

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

2022 JUN -1 PM 3:19  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**BZA Number: 177941**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  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 Allen (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\*

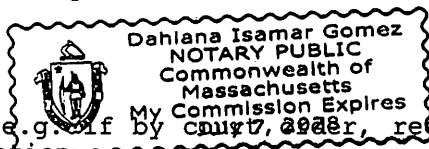
\*Written evidence of Agent's standing to represent petitioner may be requested.

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.

[Signature] Notary

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



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

THE UNITED STATES OF AMERICA

Washington, D.C. 20540

Department of Justice

Office of the Inspector General

Washington, D.C. 20535

Attention: Director

Enclosure

Very truly yours,

Director

Enclosure

Very truly yours,

Director

Enclosure

Very truly yours,

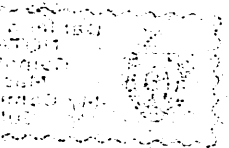
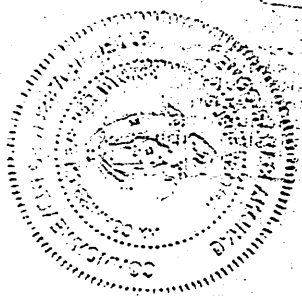
Director

Enclosure

Very truly yours,

Director

NOVA 1981-7  
3805 F. 1100



## **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 backback 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) 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 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.



- 2) 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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,189.0	5,423.0	5,425.0	(max.)
<u>LOT AREA:</u>		3,100	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		.35	1.74	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	1,550.0	600.0	
<u>SIZE OF LOT:</u>	WIDTH	62.2	No Change	50.0	
	DEPTH	48.65	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	Broadway 20.6' / Elm 12.5'	Broadway 11.08' at Grade & 6.83' at Bay / Elm 4.82' at Grade & 3.0' at Bay	Broadway 15.7' / Elm 12.80'	
	REAR	No Rear Yard per Corner Lot	No Rear Yard per Corner Lot	No Rear Yard per Corner Lot	
	LEFT SIDE	0.8'	3.13'	10.90'	
	RIGHT SIDE	1.2'	7.11'	13.0'	
<u>SIZE OF BUILDING:</u>	HEIGHT	12.8'	39.7'	45.0'	
	WIDTH	26.9	32.6'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.0 SF	506.3 SF / 16.3%	466.0 SF / 15%	
<u>NO. OF DWELLING UNITS:</u>		0	2	5 max per lot size	
<u>NO. OF PARKING SPACES:</u>		0	2	2	
<u>NO. OF LOADING AREAS:</u>		0	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		10.2	only 1 building	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.:

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'.

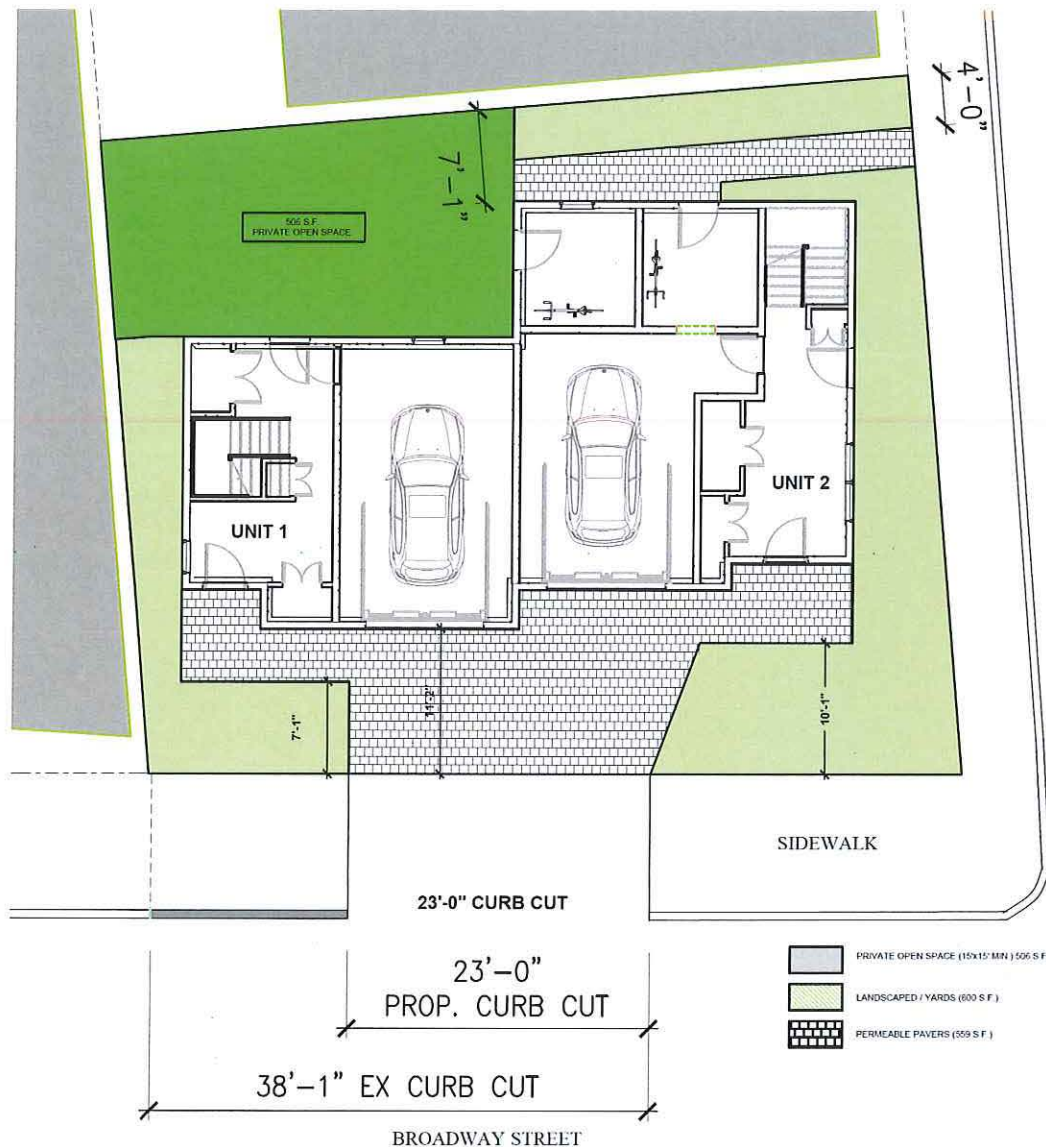
CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2022 JUL 11 A 11:21



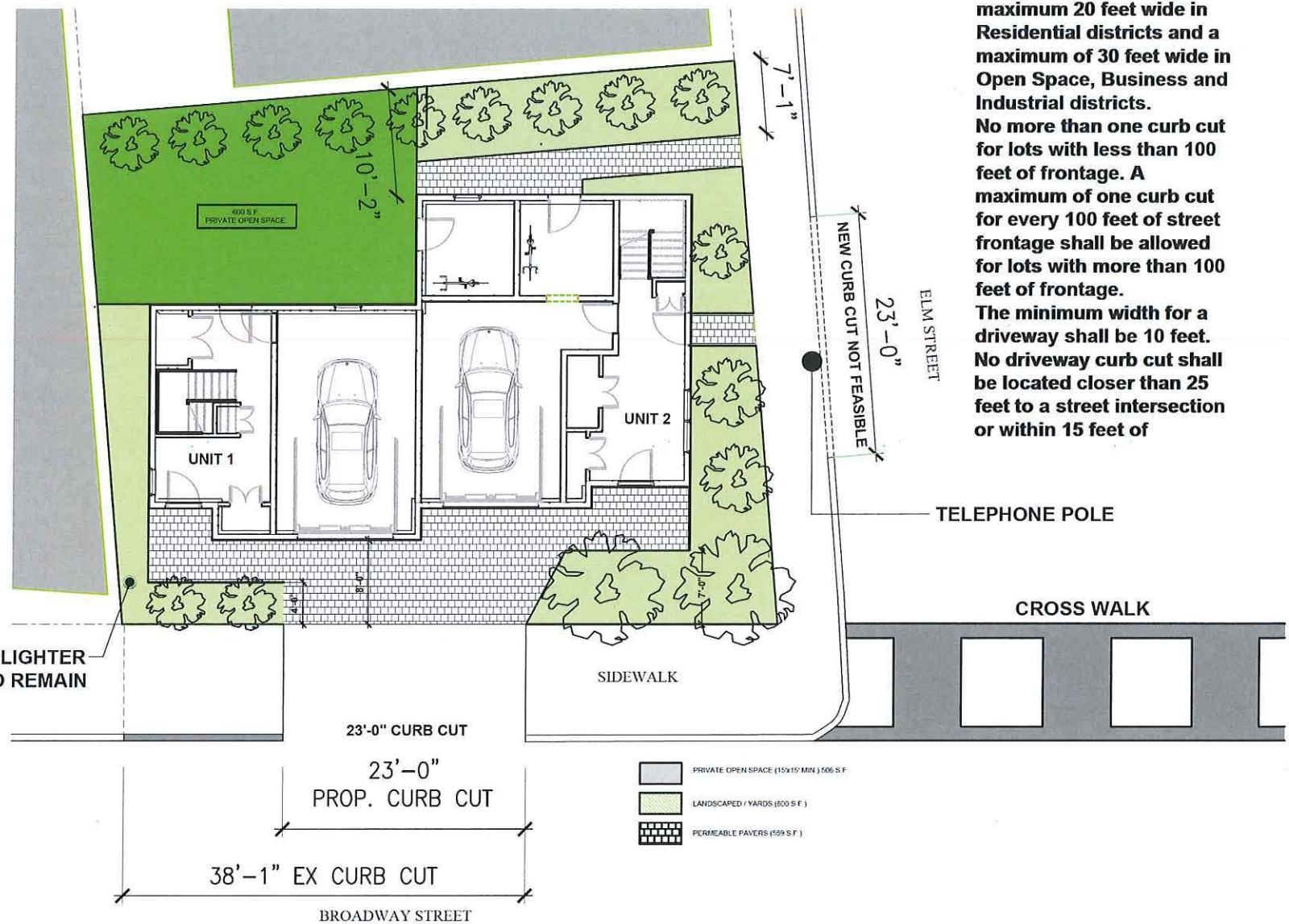
VIEW FROM ELM STREET

TELEPHONE POLE

Curb cuts shall be maximum 20 feet wide in Residential districts and a maximum of 30 feet wide in Open Space, Business and Industrial districts. No more than one curb cut for lots with less than 100 feet of frontage. A maximum of one curb cut for every 100 feet of street frontage shall be allowed for lots with more than 100 feet of frontage. The minimum width for a driveway shall be 10 feet. No driveway curb cut shall be located closer than 25 feet to a street intersection or within 15 feet of



ORIGINAL SUBMISSION TO BZA AND PLANNING BOARD

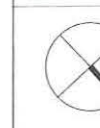


REVISED SUBMISSION TO BZA

286 BROADWAY SITE PLAN AND CURB CUT PLANS  
10 JULY 2022

GCD ARCHITECTS









PERMEABLE PAVERS



BOLLARD-STYLE PATH LIGHTS



BACK FENCE: CEDAR WITH COLOR DETAIL



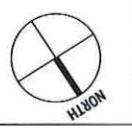
STEPPING STONE PATH



MIXED TREES, SHRUBS, AND PERENNIALS



Materials and plant photos are of representative to give a sense of how the site and gardens will look. These are not necessarily the exact items that will be used.



















# 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: 6/30/22  
(Print) *[Signature]*

Address: 286 Broadway

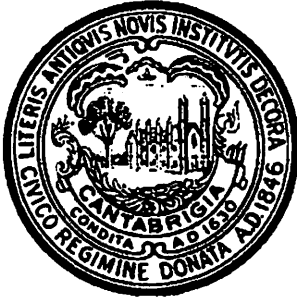
Case No. BZA-177941

Hearing Date: 7/14/22

Thank you,  
Bza Members

286 Broadway sign posted 6-30-22





CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

July 8, 2022

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-177941 286 Broadway

The Planning Board reviewed this BZA application during a meeting on July 5, 2022 and decided to forward the following comments to BZA.

The Planning Board had no recommendation regarding whether or not to grant the requested relief. However, the Planning Board suggested exploring the following design improvements:

- Though the project is proposing to reduce the existing curb cut on Broadway, the Board suggested relocating the driveway to Elm Street if feasible.
- The Board supports further reduction of the setback along Broadway to align better with the existing buildings along Broadway and improving the façade design to maintain a stronger presence along the street.
- The Board recommends further improvements to landscape area along Broadway and additional street trees wherever possible, with approval from DPW.



# PROPOSED 2 FAMILY DWELLING

286 Cambridge Street  
Cambridge, MA



Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
..T1.1	Title Sheet	5/31/2022
A0.1	Broadway Street Views	5/31/2022
A.0	3D views	5/31/2022
Z1.0	ZONING	5/31/2022
Z1.1	Zoning - GFA & FAR Analysis	5/31/2022
Z1.2	Set Backs Plan	5/31/2022
Z1.3	Open Space Analysis	5/31/2022
Z1.4	Proposed Open Space	5/31/2022
Z1.5	Existing Open Space	5/31/2022
A0	Site Plan Comparison, extg. and proposed	5/31/2022
A0.1	Site Plan Comparison	5/31/2022
A1.1	Proposed 1st Floor Plan	5/31/2022
A1.2	Proposed 2nd Floor Plan	5/31/2022
A1.3	Proposed 3rd Floor Plan	5/31/2022
A1.4	Proposed 4th Floor Plan	5/31/2022
A1.5	Roof Plan	5/31/2022
A1.6	UNIT SIZE	5/31/2022
A2.1	Proposed Elevations	5/31/2022
A2.2	Proposed Elevations	5/31/2022
A3.1	Sections	5/31/2022

PROJECT:  
286 Broadway Street  
Cambridge, MA

## GCD ARCHITECTS

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



CLIENT:  
--

### 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 MANUFACTURER'S REQUIREMENTS
7. ALL PLUMBING, ELECTRICAL & HVAC PER CODE

Drawing Title:

Title Sheet

Scale: Drawing No.:

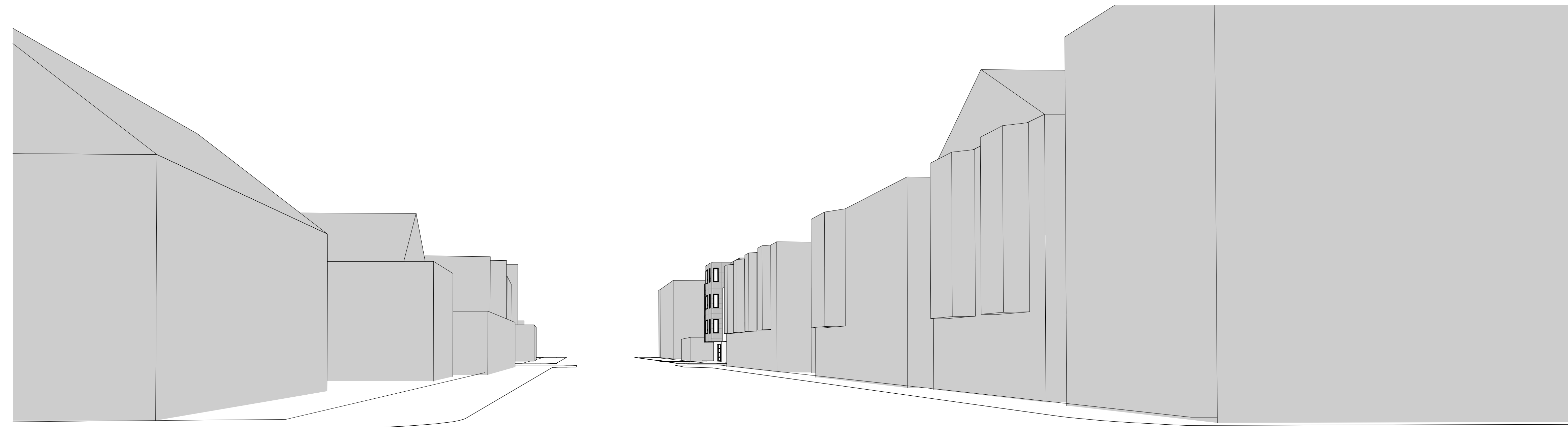
Job. # 2022-121

Date: 5/31/2022

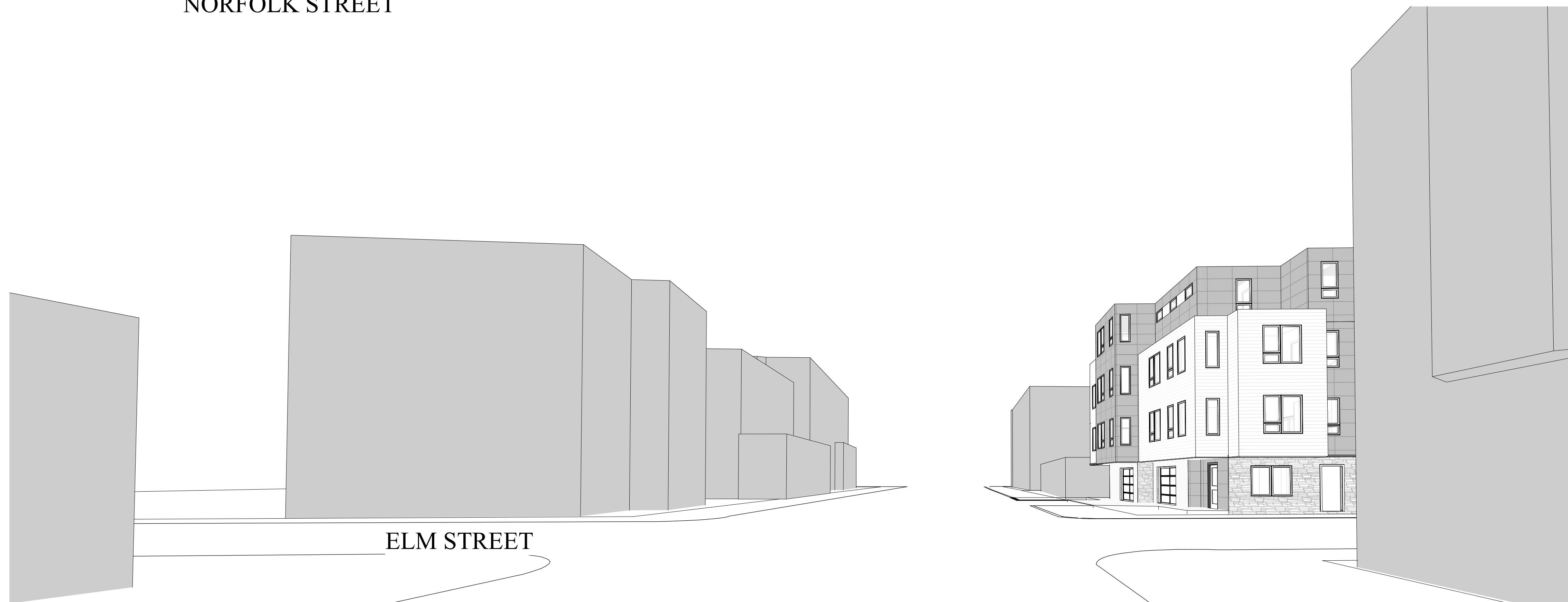
..T1.1



COLUMBIA STREET



NORFOLK STREET



ELM STREET

PROJECT:  
286 Broadway Street  
Cambridge, MA

GCD ARCHITECTS

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

CLIENT:  
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Drawing Title:

Broadway Street  
Views

Scale:

Job. # 2022-121

Date: 5/31/2022

Drawing No.:

.A0.1





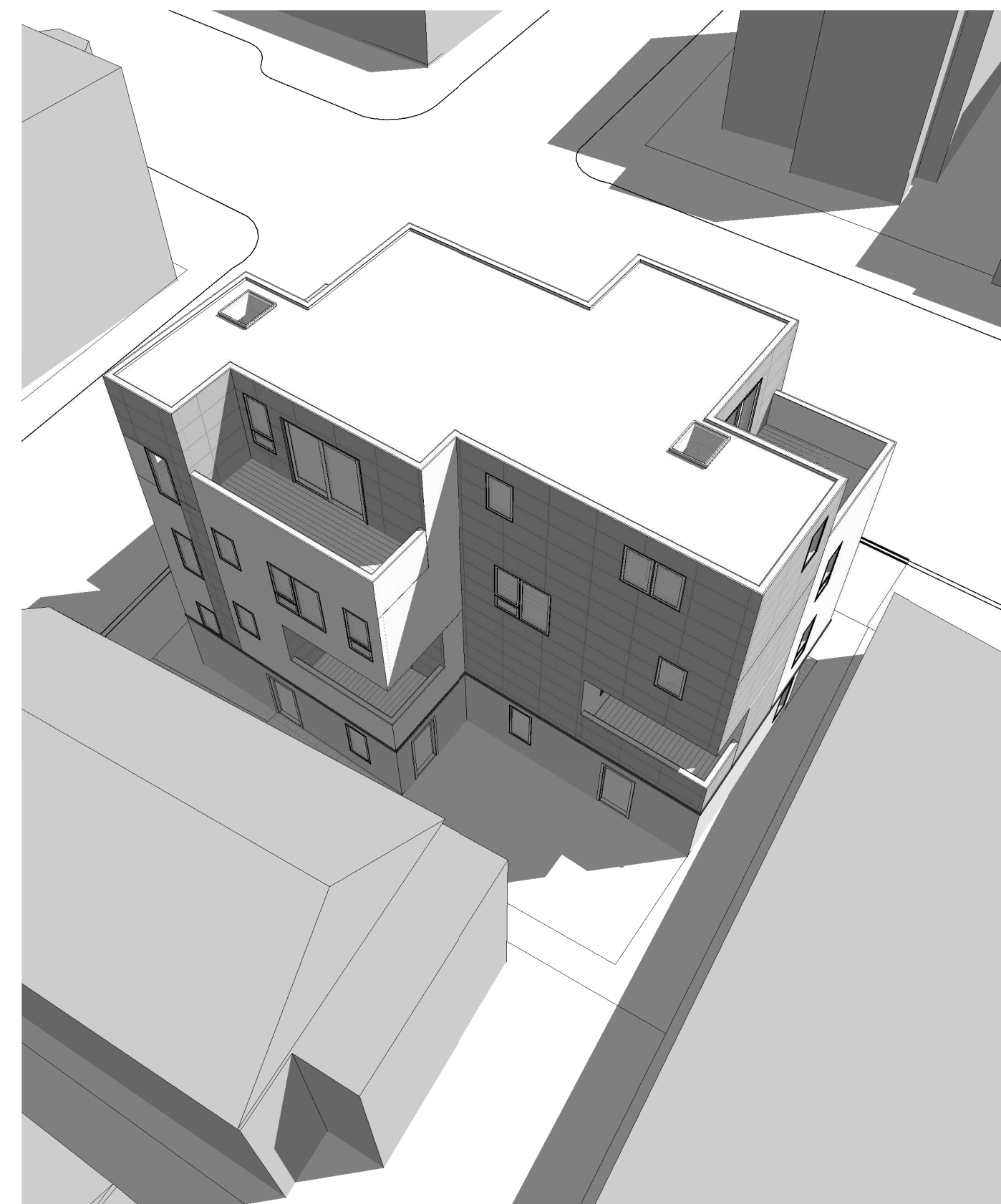
① View from corner of Elm and Broadway



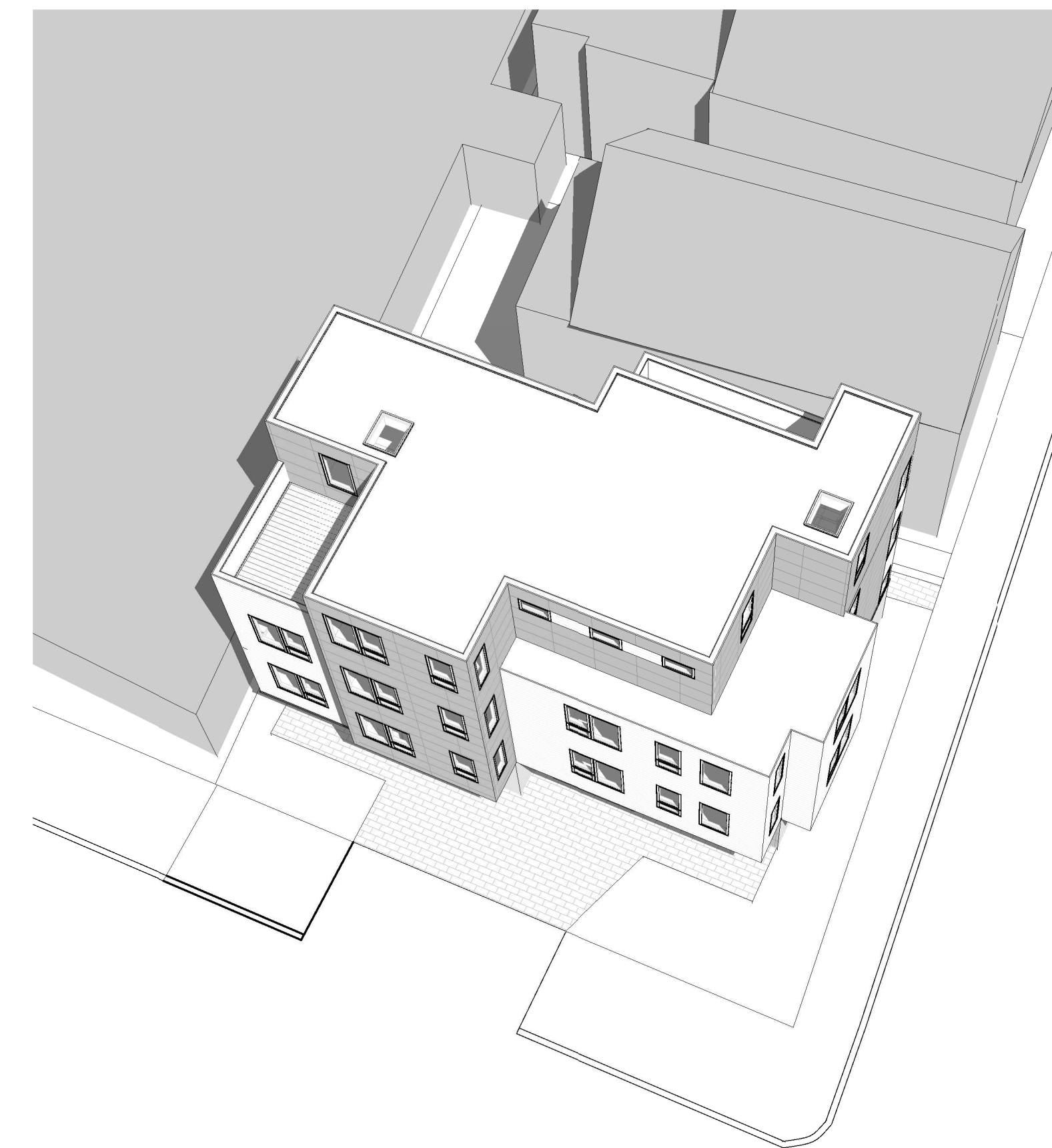
③ View from Broadway



② View from Elm Street



④ Aerial View Back



⑤ Aerial View front

PROJECT:  
**286 Broadway Street**  
 Cambridge, MA

**GCD ARCHITECTS**

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

CLIENT:

Drawing Title:

**3D views**

Scale: Drawing No.:  
 Job. # 2022-121  
 Date: 5/31/2022

**.A.0**

Dimension Regulation - ZONE C-2B

	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	3,100 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
FAR	1.749	1.75	YES
MIN. LOT WIDTH	62.21'	50'	YES
MIN. FRONT SETBACK (BROADWAY ST)	6.83'	$(H+L)/6 = 15.7'$ see Z1.2	NO
MIN. FRONT SETBACK (ELM ST.)	3'	$(H+L)/6 = 12.80'$ see Z1.2	NO
MIN. LEFT SIDE SETBACK	3.13'	$(H+L)/7 = 10.90'$ see Z1.2	NO
MIN. REAR SETBACK (SIDE)	7.11'	$(H+L)/7 = 13'$ see Z1.2	NO
MAXIMUM HEGHT	39.7'	45'	YES
MIN. RATION OF PRIVATE OP. SP. TO LOT AREA	506 S.F. ON 1ST FLOOR	15% (465 S.F.)	YES

PROJECT:  
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CLIENT:

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Drawing Title:

ZONING

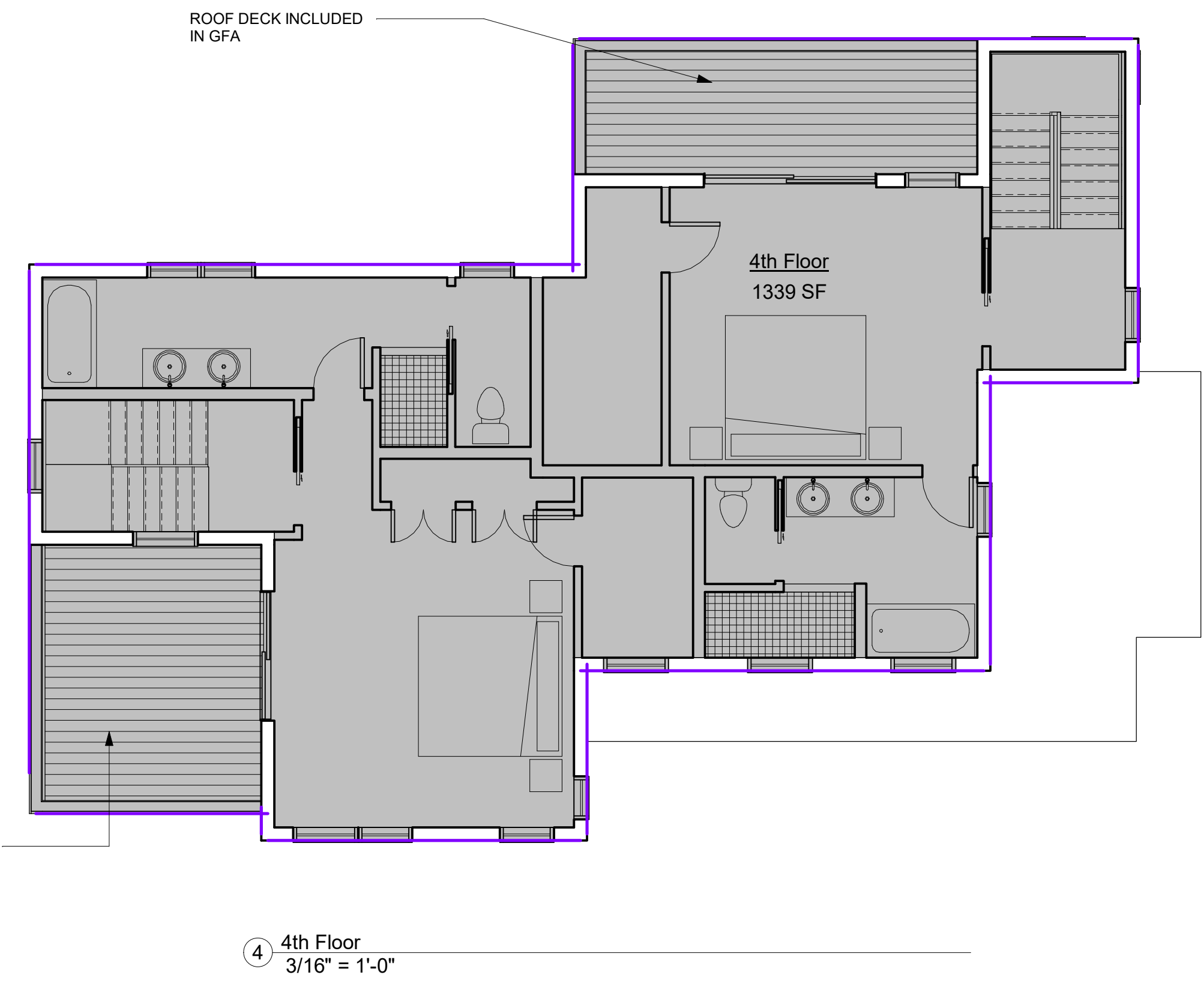
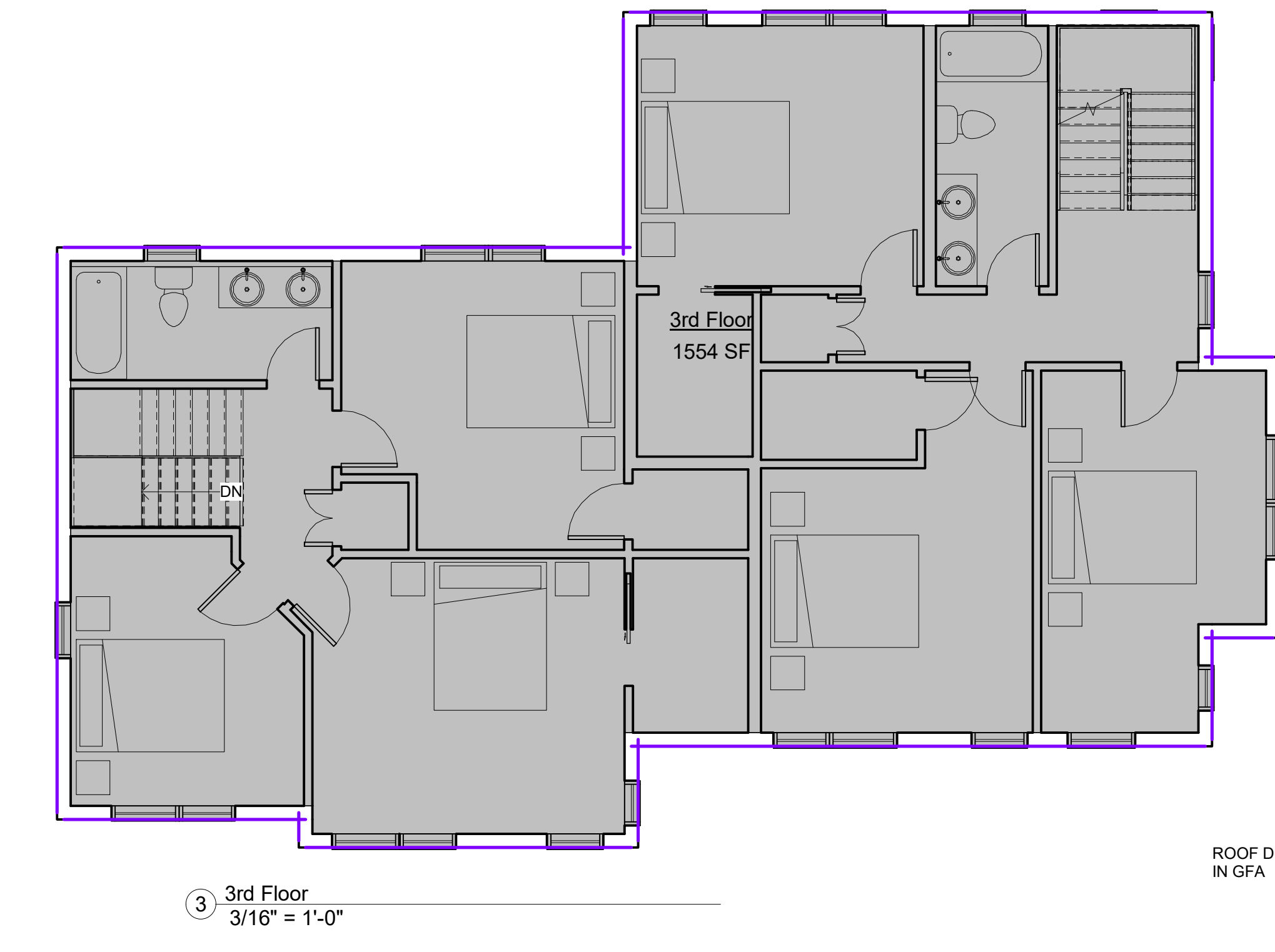
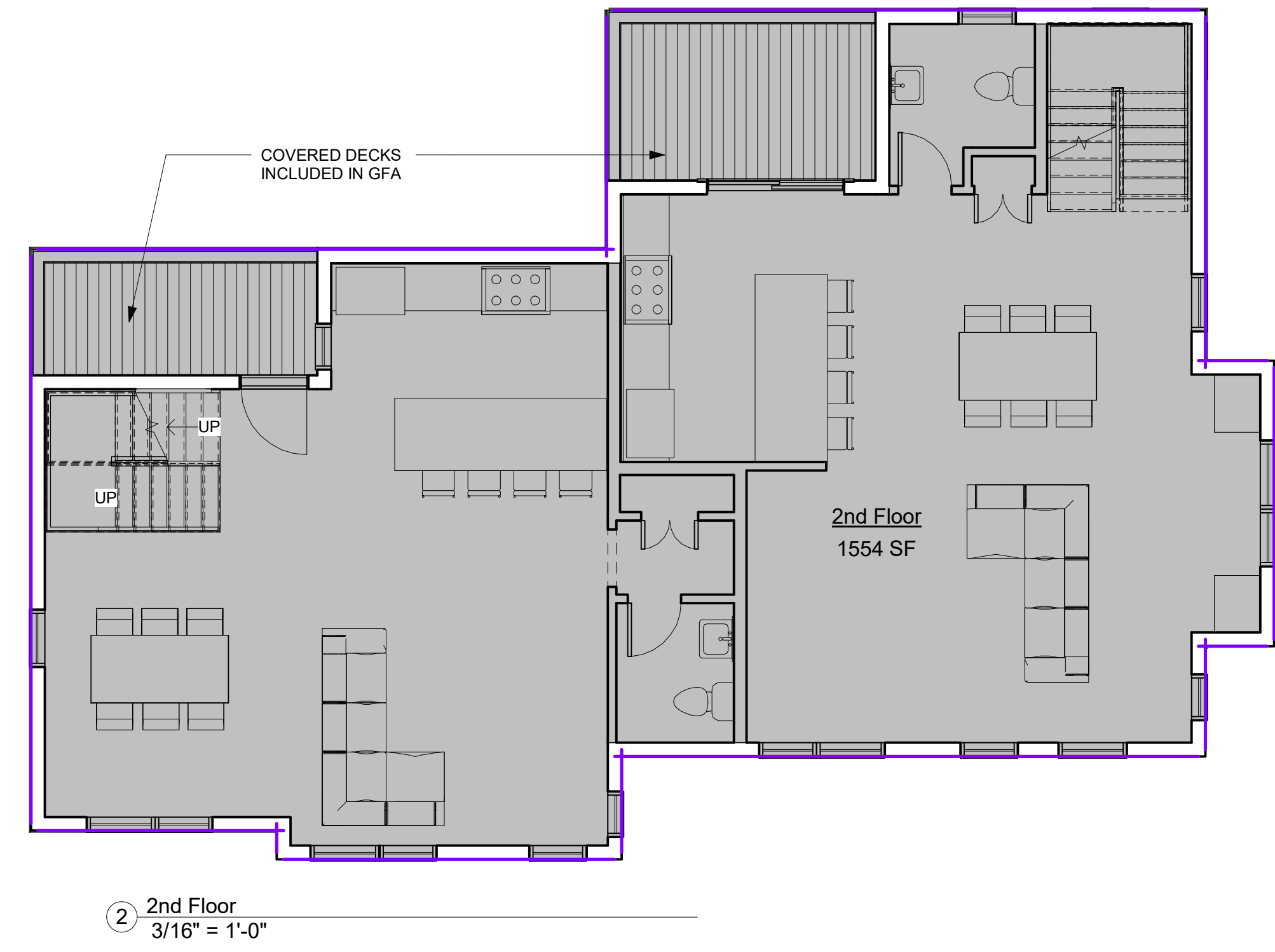
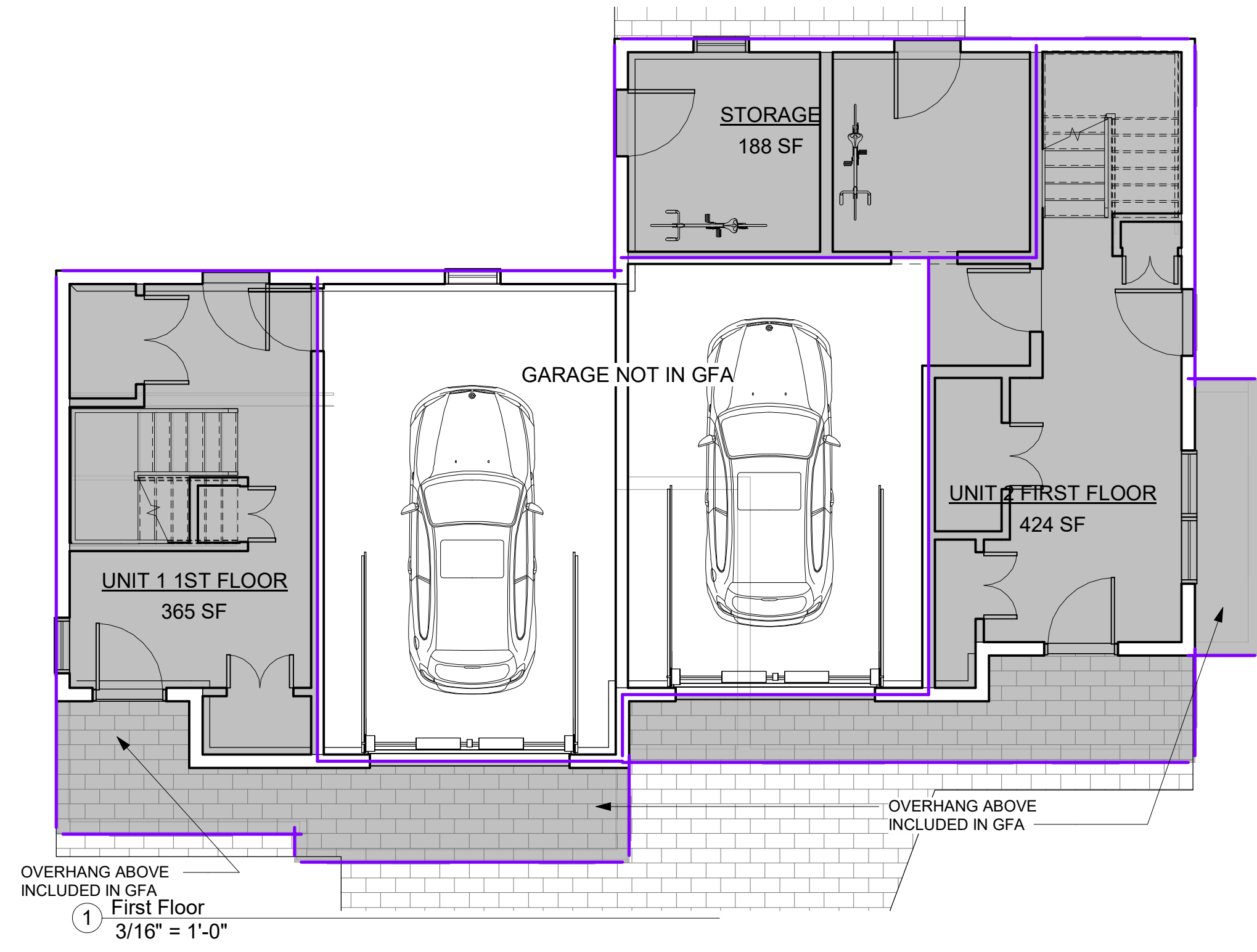
Scale: Drawing No.:

Job. # 2022-121

Date: 5/31/2022

**.Z1.0**





GFA - FAR CALCULATION				
Name	Level	Gross Floor Area	Lot Area	FAR (GFA/LOT)
UNIT 1 1ST FLOOR	1st Floor	365 SF	3100 SF	0.117723
UNIT 2 FIRST FLOOR	1st Floor	424 SF	3100 SF	0.136694
STORAGE	1st Floor	188 SF	3100 SF	0.060657
2nd Floor	2nd Floor	1554 SF	3100 SF	0.50113
3rd Floor	3rd Floor	1554 SF	3100 SF	0.50113
4th Floor	4th Floor	1339 SF	3100 SF	0.431897
		5423 SF		1.749231

PROJECT:  
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 Cambridge, MA

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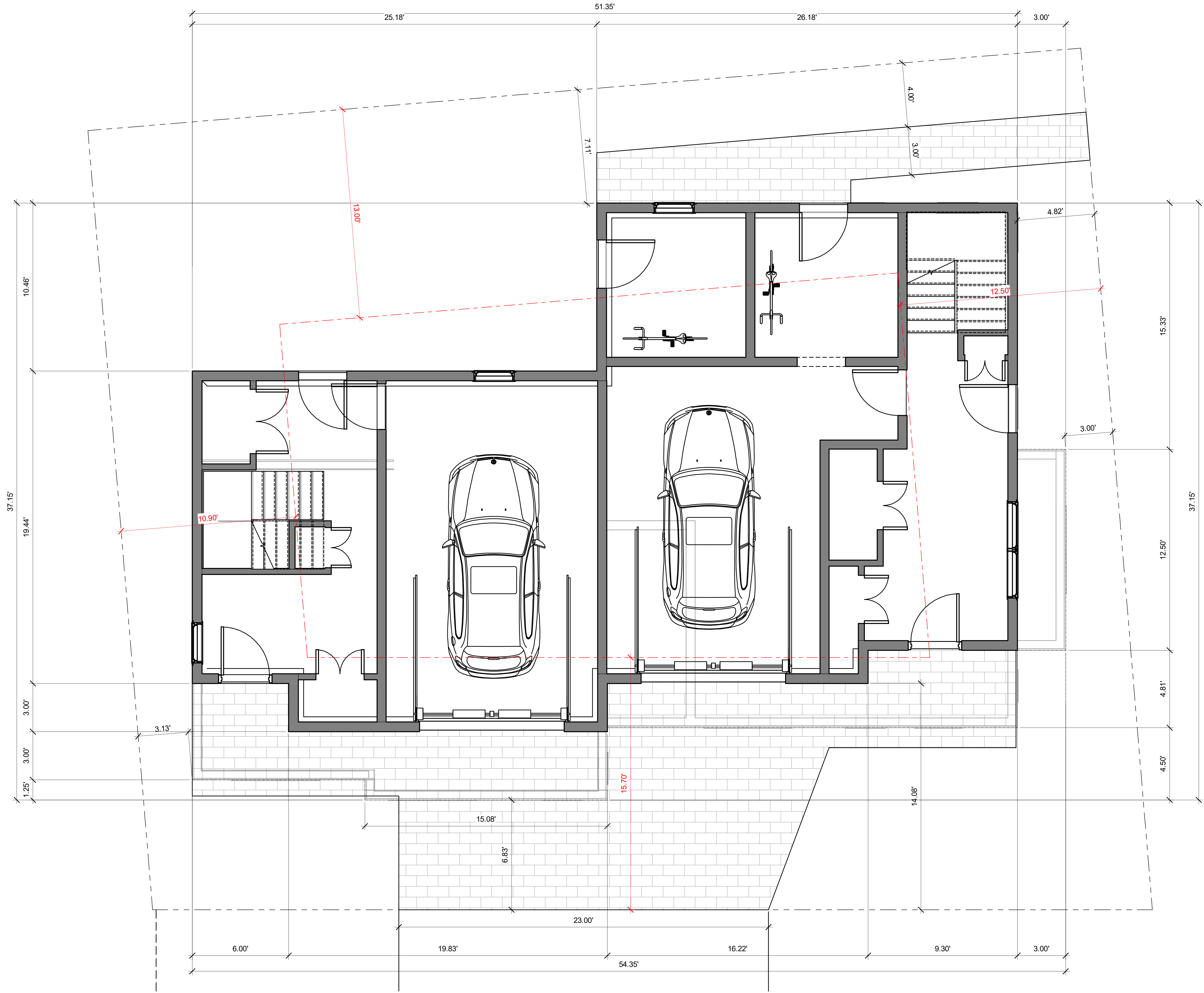


CLIENT:  
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Drawing Title:  
**Zoning - GFA & FAR Analysis**

Scale: 3/16" = 1'-0" Drawing No.:  
 Job. #: 2022-121  
 Date: 5/31/2022 **.Z1.1**





PROJECT:  
**286 Broadway Street**  
 Cambridge, MA

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CLIENT:  
 --

**REQUIRED FRONT SETBACK:**  
 $(H+L) / 6 = (39.7 + 54.35) / 6 = 15.7'$

**REQUIRED RIGHT SIDE SETBACK:**  
 $(H+L) / 6 = (39.7 + 37.15) / 6 = 12.8'$

**REQUIRED REAR SETBACK:**  
 $(H+L) / 7 = (39.7 + 51.35) / 7 = 13'$

**REQUIRED LEFT SIDE SETBACK:**  
 $(H+L) / 7 = (39.7 + 37.15) / 7 = 10.9'$

Drawing Title:

**Set Backs Plan**

Scale: 3/8" = 1'-0" Drawing No.:

Job. #: 2022-121

Date: 5/31/2022

**.Z1.2**



ELM STREET

BROADWAY STREET

- PRIVATE OPEN SPACE (15'x15' MIN.) 506 S.F.
- LANDSCAPED / YARDS (800 S.F.)
- PERMEABLE PAVERS (559 S.F.)

PROJECT:  
**286 Broadway Street**  
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 Cambridge, MA 02138  
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CLIENT:

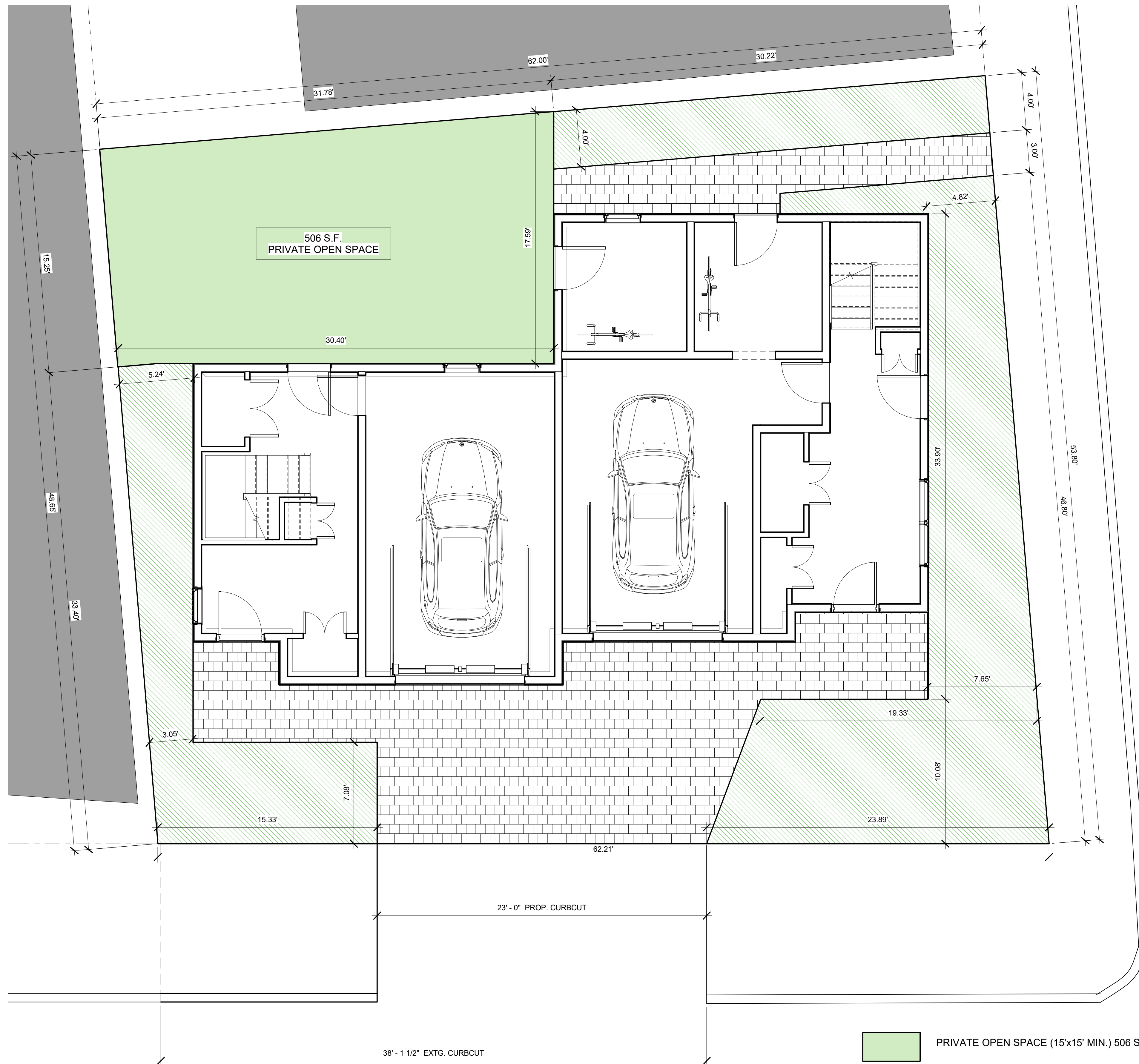
Drawing Title:

**Open Space  
 Analysis**

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

**.Z1.3**





ELM STREET

BROADWAY STREET

- PRIVATE OPEN SPACE (15'x15' MIN.) 506 S.F.
- LANDSCAPED / YARDS (800 S.F.)
- PERMEABLE PAVERS (559 S.F.)

1 Proposed Open space Plan  
1/4" = 1'-0"

PROJECT:  
286 Broadway Street  
Cambridge, MA

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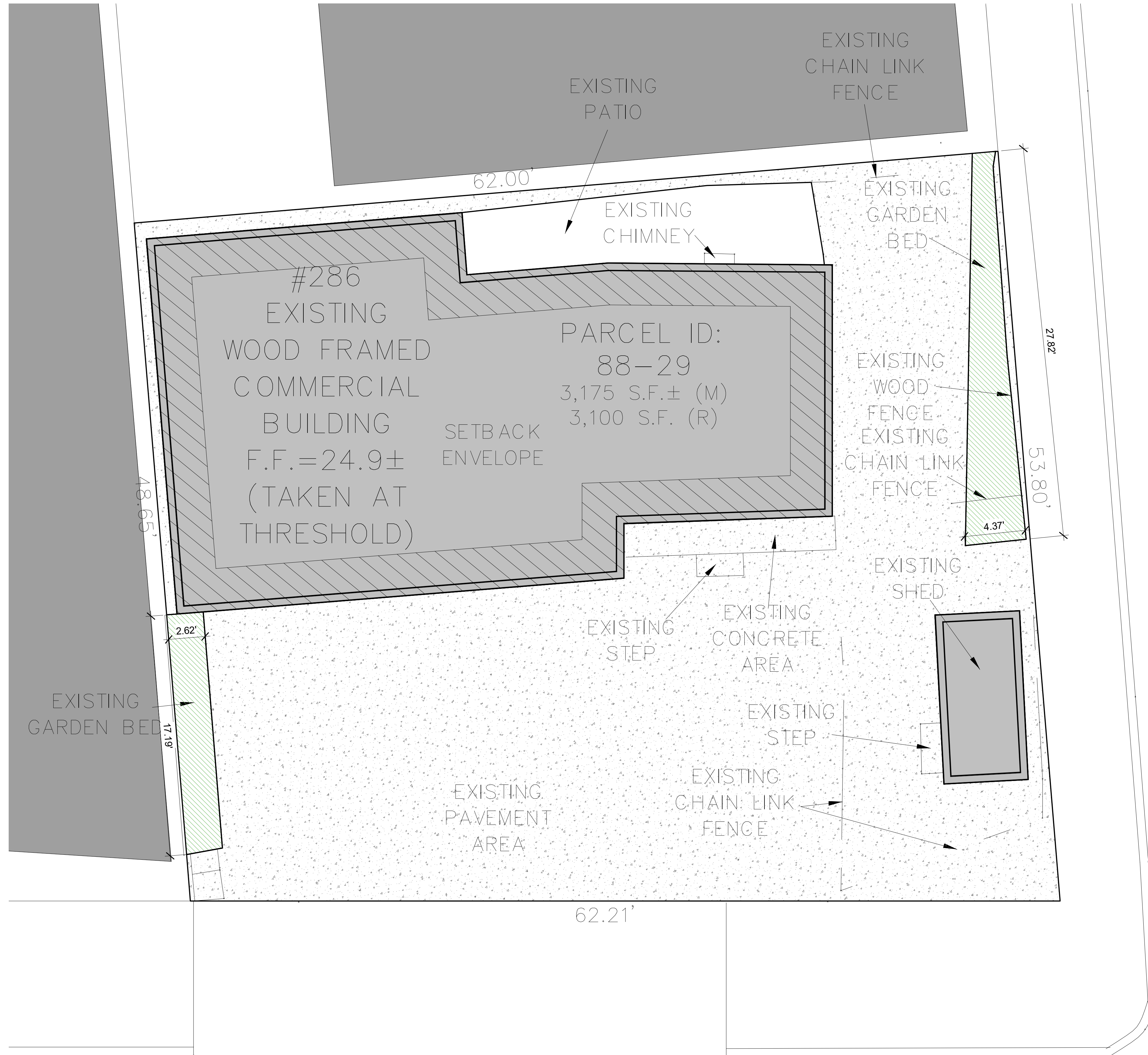
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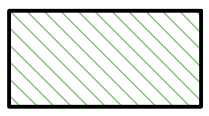
Drawing Title:

Proposed Open Space

Scale: 1/4" = 1'-0" Drawing No.:  
Job. #: 2022-121  
Date: 5/31/2022 **.Z1.4**





 LANDSCAPED / YARDS (129 S.F.)

PROJECT:  
286 Broadway Street  
Cambridge, MA

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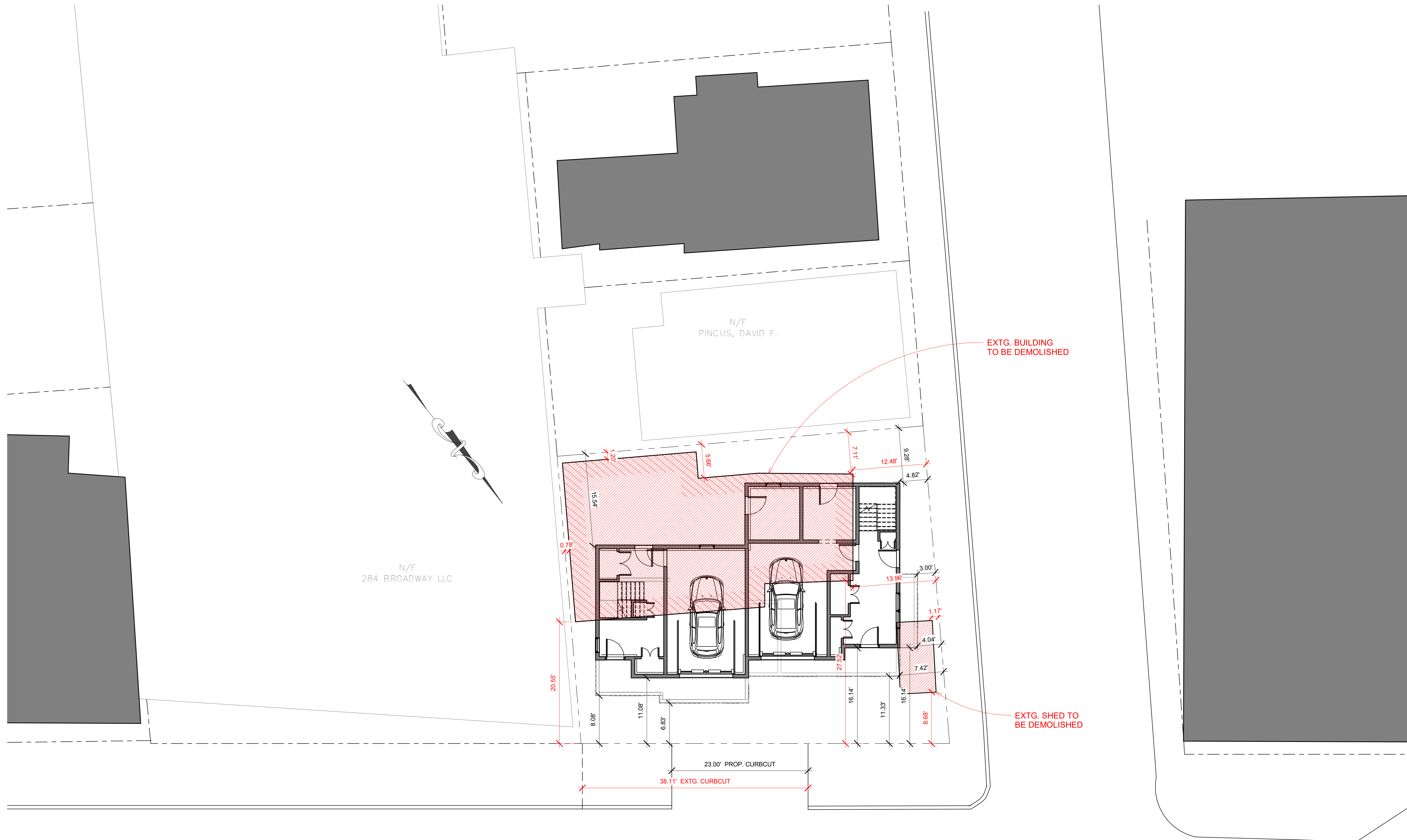


CLIENT:

Drawing Title:  
Existing Open Space

① Existing Open space Plan  
1/4" = 1'-0"

Scale: 1/4" = 1'-0" Drawing No.:  
Job. #: 2022-121  
Date: 5/31/2022 **.Z1.5**



 EXTG. STRUCTURES  
TO BE DEMOLISHED

**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.

① Setback Plan Comparison  
 1/8" = 1'-0"

PROJECT:  
 286 Broadway Street  
 Cambridge, MA

**GCD ARCHITECTS**

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



CLIENT:

Drawing Title:

Site Plan  
 Comparison, extg.  
 and proposed

Scale: 1/8" = 1'-0"

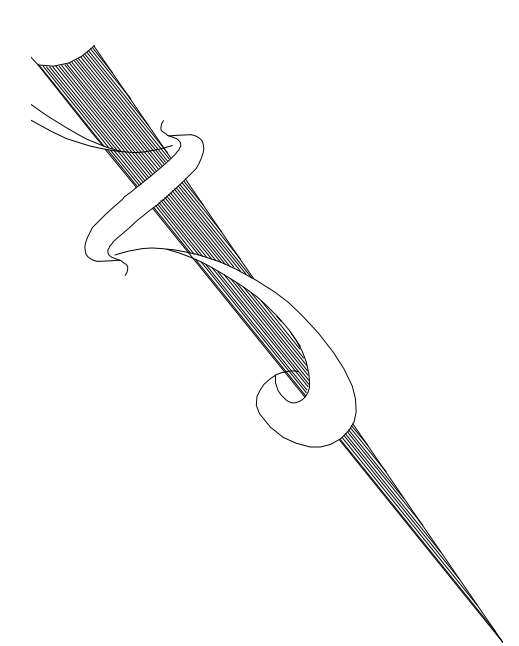
Drawing No.:

Job. #: 2022-121

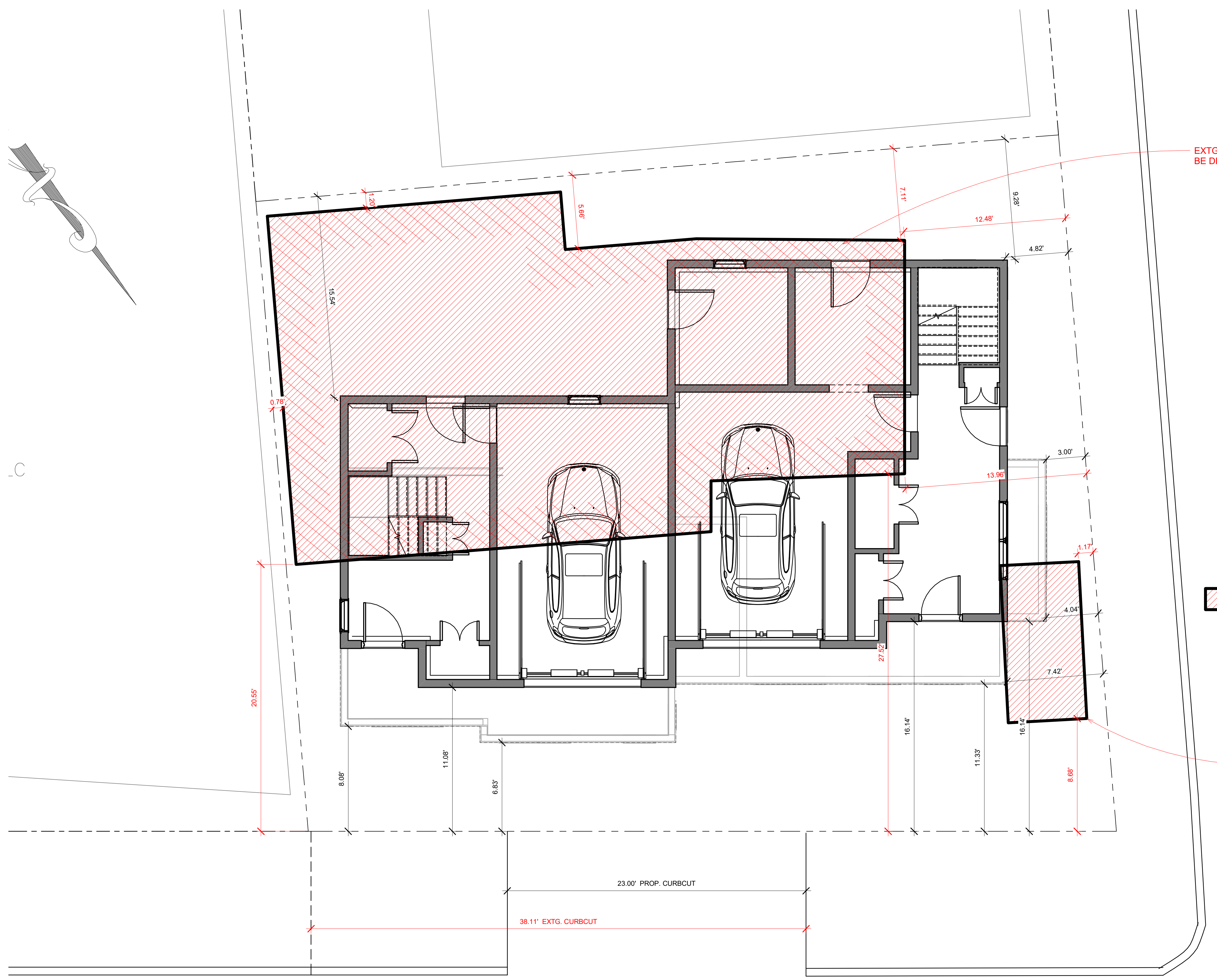
Date: 5/31/2022

**A0**





C



EXTG. BUILDING TO BE DEMOLISHED

EXTG. STRUCTURES TO BE DEMOLISHED

EXTG. SHED TO BE DEMOLISHED

**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.

PROJECT:  
 286 Broadway Street  
 Cambridge, MA

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



CLIENT:

--

Drawing Title:  
 Site Plan  
 Comparison

Scale: 1/4" = 1'-0" Drawing No.:  
 Job. #: 2022-121  
 Date: 5/31/2022

**A0.1**

PROJECT:  
**286 Broadway Street**  
 Cambridge, MA

**GCD ARCHITECTS**

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



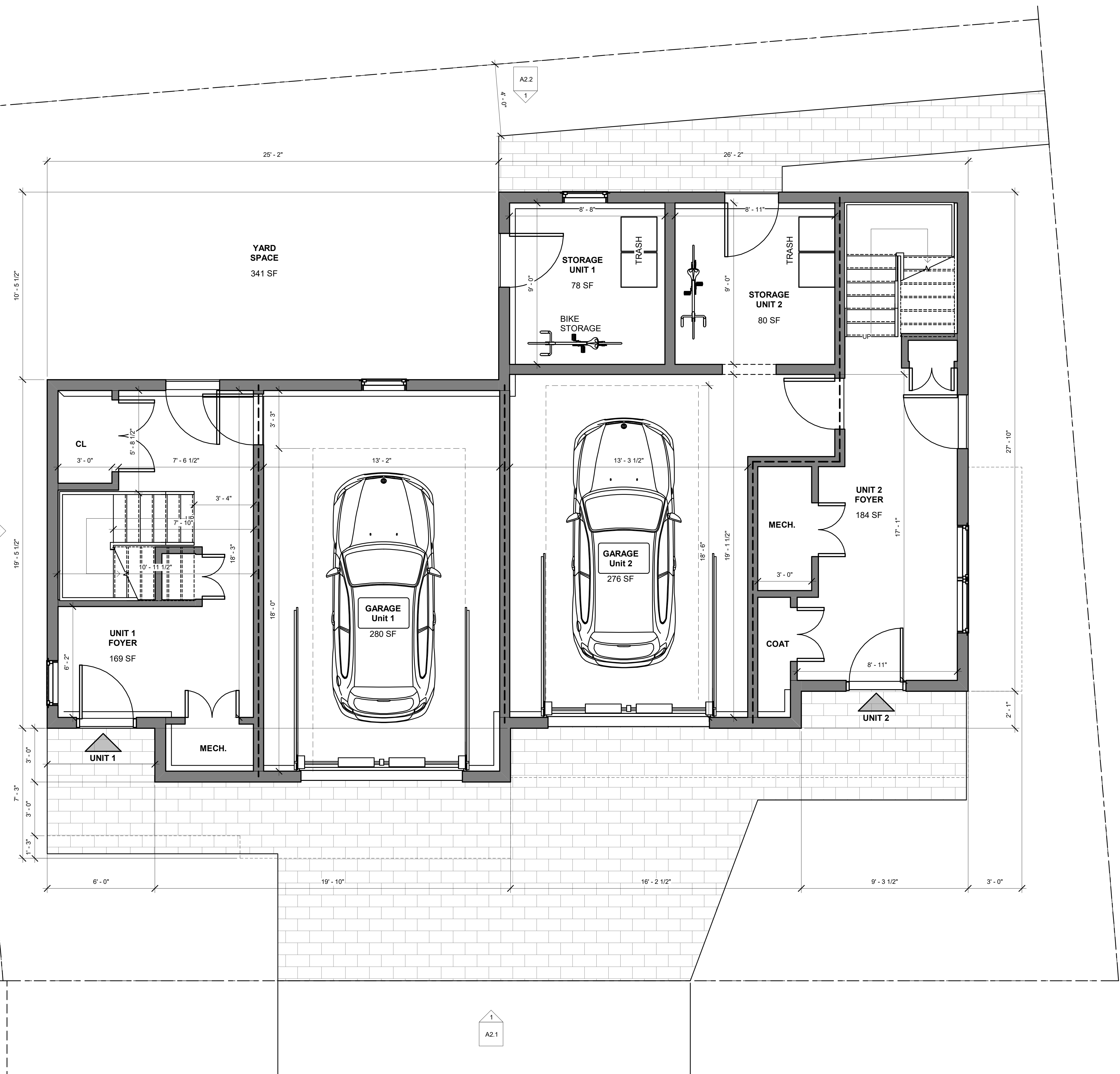
CLIENT:  
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- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- 1 HOUR FIRE RATED WALLS

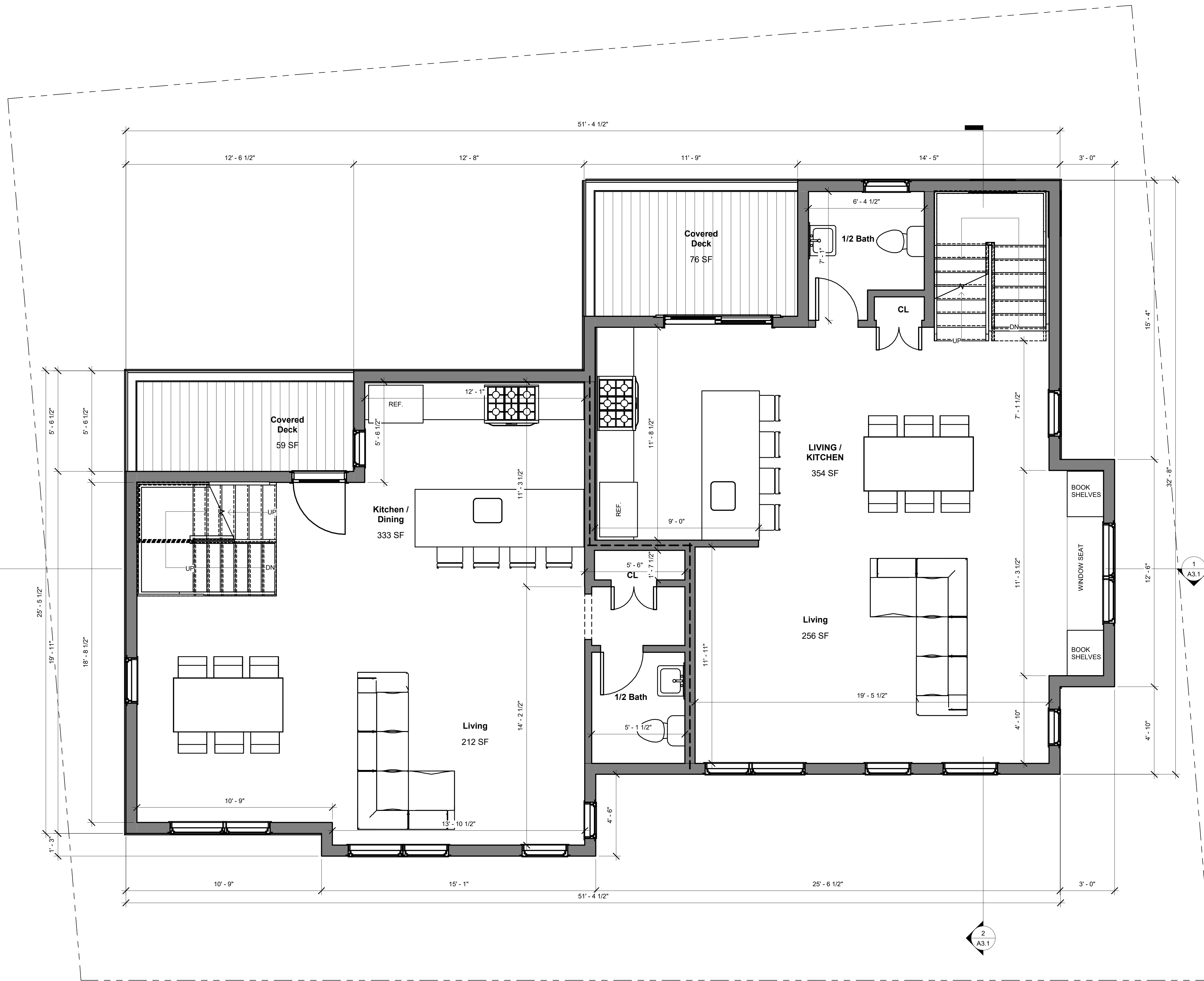
Drawing Title:  
**Proposed 1st Floor Plan**

Scale: As indicated Drawing No.:  
 Job. #: 2022-121  
 Date: 5/31/2022 **A1.1**

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







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

PROJECT:  
286 Broadway Street  
Cambridge, MA

GCD ARCHITECTS

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



CLIENT:

- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- - - 1 HOUR FIRE RATED WALLS

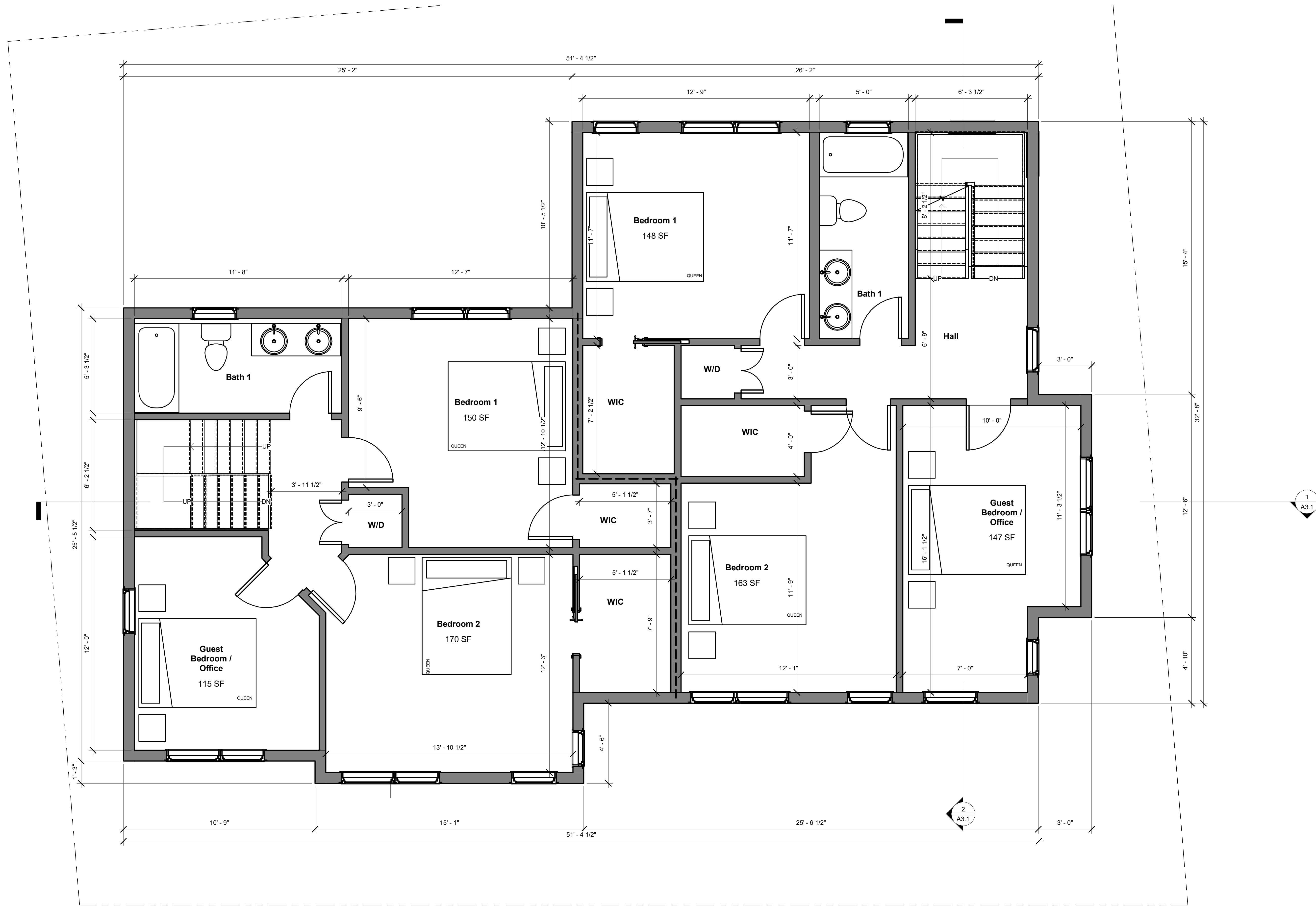
Drawing Title:

Proposed 2nd Floor  
Plan

Scale: As indicated Drawing No.:  
Job. #: 2022-121  
Date: 5/31/2022

A1.2





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

PROJECT:  
286 Broadway Street  
Cambridge, MA

GCD ARCHITECTS

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



CLIENT:

--

- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- - - 1 HOUR FIRE RATED WALLS

Drawing Title:

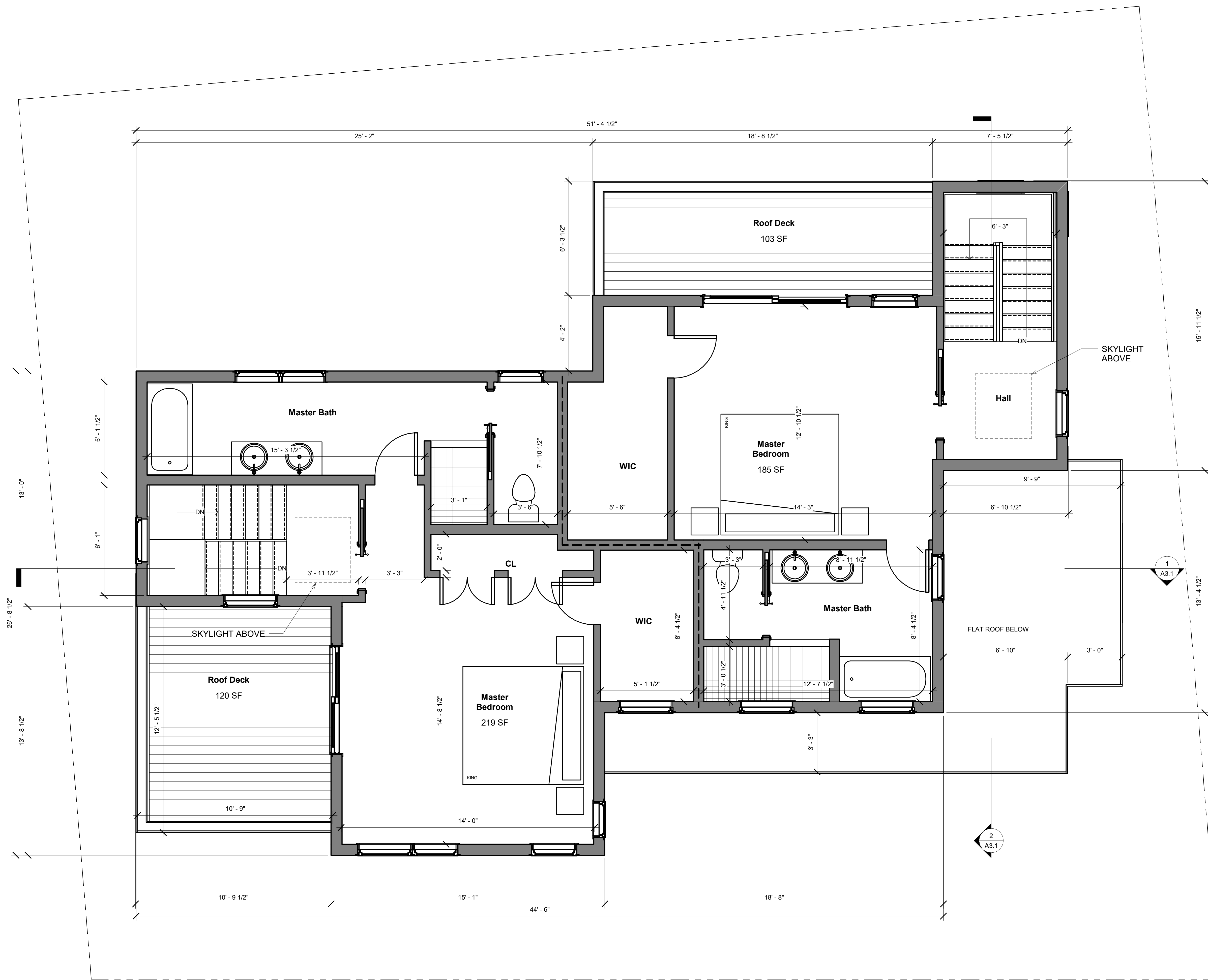
Proposed 3rd Floor  
Plan

Scale: As indicated Drawing No.:

Job. #: 2022-121

Date: 5/31/2022

A1.3



① 4th Floor  
3/8" = 1'-0"

PROJECT:  
286 Broadway Street  
Cambridge, MA

**GCD ARCHITECTS**

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



CLIENT:

--

- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- - - 1 HOUR FIRE RATED WALLS

Drawing Title:  
**Proposed 4th Floor  
Plan**

Scale: As indicated Drawing No.:  
Job #: 2022-121  
Date: 5/31/2022 **A1.4**

PROJECT:  
286 Broadway Street  
Cambridge, MA

**GCD ARCHITECTS**

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

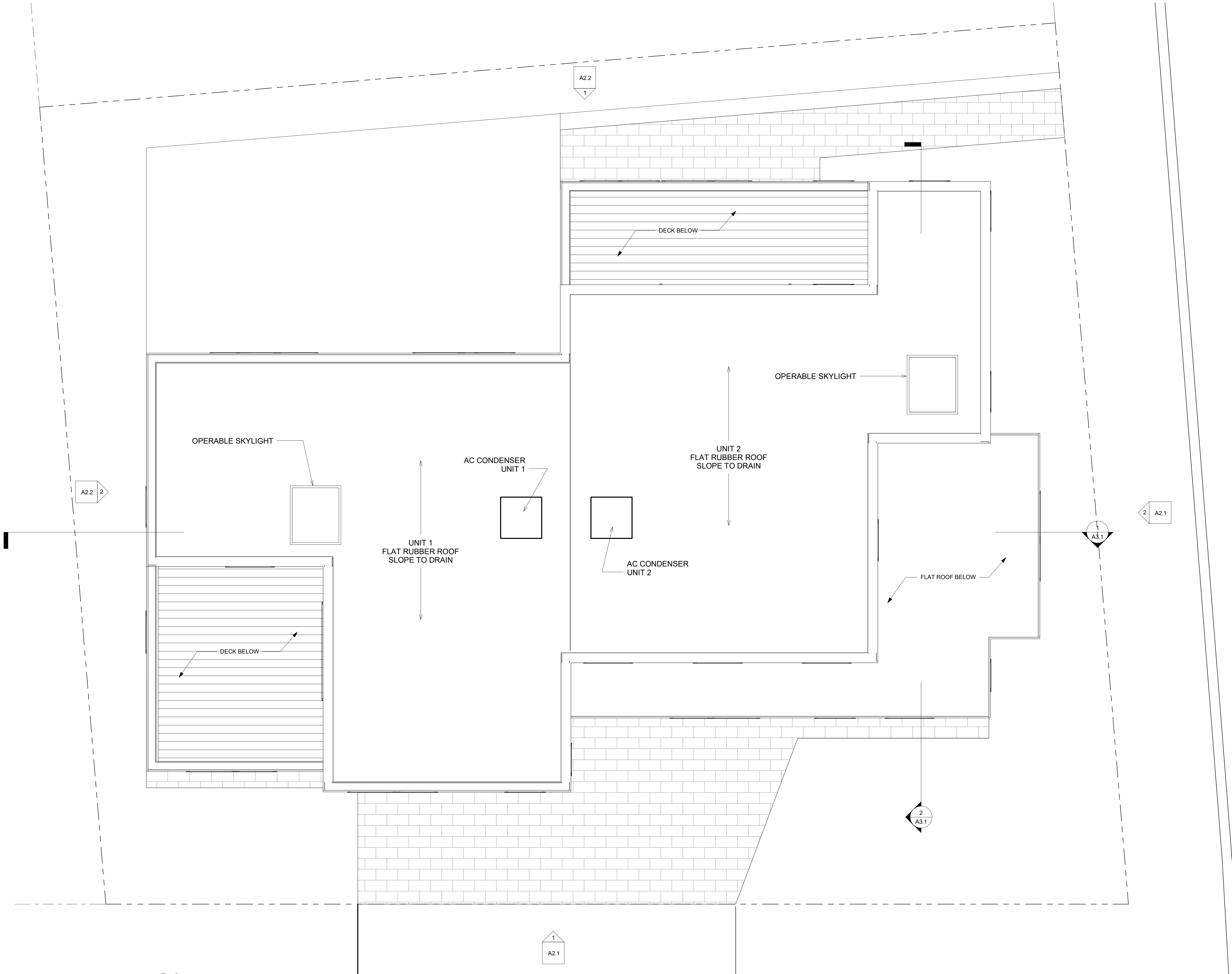


CLIENT:

--

Drawing Title:  
**Roof Plan**

Scale: 3/8" = 1'-0" Drawing No.:  
Job #: 2022-121  
Date: 5/31/2022 **A1.5**



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

PROJECT:  
**286 Broadway Street**  
 Cambridge, MA

**GCD ARCHITECTS**

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



CLIENT:

Drawing Title:

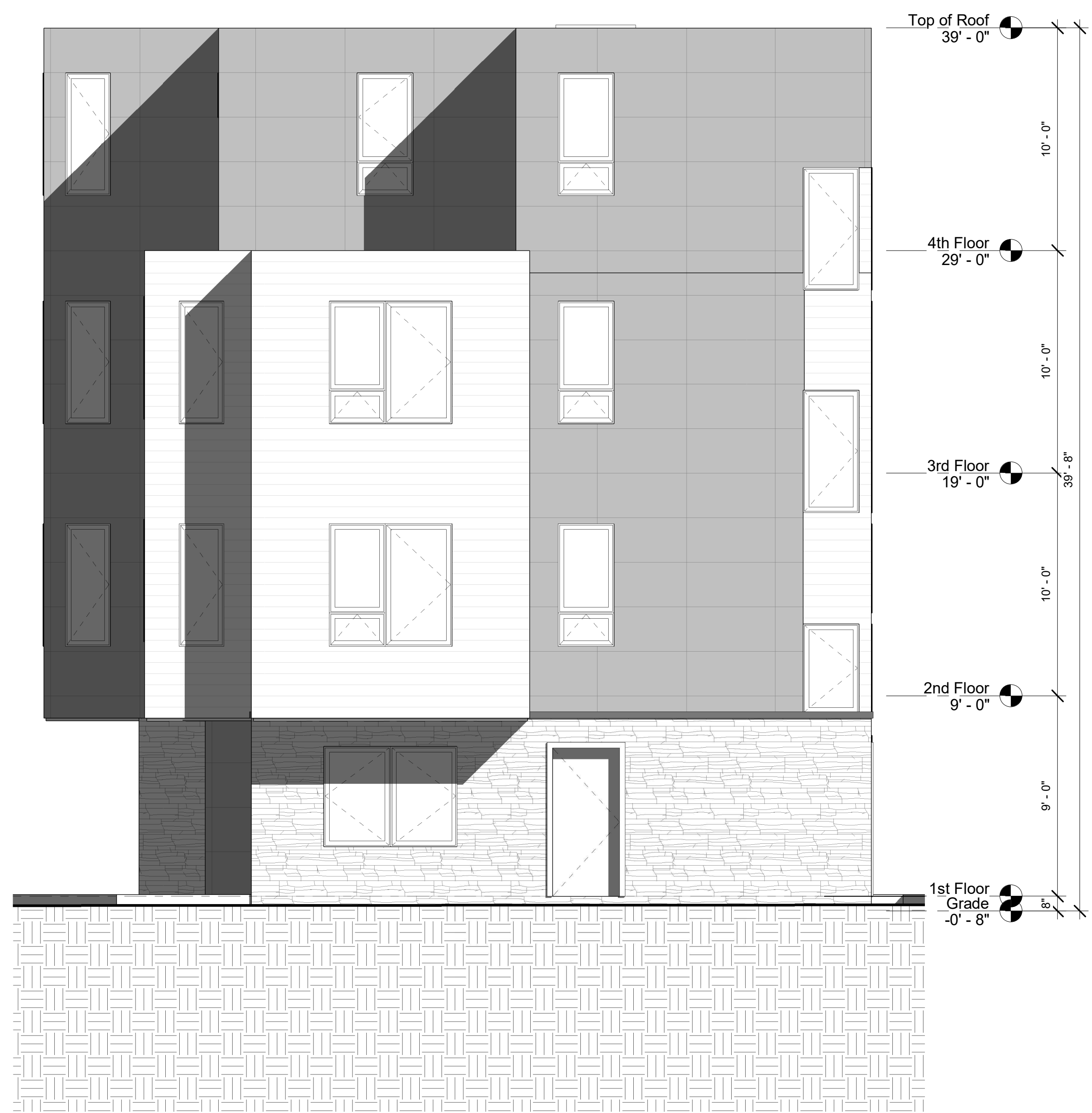
**Proposed Elevations**

Scale: 1/4" = 1'-0" Drawing No.:  
 Job. #: 2022-121  
 Date: 5/31/2022

**A2.1**



① Front  
 1/4" = 1'-0"



② Right  
 1/4" = 1'-0"



PROJECT:  
**286 Broadway Street**  
 Cambridge, MA

**GCD ARCHITECTS**

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



CLIENT:

Drawing Title:

**Proposed Elevations**

Scale: 1/4" = 1'-0" Drawing No.:  
 Job. #: 2022-121  
 Date: 5/31/2022 **A2.2**



① Rear  
 1/4" = 1'-0"



② Left  
 1/4" = 1'-0"

PROJECT:  
**286 Broadway Street**  
 Cambridge, MA

**GCD ARCHITECTS**

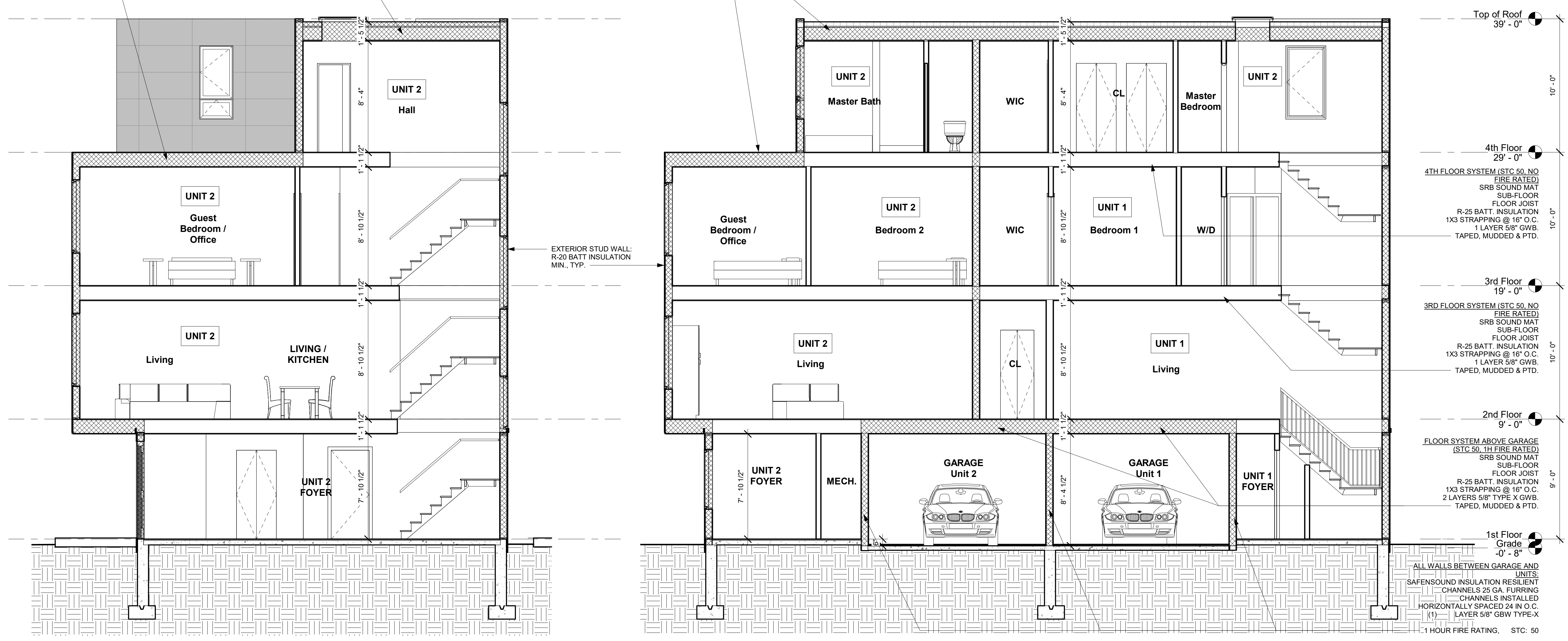
2 Worthington St.  
 Cambridge, MA 02138  
 Tel. 617-412-8450  
 ajglassman@hotmail.com  
 www.glassmanchungdesign.com



CLIENT:

ROOFS:  
 OPEN CELL SPRAY FOAM  
 INSULATION R-49, TYP.

ROOFS:  
 OPEN CELL SPRAY FOAM  
 INSULATION R-49, TYP.



② Section 2  
 1/4" = 1'-0"

① Section 1  
 1/4" = 1'-0"

Drawing Title:

**Sections**





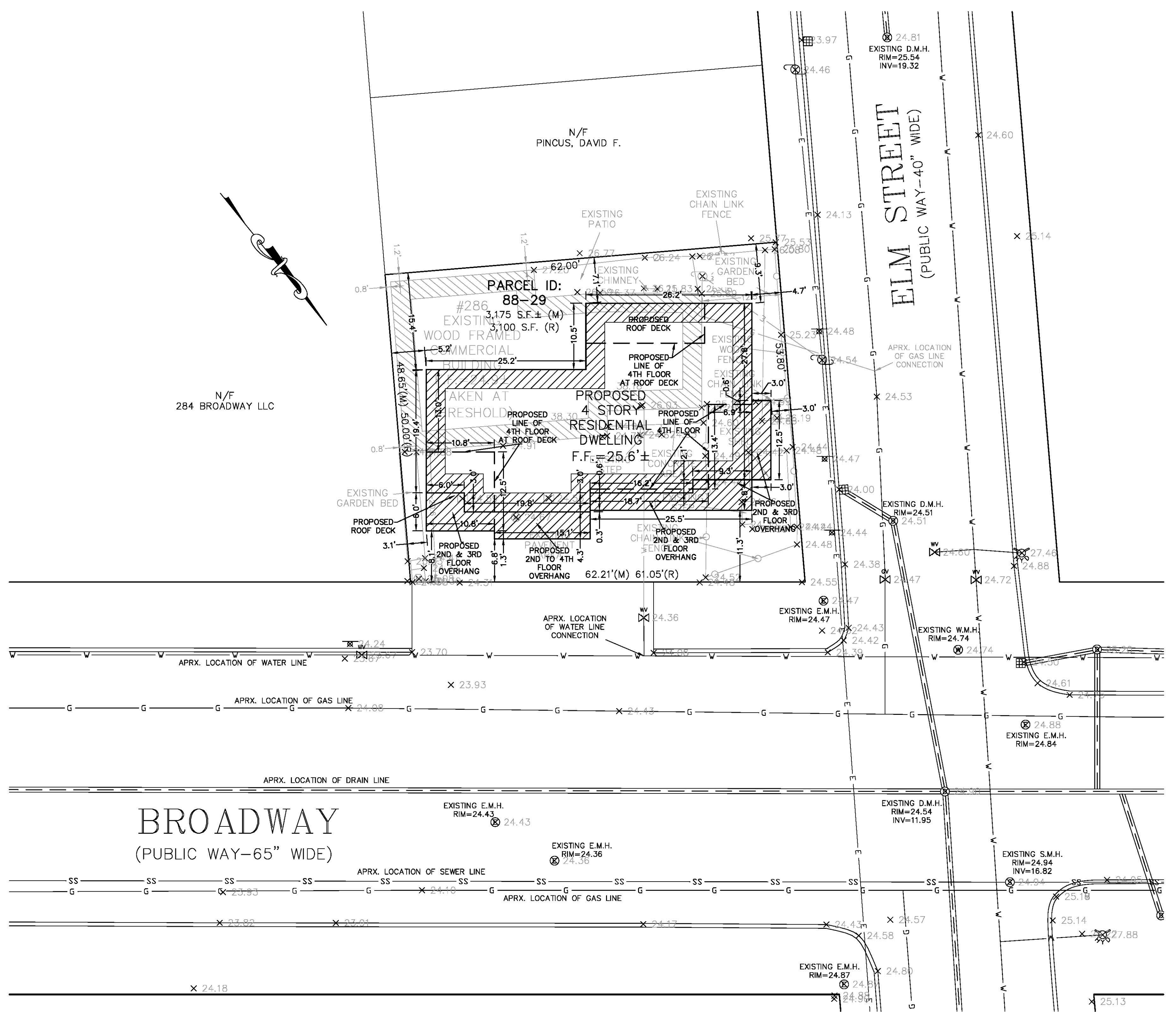
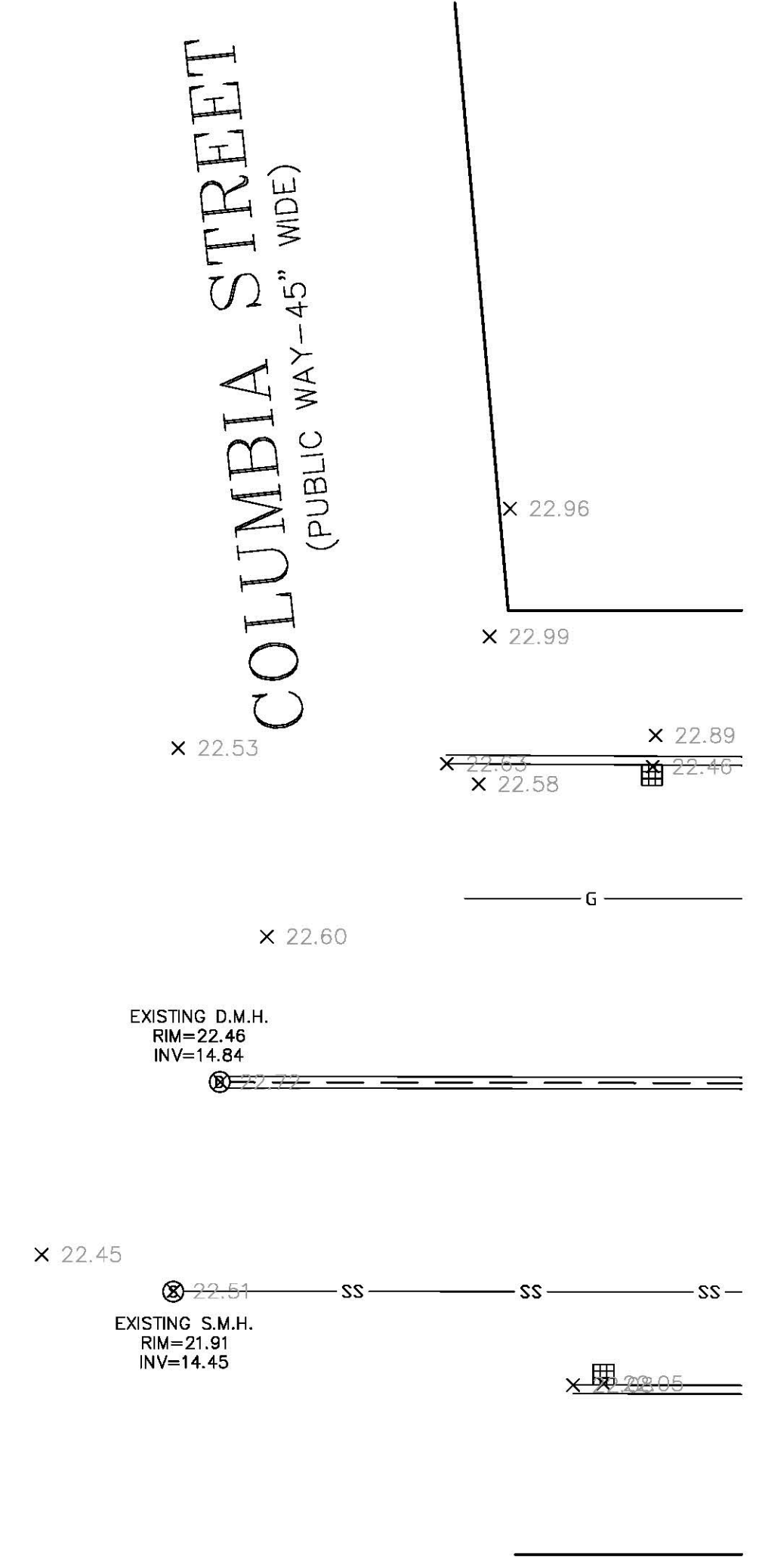


NOTES:

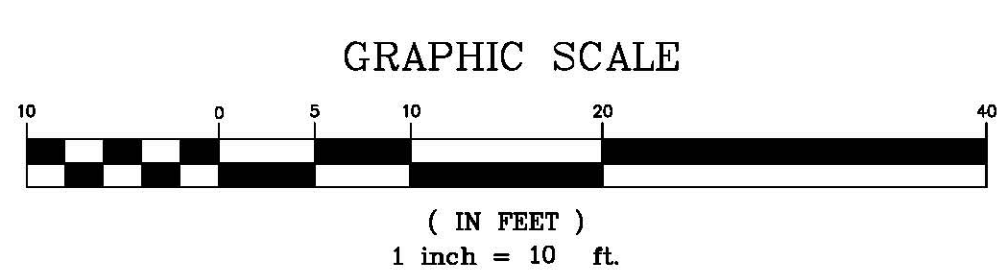
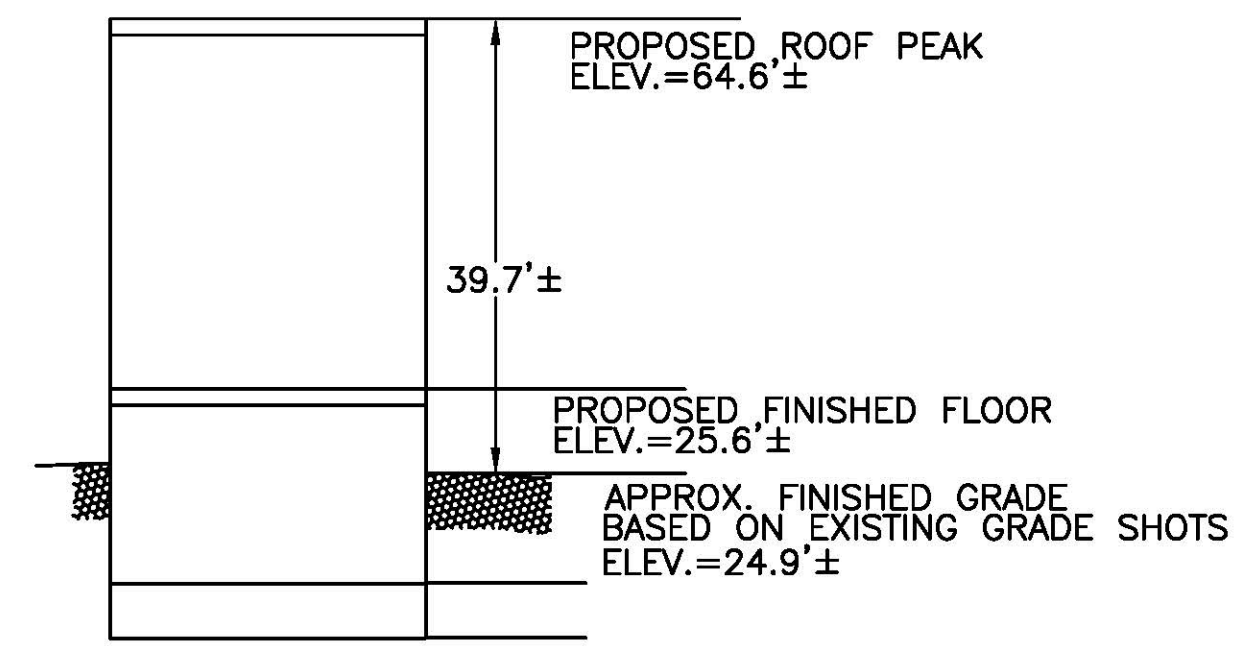
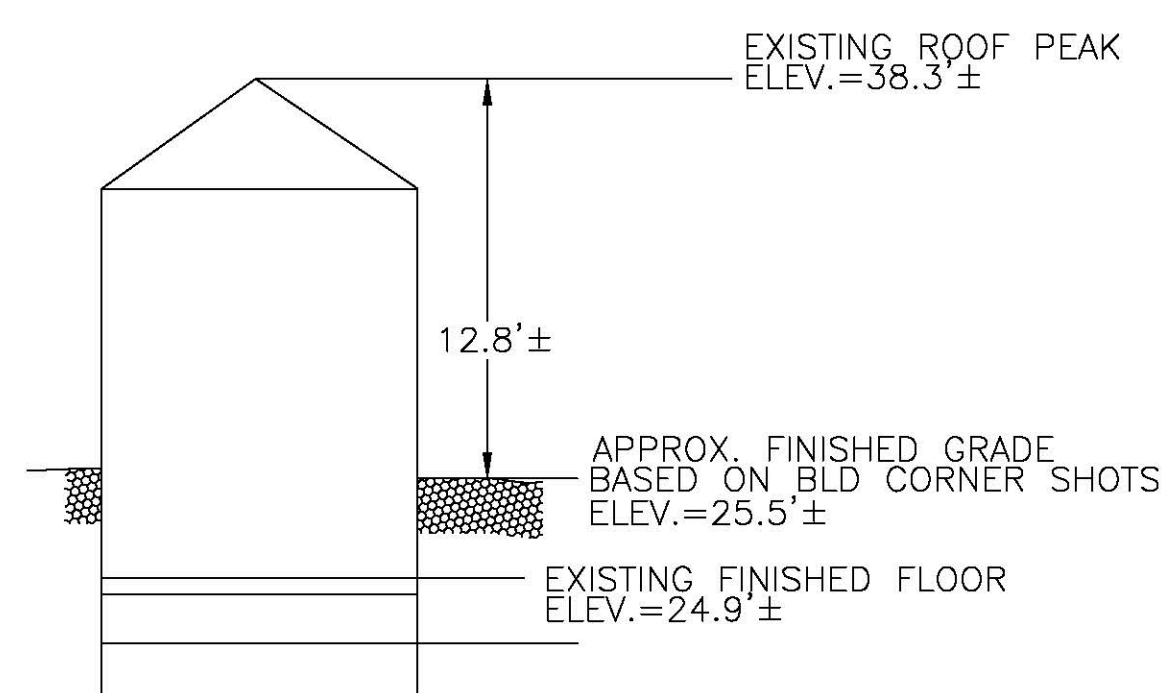
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3/9/2022.
2. DEED REFERENCE: BOOK 54331, PAGE 546  
 PLAN REFERENCE 1: PARCEL BLOCK MAP (BLOCK\_88)  
 PLAN REFERENCE 2: REF PLAN (BK 240, PG 37)  
 PLAN REFERENCE 3: REF PLAN (PLAN 370 OF 1996)  
 PLAN REFERENCE 4: REF PLAN (PLAN 1486 OF 1985)  
 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 ON A CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT = BUSINESS A

LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
⊗	TREE
⊕	METAL POST
⊖	SHRUBS/FLOWERS
⊗	SIGN
●	BOLLARD
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
⊖	CATCH BASIN
⊗	WATER MANHOLE
⊕	WATER VALVE
⊖	HYDRANT
⊗	GAS VALVE
⊕	ELECTRIC MANHOLE
⊖	ELECTRIC HANDHOLE
⊗	UTILITY POLE
⊕	LIGHT POLE
⊖	MANHOLE
148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▩	RETAINING WALL
⊘	STONE WALL
○	FENCE
—	TREE LINE
-S-	SEWER LINE
-D-	DRAIN LINE
-W-	WATER LINE
-G-	GAS LINE
-E-	UNDERGROUND ELECTRIC LINE
-OH-	OVERHEAD WIRES
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)

COLUMBIA STREET  
(PUBLIC WAY-45" WIDE)



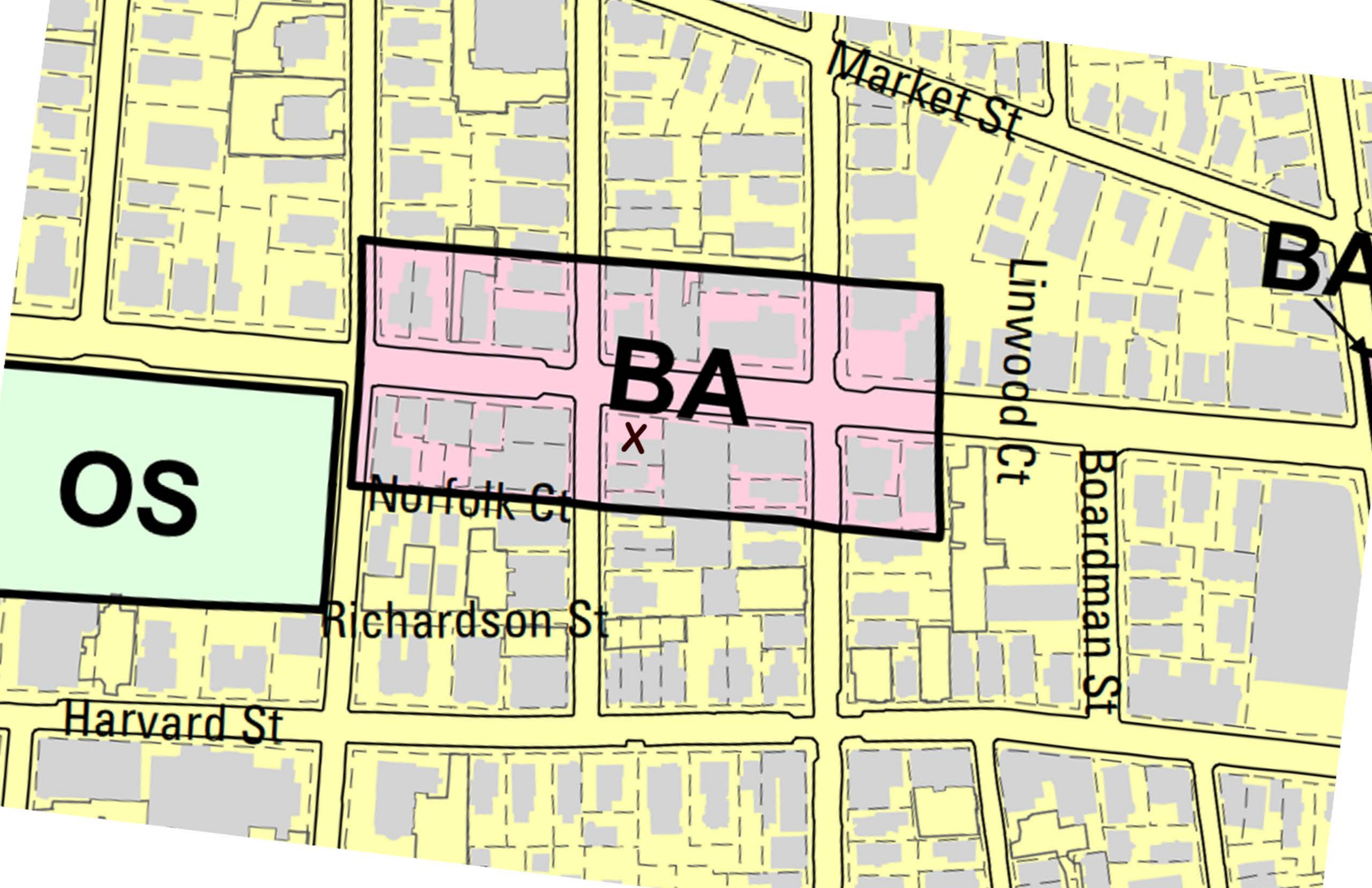
BROADWAY  
(PUBLIC WAY-65" WIDE)



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SCALE	1"=10'
DATE	05/24/2022
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	286 BROADWAY STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	D.N.
CHKD BY	P.J.N.
APPD BY	P.J.N.
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET NEWTON, MA. SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	
PROPOSED SITE PLAN	
SHEET NO. <b>1</b>	





Market St

BA

BA

X

Linwood Ct

Boardman St

Norfolk Ct

Richardson St

OS

Harvard St

































METRIC SYSTEMS

286 BROADWAY

ONE WAY

DO NOT ENTER

286



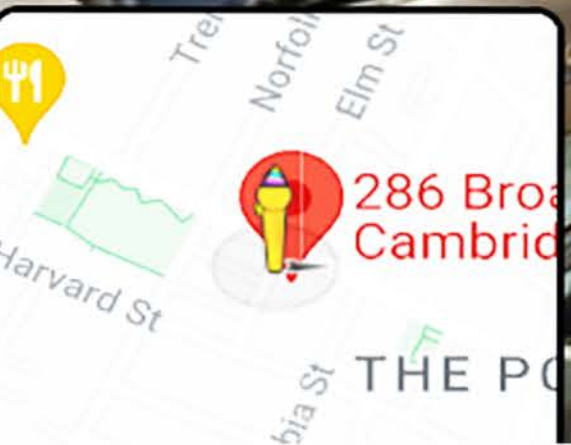




32 Elm St  
Cambridge, Massachusetts

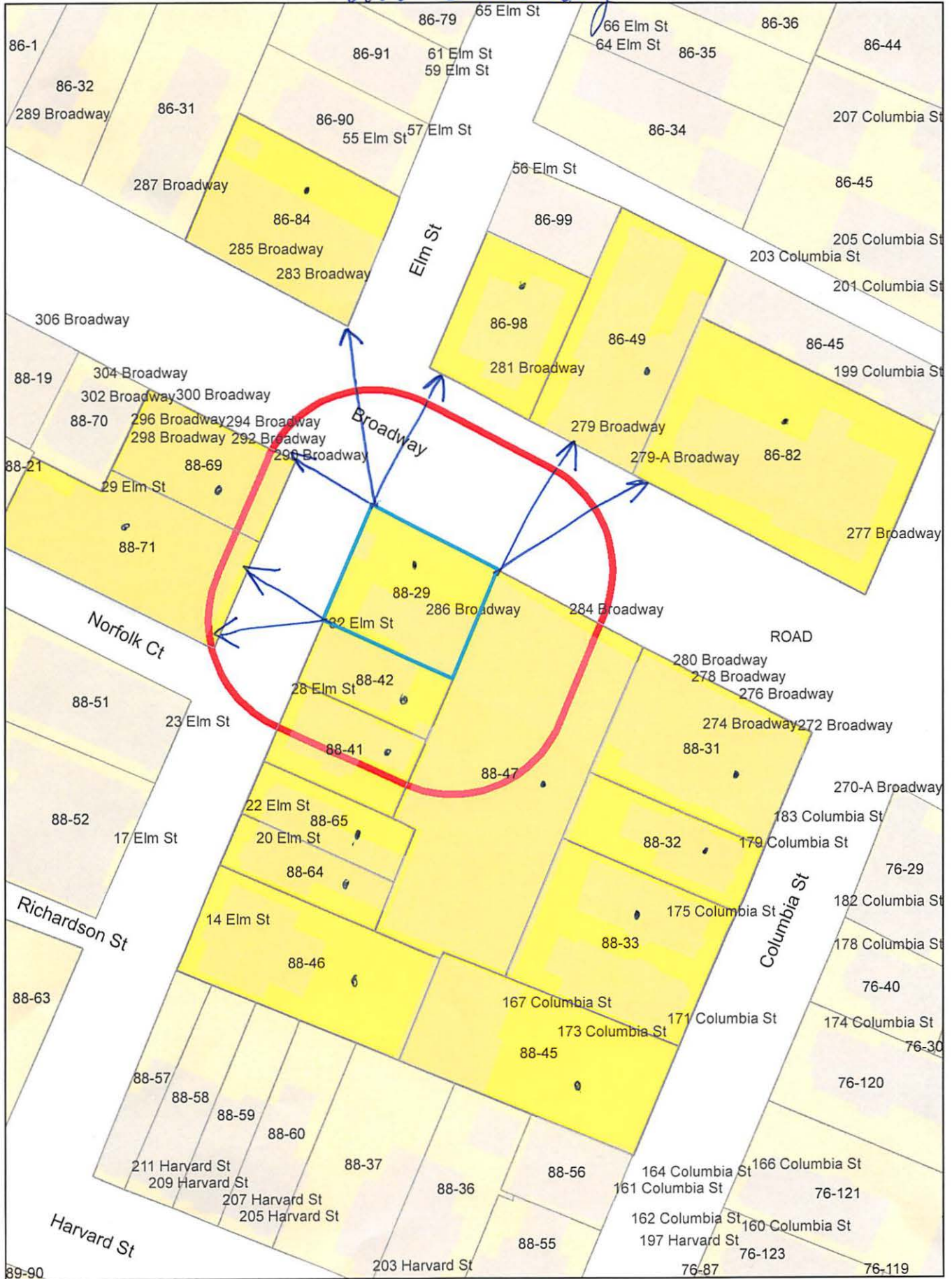


Street View - Sep 2014





# 286 Broadway





286 Broadway

Partners

88-33  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT, INC.  
810 MEMORIAL DR. - SUITE 102  
CAMBRIDGE, MA 02139

88-42  
PINCUS, DAVID F.  
32 ELM ST  
CAMBRIDGE, MA 02139

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

88-64-65  
RAIMO, DAVID P. & CHRISTINA M. RAIMO  
23 OLD ROWLEY RD  
NEWBURY, MA 01951

86-84  
WALTER, CHRISTOPHER & F. ERCAN KORKMAZ,  
TRS. NAMKA REALTY TRUST  
283 BROADWAY  
CAMBRIDGE, MA 02139

86-82  
277 BROADWAY, LLC.  
277 BROADWAY  
CAMBRIDGE, MA 02139

86-49  
AMARAL, ANTONIO & ANN B. AMARAL  
8 BURLINGTON STREET  
BURLINGTON, MA 01803-4734

88-45  
MEDEIROS, ANTONIO & MICHAEL VITAL,  
JOAO CARVALHO,  
TRUSTEES OF THE JAM REALTY TRUST  
732 CAMBRIDGE ST  
CAMBRIDGE, MA 02141-1401

88-31  
CHICCARELLI REAL ESTATE, INC. 1  
P.O. BOX 2215  
ACTON, MA 01720-2215

88-32  
O'CONNOR, BENJAMIN & KRISTIN RAVEN  
179 COLUMBIA STREET  
CAMBRIDGE, MA 02139

88-46  
LAGOS, ROBERT S.  
14 ELM ST. 14/1  
CAMBRIDGE, MA 02139

88-47  
284 BROADWAY LLC  
313 PARK AVE  
ARLINGTON, MA 02474

88-71  
GANI, MOHAMMED O.  
29 ELM ST., UNIT #1  
CAMBRIDGE, MA 02142

88-71  
JOHNSON, NILS  
29 ELM ST., UNIT #3  
CAMBRIDGE, MA 02139

88-41  
MCHENRY, BRUCE A.  
28 ELM ST  
CAMBRIDGE, MA 02139-1810

88-46  
DELANCEY, JOHN CHARLES AND  
HELENA MING-CHU CHANG  
16 ELM ST  
CAMBRIDGE, MA 02139

88-46  
PUREKA, MICHAEL T. & YUAN-MIN CHONG  
14-2 ELM ST  
CAMBRIDGE, MA 02139

86-98  
NAGLE, BRIAN & KATHLEEN GENOVA  
31 ARBORWAY  
EASTON, MA 02356

86-98  
XIE, HUANGMING & MIAOQING FANG  
281 BROADWAY, UNIT #1  
CAMBRIDGE, MA 02139

88-69  
SHIRIN & AIBEK, LLC  
294 BROADWAY  
CAMBRIDGE, MA 02139

88-69  
SHIRIN & AIBEK, LLC  
294 BROADWAY  
CAMBRIDGE, MA 02139

88-69  
KORKMAZ FUAT ERCAN & LEMLEM B KORKMAZ  
290-300 BROADWAY UNIT 294  
CAMBRIDGE, MA 02139

88-69  
SHIRIN & AIBEK, LLC  
294 BROADWAY  
CAMBRIDGE, MA 02139

88-69  
WALTER, CHRISTOPHER & ARTI PANDEY  
296 BROADWAY  
CAMBRIDGE, MA 02139

88-69  
YAYLA, INC  
283 BROADWAY  
CAMBRIDGE, MA 02139

88-71  
29-2 ELM STREET LLC  
29 ELM ST #2  
CAMBRIDGE, MA

88-71  
MASON, GEOFFREY M.,  
TRUSTEE THE 29-4 ELM STREET TRUST  
C/O ELM ST #4  
CAMBRIDGE, MA 02139

88-71  
29-5 ELM STREET LLC  
29 ELM ST UNIT #5  
CAMBRIDGE, MA 02139

88-29  
FL BROADWAY LLC  
200 FALCON ST  
BOSTON, MA 02128

86-98  
MA BOTONG  
281 BROADWAY - UNIT 3  
CAMBRIDGE, MA 02139





METRIC  
SYSTEMS













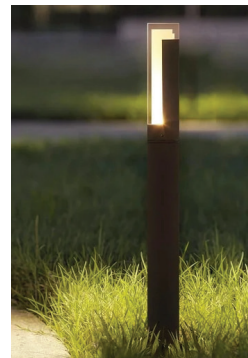
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01	0
date 6.14.2022	
scale 1/4" = 1'-0"	







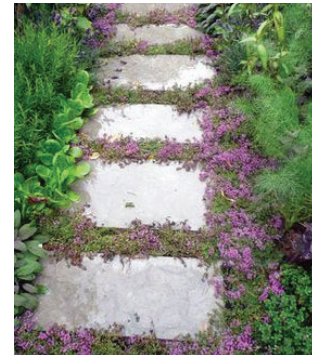
PERMEABLE PAVERS



BOLLARD-STYLE PATH LIGHTS



BACK FENCE: CEDAR WITH COLOR DETAIL



STEPPING STONE PATH



MIXED TREES, SHRUBS, AND PERENNIALS



July 6th 2022

Maria Pacheco  
City of Cambridge, Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge MA 02139

**RE: 286 Broadway, Cambridge 02139**

Dear Board of Zoning Appeals:

I have had the opportunity to review the proposed plans to construct a new (2) family dwelling at **286 Broadway, Cambridge**. As an abutter to the project, I would like to express my full support for the proposed design which is a welcome and appropriate addition to our streetscape.

The proposed project will cause no adverse effects to the neighborhood. In fact, the proposed building is attractive and will enhance the prominent corner of Broadway and Elm Street which has for far too long been under-utilized. The lot has for many years been a mean black asphalt surface with a former mechanic's shop which remains closed and long past its useful life. The state of the lot is shabby and unfortunate, and we applaud this proposed development which will improve our neighborhood.

The proposed structure will provide the city with (2) additional needed dwelling units designed for families and will do so without any loss of existing street parking. Additionally, the proposed design will include the removal of all surface asphalt and the creation of new and attractive landscape buffers on all sides. The new building is well proportioned, maintains the scale of the neighborhood and would be a positive addition.

The existing corner lot is small and impossible to utilize and improve without even the most minimal zoning relief. Therefore, I urge the Cambridge BZA to approve the requested zoning relief to allow this sensible project to proceed.

*AC Jones*

AC Jones, Co-Founder, Lamplighter Brewing Co.

284 Broadway, Cambridge, MA 02139

[acjones@lamplighterbrewing.com](mailto:acjones@lamplighterbrewing.com)

860-841-3637



# Signature Certificate

Reference number: FOSP4-86VHM-NXTHH-EXIEV

Signer	Timestamp	Signature
<b>AC Jones</b> Email: acjones@lamplighterbrewing.com		
Sent:	06 Jul 2022 14:21:13 UTC	
Viewed:	06 Jul 2022 14:22:08 UTC	
Signed:	06 Jul 2022 14:23:08 UTC	
<b>Recipient Verification:</b> ✓ Email verified	06 Jul 2022 14:22:08 UTC	IP address: 174.242.75.88 Location: Boston, United States

Document completed by all parties on:  
06 Jul 2022 14:23:08 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 30,000+ companies worldwide.





JULY 7th, 2022

Maria Pacheco  
City of Cambridge, Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge MA 02139

**RE: 286 Broadway, Cambridge 02139**

Dear Board of Zoning Appeals: We have had the opportunity to review the proposed plans to construct a new (2) family dwelling at 286 Broadway, Cambridge. As both owners and abutters to the project, we would like to express our support for the proposed design which is a welcome and appropriate addition to our streetscape.

We feel the proposed project will enhance the prominent corner of Broadway and Elm Street which has for far too long been both under-utilized and an eye sore. The lot has for many years been a stark asphalt surface with a former mechanic's garage which remains closed and long past its useful life. The state of the lot is shabby and unfortunate, and we applaud this proposed development which will improve our neighborhood substantially.

The proposed structure will provide the city with (2) additional badly needed family friendly dwelling units and will do so without any loss of existing street parking. The proposed design will include the removal of all surface asphalt and the creation of attractive landscape buffers on all sides. The new building maintains the scale of the neighborhood and would be a positive addition.

This existing corner lot was on the market for several years, and is difficult to utilize and improve without even the most minimal zoning relief. Therefore we, abutters all, urge the Cambridge BZA to approve the requested zoning relief to allow this sensible project to proceed.

Sincerely,

[NAMES]	[ADDRESSES]	[TELEPHONE]	[EMAIL]
David Pincus	32 Elm Street	857-244-5677	<a href="mailto:dfpincus@gmail.com">dfpincus@gmail.com</a>
Bruce McHenry	28 Elm Street	650-656-0060	<a href="mailto:bruce@discussit.org">bruce@discussit.org</a>
David & Tina Raimo	18 & 22 Elm Street	978-462-0764	<a href="mailto:cmraimo@gmail.com">cmraimo@gmail.com</a>
Michael Pureka & Yuan-Min Chong	14 Elm Street #2	617-828-4111	<a href="mailto:mpureka@gmail.com">mpureka@gmail.com</a>
Mohammed Gani	29 Elm Street #1		