BZA Number: 177941

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

Special Permit: _______  Variance: ___  Appeal: _______

PETITIONER: Fraser Allan C/O Adam Glassman, R.A. / GCD Architects

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

LOCATION OF PROPERTY: 286 Broadway, Cambridge, MA

TYPE OF OCCUPANCY: Business  ZONING DISTRICT: Residence C-2B Zone

REASON FOR PETITION: /New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:
New 2 family building construction violating the setbacks.

SECTIONS OF ZONING ORDINANCE CITED:
Article: 5.000  Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000  Section: 10.30 (Variance).

Original
Signature(s):

Adam Glassman

(Petitioner(s) / Owner)

Adam Glassman

(Print Name)

Address: 2 Worthington St Cambridge MA 02138

Tel. No. 617-412-8450

E-Mail Address: ajglassman.ra@gmail.com

Date: 5/31/2022

BZA Application Form
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 (OWNER)

Address: 200 Falcon St East Boston MA 02128

State that I/We own the property located at 286 Broadway Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of FL BROADWAY LLC

*Pursuant to a deed of duly recorded in the date 3/22/2022, Middlesex South County Registry of Deeds at Book 79768, Page 516; 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 Suffolk

The above-name Fraser Allan personally appeared before me, this 25 of 5, 2022, and made oath that the above statement is true.

My commission expires July 7, 2028 (Notary Seal).

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

(ATTACHMENT B - PAGE 3)
**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 would prevent the sensible, practical and desirable utilization and habitation of this small urban corner lot in the form of housing appropriate for (2) families. The existing non-conforming corner lot is 3,100 SF and actually supports 5.13 dwelling units per the Res C-2B zone requirement of 600 SF per dwelling unit. The required front and side setbacks, however, on such a small lot render the sensible development of this lot with a new structure that can accommodate even (2) modest family friendly dwelling units impossible without obtaining zoning relief. Alternatively, the construction of a single family home in the middle of this dense, larger scale urban neighborhood makes neither financial nor practical sense and defies the tenets of proper urban planning. This section of Broadway is contextually inappropriate for a single family structure both in terms of scale and density. The surrounding properties, with the exception of the 1-story commercial properties Lamplighter Brewery and Yayla Tribal Rugs, are all 3-4 story, 4-9 dwelling unit multifamily properties, and many with mixed use programs. Additionally, given the work required to remediate the contaminated soil below the existing paved lot of the former auto mechanic’s shop and the removal of the existing outdated CMU structure, the development of a single family structure is also completely cost prohibitive.

Without zoning relief the owner will remain unable to utilize this difficult lot in a way that is both consistent with and appropriate for the higher density of this characteristically commercial zone, and in this more urban context a single family structure is economically unfeasible and would result in architecturally inferior massing and programming.

Without zoning relief the lot will continue to remain under-utilized. However, with a very modest amount of zoning relief this lot will provide (2) family oriented units which the city badly needs, and which as designed, will conform to the zoning in every way except the required setbacks (and associated ‘Green Areas’).

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 by not affecting generally the zoning district in which it is located for the following reasons:

The existing non-conforming corner lot is only 3,100 SF, and the set backbone requirements per the calculations of the zoning ordinance render this lot impossible to properly utilize to the benefit of both the owners and the surrounding community.

C) **DESERABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

The existing site and structure are those of a former and long closed mechanics shop. The existing building and lot as they are have proven over many years to be economically unsustainable, and largely undesirable. The proposed creation of a four story structure supporting (2) dwelling units with parking is zoning code compliant in every way other than the required setbacks and associated yard space. There will be no loss of on street parking, no additional noise, light or air pollution will be created. FAR, building height and usable open space have all been designed in conformance with the zoning code.
Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The existing non-conforming side setbacks will remain non-conforming but will be greatly improved on both sides. Additionally, per the 'Green Area' requirements, substantial and effective landscape buffers will be created on all sides, all asphalt paving will be removed, and the entire lot area outside of the building envelope will be either professionally designed and maintained landscaping or earth toned pervious paving. These improvements will greatly enhance the character and appearance of this lot, as well as substantially improve the lot's ability to retain and manage stormwater, and reduce this lot's very real contribution to the local heat island effect. The benefits of this project to the community include architectural, economic, and environmental improvements. This project will greatly enhance the streetscape as well as the quality of life in this neighborhood and has the enthusiastic support of both direct abutters.

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

**Applicant:** Fraser Allan  
**Location:** 286 Broadway, Cambridge, MA  
**Phone:** 617-412-8450

**Present Use/Occupancy:** Business  
**Zone:** Residence C-2B Zone  
**Requested Use/Occupancy:** 2 Family Residential

<table>
<thead>
<tr>
<th>Dimensional Information</th>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>1,189.0</td>
<td>5,423.0</td>
<td>5,425.0 (max.)</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>3,100</td>
<td>No Change</td>
<td>5,000.0 (min.)</td>
</tr>
<tr>
<td>RATIO OF GROSS FLOOR AREA TO LOT AREA:</td>
<td>.35</td>
<td>1.74</td>
<td>1.75</td>
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<tr>
<td>LOT AREA OF EACH DWELLING UNIT:</td>
<td>0</td>
<td>1,550.0</td>
<td>600.0</td>
</tr>
<tr>
<td>SIZE OF LOT: WIDTH</td>
<td>62.2</td>
<td>No Change</td>
<td>50.0</td>
</tr>
<tr>
<td>SIZE OF LOT: DEPTH</td>
<td>48.65</td>
<td>No Change</td>
<td>NA</td>
</tr>
<tr>
<td>SETBACKS IN FEET:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT Broadway 20.6' / Elm 12.5'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Broadway 11.08' at Grade &amp; Elm 4.82' at Bay / Elm 3.0' at Bay</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Broadway 15.7' / Elm 12.80'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEFT SIDE 0.8'</td>
<td>3.13'</td>
<td>10.90'</td>
<td></td>
</tr>
<tr>
<td>RIGHT SIDE 1.2'</td>
<td>7.11'</td>
<td>13.0'</td>
<td></td>
</tr>
<tr>
<td>SIZE OF BUILDING: HEIGHT</td>
<td>12.8'</td>
<td>39.7'</td>
<td>45.0'</td>
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<tr>
<td>SIZE OF BUILDING: WIDTH</td>
<td>26.9</td>
<td>32.6'</td>
<td>NA</td>
</tr>
<tr>
<td>RATIO OF USABLE OPEN SPACE TO LOT ARE:</td>
<td>0.0 SF</td>
<td>506.3 SF / 16.3%</td>
<td>466.0 SF / 15%</td>
</tr>
<tr>
<td>NO. OF DWELLING UNITS:</td>
<td>0</td>
<td>2</td>
<td>5 max per lot size</td>
</tr>
<tr>
<td>NO. OF PARKING SPACES:</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>NO. OF LOADING AREAS:</td>
<td>0</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>DISTANCE TO NEAREST BLDG. ON SAME LOT:</td>
<td>10.2</td>
<td>only 1 building</td>
<td>10.0'</td>
</tr>
</tbody>
</table>

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 building to be removed is CMU Block, Proposed building 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'.


PROPOSED 2 FAMILY DWELLING

286 Cambridge Street
Cambridge, MA

Sheet List

<table>
<thead>
<tr>
<th>Sheet Number</th>
<th>Sheet Name</th>
<th>Sheet Issue Date</th>
</tr>
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<tbody>
<tr>
<td>1.1</td>
<td>Title Sheet</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A0.1</td>
<td>Broadway Street Views</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A0.2</td>
<td>Window Elevations</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A1.1</td>
<td>2D Elevations</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A1.2</td>
<td>Floor Plan</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A1.3</td>
<td>Roof Plan</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A1.4</td>
<td>Proposed 1st Floor Plan</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A1.5</td>
<td>Proposed 2nd Floor Plan</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A1.6</td>
<td>Proposed 3rd Floor Plan</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A1.7</td>
<td>Proposed 4th Floor Plan</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A2.1</td>
<td>Proposed Elevations</td>
<td>5/31/2022</td>
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<tr>
<td>A2.2</td>
<td>Proposed Elevations</td>
<td>5/31/2022</td>
</tr>
<tr>
<td>A3.1</td>
<td>Sections</td>
<td>5/31/2022</td>
</tr>
</tbody>
</table>

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS COMMERCIAL BUILDING CODE 9TH ADDITION, ASSOCIATED MASS AMENDMENTS, AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES.
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS.
3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES, AND EQUIPMENT.
5. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED.
6. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
7. ALL PLUMBING, ELECTRICAL & HVAC PER CODE.
<table>
<thead>
<tr>
<th>Dimension Regulation - ZONE C-2B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPOSED</strong></td>
</tr>
<tr>
<td>MIN. LOT SIZE</td>
</tr>
<tr>
<td>FAR</td>
</tr>
<tr>
<td>MIN. LOT WIDTH</td>
</tr>
<tr>
<td>MIN. FRONT SETBACK (BROADWAY ST)</td>
</tr>
<tr>
<td>MIN. FRONT SETBACK (ELM ST.)</td>
</tr>
<tr>
<td>MIN. LEFT SIDE SETBACK</td>
</tr>
<tr>
<td>MIN. REAR SETBACK (SIDE)</td>
</tr>
<tr>
<td>MAXIMUM HEIGHT</td>
</tr>
<tr>
<td>MIN. RATION OF PRIVATE OP. SP. TO LOT AREA</td>
</tr>
</tbody>
</table>
GFA - FAR CALCULATION

<table>
<thead>
<tr>
<th>Name</th>
<th>Level</th>
<th>Gross Floor Area</th>
<th>Lot Area</th>
<th>FAR (GFA/LOT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIT 1 1ST FLOOR</td>
<td>1st Floor</td>
<td>365 SF</td>
<td>3100 SF</td>
<td>0.117723</td>
</tr>
<tr>
<td>UNIT 2 FIRST FLOOR</td>
<td>1st Floor</td>
<td>424 SF</td>
<td>3100 SF</td>
<td>0.136694</td>
</tr>
<tr>
<td>STORAGE</td>
<td>1st Floor</td>
<td>188 SF</td>
<td>3100 SF</td>
<td>0.060657</td>
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<tr>
<td></td>
<td>2nd Floor</td>
<td>1554 SF</td>
<td>3100 SF</td>
<td>0.50113</td>
</tr>
<tr>
<td></td>
<td>3rd Floor</td>
<td>1554 SF</td>
<td>3100 SF</td>
<td>0.50113</td>
</tr>
<tr>
<td></td>
<td>4th Floor</td>
<td>1339 SF</td>
<td>3100 SF</td>
<td>0.431897</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5423 SF</td>
<td></td>
<td>1.749231</td>
</tr>
</tbody>
</table>
REQUIRED FRONT SETBACK:
\[ \frac{(H+L)}{6} = \frac{(39.7 + 54.35)}{6} = 15.7' \]

REQUIRED RIGHT SIDE SETBACK:
\[ \frac{(H+L)}{6} = \frac{(39.7 + 37.15)}{6} = 12.8' \]

REQUIRED REAR SETBACK:
\[ \frac{(H+L)}{7} = \frac{(39.7 + 51.35)}{7} = 13' \]

REQUIRED LEFT SIDE SETBACK:
\[ \frac{(H+L)}{7} = \frac{(39.7 + 37.15)}{7} = 10.9' \]
PRIVATE OPEN SPACE (15'x15' MIN.) 506 S.F.

LANDSCAPED / YARDS (800 S.F.)

ELM STREET

BROADWAY STREET

286 Broadway Street
Cambridge, MA

GCD ARCHITECTS
2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

PROJECT: GCD ARCHITECTS
2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

Drawing Title:
Proposed Open Space

Scale: 1/4" = 1'-0"

Job #: 2022-121
Date: 5/31/2022

Drawing No.: .Z1.4
EXTG. BUILDING TO BE DEMOLISHED

EXTG. SHED TO BE DEMOLISHED

PROJECT: GCD ARCHITECTS
2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

Drawing Title: Site Plan
Comparison, extg.
and proposed

Scale: 1/8" = 1'-0"  Drawing No.: A0
Job #: 3022-121  Date: 5/31/2022

EXTG. FOOTPRINT:
MAIN BUILDING = 1,115 S.F.
SHED = 73 S.F.
TOT. = 1,188 S.F.

PROPOSED FOOTPRINT:
PROPOSED 1ST FLOOR = 1,312 S.F.
EXTG. FOOTPRINT:
MAIN BUILDING = 1,115 S.F.
SHED = 73 S.F.
TOT. = 1,188 S.F.

PROPOSED FOOTPRINT:
PROPOSED 1ST FLOOR = 1,312 S.F.
PERMEABLE PAVERS
BOLLARD-STYLE PATH LIGHTS
STEPPING STONE PATH
BACK FENCE: CEDAR WITH COLOR DETAIL
MIXED TREES, SHRUBS, AND PERENNIALS

FLOWERING TREE
GROUND COVER
LOW BOLLARD-TYPE PATH LIGHTING
MIXED SHRUBS AND PERENNIALS
PERMEABLE PAVERS
BROADWAY