

CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

BZA APPLICATION FORM

Plan No:

BZA-017270-2020

GENERAL INFORMATION

The undersign	ied hereby pet	itions the Board of Zoning	Appeal for the fo	llowing:
Special Permi	t:	Variance	e: <u>√</u>	Appeal :
PETITIONER :	Jordan	Nollman C/O Adam J.	Glassman, R.	A. / GCD Architects
PETITIONER'S	ADDRESS:	2 Worthington St	t Cambridge,	MA 02138
LOCATION OF	PROPERTY:	321 Mt Auburn St	Cambridge, M	IA 02138
TYPE OF OCC	UPANCY:	Residential	ZON	NG DISTRICT: Residence B Zone
REASON FOR	PETITION:			
	Dorn	mer		
DESCRIPTION	OF PETITION	ER'S PROPOSAL :		
The propose	ed dormers	require zoning relie	ef per existi	ng non-conforming FAR.
The propose setback.	ed right si	de window well guard	drail require	s relief per the right side
SECTIONS OF	ZONING ORD	INANCE CITED :		
Article 5.	000	Section 5.31 Tabl	e of Dimensi	onal Requirements).
		Original Sig	nature(s) :	Adam J. Glassman
				(Petitioner(s) / Owner)
				Adam Glassman / GCD Architects
			М 	(Print Name)
			Address: _	2 Worthington St Cambridge MA 02138
			Tel. No. :	617-412-8450
			_	aiglassman.ra@gmail.com
2-25 Date :	5-2020		E-Mail Address	

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 Jordan Nollman	
	(OWNER)
Address: 321 Mt. Auburn St Unit 2 C	ambridge MA
State that I/We own the property lo	ocated at
which is the subject of this zoning	
The record title of this property i	s in the name of
*Pursuant to a deed of duly records County Registry of Deeds at Book	ed in the date $\frac{8/13/2009}{157}$, Middlesex South
Middlesex Registry District of Land	d Court, Certificate No
Book Page	•
	Hou
	SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*
-	ing to represent petitioner may be requested.
Commonwealth of Massachusetts, Cour	ty of Middlesex
The above-nameJordan Nollman	personally appeared before me,
this 20th of telopuapy 2010, and	Notary
My commission expires Ang 23 2 • If ownership is not shown in re-	(Not ary leal) REHANA PARVIN Notary Public Massachusetts My Commission Expires Aug 23, 2024 ecorded deed, e It by court order, recent
deed, or inheritance, please inc	

BLE APPLICATION FORM - OVERSHIP IMPORMATION

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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:

The petitioners live in the upper duplex condo unit of a 2 family structure. A literal enforcement of the ordinance would prevent the owners from adding the dormers they need to create just a modest amount of additional headroom in their existing attic level bathroom, closet and stair, and also prevent them from creating a safe and code compliant window well for the existing habitable space in the basement.

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

The house and lot pre-date the zoning code and are existing-noncomforming with regard to some of the required set backs and max allowable FAR. Not even the most modest amount of additional headroom in the attic over 5'-0" tall can be added without requiring zoning relief per FAR.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

The dormers meet the intent and most of the specifications for the prefered dormer guidelines.

Neither the proposed dormers nor the proposed window well guardrail will create any new noise pollution, light pollution, new shadows on abutting properties, or eliminate any off street parking or privacy for abutters. The proposed left side dormer will not be visible from public view, and the proposed right side dormer will replace an existing right side window dormer and will not substantially change the existing appearance of the house as viewed from the street.

- Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
 - The proposed dormers, 1 of which is 15' long, and the other of which is approx 9' long, would add only a total of 133 square feet of floor area with head height over 5'-0" to the existing attic, so it is therefore very modest in scale and intent. The proposed dormers will not alter the scale or character of the existing house, nor would they have any adverse effects on the abutting properties or the neighborhood, and are therefore consistent with zoning relief frequently granted by the BZA.
- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: GCD Architects PRESENT USE/OCCUPANCY: Residential

LOCATION: 321 Mt Auburn St Cambridge, MA 02138 ZONE: Residence B Zone

PHONE: REQUESTED USE/OCCUPANCY: Residential

			_		
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA:		3,559	3,692	2,911	(max.)
LOT AREA:		6,174	6,174	6,174	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:		.576	.597	.47	(max.)
LOT AREA FOR EACH DWELLING UNIT:		3,087	3,087	1,500	(min.)
SIZE OF LOT:	WIDTH	74'	74'	50'	(min.)
	DEPTH	76'	76'	NA	
SETBACKS IN FEET:	FRONT	15.0'	no change	15'	(min.)
	REAR	23.3'	no change	25'	(min.)
	LEFT SIDE	23.8'	no change	12.5'	(min.)
	RIGHT SIDE	9.5'	6.5'	7.5'	(min.)
SIZE OF BLDG.:	HEIGHT	28.2'	28.7'	35'	(max.)
	LENGTH	53'	no change	NA	
	WIDTH	36'	no change	NA	
RATIO OF USABLE OPEN TO LOT AREA:	SPACE	.21	.21	.20	(min.)
NO. OF DWELLING UNITS:		2	2	2	(max.)
NO. OF PARKING SPACES:		4	2	2	(min./max)
NO. OF LOADING AREAS	<u>:</u>	0	0	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		11.5'	NO CHANGE	10.0'	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Existing structure is wood frame

Proposed dormers are wood frame.

Proposed window well gaurd rail is paited metal.

- 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 CAMBRIDGL **MASSACHUSETTS BOARD OF ZONING APPEAL** 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

200 FEB 25 PM 2:40

BZA APPLICATION FORM

PI GENERAL INFORMATION

an No:	BZA-017270-2020
un no.	

The undersigned hereby	petitions the Board of Zoning	Appeal for the fo	llowing:
Special Permit :	Variance	: <u> </u>	Appeal :
PETITIONER: Jord	lan Nollman C/O Adam J.	Glassman, R.	.A. / GCD Architects
PETITIONER'S ADDRESS	3: 2 Worthington St	Cambridge,	MA 02138
LOCATION OF PROPER	TY: 321 Mt Auburn St	Cambridge, N	4A 02138
TYPE OF OCCUPANCY:	Residential	ZON	ING DISTRICT: Residence B Zone
REASON FOR PETITION	:		
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DESCRIPTION OF PETIT	IONER'S PROPOSAL :		
The proposed dorme	rs require zoning relie	f per existi	ng non-conforming FAR.
The proposed right setback.	side window well guard	rail require	s relief per the right side
SECTIONS OF ZONING	DRDINANCE CITED :		
Article 5.000	Section 5.31 Tabl	e of Dimensi	onal Requirements).
	Original Sig	nature(s) : _	Adam J. Glassman (Petitioner(s) / Owner) Adam Glassman / GCD Architects
		Ş -	(Print Name)
		Address: _	2 Worthington St Cambridge MA 02138
		Tel. No. : _	617-412-8450
2-25-2020		E-Mail Address	ajglassman.ra@gmail.com
Date :			

321 Mt. auburn St 240-45 239-2 15-A Lowell St 239-59 239-64 240-44 239-58 25 Longfellow Rd239-35 239-34 23 Longfellow Rd 17 Lowell St 11 Channing St 21 Longfellow Rd₁₉ Longfellow Rd₂₃₉₋₃₆ 239-45 239-52 3 Channing Cir 20 Longfellow Rd 240-27 239-33 Channing St Channing 14 Channing St239-46 14-A Channing St 21 Lowell St 5 Channing Cir 239-44 16 Longfellow Rd 17 Longfellow Rd 239-51 239-37 239-32 15 Longfellow Rd Channing Cir 11 Longfellow Rd 12 Longfellow Rd 240-42 4 Channing Cire Channing Cir 239-55 239-38 239-31 239-50 10 Longfellow Rd 239-49 17 Channing St 16 Channing St 9 Longfellow Rd 240-40 Lowell School Park₂₃₉₋₂₁ 5 Longfellow Rd Longfellow Rd 239-39 8 Longfellow Rd 283 Mt Auburn St 239-30 19 Channing St 18 Channing St 3 Longfellow Rd Longfellow Rd 240-38 239-19 239-48 240-39 2 Longfellow Rd Longfellow Rd 333 Mt Auburn St 323 Mt A Jburn St₂₃₉₋₂₉ 239-40 321 Mt Auburn St ROAD Mt Auburn St 330 Mt Auburn St 241-14 330 Mt Auburn St ROAD

321 Mt auburn St.

239-19 SAFIZADEH, FEREYDOUN & ARLENE DALLALFAR 18 CHANNING STREET CAMBRIDGE, MA 02138

239-44 BROWN, G. GARDINER 5 CHANNING CIRCLE CAMBRIDGE, MA 02138-4715 GCD ARCHITECTS
C/O ADAM J. GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

239-29 WANG, HAO & XIAOYU WANG 11 EMPIRE CIRLCE SINGERLANDS, NY 12159 239-29 HAO WANG & XIAOYU, OLIVIA WANG 1-3 LONGFELLOW RD., UNIT#2 CAMBRIDGE, MA 02138 239-48 NOLLMAN, JORDAN & LARISSA BOUTIQUE 321 MT AUBURN ST. UNIT#2 CAMBRIDGE, MA 02138

239-32 GIUNTA, JOHN L. & JOCELYN F. GIUNTA, TRS OF THE GIUNTA FAMILY REV TRUST 17 LONGFELLOW RD CAMBRIDGE, MA 02138 239-50 GLENMULLEN, MUIREANN 4 CHANNING CIRCLE CAMBRIDGE, MA 02138 239-31 DILLON, JANET S. & THOMAS F. SCHAUB 11-13 LONGFELLOW RD CAMBRIDGE, MA 02138-4737

239-49
CAVALLO, ALBERTO FELIPE & MARIA DEL PILAR
IGLESIAS ORDONEZ CAVALLO
16 CHANNING ST
CAMBRIDGE, MA 02138

241-14 MT. AUBURN HOSPITAL C/O NICHOLAS DILESO, CHIEF OPER. OFFICER 300 MT AUBURN ST CAMBRIDGE, MA 02138-5502 239-48
SALEHI-ISFAHANI, DJAVAD &
ANDREA L. KAVANAUGH
321 MT AUBURN ST. UNIT#1
CAMBRIDGE, MA 02138

239-30 PHILBIN, DAVID, TRS THE MARY Y. HESTER REV TRUST 43 HIGH ST CLINTON, MA 01510

PROPOSED LOCATION OF-LEFT SIDE DORMER, NOT VISIBLE FROM THE STREET

EXISTING RIGHT SIDE DORMER TO BE REMOVED & REPLACED WITH NEW DORMER

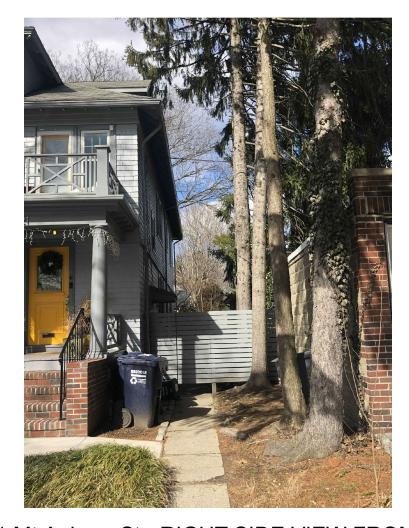


321 Mt Auburn St - VIEW FROM LEFT SIDE YARD



321 Mt Auburn St - VIEW FROM FRONT

EXISTING RIGHT SIDE DORMER TO BE REMOVED & REPLACED WITH NEW DORMER



321 Mt Auburn St - RIGHT SIDE VIEW FROM FRONT

321 Mt Auburn St - VIEW FROM FRONT / RIGHT

PROJECT:

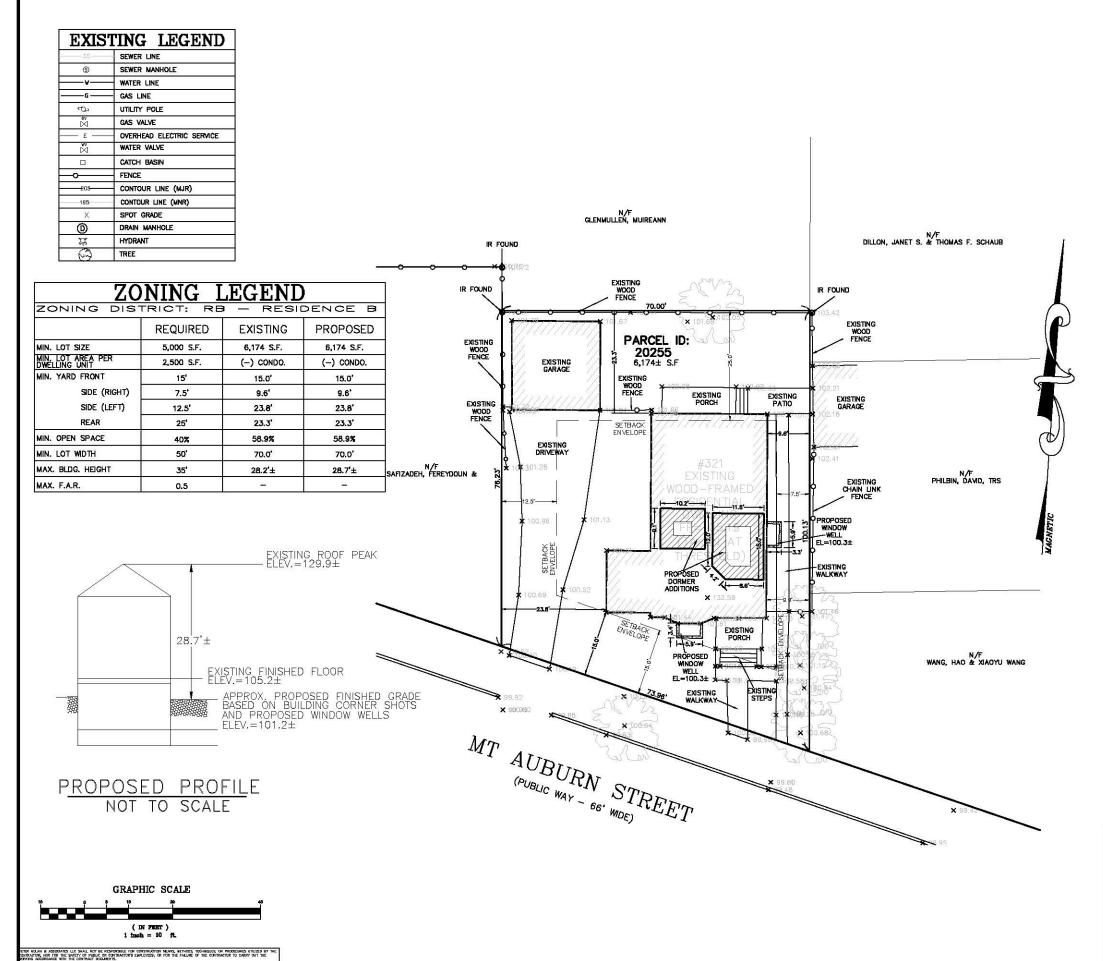
321 Mt Auburn St

AND NEW WINDOW WELLS



2-12-2020

TITLE:



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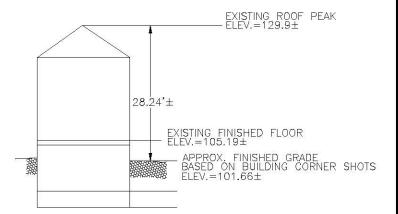
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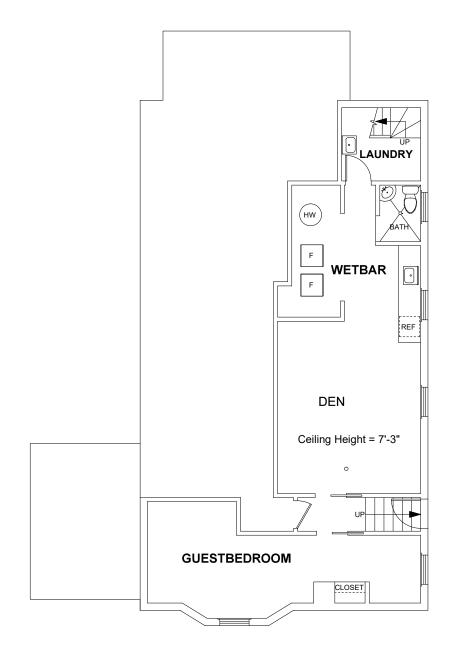
NOTES:

- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/27/2020.
- 2. DEED REFERENCE: BOOK 19837, PAGE 488
 PLAN REFERENCE 1: BOOK 19887, PAGE 473
 PLAN REFERENCE 2: BOOK 13150, PAGE 413
 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 25017CO419E, PANEL NUMBER: 0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
- 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- 8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
- 9. ZONING DISTRICT: RESIDENCE-B



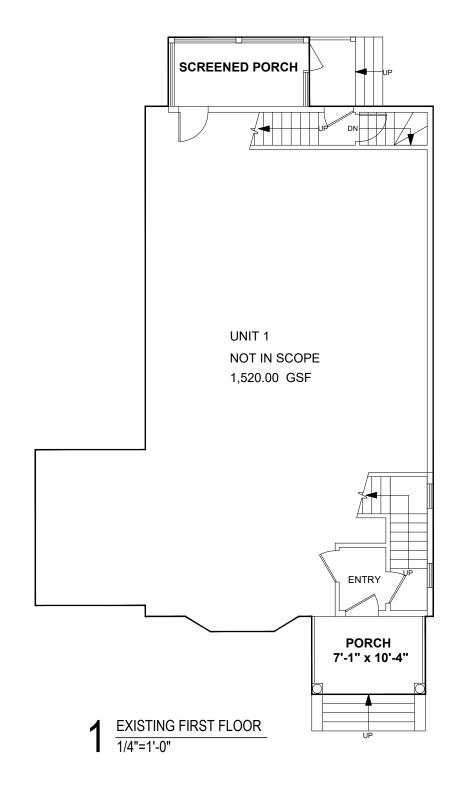
EXISTING PROFILE
NOT TO SCALE

SCALE 1"=10"						
DATE 2/2/2020	REV	DATE	REVISION		BY	
SHEET 1		32	1 MT AUBURN ST CAMBRIDGE	REET		
PLAN NO. 1 OF 1			MASSACHUSETT:	S		
CLIENT:		PR	OPOSED PLOT PLA	AN OF		SHEET NO.
DRAWN BY DK		DET	LAND	IATES III		1
CHKD BY PJN	\mathbb{I}^{\bigoplus}	LAND	ER NOLAN & ASSOC SURVEYORS/CIVIL ENGINEERING	CONSULTANT		
APPD BY PJN		PHONE: 8	80 JEWETT STREET, SUITE 2 NEWTON, 57 891 7478/617 782 1533 FA _: pnolan@pnasurve	X: 617 202 56		



EXISTING BASEMENT

1/4"=1'-0"





DATE

2-12-2020

PROJECT:

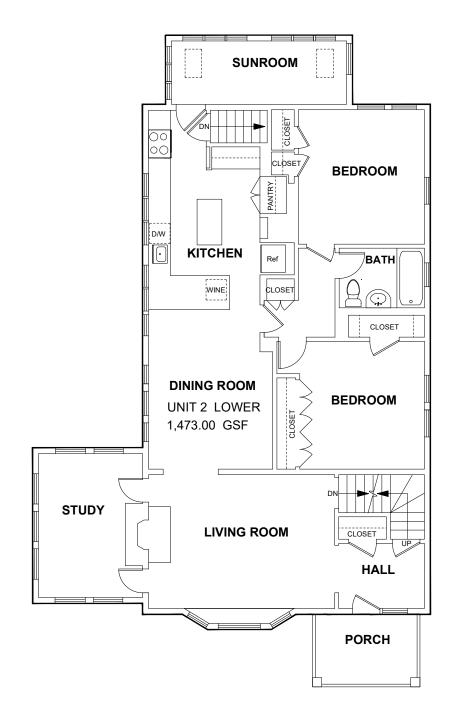
321 Mt Auburn St

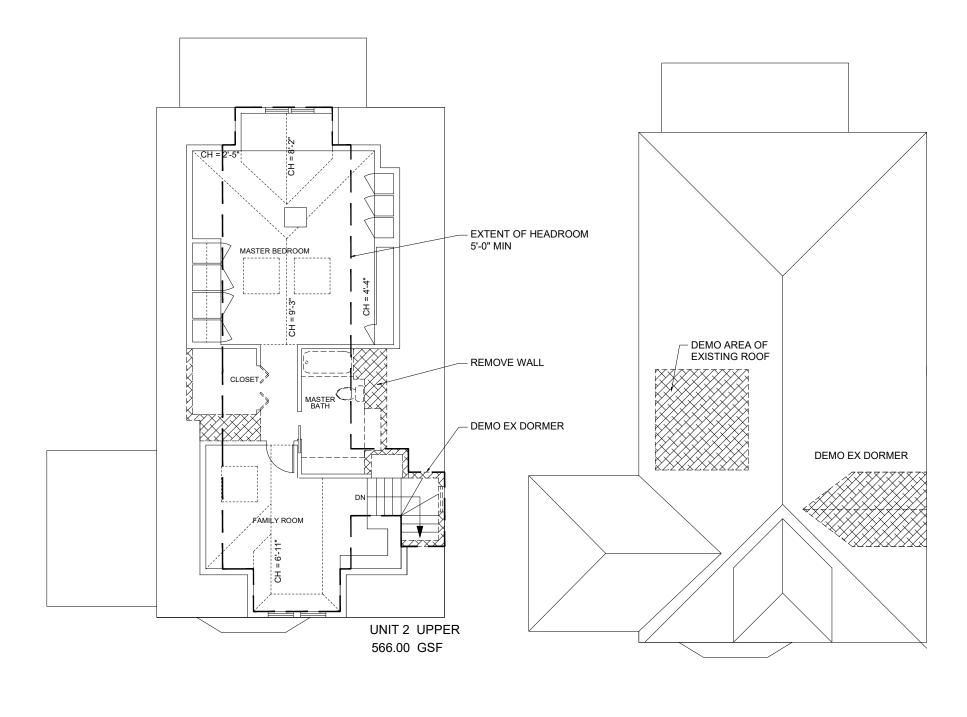
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS

EXISTING PLANS

D1.1

DRAWING:





EXISTING SECOND FLOOR

1/4"=1'-0"

 $2^{\frac{\text{EXISTING THIRD FLOOR}}{1/4"=1'-0"}}$

 $3^{\frac{\text{EXISTING ROOF PLAN}}{1/4"=1"-0"}}$



DATE:

2-12-2020

PROJECT:

321 Mt Auburn St
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS

TITLE:

EXISTING PLANS D1.2



ARCHITECT:
GCD ARCHITECTS

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

DATE:

2-15-2020

PROJECT: 321 MT. AUBURN

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS AND NEW WINDOW WELLS EXISTING ELEVATIONS

TITLE:

D2.1

DRAWING:

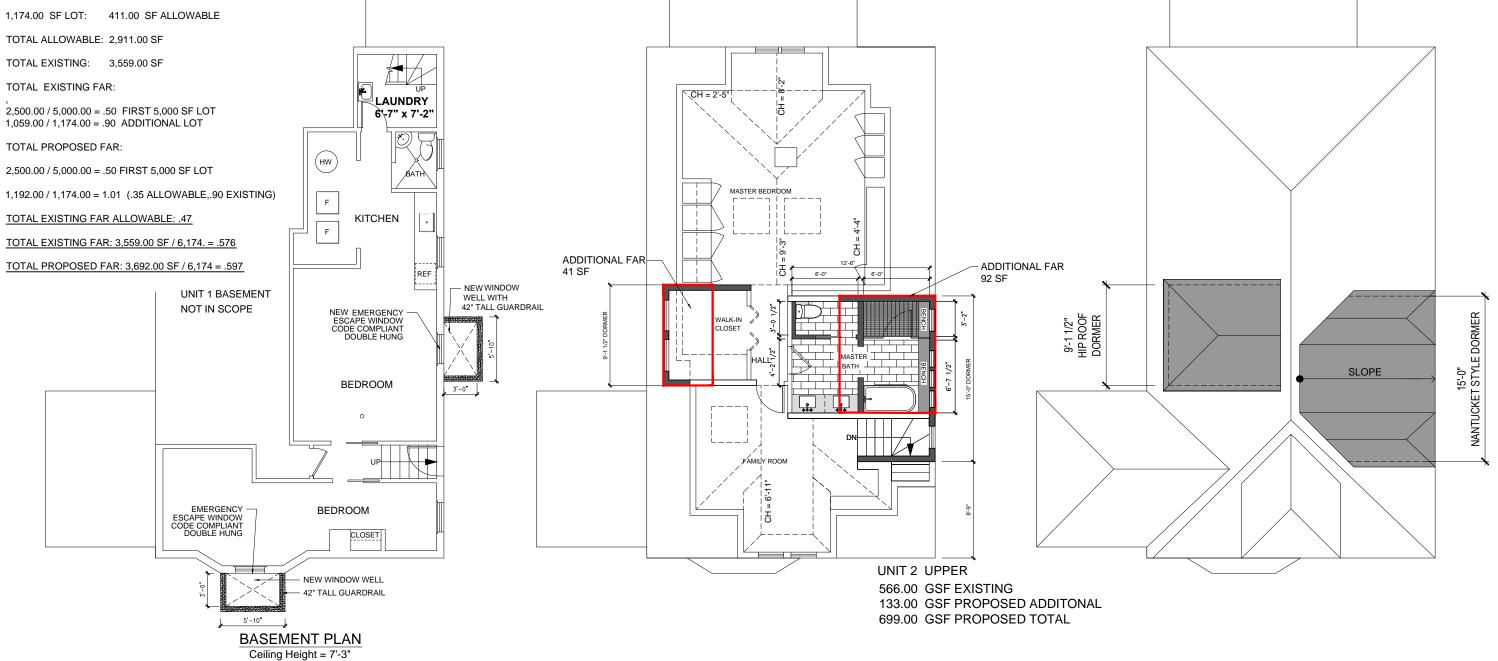


FIRST 5,000 SF LOT: .50

ADDITIONAL LOT: .35

EXISTING LOT: 6,174.00 SF

2,500.00 SF ALLOWABLE 5,000.00 SF LOT:



PROPOSED BASEMENT WINDOW WELLS 1/4"=1'-0"

PROPOSED 3RD FLOOR DORMER PLANS 1/4"=1'-0"

PROJECT:

PROPOSED DORMER ROOF PLANS 1/4"=1'-0"

ARCHITECT: GCD ARCHITECTS Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com

DATE:

2-15-2020

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS AND NEW WINDOW WELLS

NEW WORK PLANS

DRAWING:



ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com

2-15-2020

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS

AND NEW WINDOW WELLS

PROJECT:

NEW WORK

A2.1

TITLE:



PROPOSED NANTUCKET-STYLE DORMER 15' - 0" ROOF 10 1/2" THIRD FLOOR 18' - 2 1/2" SECOND FLOOR 9' - 2" FIRST FLOOR

O' - O"

GROUND

-2' - 6" -PROPOSED WINDOW WELL & GUARDRAIL PROPOSED - RIGHT ELEVATION 1/8" = 1'-0"

PROPOSED - REAR ELEVATION

1/8" = 1'-0"

ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com

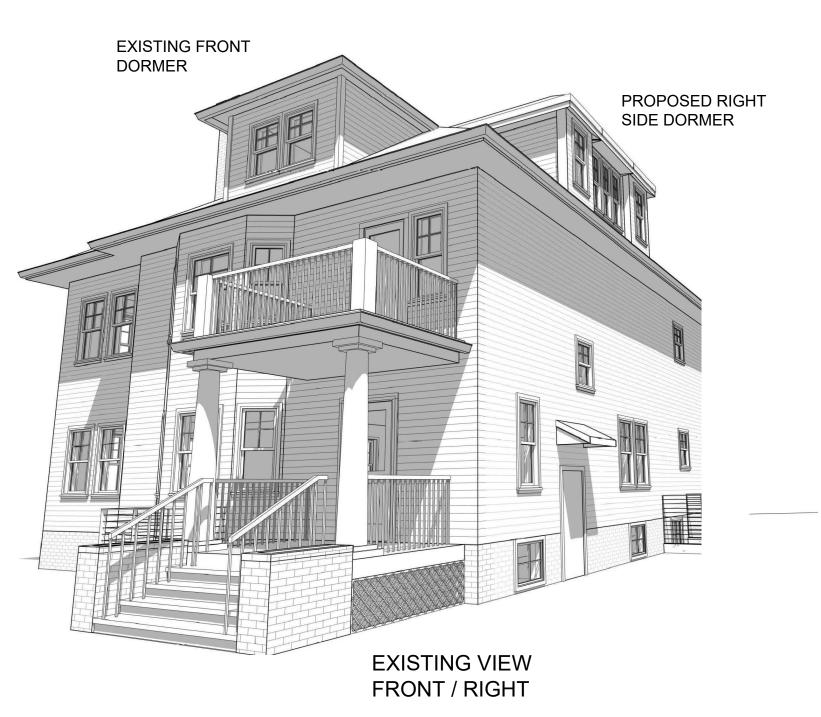
2-15-2020

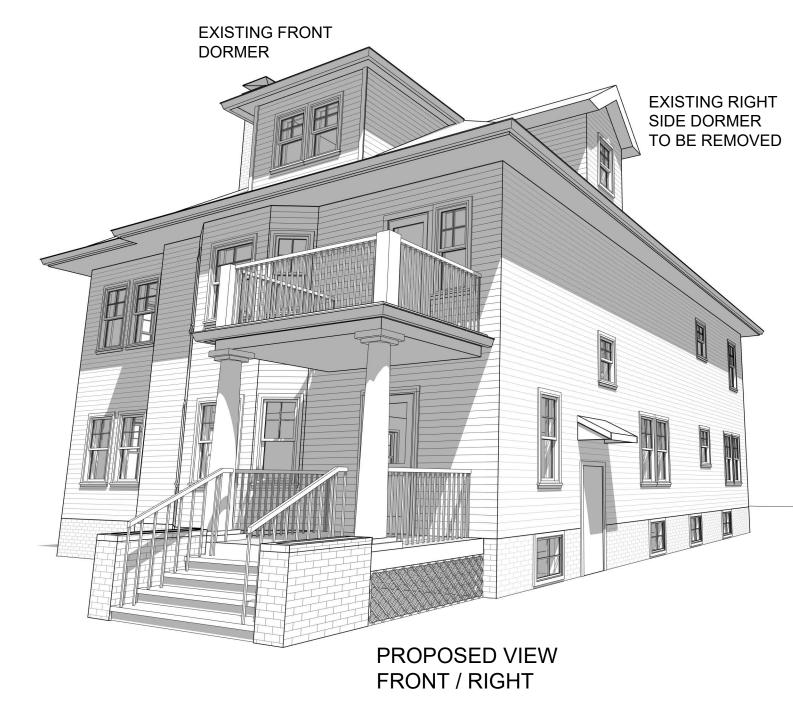
PROJECT:

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS AND NEW WINDOW WELLS

TITLE:

NEW WORK ELEVATIONS A2.2





ARCHITECT:
GCD ARCHITECTS

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

DATE:

2-15-2020

PROJECT:

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS AND NEW WINDOW WELLS

TITLE:

PROPOSED DORMERS 3-D RENDERINGS

Δ3



FRONT VIEW



ATE:

2-15-2020

PROJECT:

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS AND NEW WINDOW WELLS

PROPOSED DORMERS
3-D RENDERINGS

A3.2



FRONT VIEW FROM LEFT



DATE:

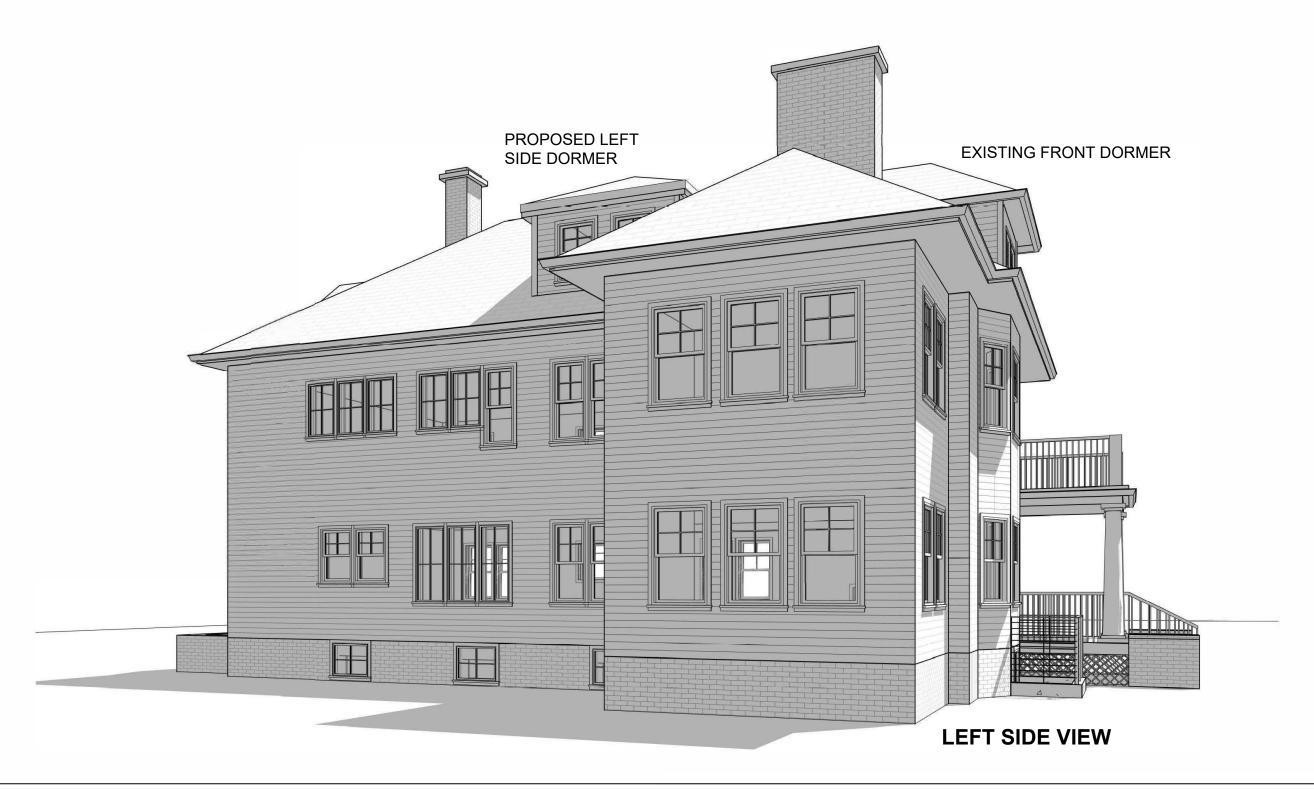
2-15-2020

PROJECT:

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS AND NEW WINDOW WELLS

PROPOSED DORMERS
3-D RENDERINGS

A3.3



ARCHITECT:
GCD ARCHITECTS

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

DATE:

2-15-2020

PROJECT:

321 MT. AUBURN ST PROPOSED DORMER ADDITIONS AND NEW WINDOW WELLS

PROPOSED DORMERS
3-D RENDERINGS

A3.4