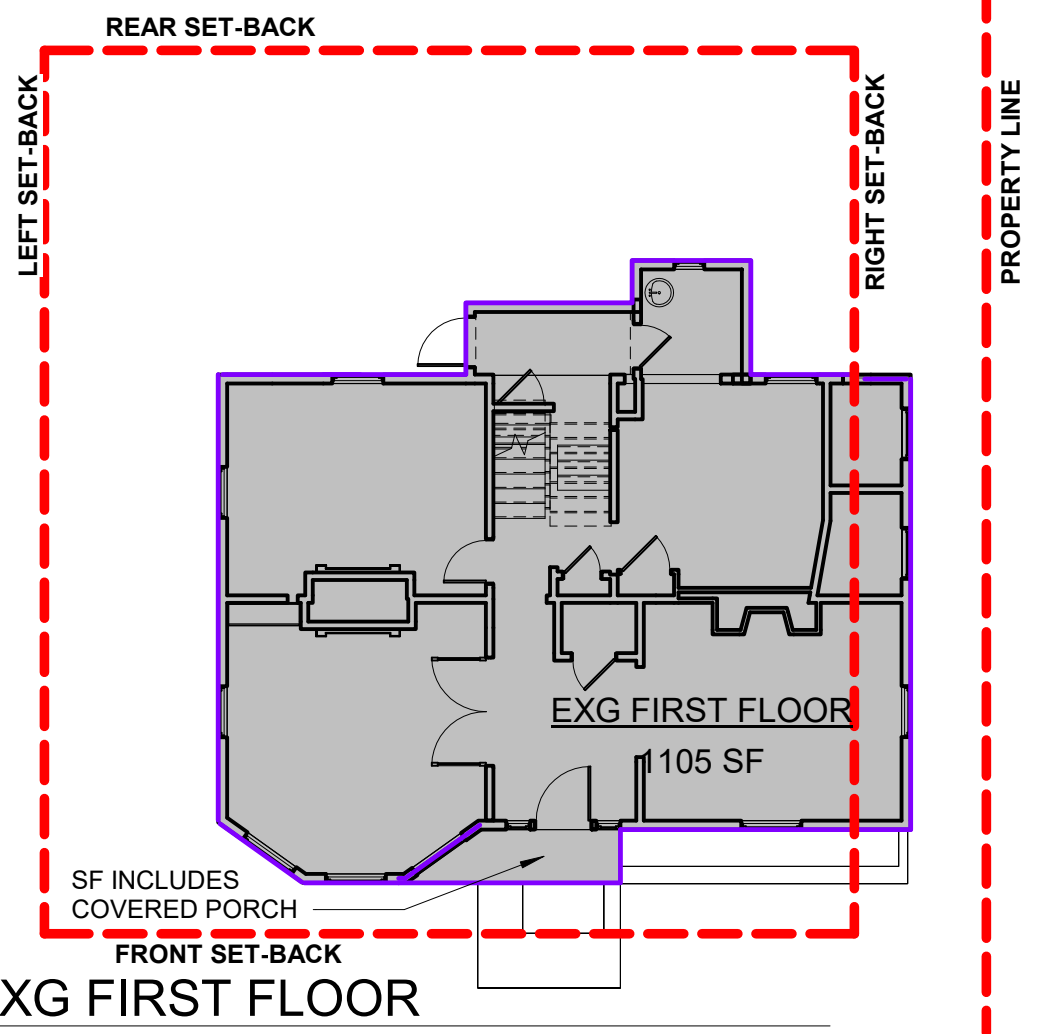
4 .EXG THIRD FLOOR - ATTIC SECTION
3/32" = 1'-0"

5 BASEMENT
3/32" = 1'-0"

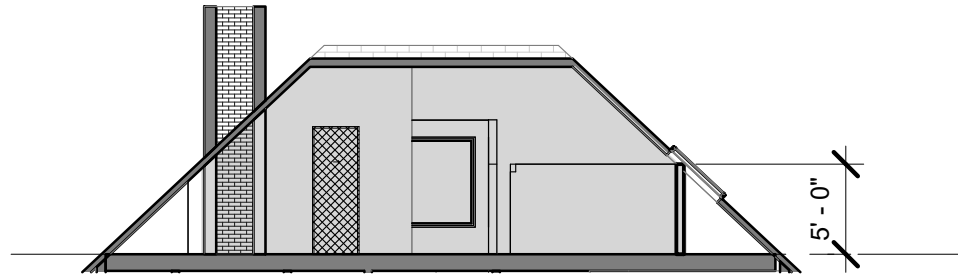


3 EXG THIRD FLOOR
3/32" = 1'-0"

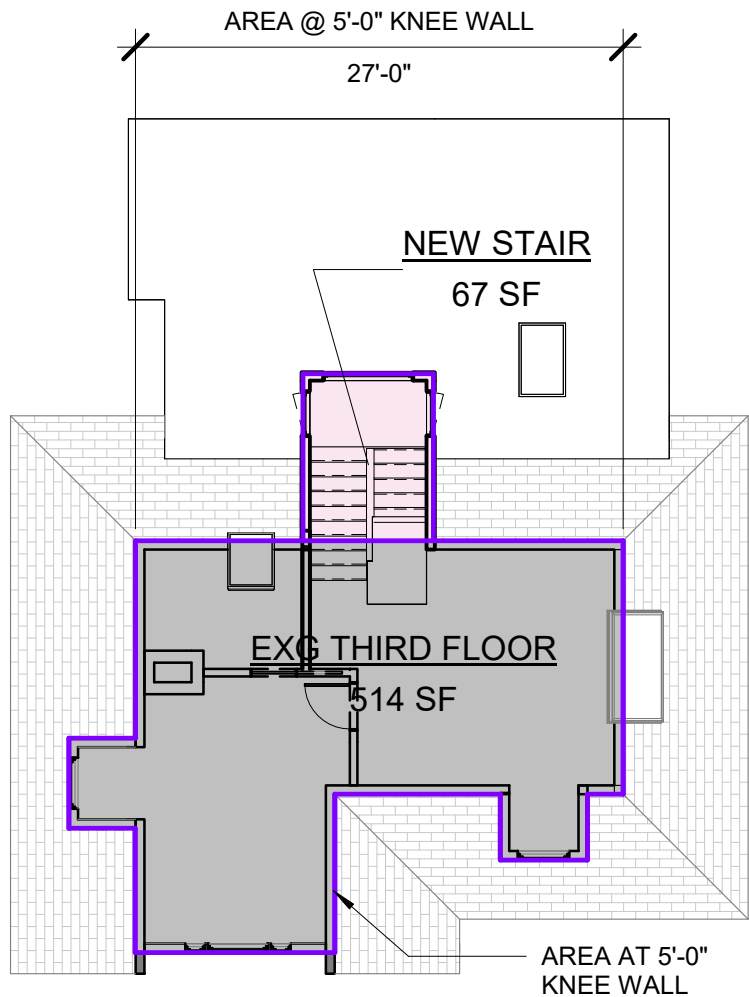
2 EXG SECOND FLOOR
3/32" = 1'-0"



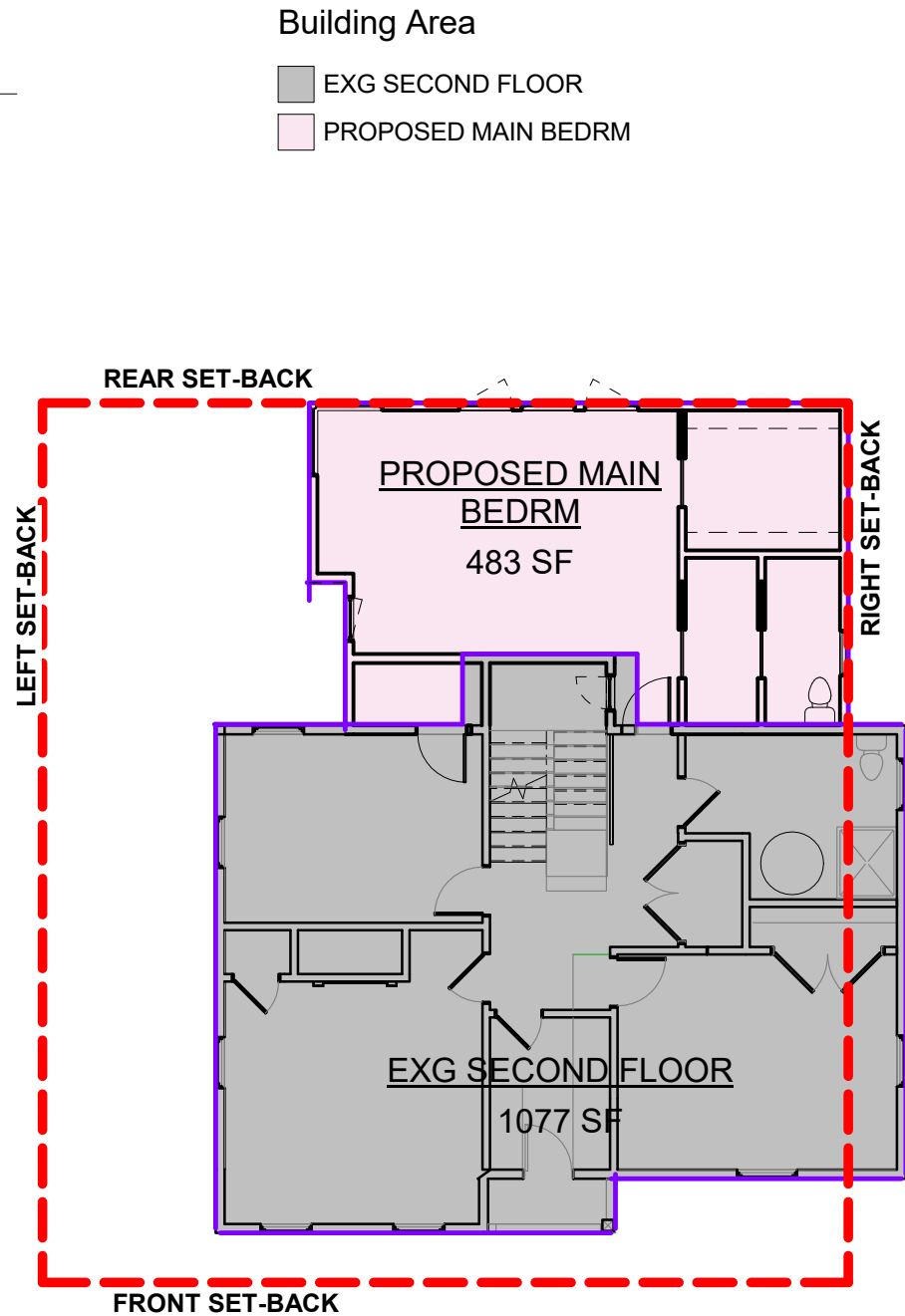
1 EXG FIRST FLOOR
3/32" = 1'-0"



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

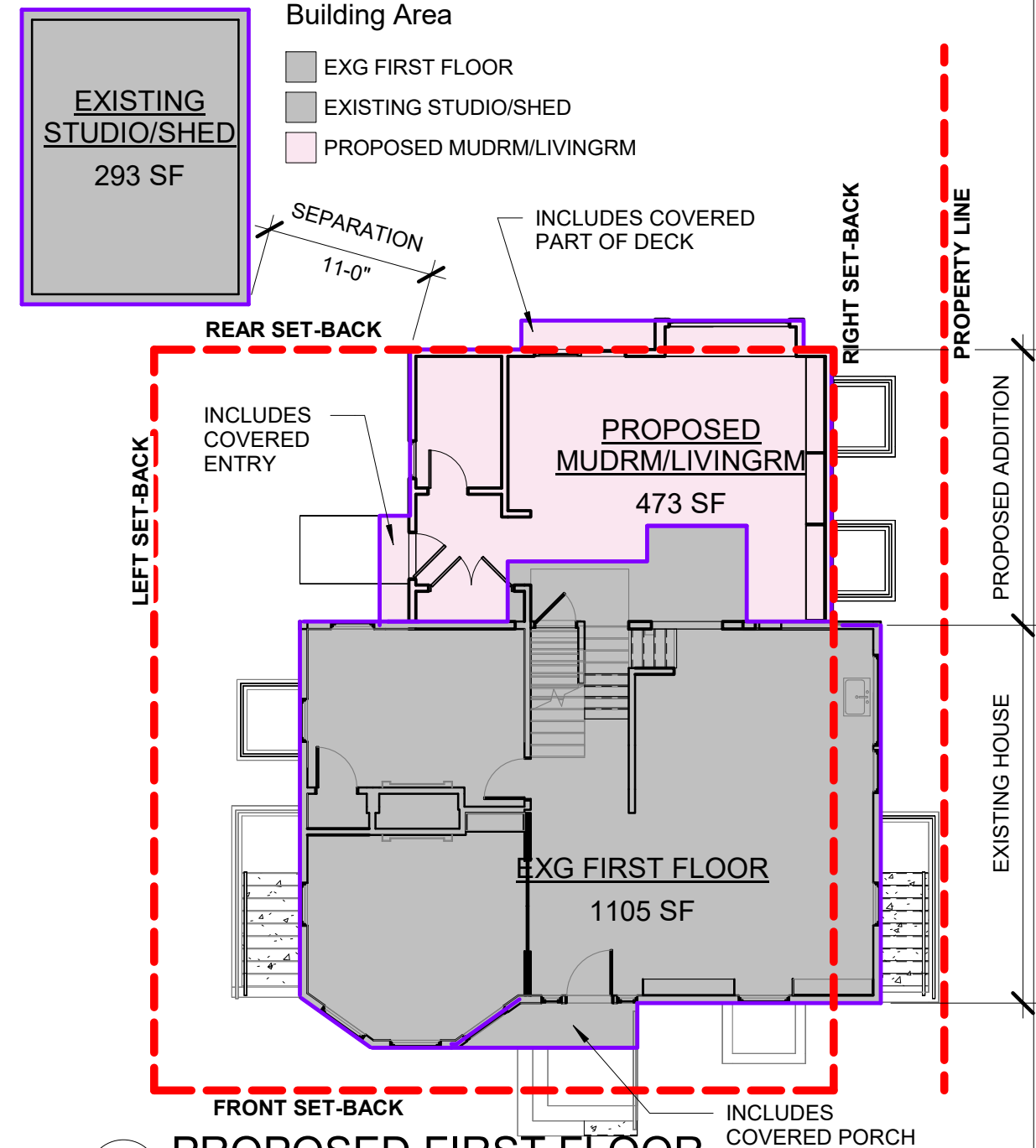


3 PROPOSED THIRD FLOOR
3/32" = 1'-0"



2 PROPOSED SECOND FLOOR
3/32" = 1'-0"

- PROPOSED GFA -FAR CALCULATIONS			
FLOOR LEVEL	GROSS FLOOR AREA	LOT AREA	FAR (GFA/LOT)
FIRST FLOOR	1,871 SF	5,785 SF	0.32
SECOND FLOOR	1,560 SF	5,785 SF	0.27
THIRD FLOOR	581 SF	5,785 SF	0.10
	4,012 SF		0.69



1 PROPOSED FIRST FLOOR
3/32" = 1'-0"

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

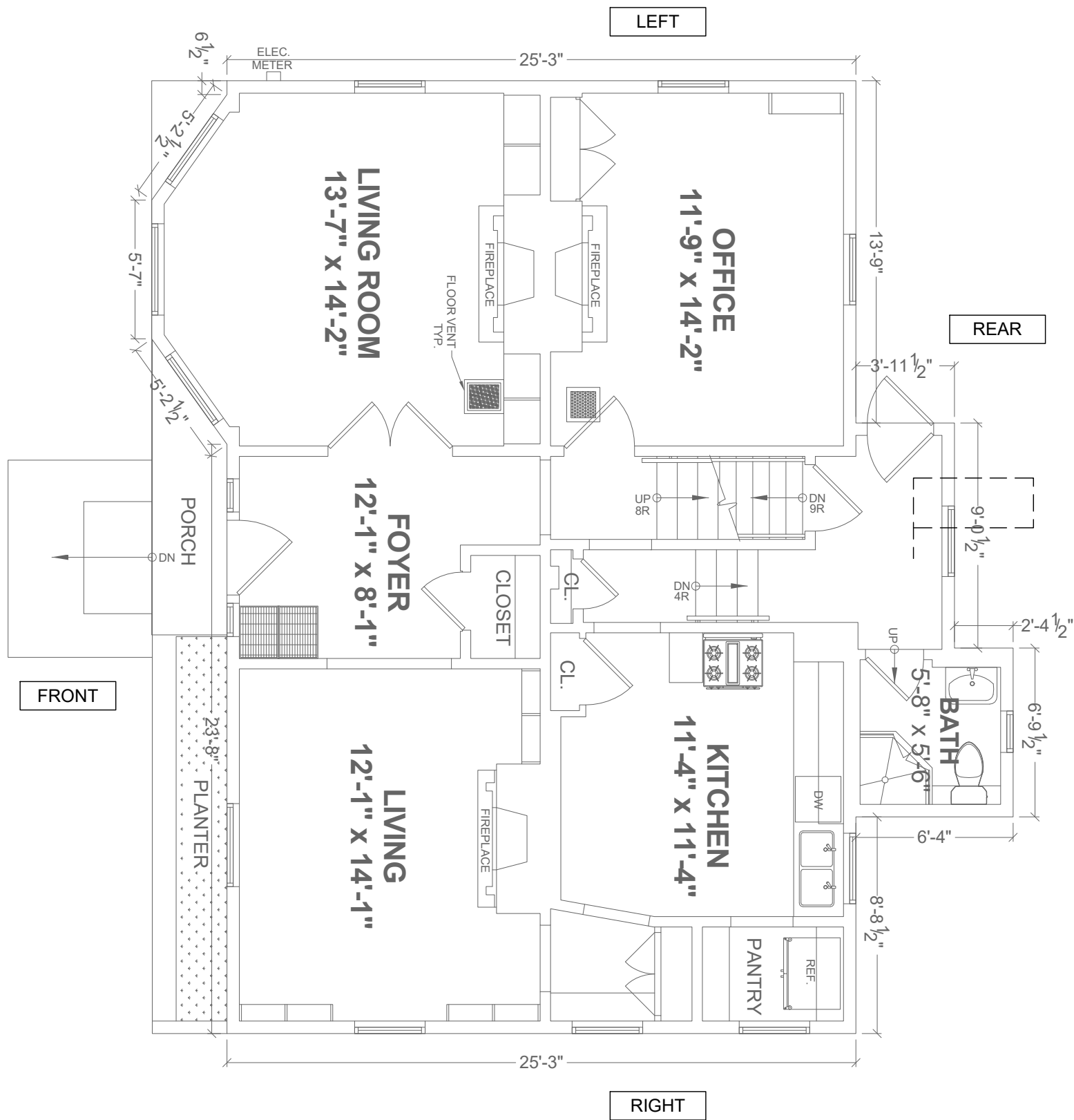
DATE
2023
JANUARY
30

PROJECT
27 Hurlbut Street
SPECIAL PERMIT & VARIANCE SUBMISSION

TITLE
**ZONING -
PROPOSED GFA &
FAR ANALYSIS**

SCALE
3/16" = 1'-0"

DRAWING
-Z1.2



2

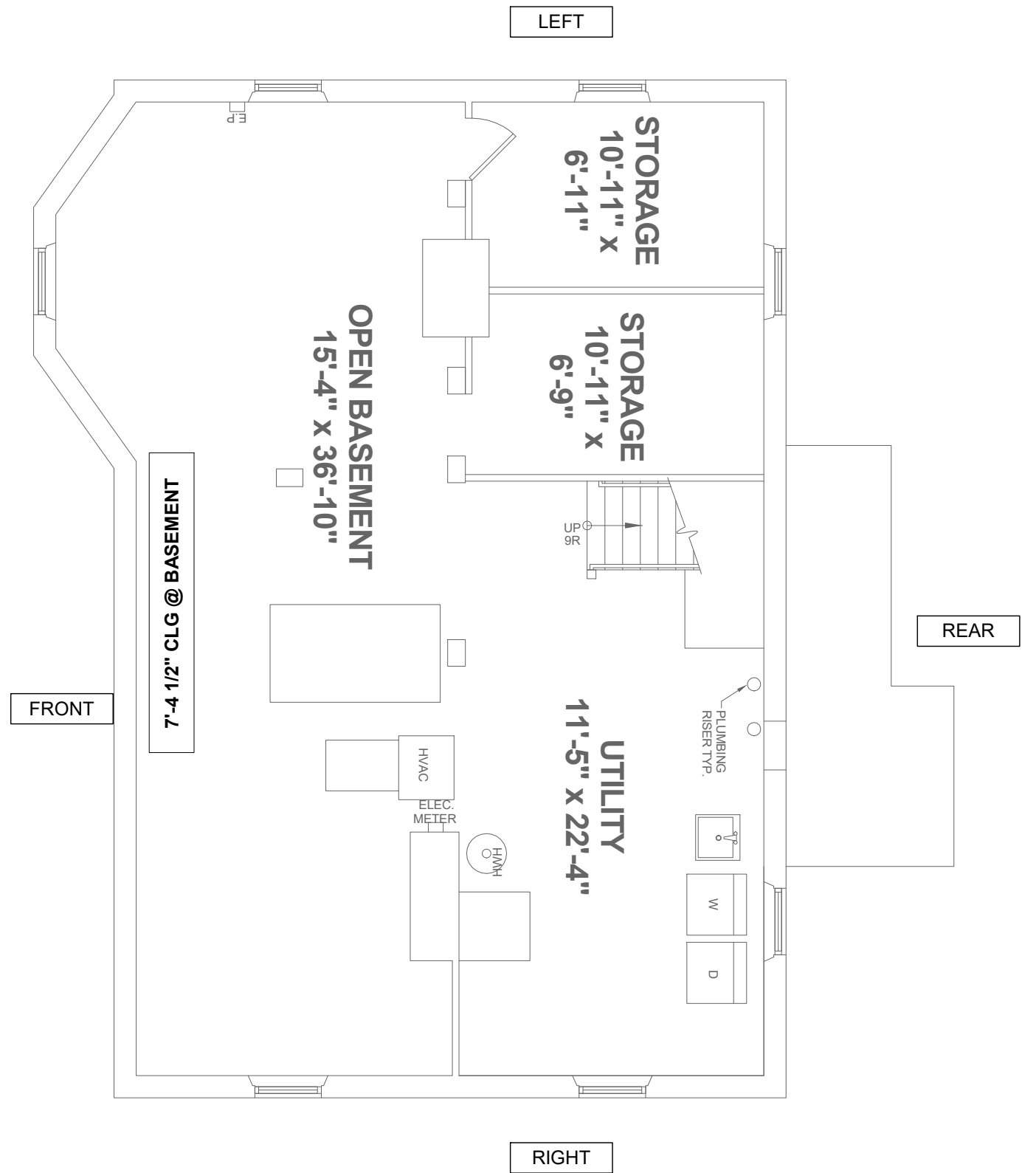
FIRST FLOOR - EXISTING

3/16" = 1'-0"

1

BASEMENT - EXISTING

3/16" = 1'-0"



ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
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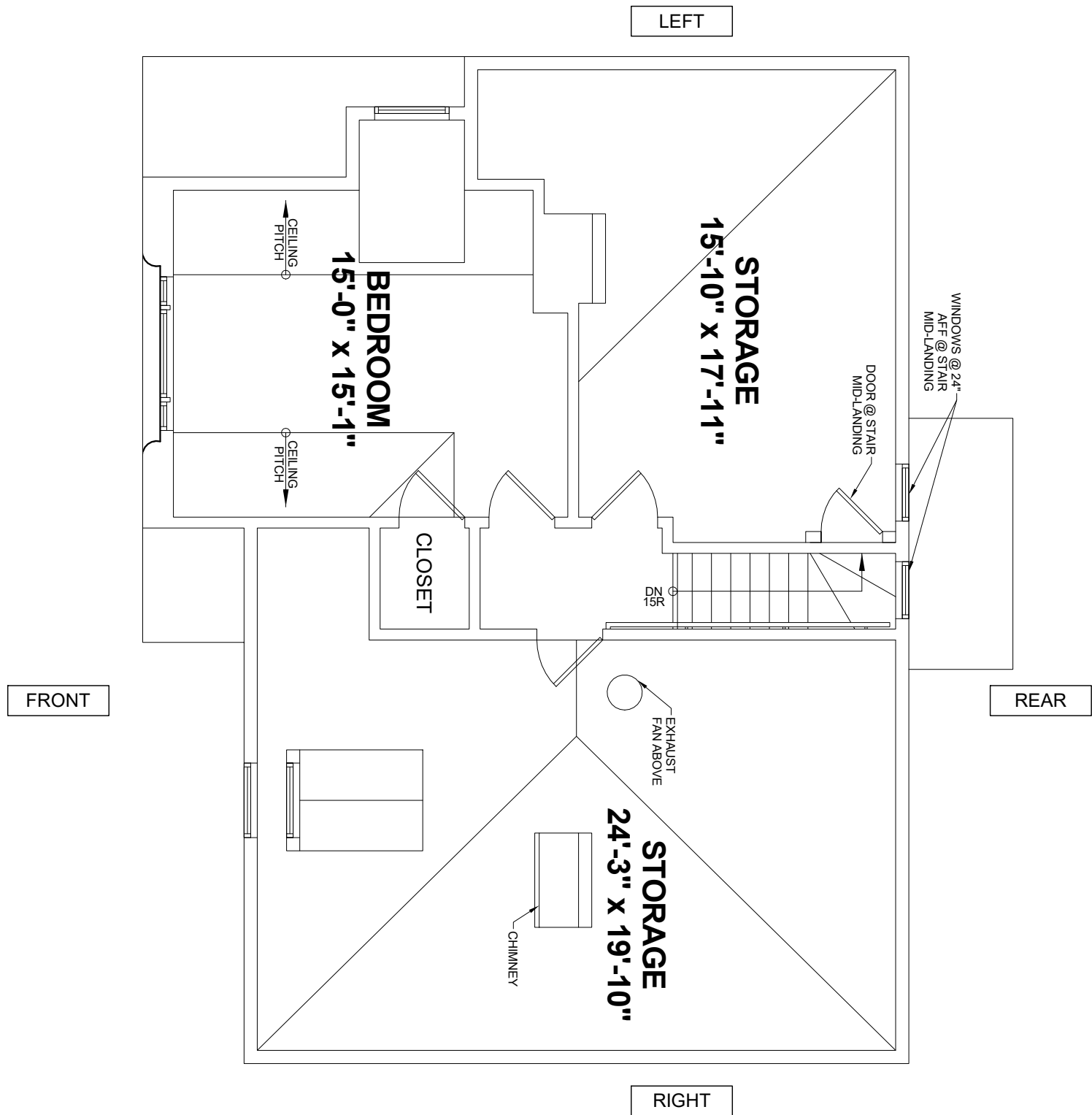
DATE
2023
JANUARY
30

PROJECT
27 Hurlbut Street
SPECIAL PERMIT & VARIANCE SUBMISSION

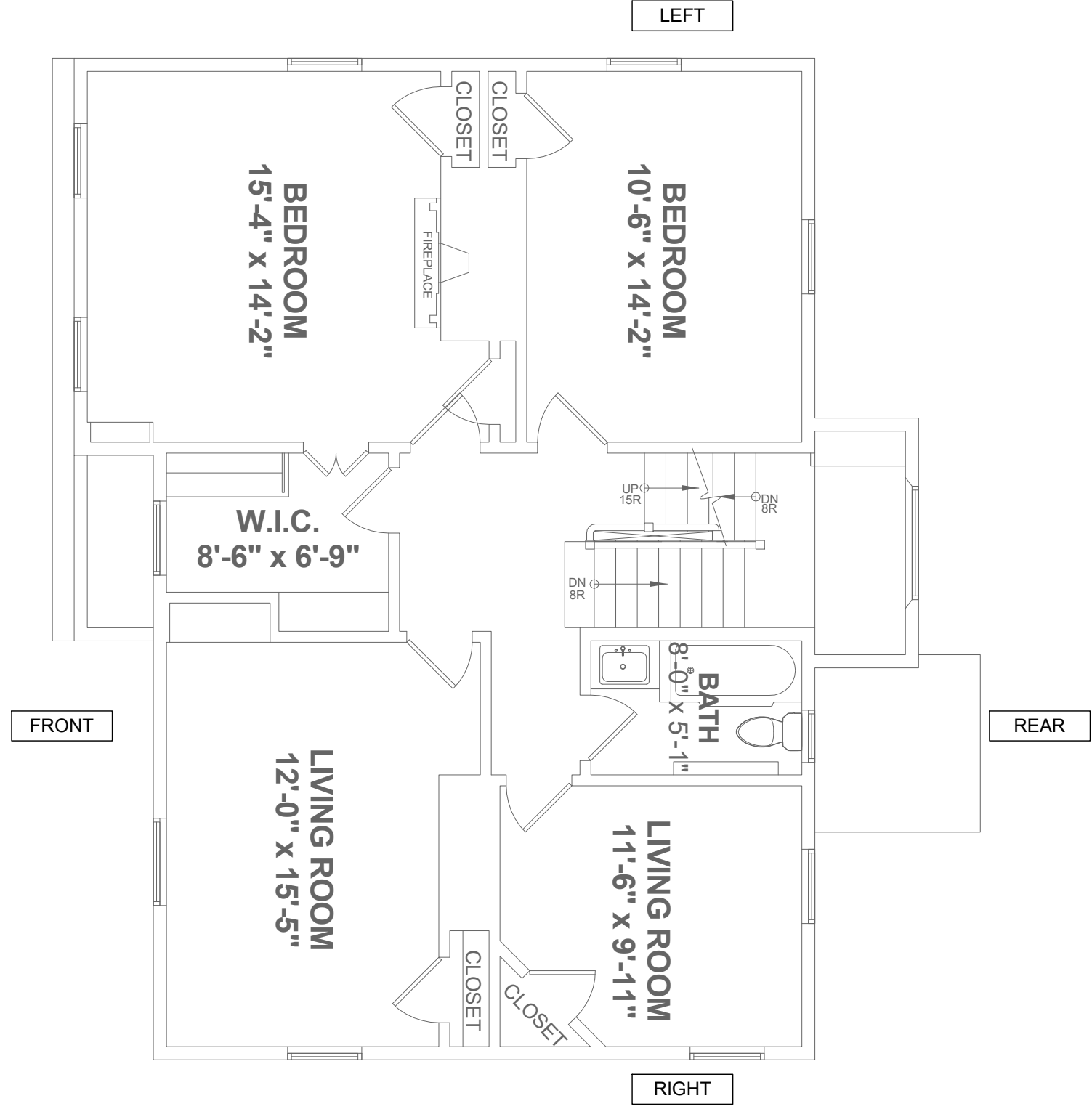
TITLE
**EXISTING PLANS -
BASEMENT & FIRST
FLOOR**

SCALE
3/16" = 1'-0"

DRAWING
-A1.0



2 **THIRD FLOOR - EXISTING**
3/16" = 1'-0"



1 **SECOND FLOOR - EXISTING**
3/16" = 1'-0"

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

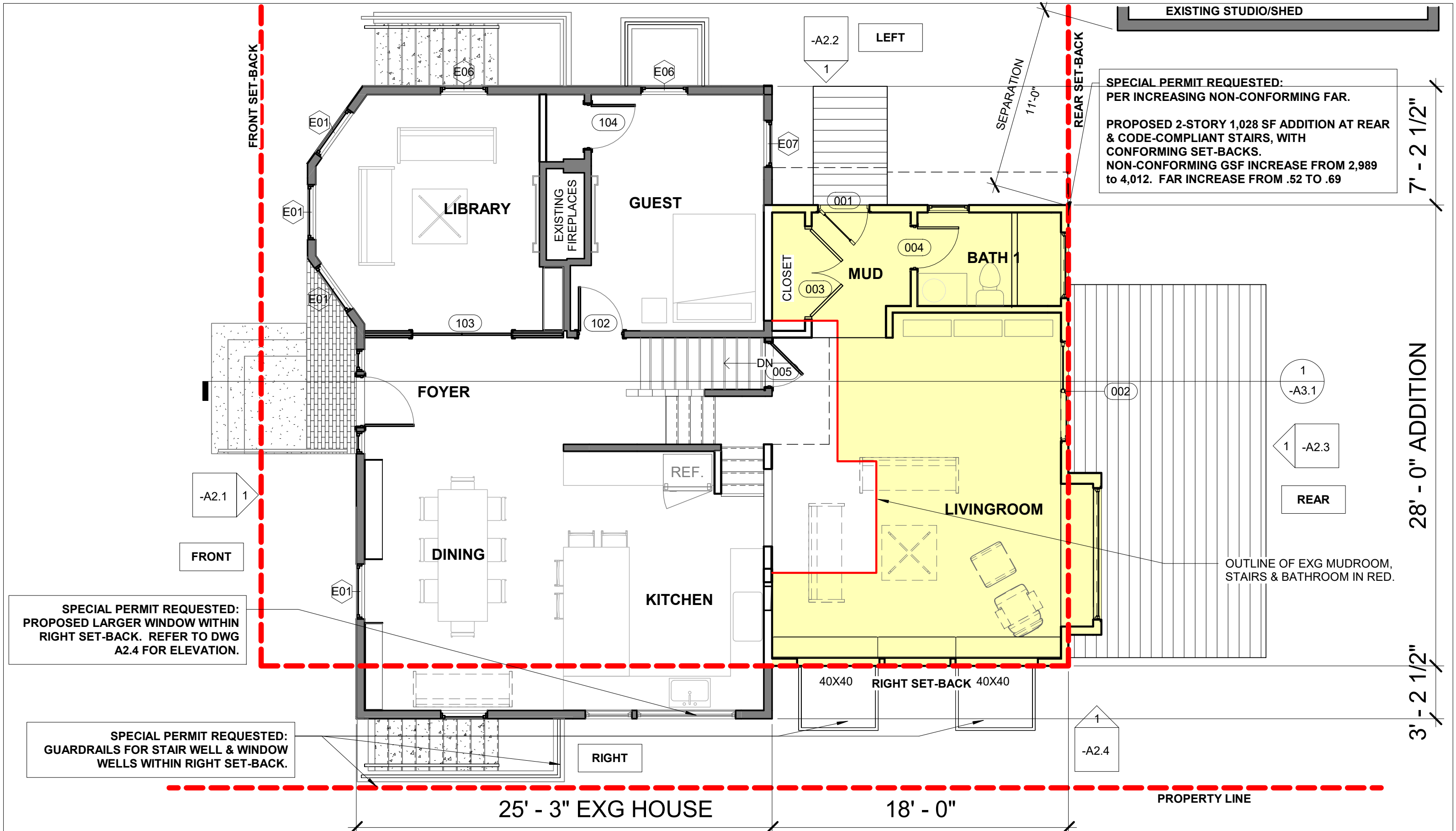
DATE
2023
JANUARY
30

PROJECT
27 Hurlbut Street
SPECIAL PERMIT & VARIANCE SUBMISSION

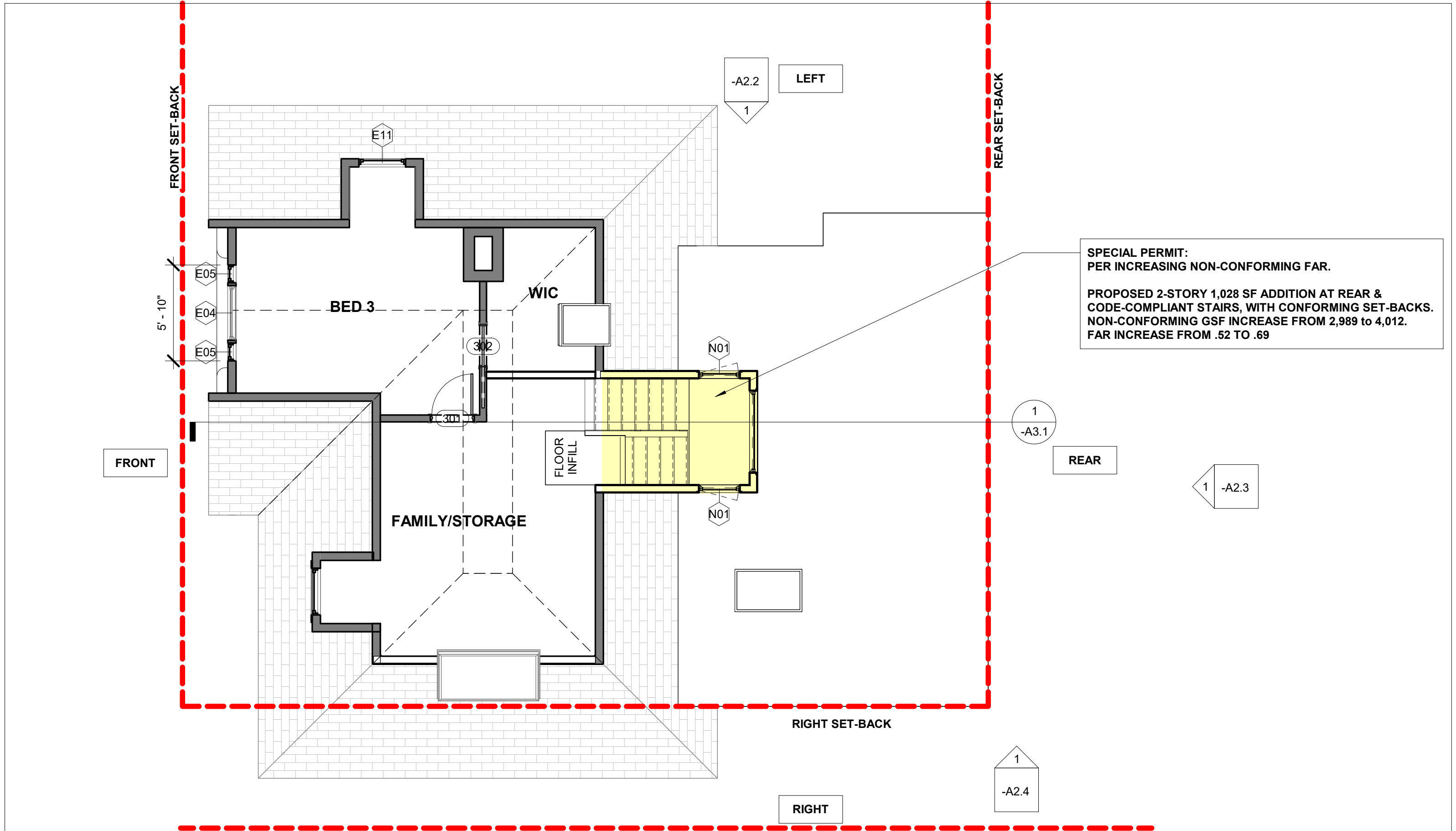
TITLE
**EXISTING PLANS -
SECOND & THIRD
FLOOR**

SCALE
3/16" = 1'-0"

DRAWING
-A1.0a



<div><div></div><div>ARCHITECT</div><div>GCD ARCHITECTS</div><div>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</div></div>	<div>DATE</div> <div>2023 JANUARY 30</div>	<div>PROJECT</div> <div>27 Hurlbut Street</div> <div>SPECIAL PERMIT & VARIANCE SUBMISSION</div>	<div>TITLE</div> <div>PROPOSED FIRST FLOOR</div>	<div>SCALE</div> <div>3/16" = 1'-0"</div>	<div>DRAWING</div> <div>-A1.1</div>
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ARCHITECT

GCD ARCHITECTS

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

DATE

2023
JANUARY
30

PROJECT

27 Hurlbut Street

SPECIAL PERMIT & VARIANCE SUBMISSION

TITLE

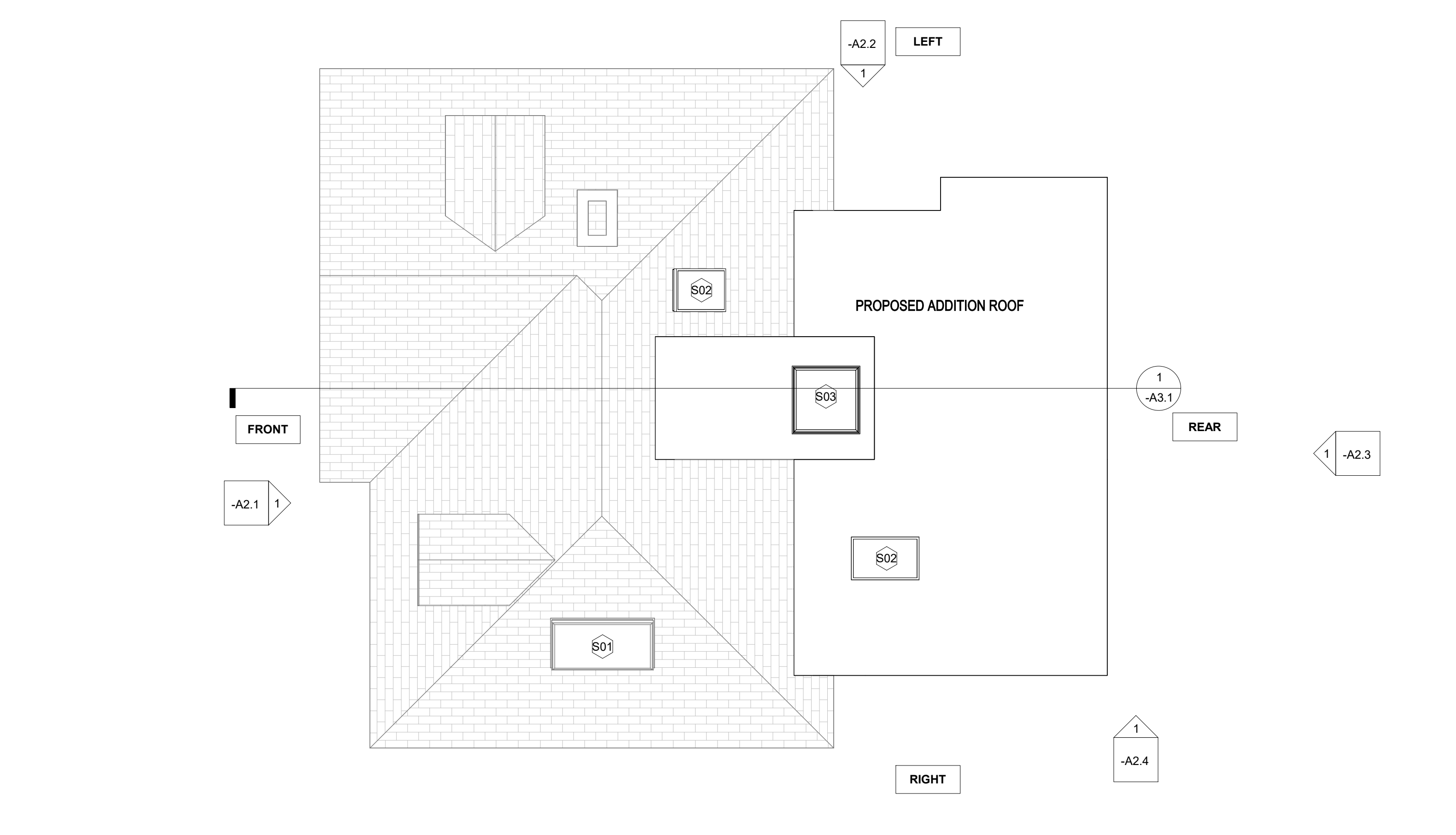
**PROPOSED THIRD
FLOOR**

PROPER SCALE

3/16" = 1'-0"

DRAWING

-A1.4



<div><div></div><div>GCD ARCHITECTS</div></div> <div>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</div>	DATE 2023 JANUARY 30	PROJECT 27 Hurlbut Street SPECIAL PERMIT & VARIANCE SUBMISSION	TITLE PROPOSED ROOF PLAN	SCALE 3/16" = 1'-0"	DRAWING -A1.5
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ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

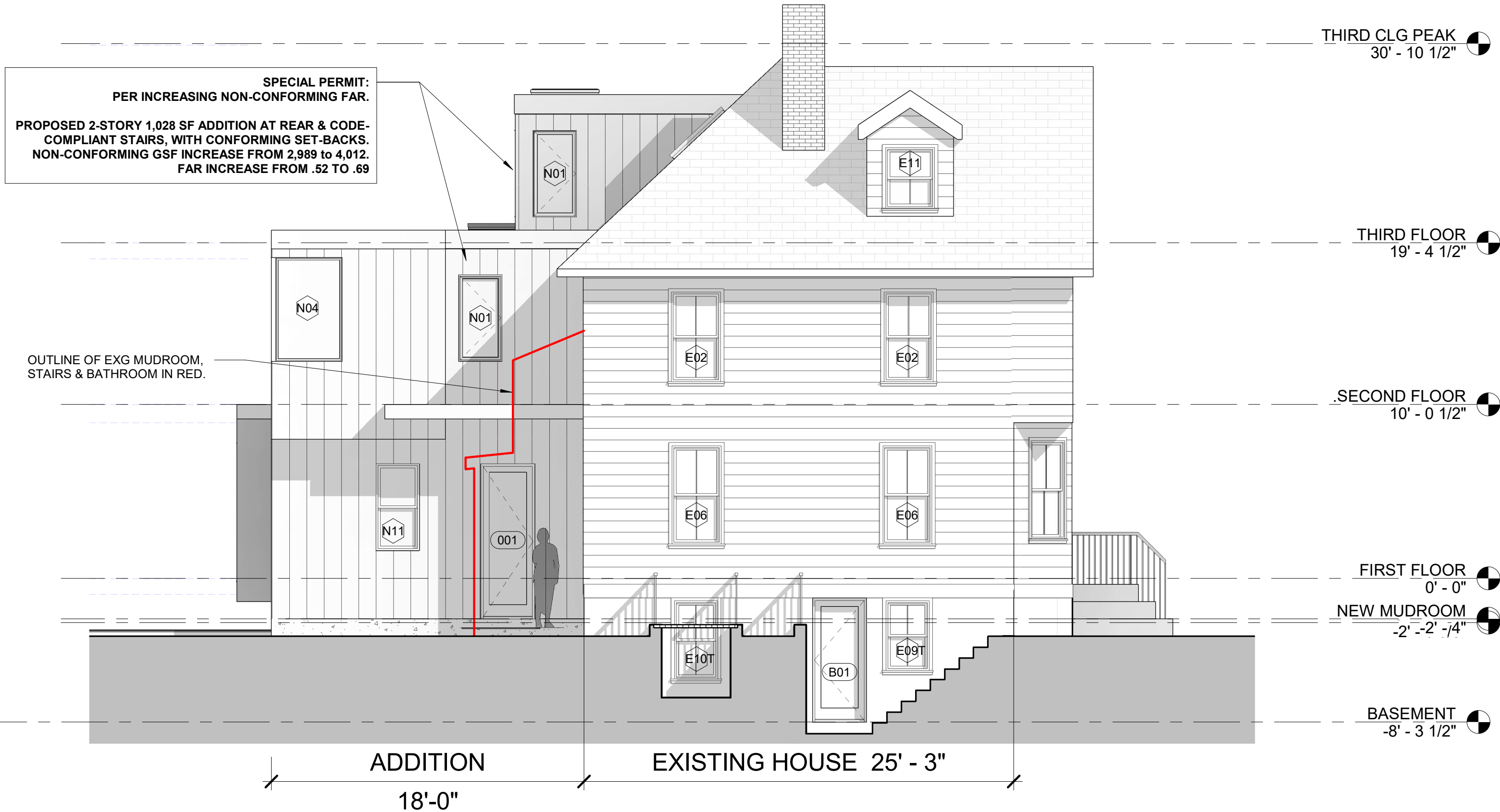
DATE
2023
JANUARY
30

PROJECT
27 Hurlbut Street
SPECIAL PERMIT & VARIANCE SUBMISSION

TITLE
**PROPOSED FRONT
ELEVATION**

SCALE
3/16" = 1'-0"

DRAWING
-A2.1



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

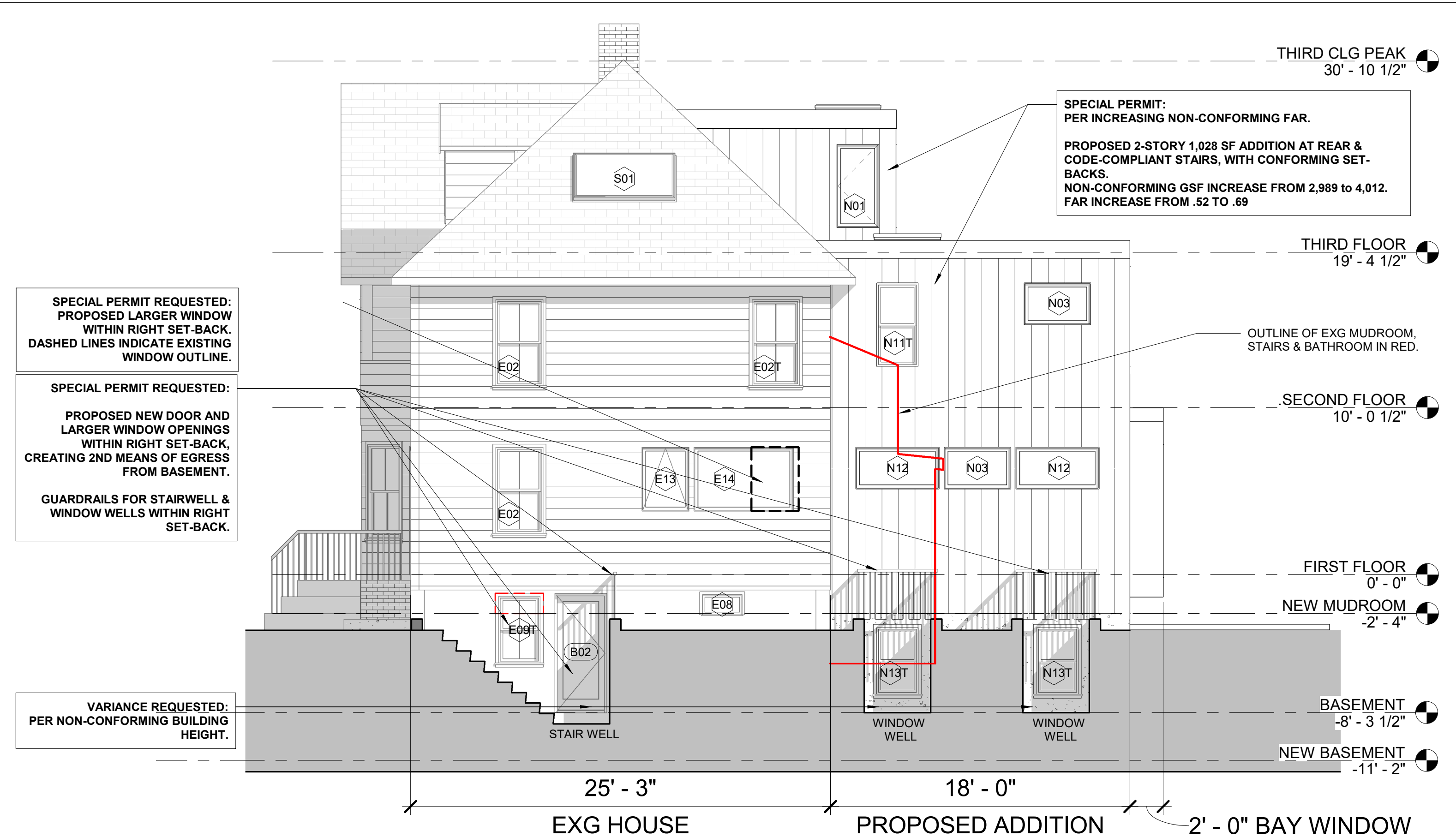
DATE
2023
JANUARY
30

PROJECT
27 Hurlbut Street
SPECIAL PERMIT & VARIANCE SUBMISSION

TITLE
**PROPOSED LEFT
ELEVATION**

SCALE
3/16" = 1'-0"

DRAWING
-A2.2



<div data-bbox="52 1800 369 1951"></div> <div data-bbox="382 1776 773 1971"><p>ARCHITECT</p><p>GCD ARCHITECTS</p><p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p></div>	<p>DATE</p> <p>2023 JANUARY 30</p>	<p>PROJECT</p> <p>27 Hurlbut Street</p> <p>SPECIAL PERMIT & VARIANCE SUBMISSION</p>	<p>TITLE</p> <p>PROPOSED RIGHT ELEVATION</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p>	<p>DRAWING</p> <p>-A2.4</p>
--	--	---	---	-----------------------------------	------------------------------------

RED OUTLINE OF EXISTING HOUSE

THIRD CLG PEAK
30' - 10 1/2"

SPECIAL PERMIT REQUESTED:
PER INCREASING NON-CONFORMING FAR.

PROPOSED 2-STORY 1,028 SF ADDITION AT REAR & CODE-
COMPLIANT STAIRS, WITH CONFORMING SET-BACKS.
NON-CONFORMING GSF INCREASE FROM 2,989 to 4,012. FAR
INCREASE FROM .52 TO .69

FAMILY/STORAGE

MAIN BED

THIRD FLOOR
19' - 4 1/2"

SECOND FLOOR
10' - 0 1/2"

REAR

FRONT

FOYER

FIRST FLOOR
0' - 0"

NEW MUDROOM
-2' -2' -1/4"

EXG BASEMENT

BASEMENT
-8' - 3 1/2"

NEW BASEMENT
-11' - 2"

NEW UNFINISHED BASEMENT
UNDER LIVINGROOM ADDITION

ARCHITECT

GCD ARCHITECTS

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

DATE

2023
JANUARY
30

PROJECT

27 Hurlbut Street

SPECIAL PERMIT & VARIANCE SUBMISSION

TITLE

SECTION @ STAIRS

SCALE

3/16" = 1'-0"

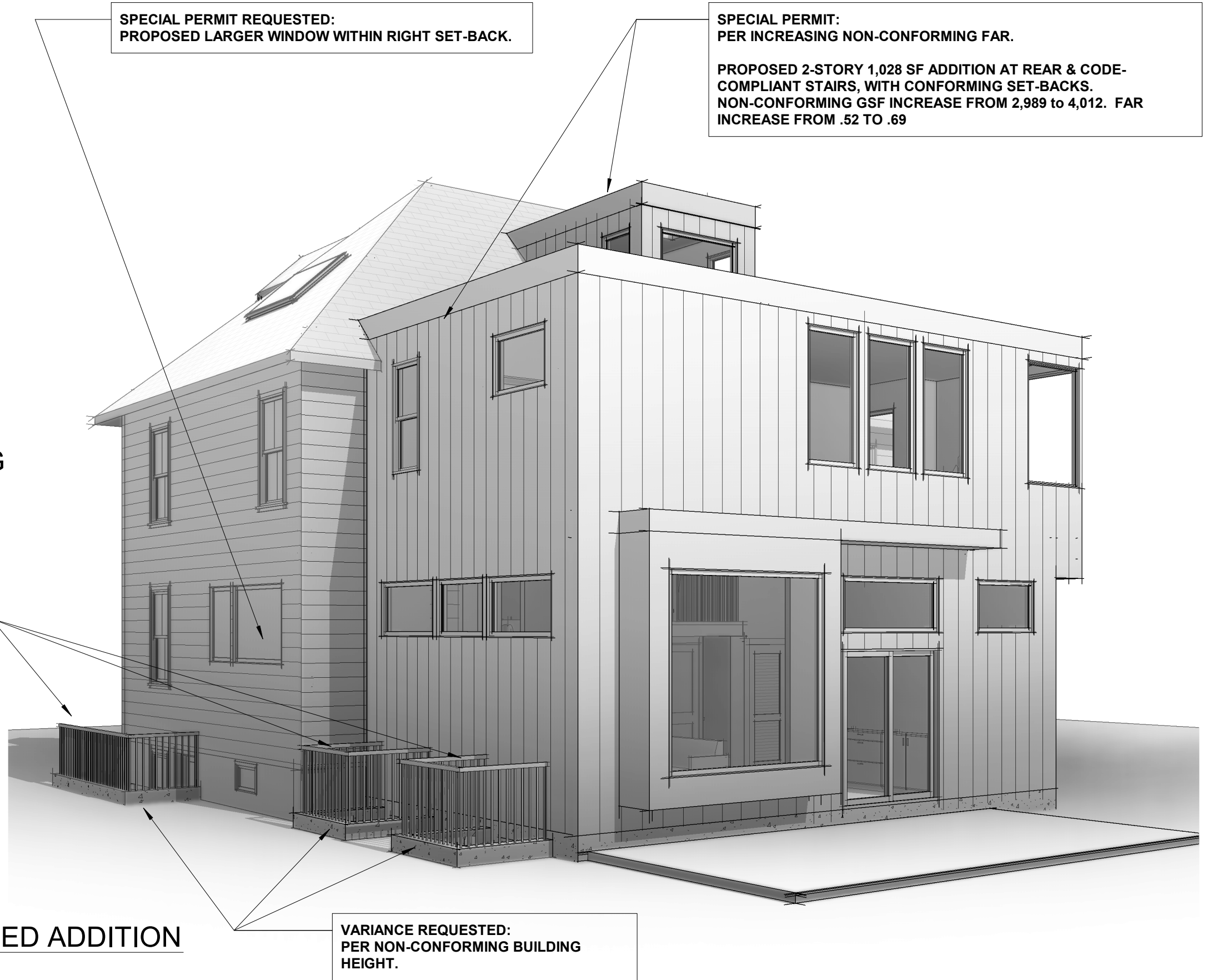
DRAWING

-A3.1

GCD ARCHITECTS



2 -VIEW OF REAR RIGHT - EXISTING



1 ..VIEW OF REAR RIGHT - PROPOSED ADDITION

ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
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DATE
2023
JANUARY
30

PROJECT
27 Hurlbut Street
SPECIAL PERMIT & VARIANCE SUBMISSION

TITLE
3D VIEWS

SCALE
3/16" = 1'-0"

DRAWING
-A3.2

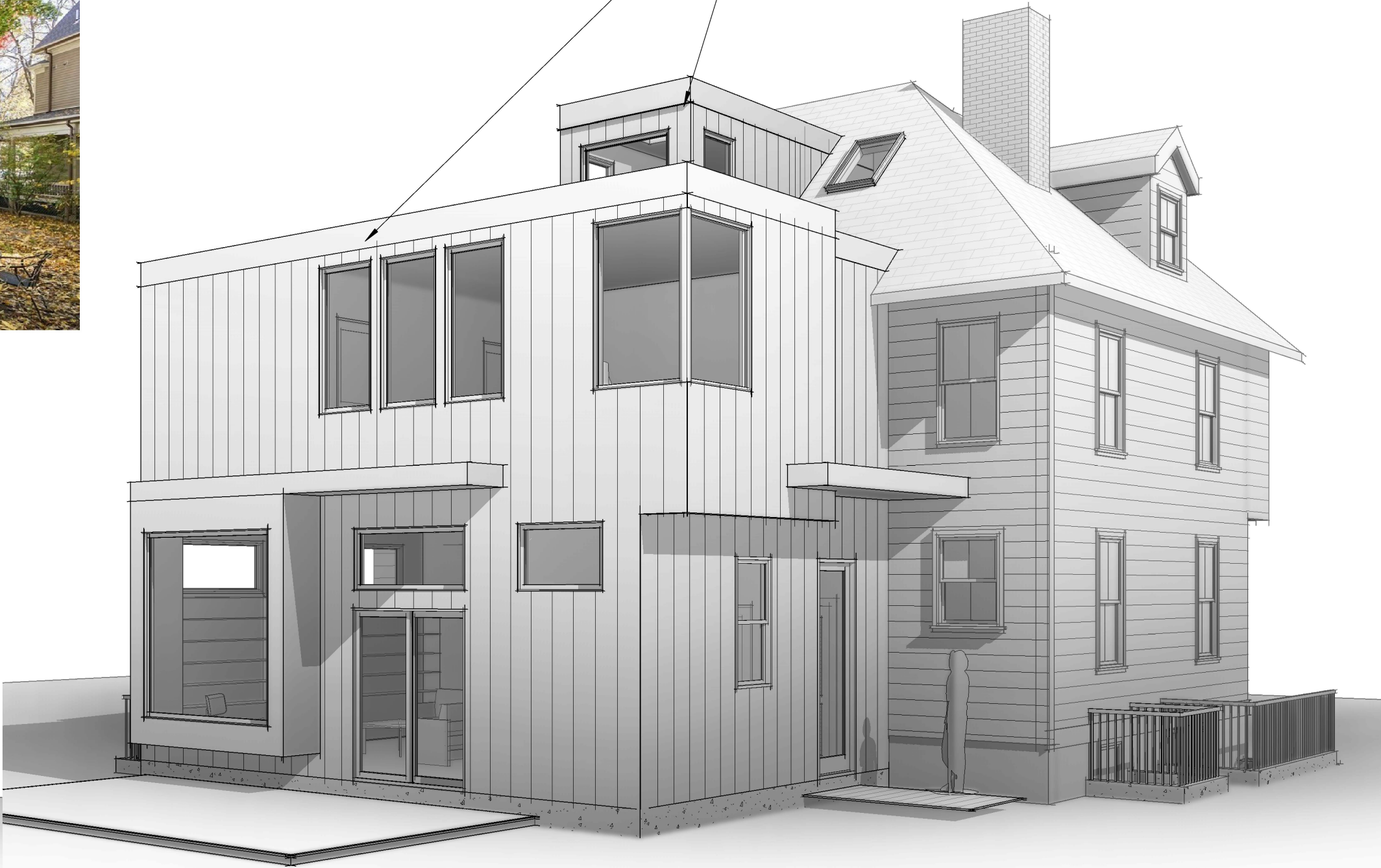




EXISTING REAR VIEW



2 VIEW OF REAR LEFT - EXISTING



1 VIEW OF REAR LEFT - PROPOSED ADDITION

**SPECIAL PERMIT:
PER INCREASING NON-CONFORMING FAR.**

**PROPOSED 2-STORY 1,028 SF ADDITION AT REAR & CODE-
COMPLIANT STAIRS, WITH CONFORMING SET-BACKS.
NON-CONFORMING GSF INCREASE FROM 2,989 TO 4,012.
FAR INCREASE FROM .52 TO .69**

ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
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DATE
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JANUARY
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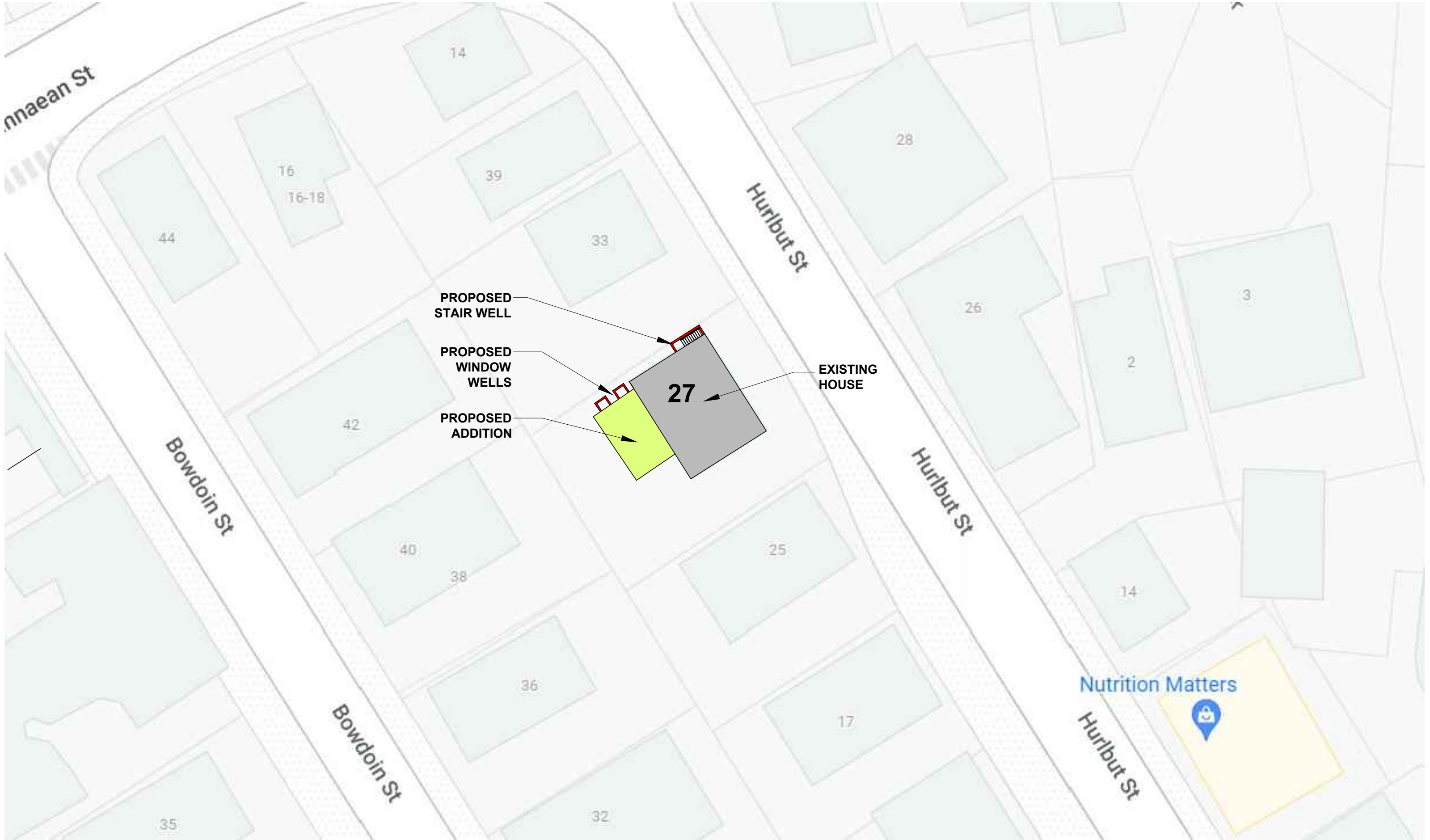
PROJECT
27 Hurlbut Street
SPECIAL PERMIT & VARIANCE SUBMISSION

TITLE
3D VIEWS

SCALE
3/16" = 1'-0"

DRAWING
-A3.3





27 Hurlbut St.

Petitioner

175-22
CHAFEE, CLAIRE L.,
TRUSTEE THE CLAIRE L. CHAFEE FAM TRUST
49 DEPOT RD
TRURO, MA 02666

175-29
FORTOUL, KAREN A. & KATHRYN D. GOODALE
TRUSTEE OF 38 BOWDOIN REALTY TRUST.
38-40 BOWDOIN ST
CAMBRIDGE, MA 02139

GCD ARCHITECTS
C/o ADAM GLASSMAN
2 WORTHINGTON STREET
CAMBRIDGE, MA 02137

175-67
HUNT, DANIEL K. & JOAN Z. HUNT
238 SPINNAKER DR
VERO BEACH, FL 32963

175-81
CHERISH GOAL HOLDINGS LIMITED
FL. 3, J & C BUILDING
P.O. BOX 933
ROAD TOWN TORTOLA, VG1110

175-16
KROON, PETER B.
16-18 LINNAEAN ST
CAMBRIDGE, MA 02139

175-19
DEVORE, BOYD IRVEN AND NANCY SKILES DEVORE,
TRS OF THE DEVORE FAMILY TRUST
33 HURLBUT ST
CAMBRIDGE, MA 02138

175-66
MITCHELL, REGINA
28 HURLBUT ST. UNIT#1
CAMBRIDGE, MA 02139

175-66
MCGUINNESS, JAMES H., JR. A LIFE ESTATE
28 HURLBUT ST., #2
CAMBRIDGE, MA 02138

175-66
PORTER, ROSEMARY D.,
TRS THE ROSEMARY D PORTER 1997 REV
28 HURLBUT ST., #6
CAMBRIDGE, MA 02138

175-30
CHAMBERLAIN-VANDERMARK, CONSTANCE L.
42-44 BOWDOIN ST., UNIT #42
CAMBRIDGE, MA 02138-1602

175-67
CHAPIN, WALTER L. & MARY E B CHAPIN
26 HURLBUT ST
CAMBRIDGE, MA 02138

175-67
LANDFRIED, JAMES & MARY LOUISE LANDFRIED
TRS, THE LANDFRIED FAM 2001 REV TR
26 HURLBUT ST., #3
CAMBRIDGE, MA 02138

175-30
ROS, AGUSTIN J. & ANN L. BARNES
42-44 BOWDOIN ST., UNIT #44
CAMBRIDGE, MA 02138

175-66
RYBACK, VERONICA REED A LIFE ESTATE
28 HURLBUT ST., #3
CAMBRIDGE, MA 02138

175-66
HOLLYWOOD, AMY M. & W. REED LOWRIE
28 HURLBUT ST. UNIT#5
CAMBRIDGE, MA 02138

175-67
FELD, GABRIEL C. & ANA R. VAISENSTEIN
26 HURLBUT ST #4
CAMBRIDGE, MA 02138

175-67
COSTA, XAVIER & MARY JO RENDON
26 HURLBUT ST., #5
CAMBRIDGE, MA 02138

175-80
LAMBERT, DIANE & GEORGE MOURADIAN
32 BOWDOIN ST
CAMBRIDGE, MA 02138

175-67
ZHANG, SHENGDI HUIXING ZHANG
26 HURLBUT ST
CAMBRIDGE, MA 02138

175-18
COBURN JONATHAN L &
TAN CECILIA M SACHS JESSICA
39 HURLBUT ST
CAMBRIDGE, MA 02139

175-21
AUROUX, DENIS SYLVAIN &
LAUREN KIYOMI WILLIAMS TRS
25 HURLBUT ST
CAMBRIDGE, MA 02138

175-20
GOTTSCALK, JANE C.
27 HURLBUT ST
CAMBRIDGE, MA 02138

175-66
MEEK, THOMAS B., III & CATHERINE YOON
28 HURLBUT ST., #4
CAMBRIDGE, MA 02138

March 05, 2023

To the Cambridge BZA,

We are the owners of 25 Hurlbut Street and are the closest direct abutters to 27 Hurlbut Street.

Adam and Yoo Jin Glassman have reviewed with us their plans to add a new 2-story rear addition and associated window and stair wells.

We believe the proposed work will improve the functionality of their home, and will maintain the scale and character of our neighborhood.

We also believe that the proposed work requiring zoning relief is modest, attractive and reasonable. Additionally, we do not see any negative impacts or detriments caused to our neighborhood.

We support this application and respectfully ask the BZA to grant the requested relief.

Sincerely,

Handwritten signatures of Denis Auroux and Lauren Williams. The signature on the left is a stylized 'D' followed by a horizontal line. The signature on the right is 'Lauren' in a cursive script.

Denis Auroux and Lauren Williams
25 Hurlbut Street
617 447 7279 (Lauren)
617 642 6989 (Denis)

March 05, 2023

To the Cambridge BZA,

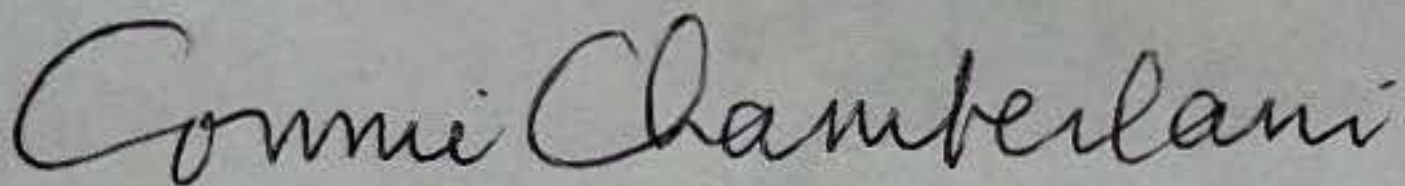
I am the owner of 42 Bowdoin Street and a rear abutter to my new neighbors at 27 Hurlbut Street.

I am very pleased that Adam and Yoo Jin Glassman and their children will be joining our neighborhood and breathing new life into a house that is in much need of care. I have reviewed their plans to add a new 2-story rear addition and new window and stair wells and I completely support this petition for zoning relief.

I can see that the proposed work will improve the functionality of their home with additional space for a growing family, as well as provide a safe, habitable and legal in-law apartment in their basement.

I whole heartedly support all the elements of this petition and encourage the BZA to grant the requested relief.

Sincerely,

A handwritten signature in cursive script that reads "Connie Chamberlain". The ink is dark and the signature is fluid.

Connie Chamberlain
42 Bowdoin Street
617 642 9838



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.

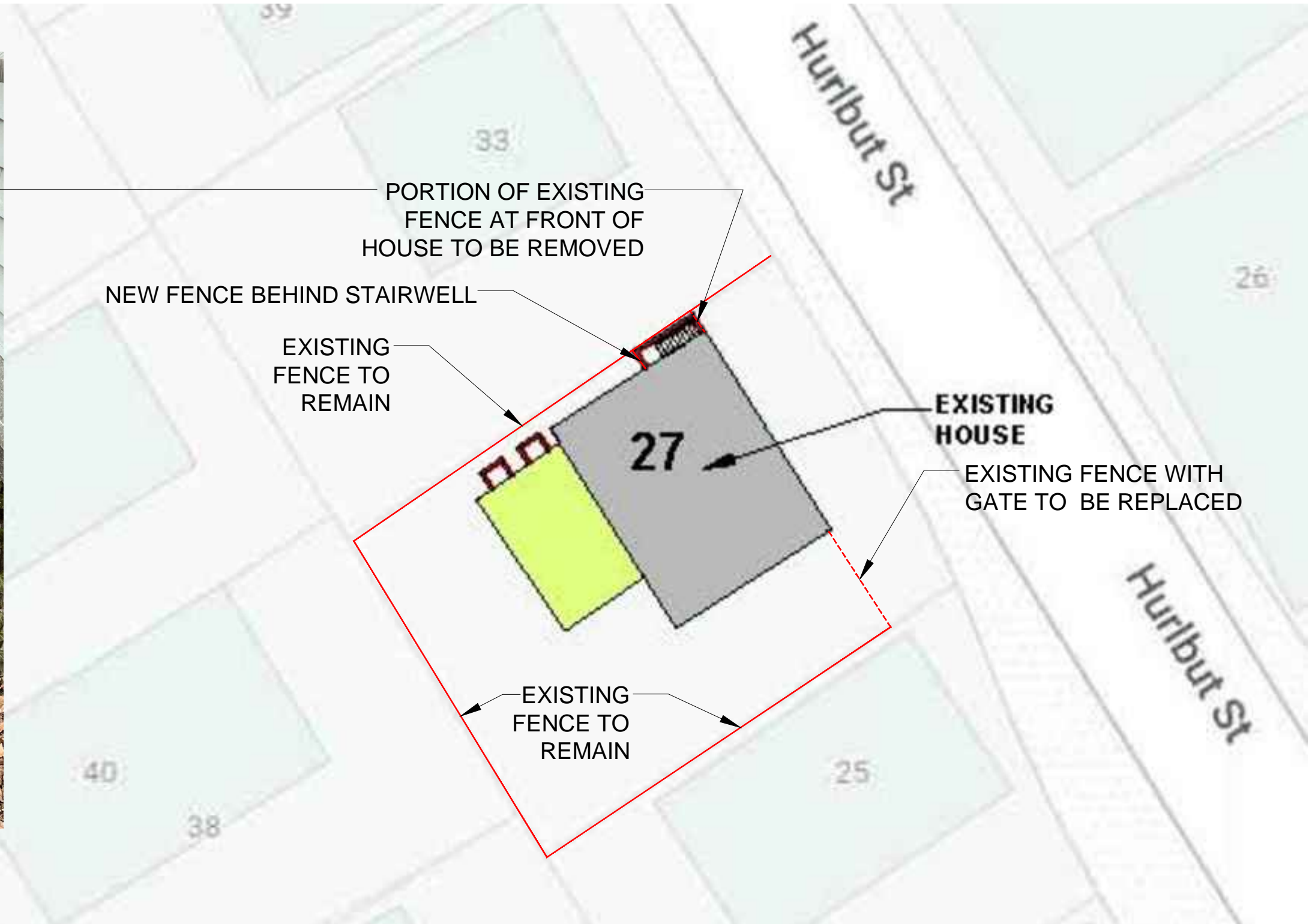
Name: ADAM GLOSSMAN Date: 2/21/23
(Print)

Address: 27 Hurlbut St.

Case No. BZA-209173

Hearing Date: 3/9/23

Thank you,
Bza Members



YARD ACCESS AND EXISTING FENCE PLAN