



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN 16 AM 11:12

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 228569**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Garden Lodge LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

**PETITIONER'S ADDRESS:** 12 Marshall Street, Boston, MA 02493

**LOCATION OF PROPERTY:** 2 Garden St., Cambridge, MA

**TYPE OF OCCUPANCY:** Rectory/parsonage, dormitory, **ZONING DISTRICT:** Residence C-2 Zone office

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Alterations to and construction of a conforming rear addition to a nonconforming structure, resulting in an increase in the area of more than 10% (and less than 25%) of the existing structure.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.2.c (Alteration and enlargement of a nonconforming structure)
Article: 10.00	Section: 10.40 (Special Permit)

Original  
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., on behalf of the  
Petitioner, Garden Lodge LLC

(Print Name)

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA, 02108  
 Tel. No. 617-543-7009  
 E-Mail Address: sarah@trilogylaw.com

**Date: June 15, 2023**

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

*Matthew Moore, Manager of Garden Lodge LLC*

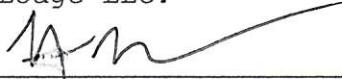
**(OWNER)**

Address: 667 Somerville Avenue, Somerville, MA 02143

state that **Garden Lodge LLC** owns the **property located at 2 Garden Street, Cambridge, Massachusetts** which is the subject of this zoning application.

The record title of the above-described property is in the name of *Garden Lodge LLC* pursuant to a deed dated *October 19, 2022* and duly filed in the Middlesex South County Registry of Deeds, Registered Land Division, as Document No. 1925703, and noted on Certificate of Title No. 280668, in Book 1595, Page 125.

Garden Lodge LLC:



By: *Matthew Moore*  
Its: *Manager*



NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Middlesex County, ss.

On this 15 day of *May, 2023*, before me, the undersigned notary public, personally appeared the above named *Matthew Moore, Manager of Garden Lodge LLC*, proved to me through satisfactory evidence of identification which was DL a driver's license or \_\_\_\_\_ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of *Garden Lodge LLC*.



Notary Public

Commission Expires: *November 16, 2029*

SEE APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a Notary, and returned to Secretary of Board of Appeals.)

Matthew Moore, Manager of Garden Lodge LLC

(OWNER)

Address: 667 Somerville Avenue, Somerville, MA 02143

state that Garden Lodge LLC owns the property located at 2 Garden Street, Cambridge, Massachusetts which is the subject of this zoning application.

The record title of the above-described property is in the name of Garden Lodge LLC pursuant to a deed dated October 19, 2011 and duly filed in the Middlesex South County Registry of Deeds, Registered Land Division, as Document No. 1923153, and noted on Certificate of Title No. 180588, in Book 155, page 155.

Garden Lodge LLC

By: Matthew Moore  
Its: Manager

NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Middlesex County, ss.

On this 12 day of May, 2012, before me, the undersigned Notary Public, personally appeared the above named Matthew Moore, Manager of Garden Lodge LLC, proved to me through satisfactory evidence of identification which was his driver's license or (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for the stated purpose on behalf of Garden Lodge LLC.

Notary Public

Commission Expires: 12/31/2012

## **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 2 Garden 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 Petitioner seeks to renovate and enlarge a rear addition to the historic, 19th-century building. The Petitioner's intention is to operate a small lodging house. The building is aged and requires substantial renovation and upgrades.

The proposed renovations and addition have undergone a thorough review by the Cambridge Historical Commission which has jurisdiction over exterior alterations as the property is located within the Old Cambridge Historical District. The Petitioner's initial proposal for a full three-story, flat-roofed, brick-clad addition was scaled back and significantly modified in response to feedback from the Historical Commission and the abutters at 1 Garden Street. The current proposal received the unanimous support of the Historical Commission, which issued a Certificate of Appropriateness at its June 1<sup>st</sup> hearing.

The design also received the support of the abutters at 1 Garden Street, although they expressed concern about a lodging house use.

Petitioner's intended use as a 13-room lodging house is an allowed use in the C-2 district and does not require zoning relief. See CZO Section 4.31.i.3.

The property is legally preexisting nonconforming. Constructed circa 1835, the single-family style building is located on an undersized (4,551 square feet) lot and with narrow side and front yard setbacks. The proposed alterations and enlarged rear addition all comply with setback requirements and result in a building that complies with the district's Floor Area and Open Space requirements.

Since the project will result in an increase in area and/or volume of greater than 10% (but less than 25%) of the existing building, a special permit under Cambridge Zoning Ordinance (CZO) 8.22.2.c is required.

**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 renovations and addition will not substantially impact the established neighborhood character, nor cause congestion hazards, or negative impacts in terms of traffic generated or patterns of access or egress. The property is located across from the Cambridge Common in a busy, commercially vibrant area of Cambridge. The modest increase in area that is proposed, located at the rear and keeping within the existing footprint of the existing structure, will not result in congestion hazard. The renovations remove existing elements of the building that intrude into side setbacks and provide for the new addition to be set back from the left side (which is nearest the 1 Garden Street building). Removal of windows on the left elevation also improves privacy for the 1 Garden Street abutters.

Access and egress patterns will be similar, although improved. The main entrance and interior small lobby will be shifted to the right side entryway, set back from the street. The central historic entry door will remain for aesthetic purposes. The existing left-side egress door, landing, and stairs that currently route foot traffic

within feet of the neighboring 1 Garden Street property are being eliminated. Also eliminated is the rear fire escape which currently serves as the second means of egress from the third floor of the main house. A new code-compliant interior stair will provide fire-safe egress for occupants, bringing them to the first-floor lobby and out the main entry to Garden Street, or leading out to the rear yard via garden-level egress doors.

The existing curb cut and parking space will be maintained to allow for an area for vehicle pick-up and drop-off at the site. Occupants in this convenient Harvard Square location are expected to be largely walking, biking, or using ride-share or public transportation.

- 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 continued operation of or development of adjacent uses will not be adversely affected by this proposal. The rear addition conforms to setbacks and height requirements and is pulled back from the left side (to accommodate the 1 Garden Street abutters, whose building lies very close to that lot line). The addition will allow for the substantial renovation and revitalization of this 19th-century building.

- 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:

No nuisance or hazard will be created for the future occupants of the building and/or the citizens of Cambridge by allowing for the expansion of the building as proposed here. On the contrary, the renovations and expansion proposed are all necessary in order to update, and provide code-compliant and habitable use of this aged, historic building. Modifications to the existing building, including the removal of windows on the left side facing 1 Green Street, and the removal of the left-side egress door, landing, and stairs, are intended to improve privacy for the neighbors at 1 Garden Street.

- 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 requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts because it will allow for necessary improvements to a pre-existing non-conforming building, that will be in keeping with the neighborhood uses and beneficial in allowing for the revitalization and restoration of a historic building in the heart of Old Cambridge.

**\*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****DIMENSIONAL INFORMATION****Applicant:** Garden Lodge LLC**Present Use/Occupancy:** Rectory/parsonage, dormitory, office**Location:** 2 Garden St., Cambridge, MA**Zone:** Residence C-2 Zone**Phone:** 617-543-7009**Requested Use/Occupancy:** Lodging house

		<b>Existing Conditions</b>	<b>Requested Conditions</b>	<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		6,524	7,712	7,964	(max.)
<b>LOT AREA:</b>		4,551	4,551	5,000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		1.43	1.69	1.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		n/a	n/a	600	
<b>SIZE OF LOT:</b>	<b>WIDTH</b>	61.9	61.9	50.0	
	<b>DEPTH</b>	84.6	84.6	n/a	
<b>SETBACKS IN FEET:</b>	<b>FRONT</b>	7.9	7.9	(H+L)/6 and not < 10	
	<b>REAR</b>	20.0	20.0	20.0	
	<b>LEFT SIDE</b>	7.0	7.0 (existing)/ 13.5 (addition)	(H+L)/7 = 13.4	
	<b>RIGHT SIDE</b>	6.9	6.9 (existing)/ 13.5 (addition)	(H+L)/7 = 13.4	
<b>SIZE OF BUILDING:</b>	<b>HEIGHT</b>	38.5	38.5 (existing)/ 26.6 (addition)	85.0	
	<b>WIDTH</b>	56.5	56.5	n/a	
	<b>LENGTH</b>	47.6	47.6	n/a	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		0.27	0.17	0.15	
<b>NO. OF DWELLING UNITS:</b>		0	0	7 dwelling units allowed	
<b>NO. OF PARKING SPACES:</b>		1	1	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		0	0	H1+H2/6	

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.:

Attached one-story garage located in easement area to left of the structure, utilized by owner of 1 Garden Street, and allowed per BZA variance, will remain.

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'.



# BZA APPLICATION

## REAR ADDITION - 2 GARDEN ST

CAMBRIDGE, MA 02138

LIST OF DRAWINGS		BZA APPL		
		13 JUN 2023		
T-1	TITLE SHEET	X		
Z-0	DIMENSIONAL TABLE	X		
Z-1	DIMENSIONAL SITE PLAN	X		
Z-2	GROSS FLOOR AREA	X		
Z-3	AVG. GRADE, BLDG HEIGHT, SIDE YARD CALC.	X		
A0.1-0.4	ARCHITECTURAL RENDERING (4 SHEETS)	X		
AS-1	CONTEXT SITE PLAN	X		
A-1	BASEMENT FLOOR PLAN	X		
A-2	FIRST FLOOR PLAN	X		
A-3	SECOND FLOOR PLAN	X		
A-4	THIRD FLOOR PLAN	X		
A-5	FRONT ELEVATION	X		
A-6	LEFT ELEVATION	X		
A-7	REAR ELEVATION	X		
A-8	RIGHT ELEVATION	X		
A-9	BUILDING SECTIONS	X		
EC 1-5	EXISTING PLANS, ELEVATION, & SECTIONS	X		
EC-6	EXISTING PHOTOS	X		
	EXISTING CONDITIONS PLOT PLAN	X		
SH 1-3	SHADOW STUDY	X		

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

**BZA APPLIC**  
**REAR ADDITION**  
**2 GARDEN ST**  
2 GARDEN ST,  
CAMBRIDGE, MA 02138

PREPARED FOR

**GARDEN LODGE**  
**LLC.**  
  
667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

**TITLE SHEET**

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
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DRAWN BY MN / YC	REVIEWED BY PQ
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SHEET

**T-1**

Zoning Summary

- Lodging House Use allowed by-right
- Proposed addition is dimensionally compliant
- Parking not required city-wide
- Special Permit from BZA required for an addition > 10% and < 25% of existing floor area
- Existing Building Area = 6,524-SF incl Basement
- Addition Area = 1,188-SF incl Basement
- Total Proposed Building Area = 7,712-SF
- FAR Allowed = 1.75; FAR Proposed = 1.69

PREPARED BY:

ARCHITECT  
**PETER QUINN**  
**ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

CIVIL ENGINEER & SURVEYOR  
**SPRUHAN**  
**ENGINEERING, P.C.**  
80 JEWETT ST, SUITE 2  
NEWTON, MA 02458  
PH (617) 816-0722



LOCUS PLAN ↑

2 GARDEN ST, CAMBRIDGE - DIMENSIONAL TABLE - RES. C-2 ZONING DISTRICT

ZONING CRITERIA	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
Lot Area (sf)	5,000-sf min	±4,551-sf	no change	<i>Complies per 5.21.1</i>	
Lot Area per DU (sf)	600-sf min	±4,551-sf	no change	<i>Complies</i>	
Lot Width (ft)	50' min	±61.9'	no change	<i>Complies</i>	
Lot Depth (ft)	N/A	±84.6'	no change	<i>N/A</i>	
Gross Floor Area (sf)	7,964-sf max	6,524-sf	7,712-sf	<i>Complies</i>	
FAR	1.75 max	1.43	1.69	<i>Complies</i>	
MIN YARD Front Yard (ft)	(H+L) / (4+2) no case <10	Existing bldg:	7.9'	no change	<i>Existing Condition</i>
		Proposed add't'n:	N/A	44.3'	<i>Complies</i>
Rear Yard (ft)	(H+L) / (4+2) no case <20'	Existing bldg:	20'	no change	<i>Existing Condition</i>
		Proposed add't'n:	N/A	20'	<i>Complies</i>
Side Yard (ft) Left	(H+L) / (5+2) = 13.4' min	Existing bldg:	7'	no change	<i>Existing Condition</i>
		Proposed add't'n:	1st floor: 7' 2nd-3rd floor: 13.5'	7' 13.5'	<i>Existing Condition</i> <i>Complies</i>
Side Yard (ft) Right	(H+L) / (5+2) = 13.4' min	Existing bldg:	6.9'	no change	<i>Existing Condition</i>
		Proposed add't'n:	1st floor: 13.5' 2nd-3rd floor: 17.6'	13.5' 17.6'	<i>Complies</i> <i>Complies</i>
Building Height (ft)	85' max	Existing bldg:	38.5'	no change	<i>Complies</i>
		Proposed add't'n:	N/A	36.6'	<i>Complies</i>
Building Separation (ft)	(H1+H2) / 6, no case <10	N/A	N/A	<i>Complies</i>	
Area and % of required POS with width >15'	15% lot = 683-sf min Private Open Space	1,250-sf (27%)	770-sf private open space (17%)	<i>Complies</i>	
+ Area and % of required POS with width <15'	N/A			<i>N/A</i>	
= Private Open Space Total % of Lot Area	15% lot = 683-sf min Private Open Space	1,250-sf (27%)	770-sf private open space (17%)	<i>Complies</i>	
Number of Dwelling Units	7 max	0	0	<i>Complies</i>	
Number of Car Parking Spaces	0 min	1	1	<i>Complies</i>	
Number of Bike Parking Spaces	8 LT, 1 ST	0	8 LT, 2 ST	<i>Complies</i>	

PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

BZA APPLIC  
REAR ADDITION  
2 GARDEN ST  
2 GARDEN ST,  
CAMBRIDGE, MA 02138

PREPARED FOR

GARDEN LODGE  
LLC.  
667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

DIMENSIONAL  
TABLE

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
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DRAWN BY MN / YC	REVIEWED BY PQ
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SHEET

Z-0



CONSULTANT

PROJECT

BZA APPLIC  
REAR ADDITION  
2 GARDEN ST

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CAMBRIDGE, MA 02138

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LLC.

667 SOMERVILLE AVE.  
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DRAWING TITLE

DIMENSIONAL  
SITE PLAN

SCALE AS NOTED

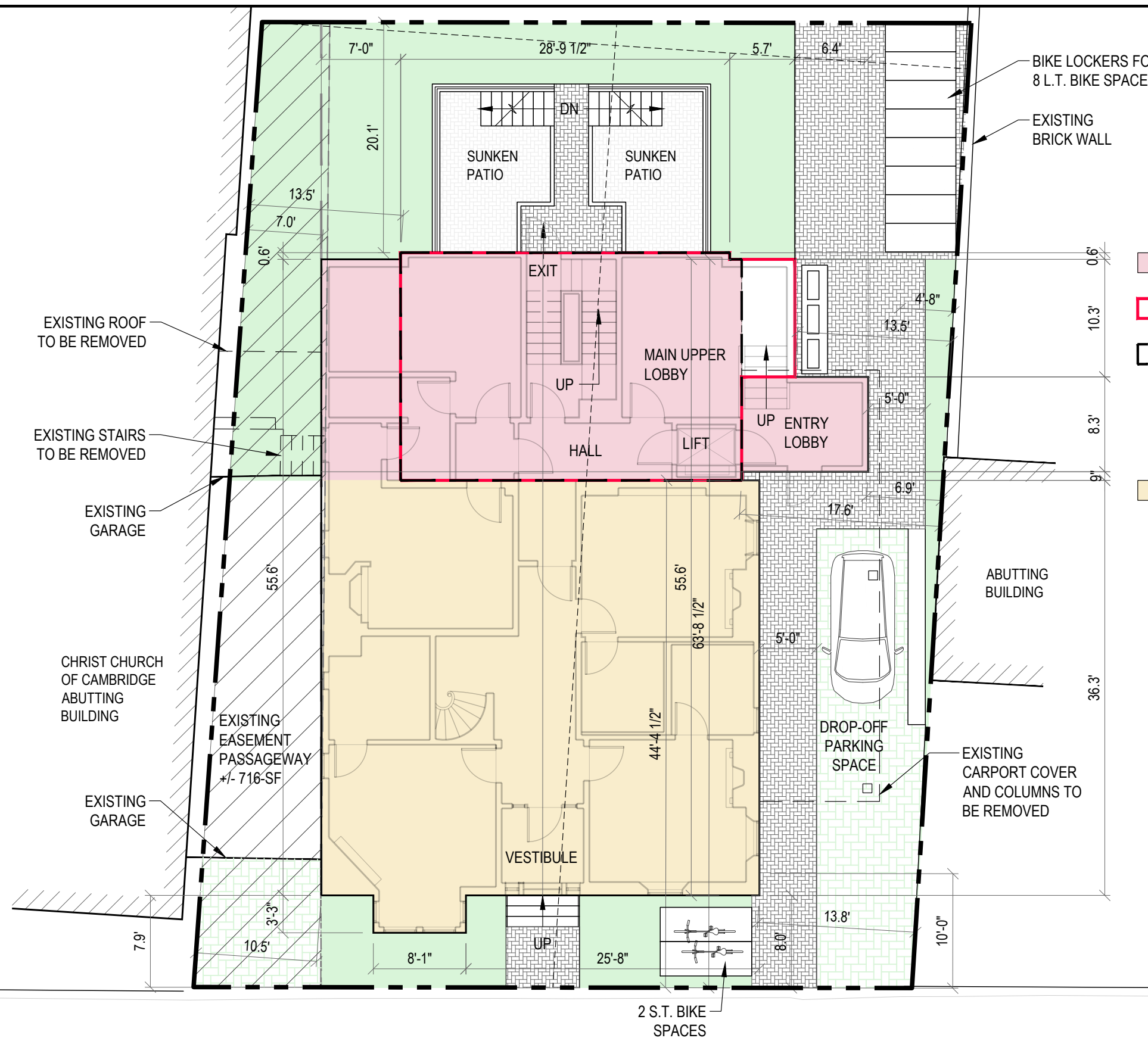
REVISION DATE

BZA APPLIC 13 JUN 2023

DRAWN BY MN / YC REVIEWED BY PQ

SHEET

Z-1



- EXTENT OF EXISTING 1ST FLOOR REAR ADDITION RETAINED
- PROPOSED EXTENT OF 2ND FLOOR REAR ADDITION
- PROPOSED EXTENT OF 3RD FLOOR REAR ADDITION
- EXTENT OF EXISTING 2 1/2-STORY PORTION RETAINED

**1 DIMENSIONAL SITE PLAN**  
SCALE: 1" = 10'-0"



EXISTING CURB CUT TO REMAIN      EXISTING CURB CUT TO REMAIN

SEAL



CONSULTANT

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DRAWING TITLE

**GROSS FLOOR  
AREA**

SCALE AS NOTED

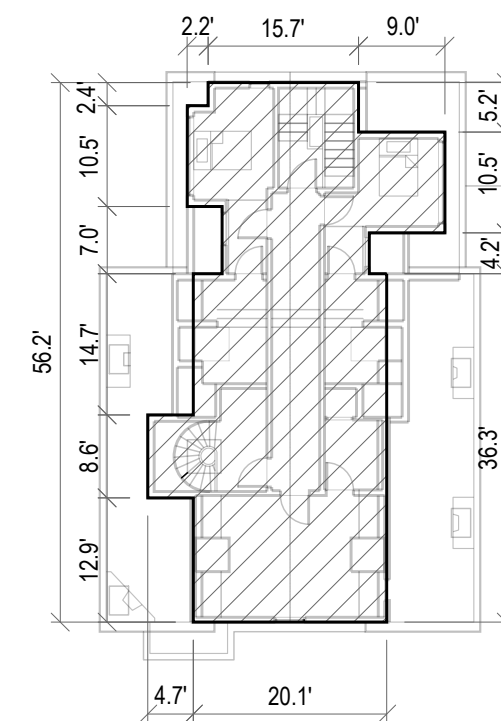
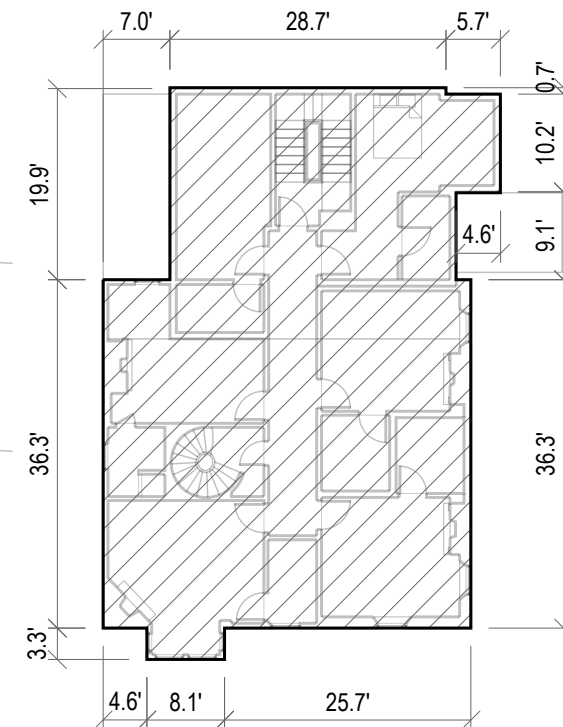
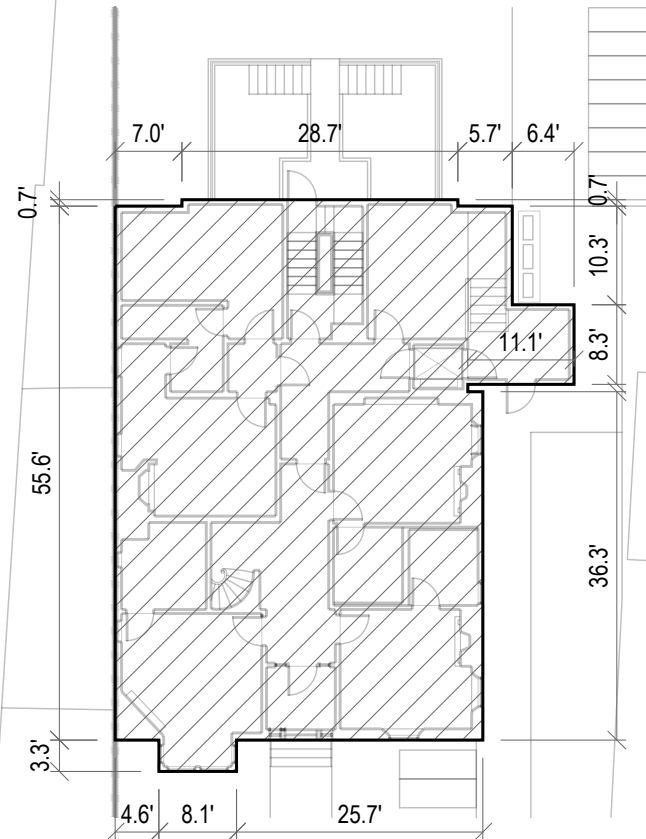
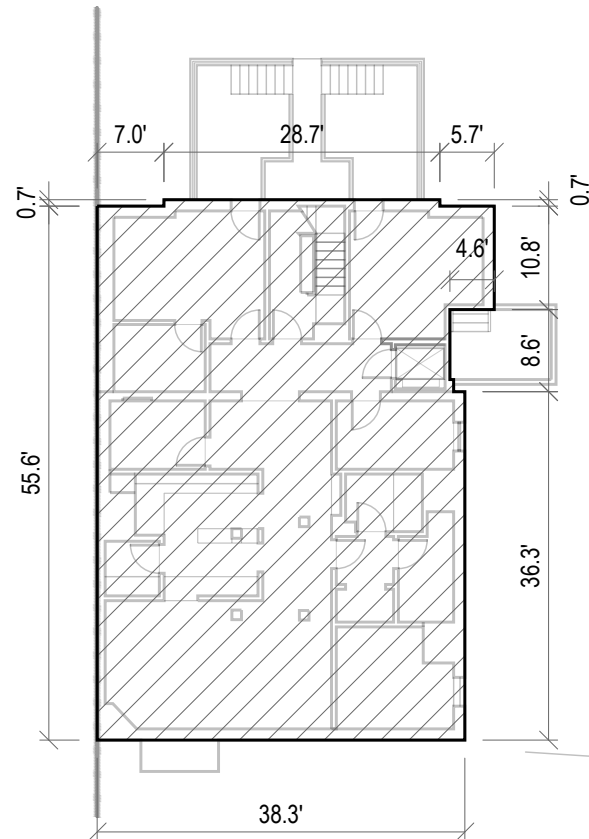
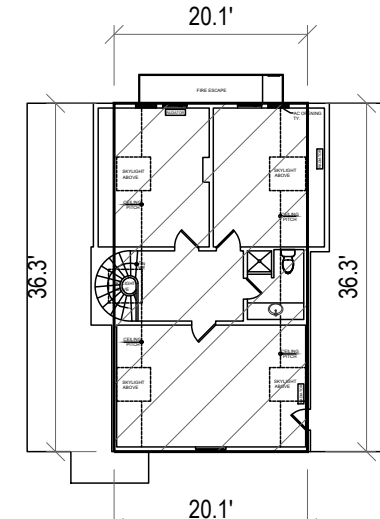
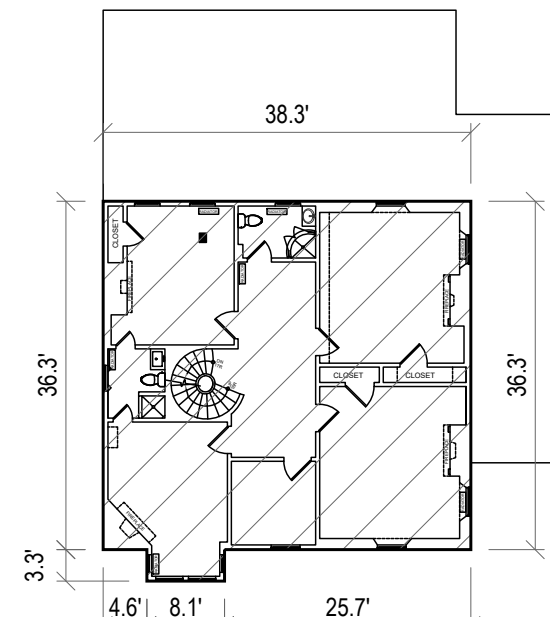
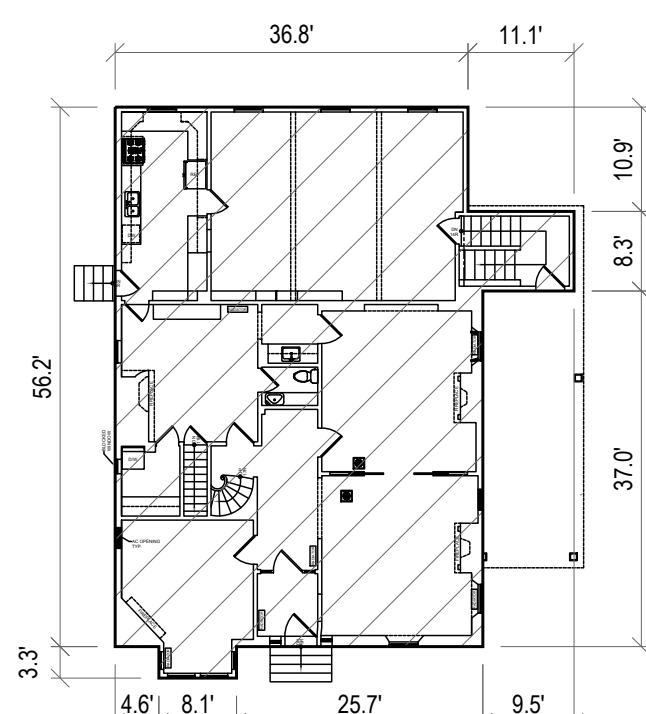
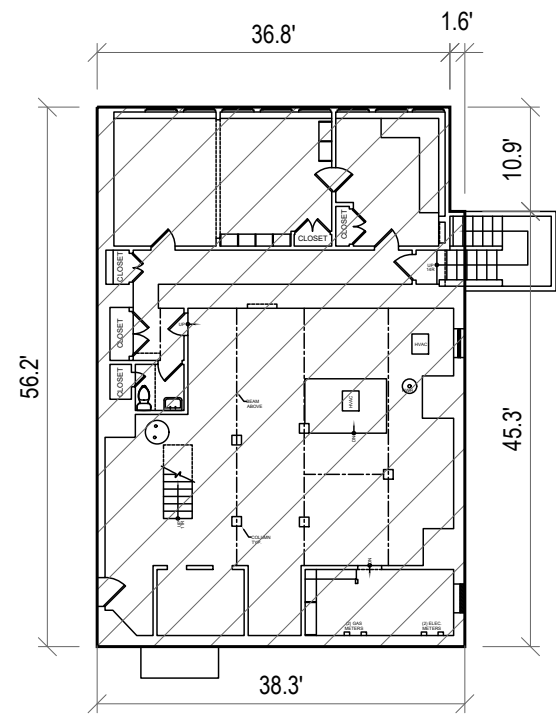
REVISION	DATE

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SHEET

**Z-2**



**1 GROSS FLOOR AREA**

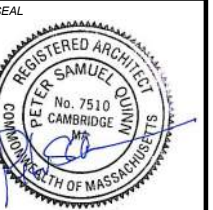
SCALE: 1" = 20'-0"

0' 5' 10' 20' 40'

FLOOR	EXISTING GSF	PROPOSED GSF
ATTIC/3RD FL	731	1,196
2ND FL	1,416	2,060
1ST FL	2,241	2,286
BASEMENT	2,136	2,170
TOTAL	6,524	7,712

7,712-SF - 6,524-SF =  
ADDITIONAL 1,188-SF PROPOSED

EXISTING 6,524-SF x 0.25 =  
ADDITIONAL 1,631-SF MAX VIA SP



CONSULTANT

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CAMBRIDGE, MA 02138

PREPARED FOR  
GARDEN LODGE  
LLC.  
667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE  
AVG. GRADE,  
BLDG HEIGHT,  
SIDE YARD  
CALC.

SCALE AS NOTED

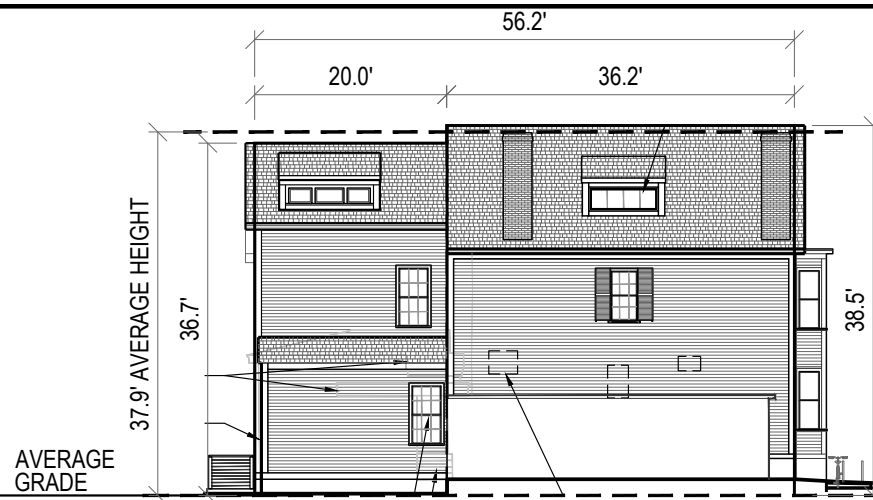
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SHEET

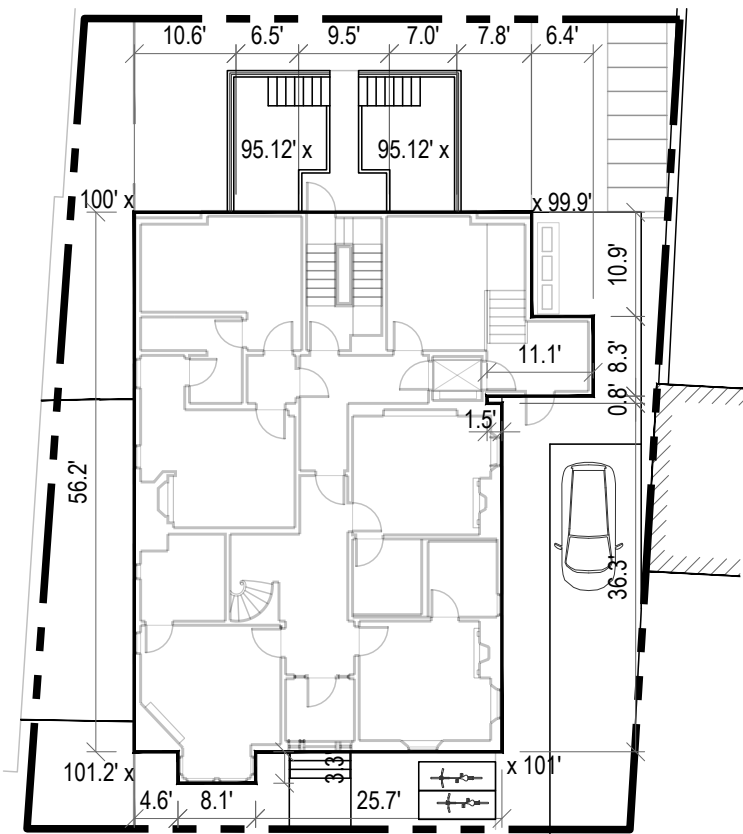
**Z-3**



AVERAGE GRADE  
EL: 99.94'  

$$\frac{(36.7' \times 20') + (38.5' \times 36.2')}{56.2'} = \frac{734' + 1,393.7'}{56.2'} = \frac{2,127.7'}{56.2'} = 37.9' \text{ AVE HEIGHT (SAME AS CALCULATED ON RIGHT ELEV)}$$

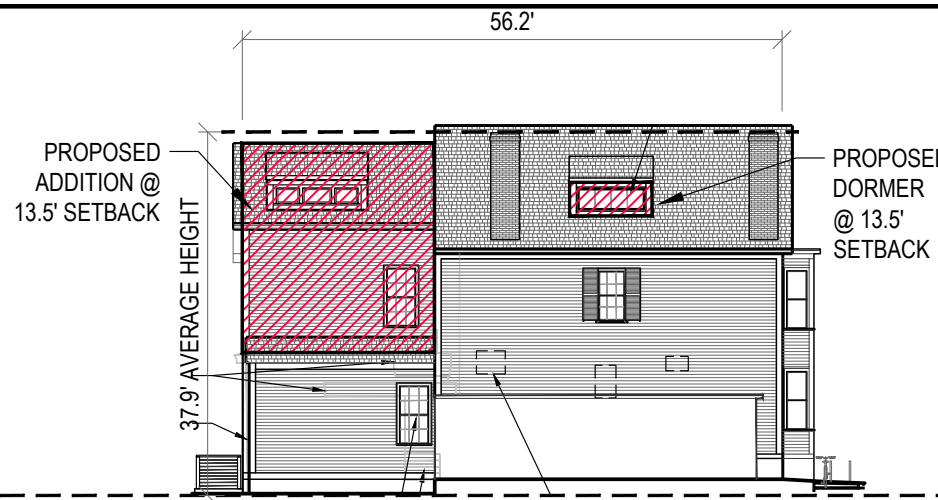
**4 AVERAGE HEIGHT**  
SCALE: 1" = 20'-0"



$\frac{(100' + 99.9' + 101' + 101.2')}{4} = 100.5' \text{ EL AVG GRADE, NOT AT LIGHT WELLS}$	95.12' EL GRADE AT LIGHT WELLS
$\frac{(100.5' \text{ EL} \times 196.6 \text{ LF}) + (95.12' \text{ EL} \times 23 \text{ LF})}{219.6' \text{ TOTAL LF PERIMETER}} = 99.94' \text{ EL AVG GRADE FACTORING LIGHT WELLS}$	

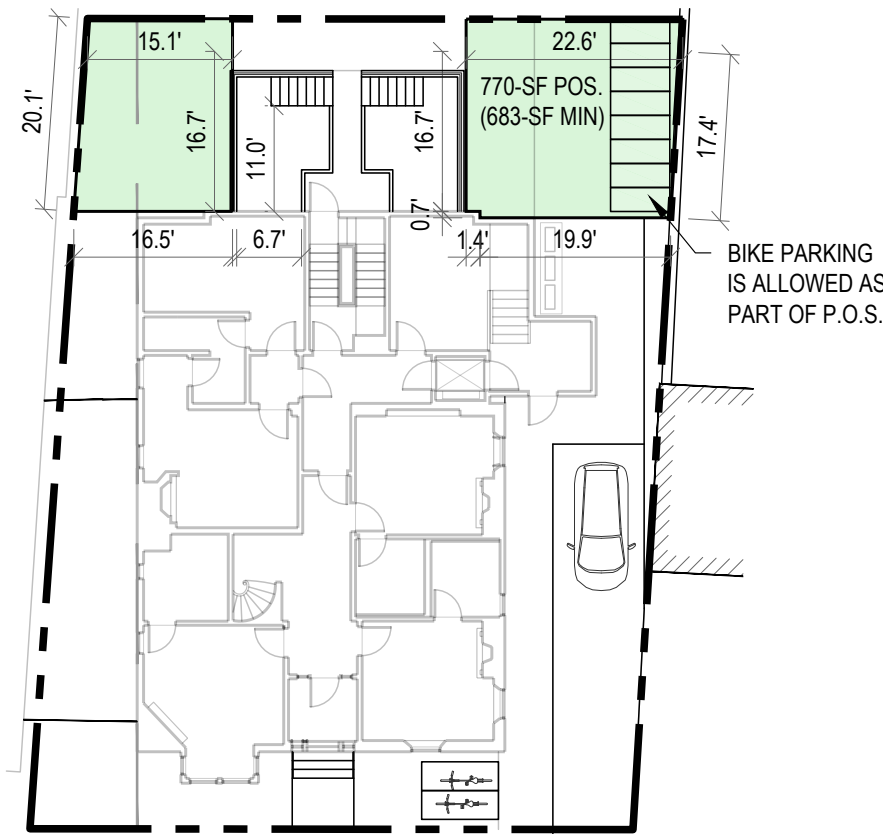
**2 AVERAGE GRADE**  
SCALE: 1" = 20'-0"

SPOT GRADES BASED ON TOPOGRAPHIC PLAN OF LAND BY SPRUHAN ENGINEERING, P.C., 80 JEWETT ST, STE 2, NEWTON, MA 02458.



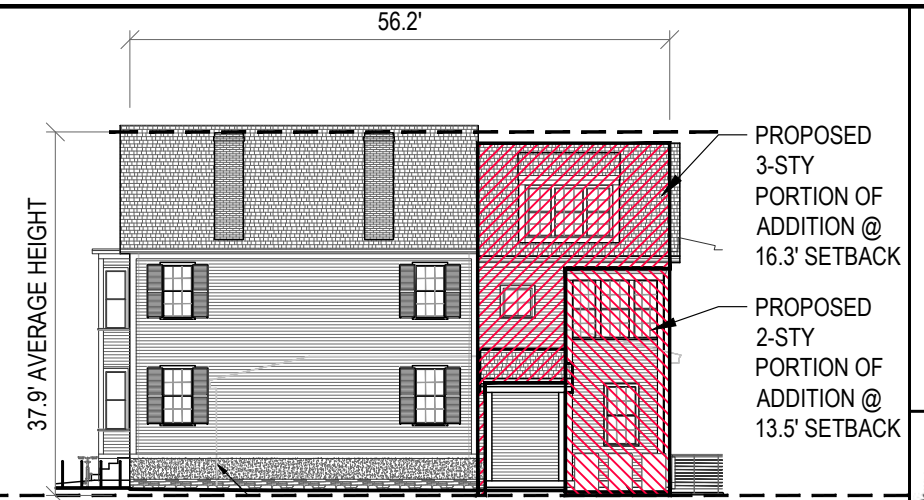
$$\frac{(37.9' + 56.2')}{(5+2)} = 13.4' \text{ MIN SIDE YARD}$$

**3b SINGLE PLANE, LEFT**  
SCALE: 1" = 20'-0"



$$\frac{770\text{-SF PRIVATE OPEN SPACE}}{4,551\text{-SF LOT AREA}} = 17\% \text{ PRIVATE OPEN SPACE PROPOSED}$$

**1 PRIVATE OPEN SPACE**  
SCALE: 1" = 20'-0"



$$\frac{(37.9' + 56.2')}{(5+2)} = 13.4' \text{ MIN SIDE YARD}$$

**3a SINGLE PLANE, RIGHT**  
SCALE: 1" = 20'-0"



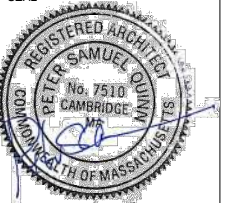
**1** AERIAL VIEW FROM WEST  
SCALE: NA

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

**BZA APPLIC  
REAR ADDITION  
2 GARDEN ST**  
2 GARDEN ST,  
CAMBRIDGE, MA 02138

PREPARED FOR

**GARDEN LODGE  
LLC.**  
667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

**3D VIEWS**

SCALE AS NOTED

REVISION	DATE
BZA APPLIC	13 JUN 2023
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

**A0.1**







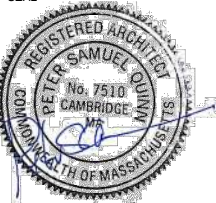
**1** VIEW OF ADDITION FROM APPIAN WAY  
SCALE: NA

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
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PH 617-354-3989

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2 GARDEN ST**

2 GARDEN ST,  
CAMBRIDGE, MA 02138

PREPARED FOR

**GARDEN LODGE  
LLC.**

667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

**3D VIEWS**

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
------------	-------------

DRAWN BY MN / YC	REVIEWED BY PQ
---------------------	-------------------

SHEET

**A0.4**

SEAL



CONSULTANT

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ZBA APPLIC  
REAR ADDITION  
2 GARDEN ST

2 GARDEN ST,  
CAMBRIDGE, MA 02138

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LLC.

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SOMERVILLE, MA 02143

DRAWING TITLE

CONTEXT  
SITE PLAN

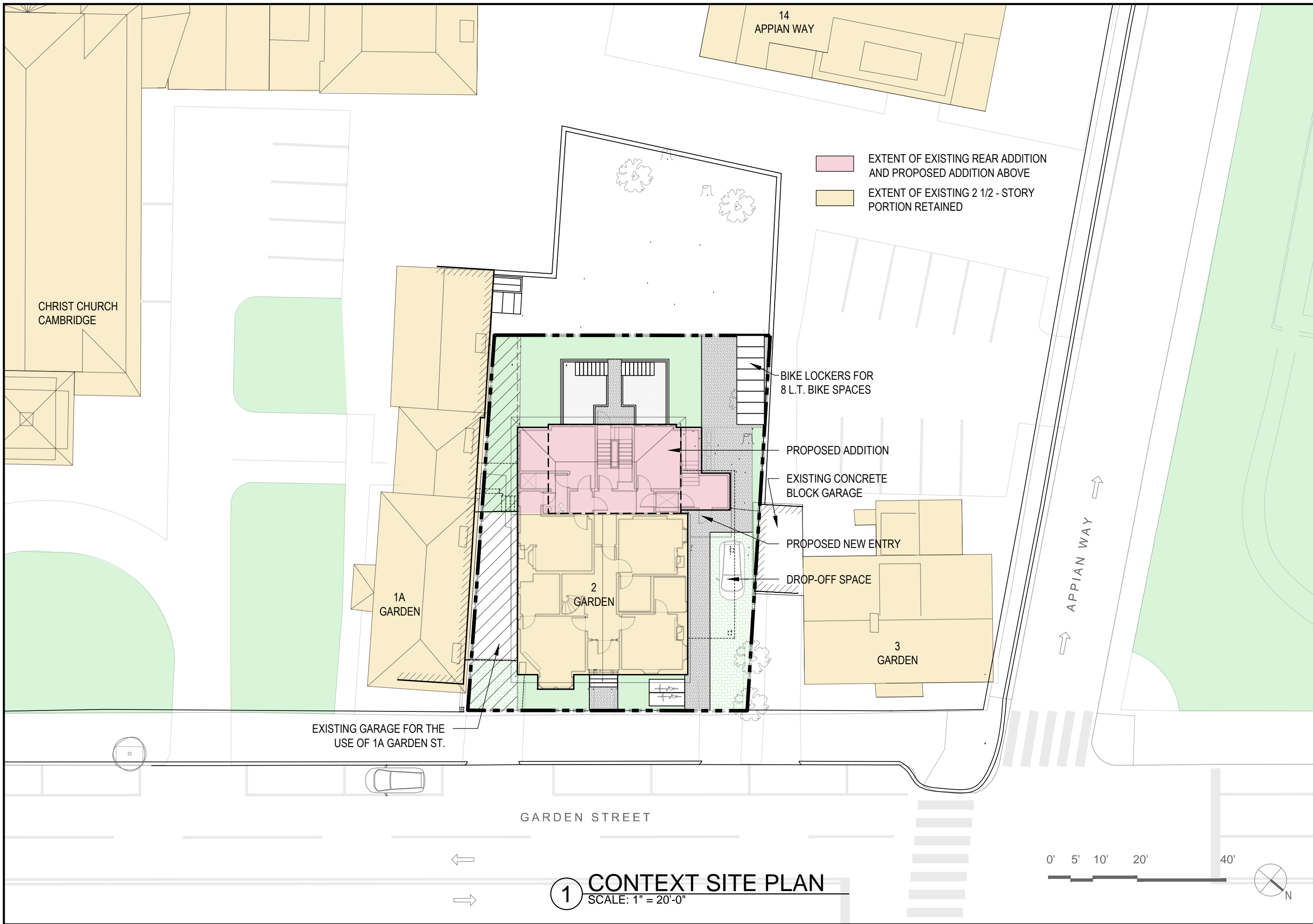
SCALE AS NOTED

REVISION	DATE

ZBA APPLIC	6 JUN 2023
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

AS-1



**1 CONTEXT SITE PLAN**  
SCALE: 1" = 20'-0"

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SOMERVILLE, MA 02143

DRAWING TITLE

BASEMENT  
PLAN

SCALE AS NOTED

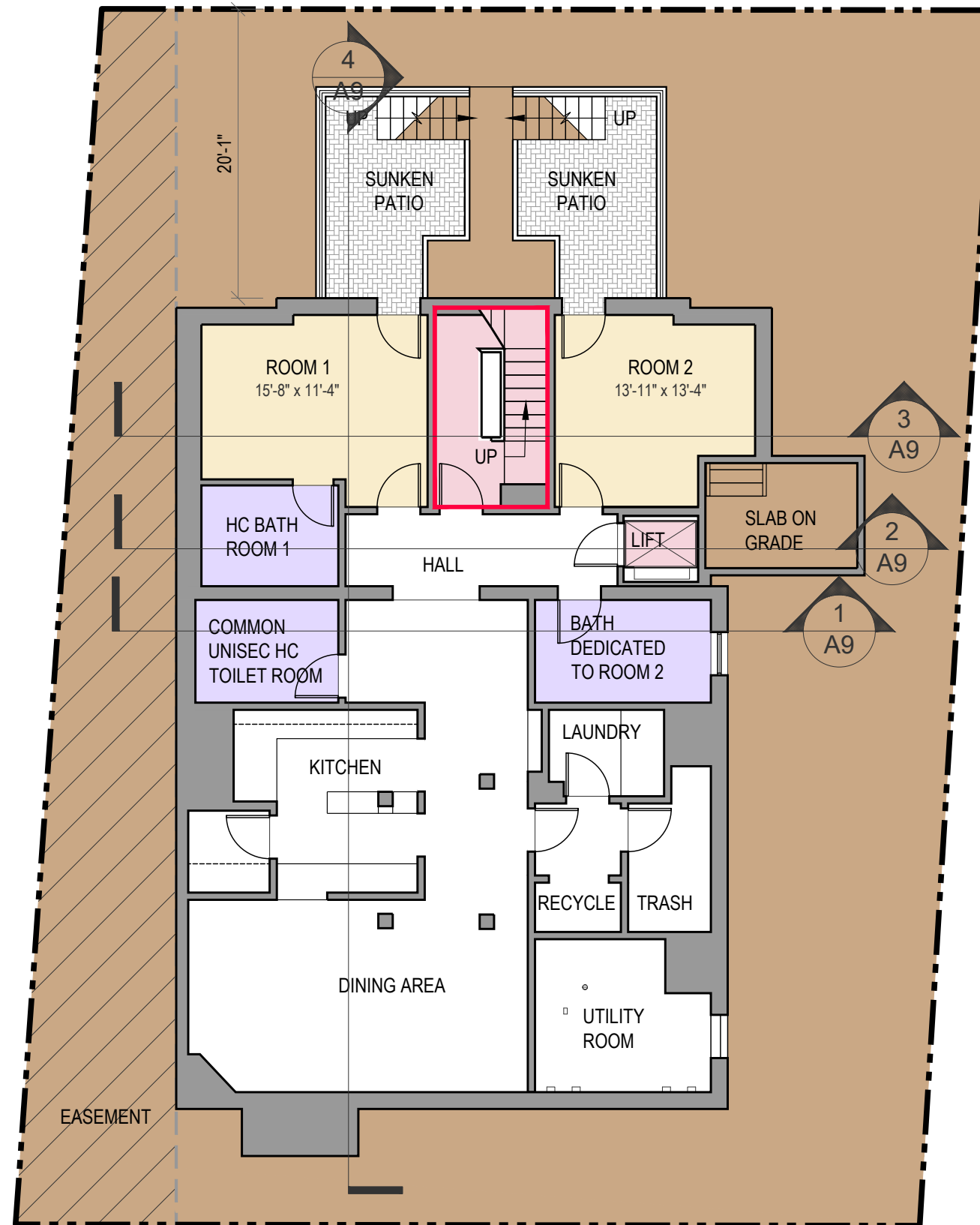
REVISION	DATE

BZA APPLIC	13 JUN 2023
------------	-------------

DRAWN BY MN / YC	REVIEWED BY PQ
---------------------	-------------------

SHEET

A-1



FIRE RATED EGRESS ENCLOSURE

1 BASEMENT PLAN  
SCALE: 1" = 10'-0"



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2 GARDEN ST,  
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DRAWING TITLE

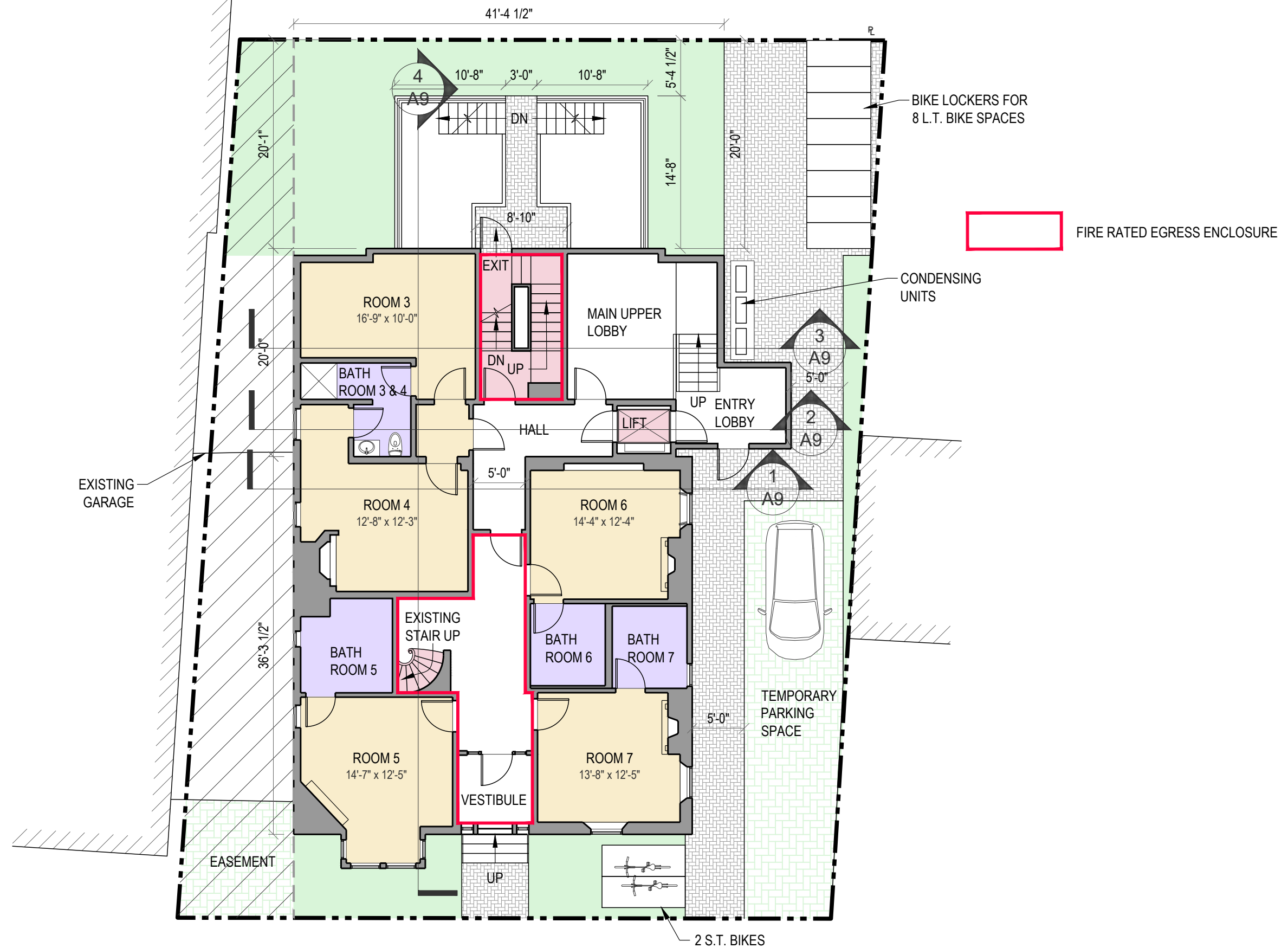
FIRST FLOOR  
PLAN

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
DRAWN BY MN / YC	REVIEWED BY PQ
SHEET	

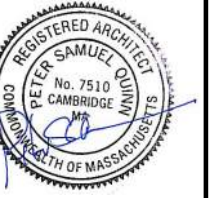
**A-2**



**1 FIRST FLOOR PLAN**  
SCALE: 1" = 10'-0"



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REAR ADDITION  
2 GARDEN ST  
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SOMERVILLE, MA 02143

DRAWING TITLE

SECOND  
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
------------	-------------

DRAWN BY MN / YC	REVIEWED BY PQ
---------------------	-------------------

SHEET

**A-3**



FIRE RATED EGRESS ENCLOSURE

**1 SECOND FLOOR PLAN**  
SCALE: 1" = 10'-0"



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2 GARDEN ST,  
CAMBRIDGE, MA 02138

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LLC.  
667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

THIRD FLOOR  
PLAN

SCALE AS NOTED

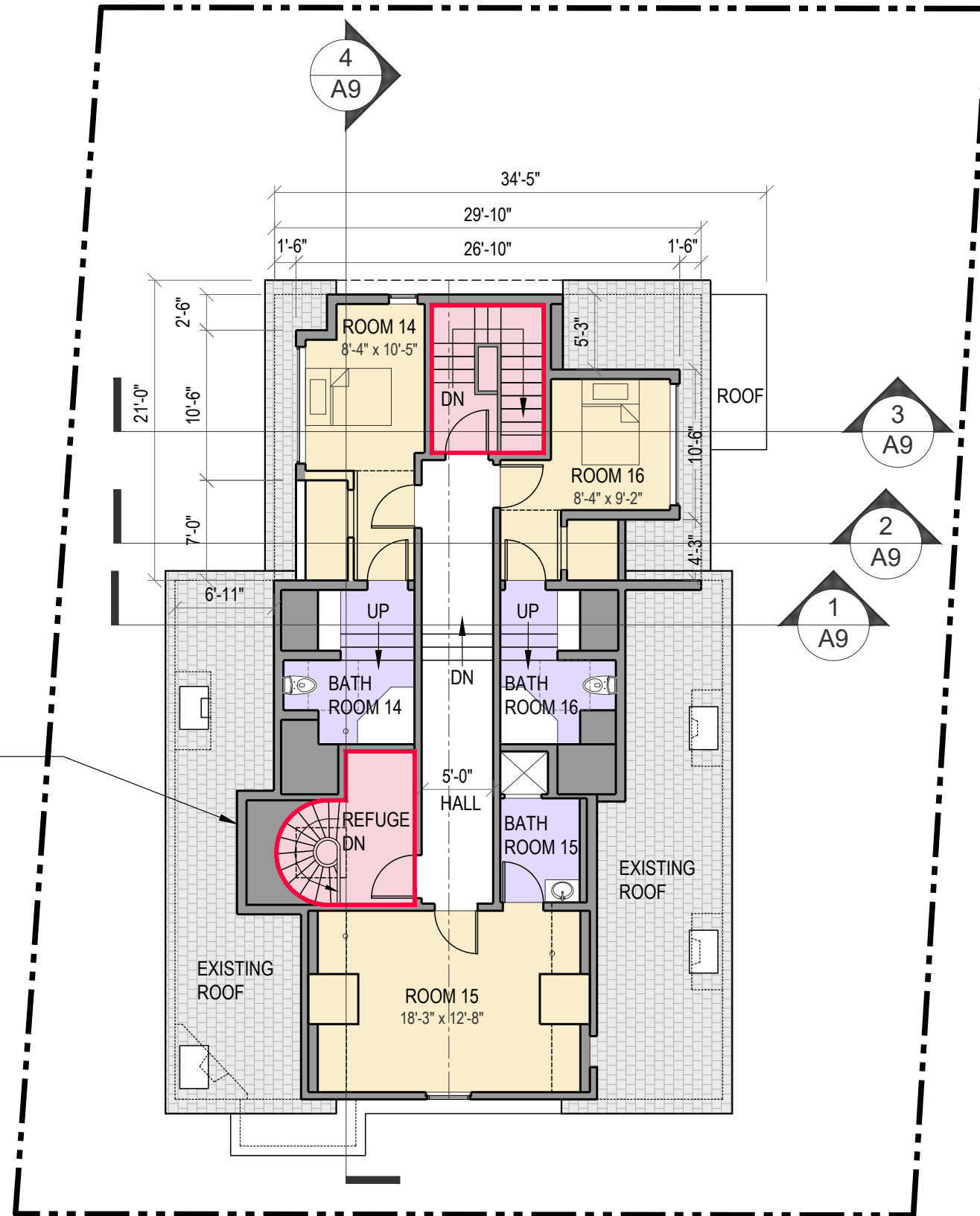
REVISION	DATE

BZA APPLIC	13 JUN 2023
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DRAWN BY MN / YC	REVIEWED BY PQ
---------------------	-------------------

SHEET

A-4



FIRE RATED EGRESS ENCLOSURE

DORMER PROPOSED AT  
STAIR FOR HEADROOM  
(NOT OPTIONAL)

1 THIRD FLOOR PLAN  
SCALE: 1" = 10'-0"



SEAL



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REAR ADDITION  
2 GARDEN ST

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LLC.

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SOMERVILLE, MA 02143

DRAWING TITLE

FRONT  
ELEVATION

SCALE AS NOTED

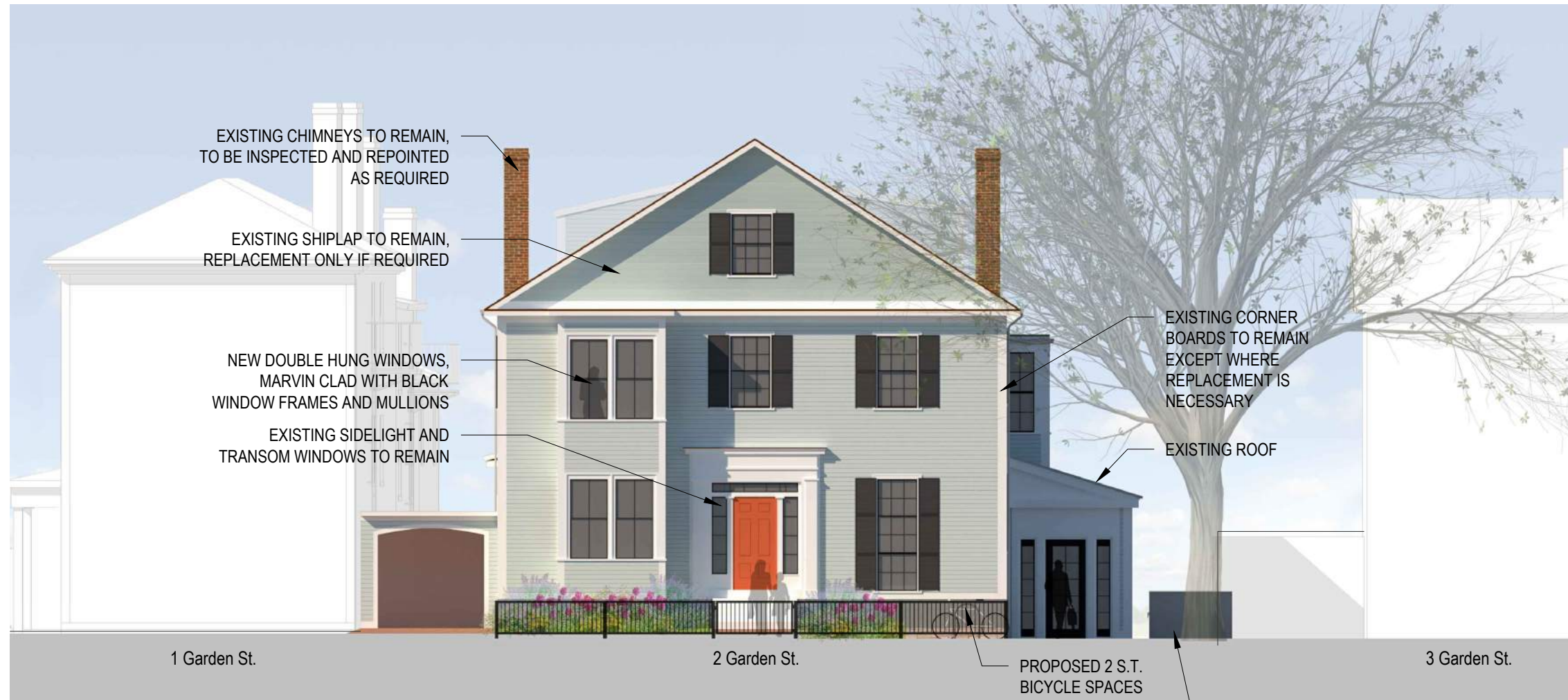
REVISION	DATE

BZA APPLIC	13 JUN 2023
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DRAWN BY MN / YC	REVIEWED BY PQ
---------------------	-------------------

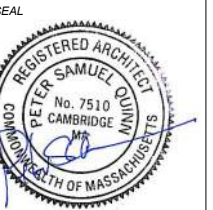
SHEET

**A-5**



**1 FRONT ELEVATION**  
SCALE: 1" = 10'-0"





SEAL  
 CONSULTANT

PROJECT  
**BZA APPLIC  
 REAR ADDITION  
 2 GARDEN ST**  
 2 GARDEN ST,  
 CAMBRIDGE, MA 02138

PREPARED FOR  
**GARDEN LODGE  
 LLC.**  
 667 SOMERVILLE AVE.  
 SOMERVILLE, MA 02143

DRAWING TITLE  
**LEFT  
 ELEVATION**

SCALE AS NOTED

REVISION	DATE
BZA APPLIC	13 JUN 2023
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

**A-6**



**1 LEFT ELEVATION**  
 SCALE: 1" = 10'-0"



Venting Approach

**Kitchen:**

Basement kitchen will have a standard electric residential grade stove and oven unit to be vented with 6" Dia. vent line through western facing roof of the addition, or alternatively out the rear façade of the new addition at the first-floor level depending on fan strength and manufactures recommendations.

**Bathrooms:**

Soil line vents will utilize existing roof vents to the degree possible. When not feasible, new soil vent lines will be located on the western facing roof of the new addition.

Room vents will be combined to the extent possible and vented through the western facing roof of the new addition. In line fans will be utilized as needed to provide suitable air change.

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BZA APPLIC  
REAR ADDITION  
2 GARDEN ST  
2 GARDEN ST,  
CAMBRIDGE, MA 02138

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667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

REAR  
ELEVATION

SCALE AS NOTED

REVISION	DATE
BZA APPLIC	13 JUN 2023
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

A-7



1 REAR ELEVATION  
SCALE: 1" = 10'-0"



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QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
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INTERIOR DESIGN

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SOMERVILLE, MA 02144  
PH 617-354-3989

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LLC.  
667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

RIGHT  
ELEVATION

SCALE AS NOTED

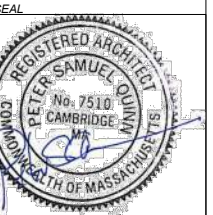
REVISION	DATE
BZA APPLIC	13 JUN 2023
DRAWN BY MN / YC	REVIEWED BY PQ
SHEET	

**A-8**



**1 RIGHT ELEVATION**  
SCALE: 1" = 10'-0"





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BZA APPLIC  
REAR ADDITION  
2 GARDEN ST  
2 GARDEN ST,  
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PREPARED FOR

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LLC.  
667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

BUILDING  
SECTION

SCALE AS NOTED

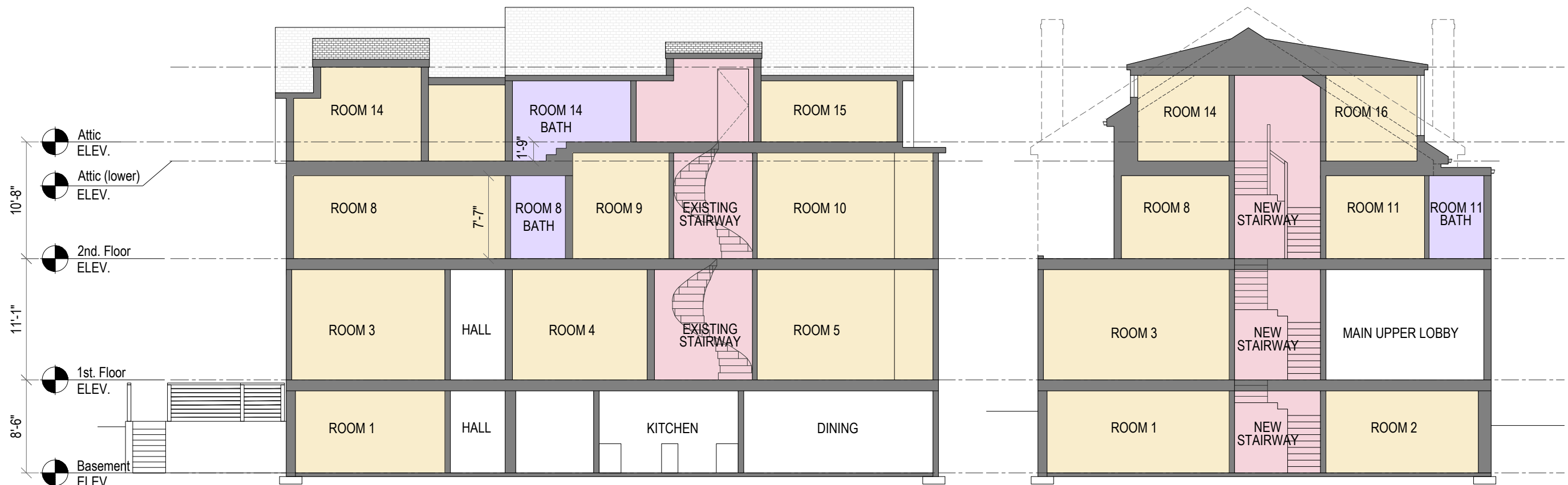
REVISION	DATE

BZA APPLIC 13 JUN 2023

DRAWN BY MN / YC REVIEWED BY PQ

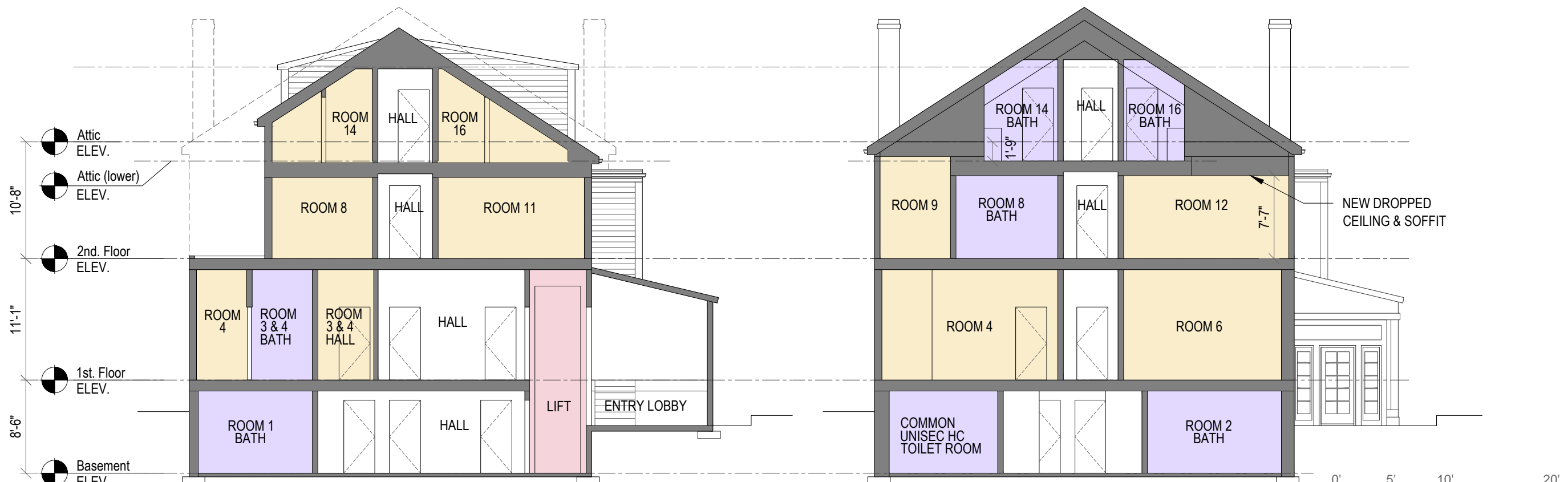
SHEET

A-9



4 BUILDING SECTION  
SCALE: 1" = 10'-0"

3 BUILDING SECTION  
SCALE: 1" = 10'-0"



2 BUILDING SECTION  
SCALE: 1" = 10'-0"

1 BUILDING SECTION  
SCALE: 1" = 10'-0"



C:\Users\User1\Desktop\POA - Garden\2\02 Schematic Design\Garden 2 - Sections.dwg, AB, 6/7/2023 4:19:38 PM



SEAL



CONSULTANT

PROJECT

**BZA APPLIC  
REAR ADDITION  
2 GARDEN ST**  
2 GARDEN ST,  
CAMBRIDGE, MA 02138

PREPARED FOR

**GARDEN LODGE  
LLC.**

667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING  
SECOND &  
THIRD FLOOR  
PLANS**

SCALE AS NOTED

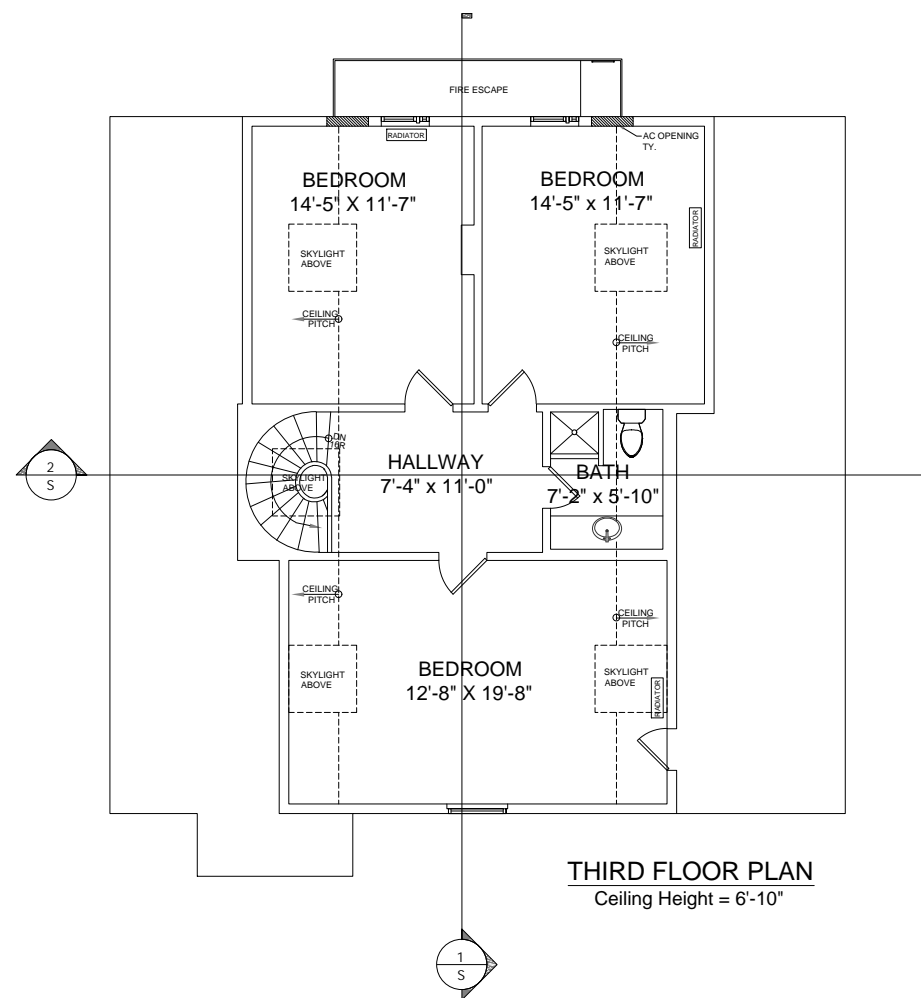
REVISION	DATE

BZA APPLIC	13 JUN 2023
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DRAWN BY	REVIEWED BY
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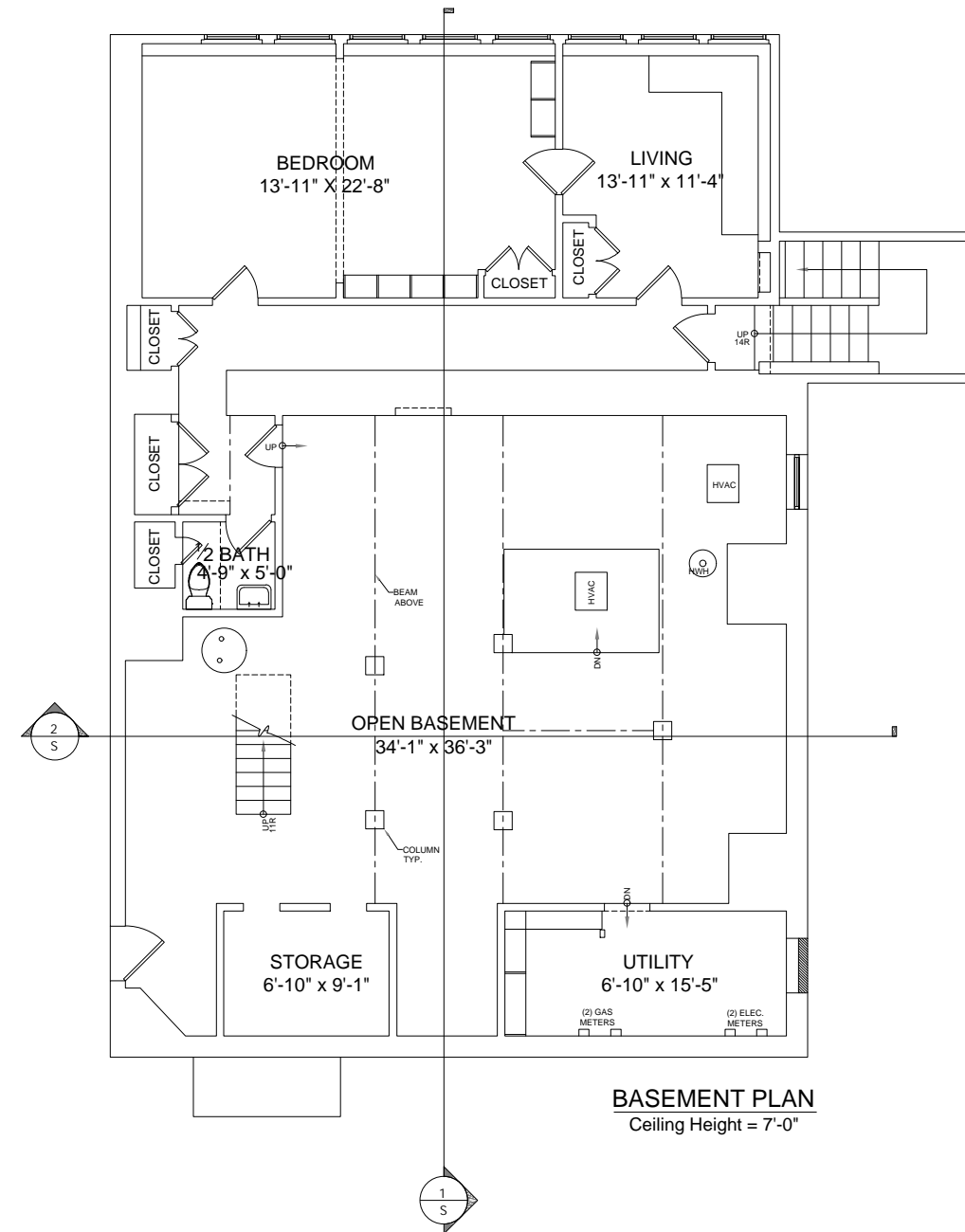
SHEET

**EC-2**



**THIRD FLOOR PLAN**  
Ceiling Height = 6'-10"

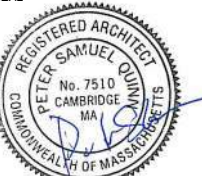
EXISTING CONDITIONS PLANS			3
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	<b>2 GARDEN STREET</b> CAMBRIDGE, MA		



**BASEMENT PLAN**  
Ceiling Height = 7'-0"

EXISTING CONDITIONS PLANS			4
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	<b>2 GARDEN STREET</b> CAMBRIDGE, MA		

SEAL



CONSULTANT

PROJECT

**BZA APPLIC  
REAR ADDITION  
2 GARDEN ST**

2 GARDEN ST,  
CAMBRIDGE, MA 02138

PREPARED FOR

**GARDEN LODGE  
LLC.**

667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING  
FRONT &  
RIGHT  
ELEVATIONS**

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
DRAWN BY	REVIEWED BY

SHEET

**EC-3**



**FRONT ELEVATION**



**RIGHT ELEVATION**

EXISTING CONDITIONS PLANS			5
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>2 GARDEN STREET</b> CAMBRIDGE, MA	

EXISTING CONDITIONS PLANS			6
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>2 GARDEN STREET</b> CAMBRIDGE, MA	

SEAL



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PROJECT

**BZA APPLIC  
REAR ADDITION  
2 GARDEN ST**

2 GARDEN ST,  
CAMBRIDGE, MA 02138

PREPARED FOR

**GARDEN LODGE  
LLC.**

667 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING  
REAR & LEFT  
ELEVATIONS**

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
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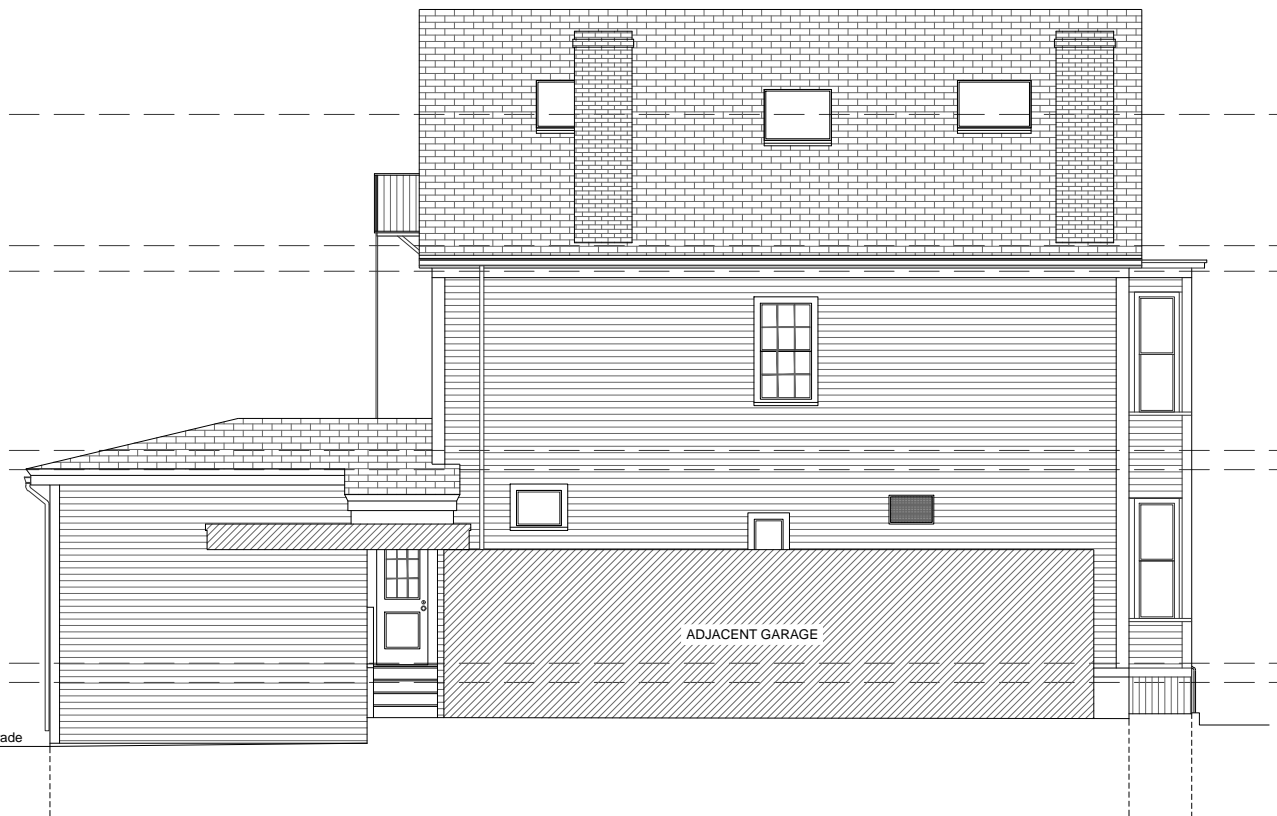
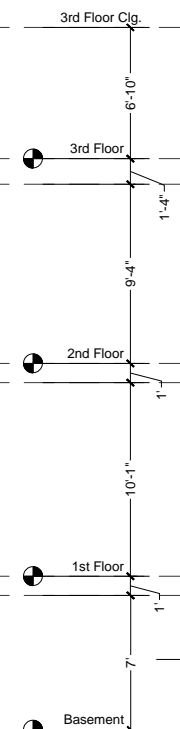
DRAWN BY	REVIEWED BY
----------	-------------

SHEET

**EC-4**



REAR ELEVATION



LEFT ELEVATION

EXISTING CONDITIONS PLANS			7
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>2 GARDEN STREET</b> CAMBRIDGE, MA	

EXISTING CONDITIONS PLANS			8
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>2 GARDEN STREET</b> CAMBRIDGE, MA	

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REAR ADDITION  
2 GARDEN ST**

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LLC.**

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SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING  
BUILDING  
SECTIONS**

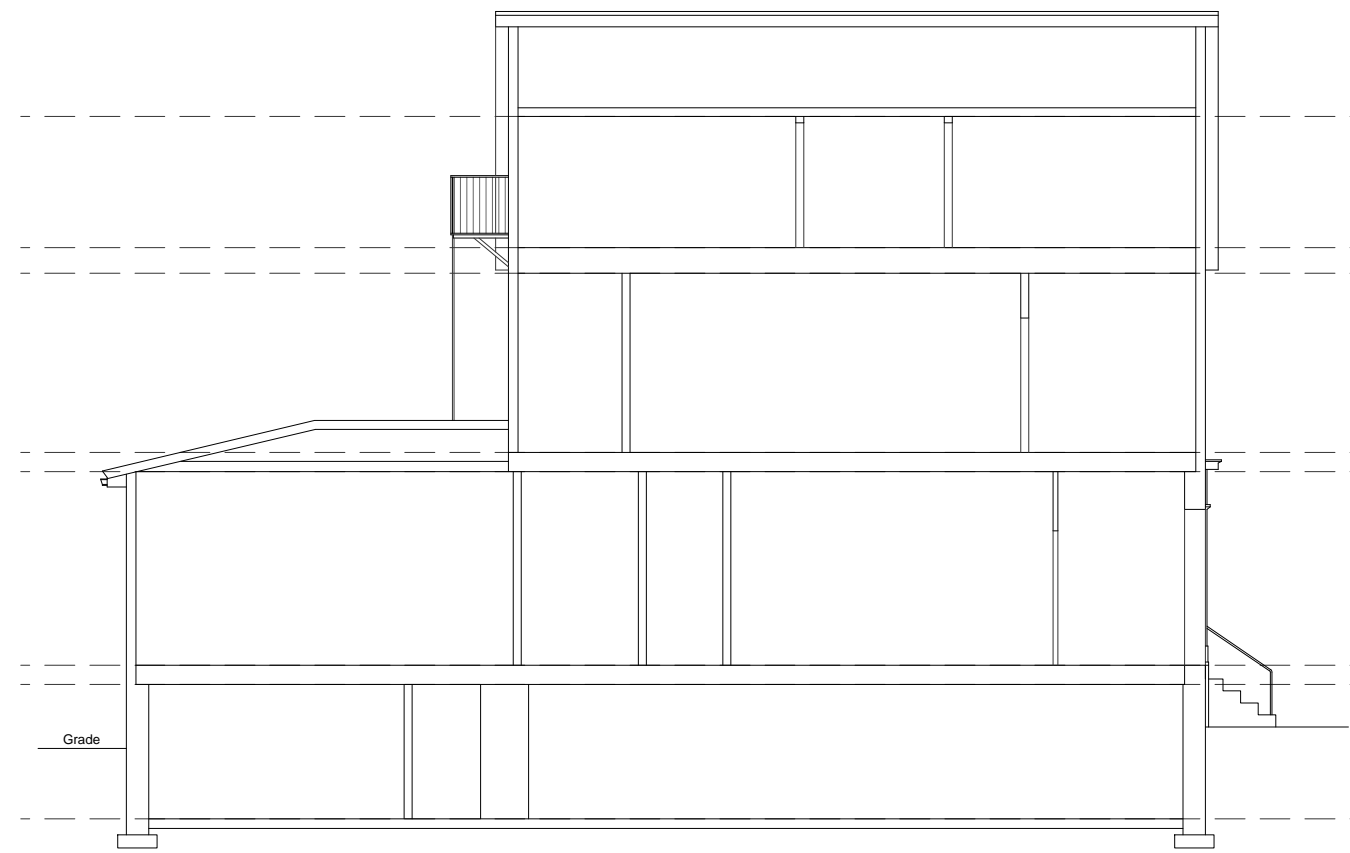
SCALE AS NOTED

REVISION	DATE

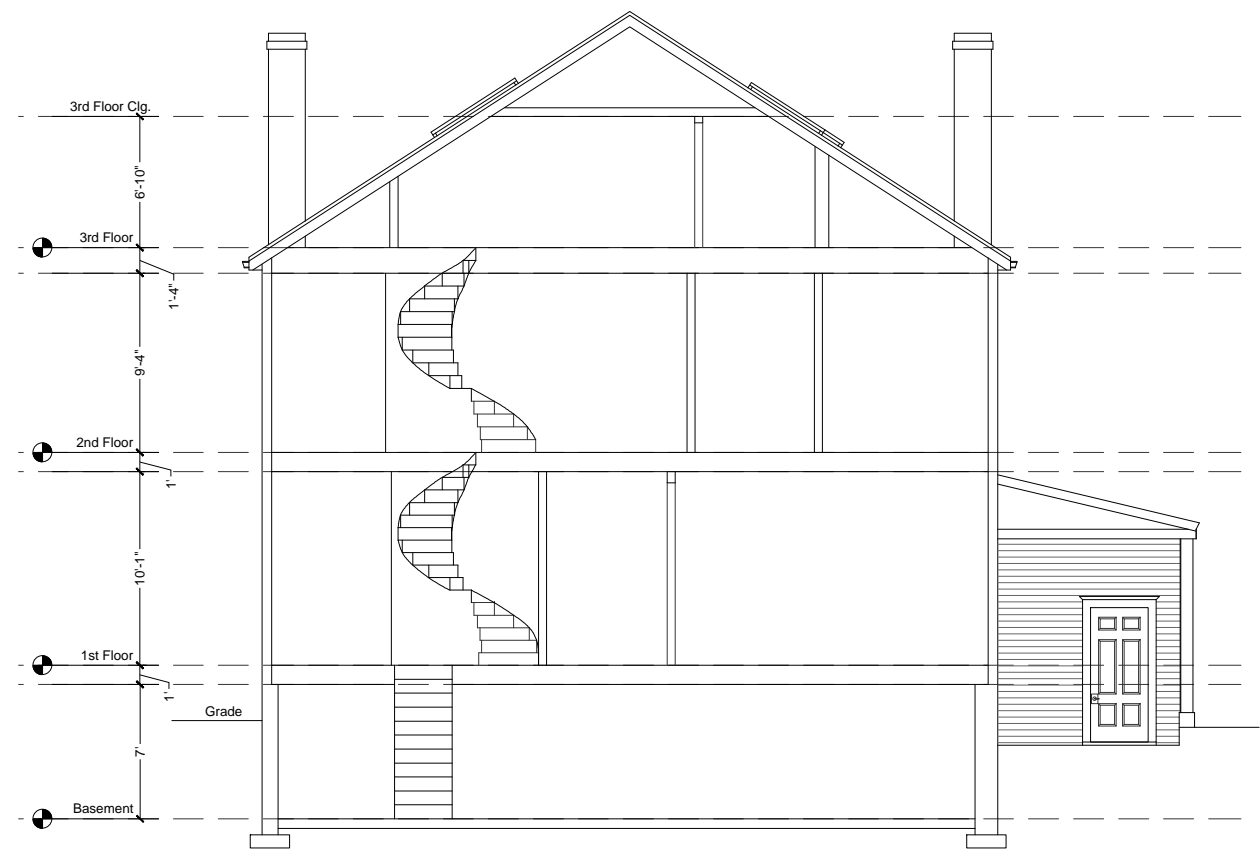
BZA APPLIC	13 JUN 2023
DRAWN BY	REVIEWED BY

SHEET

**EC-5**



**SECTION -1**



**SECTION -2**

EXISTING CONDITIONS PLANS			9
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>2 GARDEN STREET</b> CAMBRIDGE, MA	

EXISTING CONDITIONS PLANS			10
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>2 GARDEN STREET</b> CAMBRIDGE, MA	



VIEW 1 - STREET VIEW FROM GARDEN STREET



VIEW 2 - STREET VIEW FROM GARDEN STREET



VIEW 3 - STREET VIEW FROM APPIAN WAY LOOKING IN REAR YARD

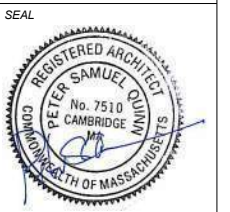


VIEW 4 - AERIAL VIEW LOOKING WEST



**PETER QUINN ARCHITECTS**  
 ARCHITECTURE  
 PLANNING  
 INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
 259 ELM STREET, SUITE 301  
 SOMERVILLE, MA 02144  
 PH 617-354-3889



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PROJECT  
**BZA APPLIC  
 REAR ADDITION  
 2 GARDEN ST**  
 2 GARDEN ST,  
 CAMBRIDGE, MA 02138

PREPARED FOR  
**GARDEN LODGE  
 LLC.**  
 667 SOMERVILLE AVE.  
 SOMERVILLE, MA 02143

DRAWING TITLE  
**EXISTING  
 PHOTOS**

SCALE AS NOTED

REVISION	DATE
BZA APPLIC	13 JUN 2023
DRAWN BY	REVIEWED BY
-	PQ

SHEET

**EC-6**



Proposed Addition

9:00 AM



Proposed Addition

12:00 PM



Proposed Addition

3:00 PM



Existing Condition

9:00 AM



Existing Condition

12:00 PM



Existing Condition

3:00 PM



SHADOW STUDY - SPRING / FALL EQUINOX (March 21 / September 21)



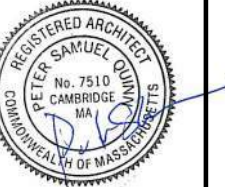
ADDITIONAL SHADOW

PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
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SOMERVILLE, MA 02143

DRAWING TITLE

SHADOW STUDY  
- SPRING / FALL

SCALE AS NOTED

REVISION	DATE

BZA APPLIC 13 JUN 2023

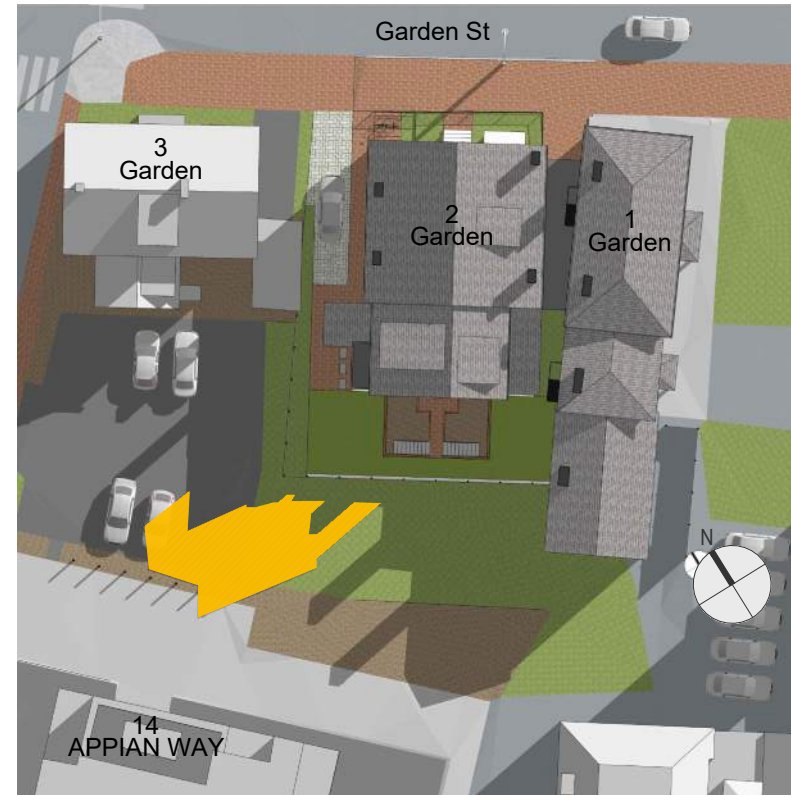
DRAWN BY MN / YC REVIEWED BY PQ

SHEET

SH-1

Proposed Addition

9:00 AM



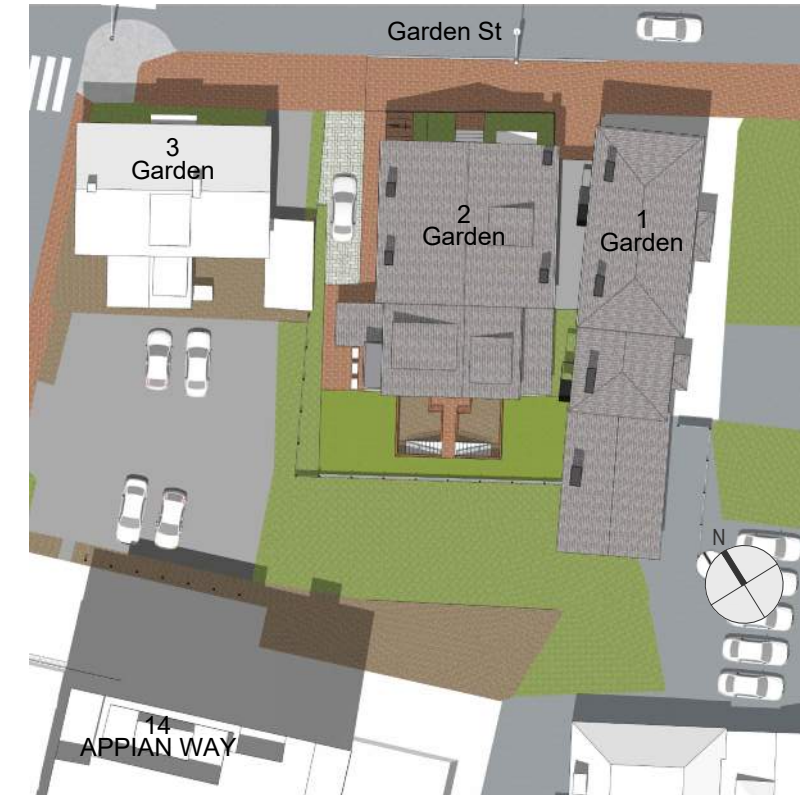
Proposed Addition

12:00 PM



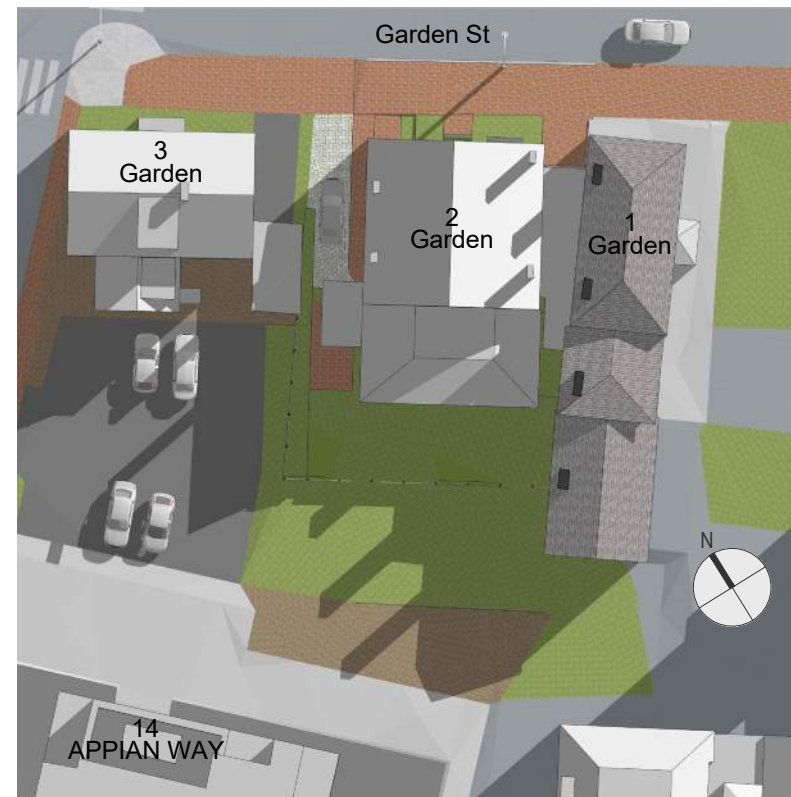
Proposed Addition

3:00 PM



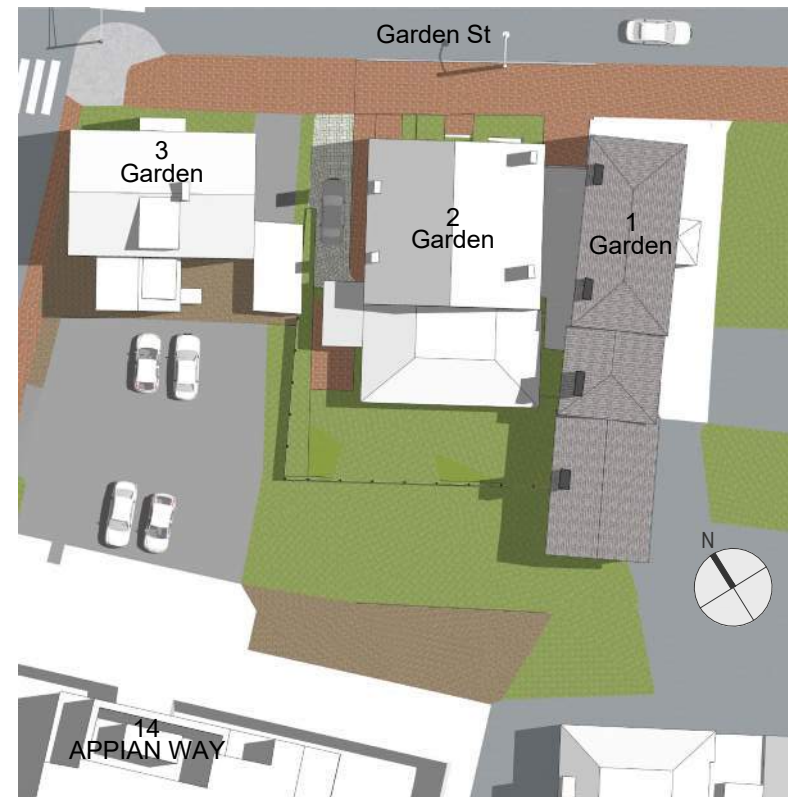
Existing Condition

9:00 AM



Existing Condition

12:00 PM



Existing Condition

3:00 PM



SHADOW STUDY - SUMMER (June 21)



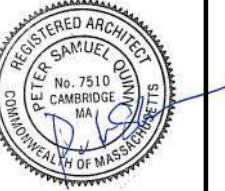
ADDITIONAL SHADOW

PETER QUINN ARCHITECTS

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PLANNING  
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DRAWING TITLE

SHADOW STUDY  
- SUMMER

SCALE AS NOTED

REVISION	DATE

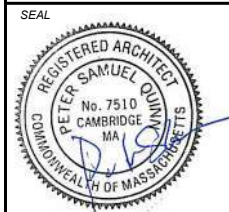
BZA APPLIC 13 JUN 2023

DRAWN BY MN / YC

REVIEWED BY PQ

SHEET

SH-2



CONSULTANT

PROJECT  
 BZA APPLIC  
 REAR ADDITION  
 2 GARDEN ST  
 2 GARDEN ST,  
 CAMBRIDGE, MA 02138

PREPARED FOR  
 GARDEN LODGE  
 LLC.  
 667 SOMERVILLE AVE.  
 SOMERVILLE, MA 02143

DRAWING TITLE  
 SHADOW STUDY  
 - WINTER

SCALE AS NOTED

REVISION	DATE

BZA APPLIC	13 JUN 2023
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET  
**SH-3**

Proposed Addition 9:00 AM



Proposed Addition 12:00 PM



Proposed Addition 3:00 PM



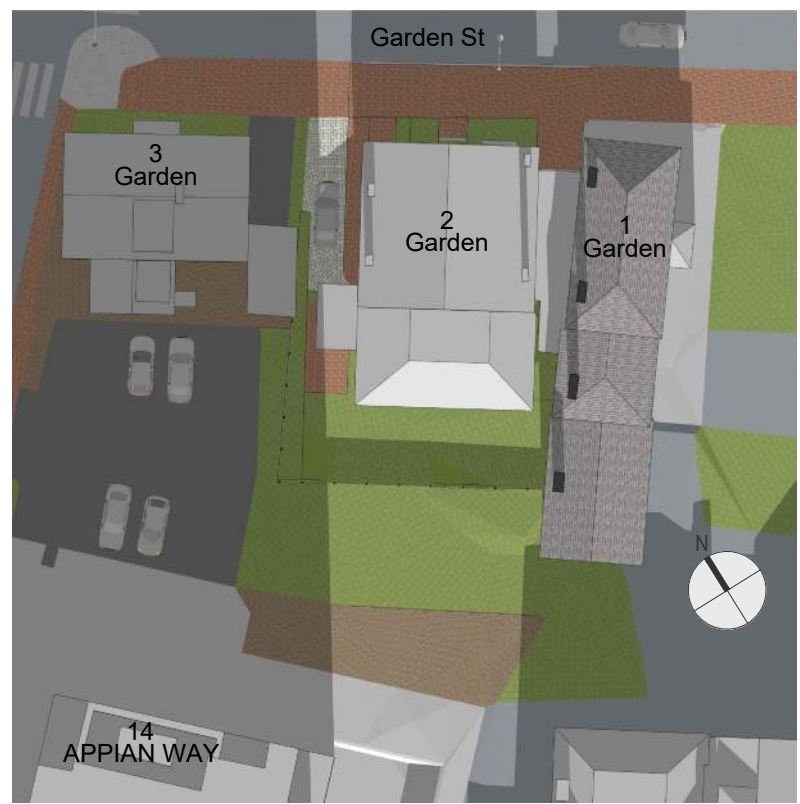
Existing Condition 9:00 AM



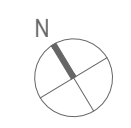
Existing Condition 12:00 PM



Existing Condition 3:00 PM

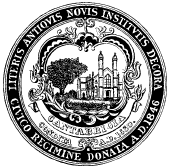
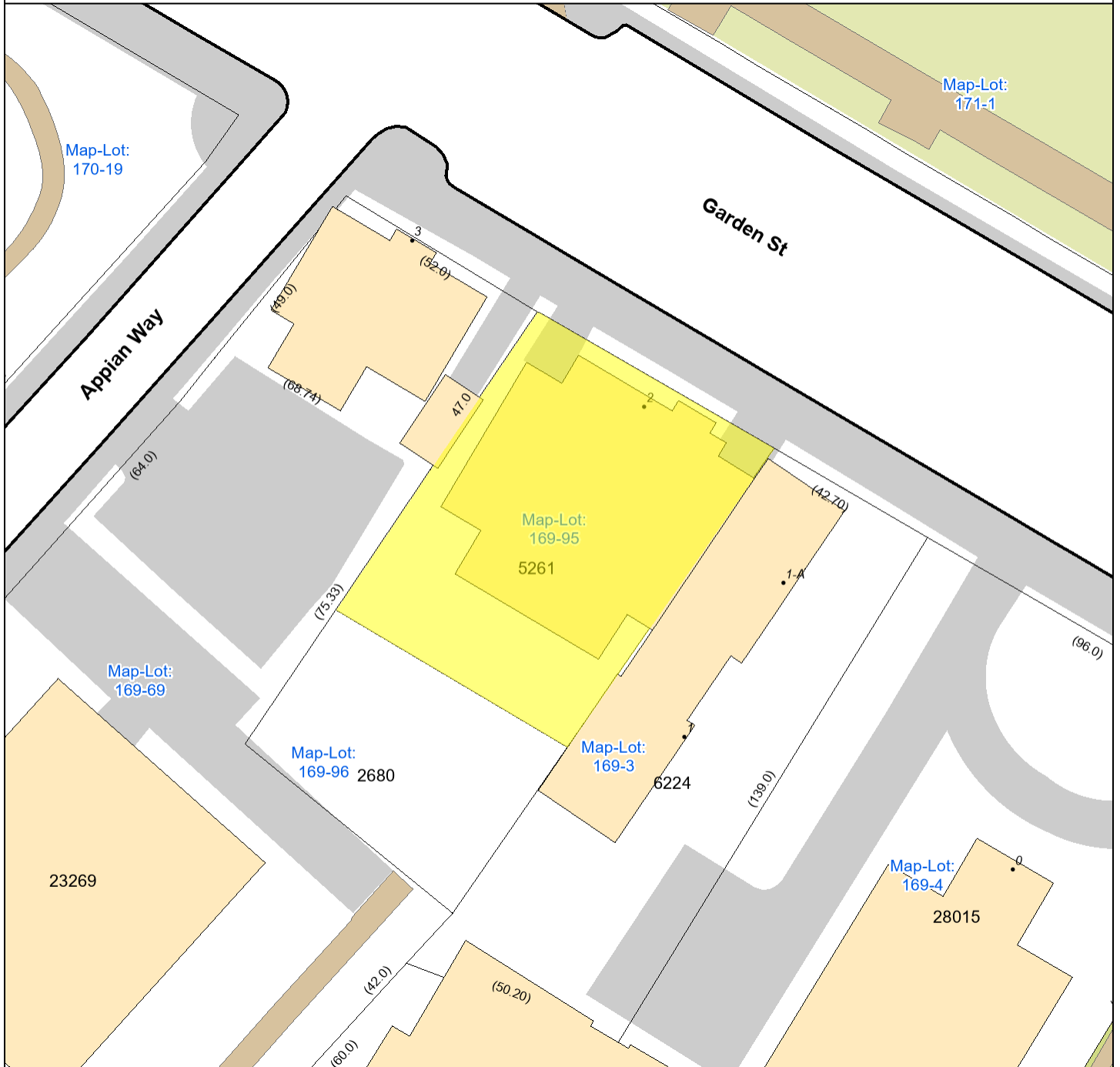


SHADOW STUDY - WINTER (December 21)



ADDITIONAL SHADOW





City of Cambridge  
Massachusetts

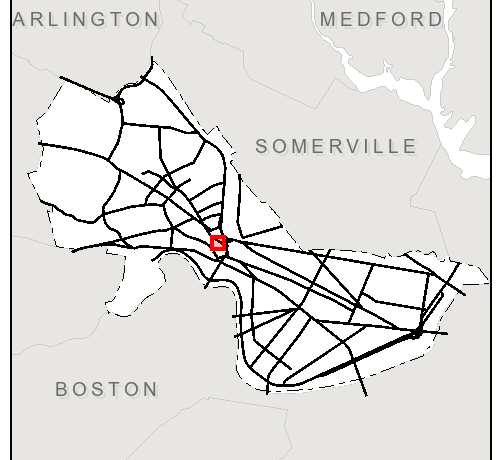
1" = 35 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath





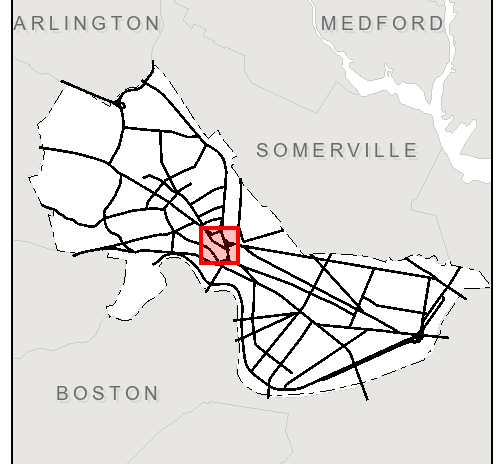
City of Cambridge  
Massachusetts

1" = 278 ft

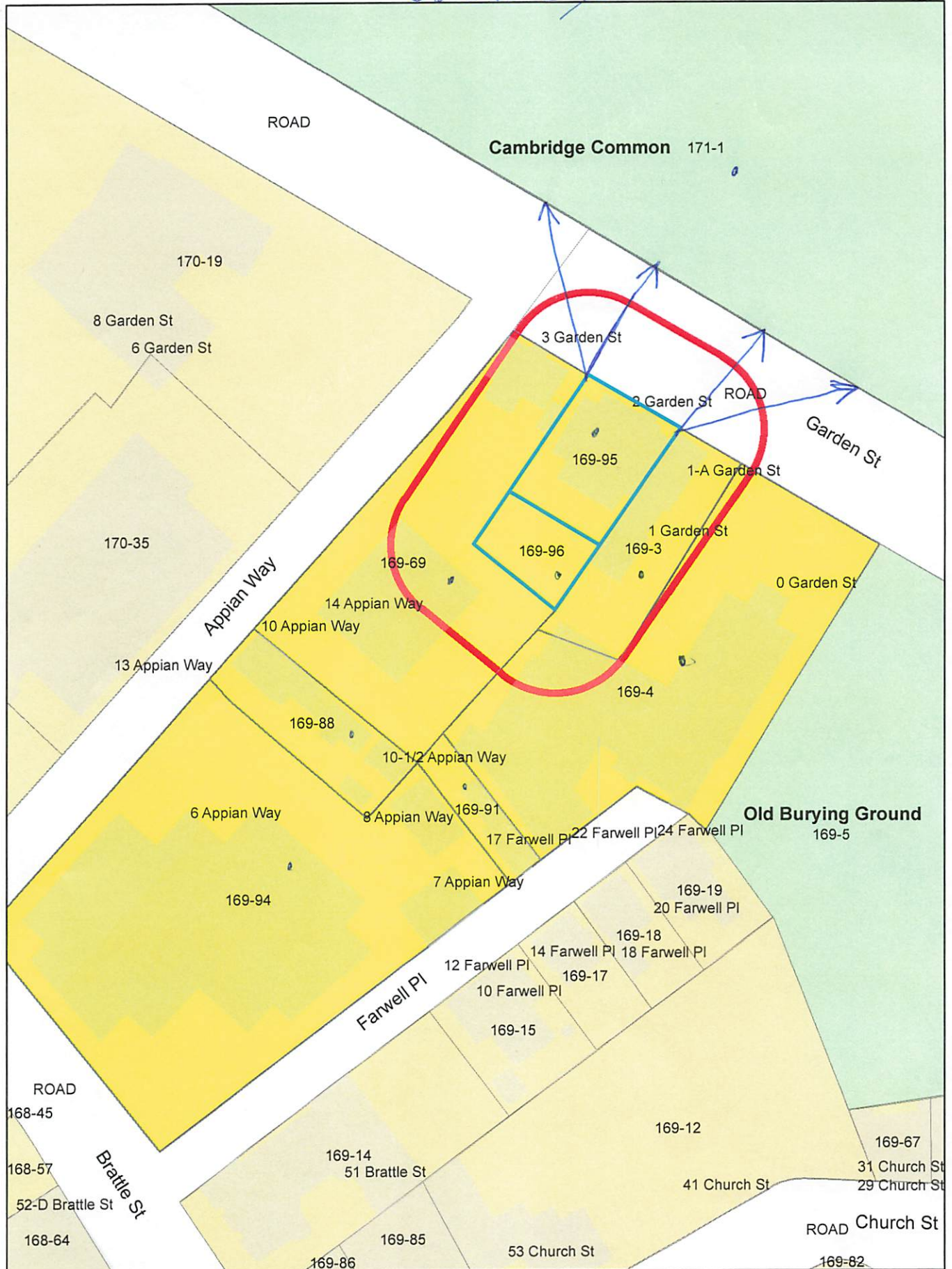
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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- Rail
- Building Footprints
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



2 Garden St.



*1 Garden St.*

*Petitioner*

169-3  
CHRIST CHURCH OF CAMBRIDGE  
C/O TREASURER  
1 GARDEN STREET  
CAMBRIDGE, MA 02138-3631

169-3-4-91-96  
CHRIST CHURCH OF CAMBRIDGE  
C/O TREASURER  
1 GARDEN STREET  
CAMBRIDGE, MA 02138-3631

TRILOGY LAW LLC  
C/O SARAH L. RHATIGAN, ESQ.  
12 MARSHALL STREET  
BOSTON, MA 02108

171-1  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

171-1  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

171-1  
CAMBRIDGE CITY OF PWD  
147 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

169-69-94  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

169-88  
ALFARO, GUSTAVO A. & ROSANNA Y. ALFARO  
10 APPIAN WAY  
CAMBRIDGE, MA 02138-3704

169-95  
GARDEN LODGE LLC  
C/O MATTHEW MOORE, MANAGER  
667 SOMERVILLE AVE  
SOMERVILLE, MA 02143