



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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Jordan Nollman C/O Adam J. Glassman, R.A. / GCD Architects

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

LOCATION OF PROPERTY : 321 Mt Auburn St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

The proposed dormers require zoning relief per existing non-conforming FAR.

The proposed right side window well guardrail requires relief per the right side setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 Table of Dimensional Requirements).

Original Signature(s) : Adam J. Glassman

(Petitioner(s) / Owner)

Adam Glassman / GCD Architects

(Print Name)

Address : 2 Worthington St Cambridge MA 02138

Tel. No. : 617-412-8450

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

Date : 2-25-2020

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 Cambridge MA

State that I/We own the property located at 321 Mt. Auburn St Unit 2 Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of Jordan Nollman

*Pursuant to a deed of duly recorded in the date 8/13/2009, Middlesex South
County Registry of Deeds at Book 53384, Page 157; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

J. Nollman
**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

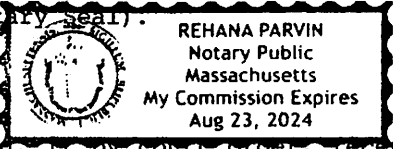
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Jordan Nollman personally appeared before me,
this 20th of February 2020, and made oath that the above statement is true.

[Signature] Notary

My commission expires Aug 23, 2024 (Notary Seal).



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

REAL ESTATE INFORMATION - OWNERSHIP FORM

To be completed by OWNER, signed before a notary and returned to the Secretary of the Board of Equalization.

Form No. 100

(OWNER)

Address: 123 Main Street, Seattle, WA

AM: I, the undersigned, do hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief.

The record title to this property is in the name of _____

Address: 123 Main Street, Seattle, WA

Address: 123 Main Street, Seattle, WA

Address: 123 Main Street, Seattle, WA

Book _____

WITNESSED BY TWO OR MORE

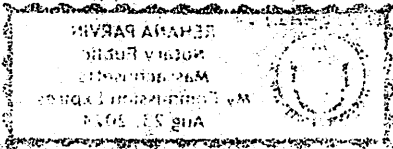
Written evidence of Agent's signing to represent petitioner may be required.

Signature of _____

Notary Public in and for the State of Washington

My commission expires _____

Notary _____



If ownership is not shown as recorded, please attach documentation.

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-nonconforming 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 preferred 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.

2) 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.**



CITY OF CAMBRIDGE
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2020 FEB 26 PM 2:40
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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 (Petitioner(s) / Owner)

Adam Glassman / GCD Architects
 (Print Name)

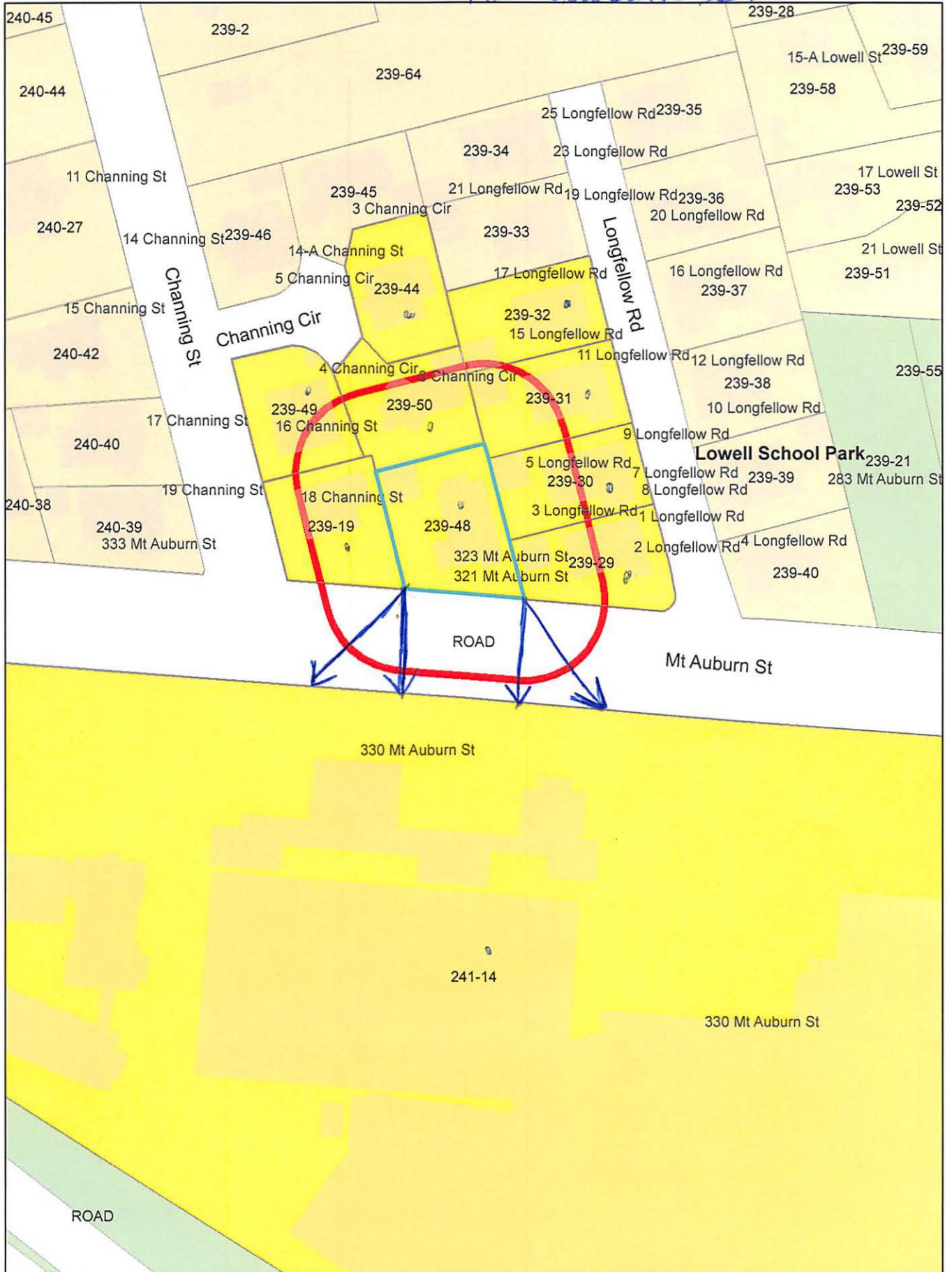
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E-Mail Address : ajglassman.ra@gmail.com

Date : 2-25-2020

321 Mt. Auburn St.



321 Mt. Auburn St.

Petitioner

239-19
SAFIZADEH, FERAYDOUN & 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 CIRCLE
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



321 Mt Auburn St - VIEW FROM LEFT SIDE YARD

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



321 Mt Auburn St - VIEW FROM FRONT



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

DATE:
2-12-2020

PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS

TITLE:
COVER / PHOTOS

DRAWING:
0.1

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



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www.glassmanchungdesign.com

DATE:
2-12-2020

PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS

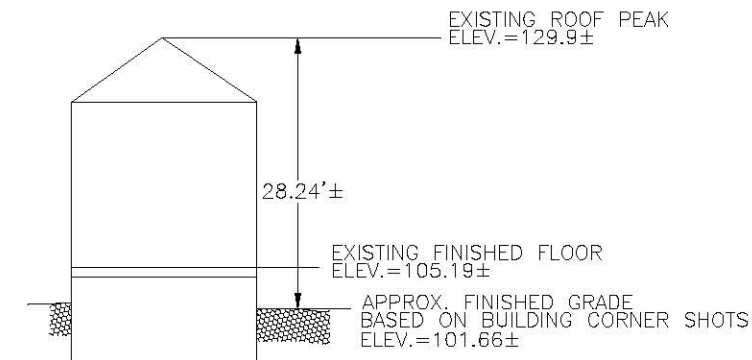
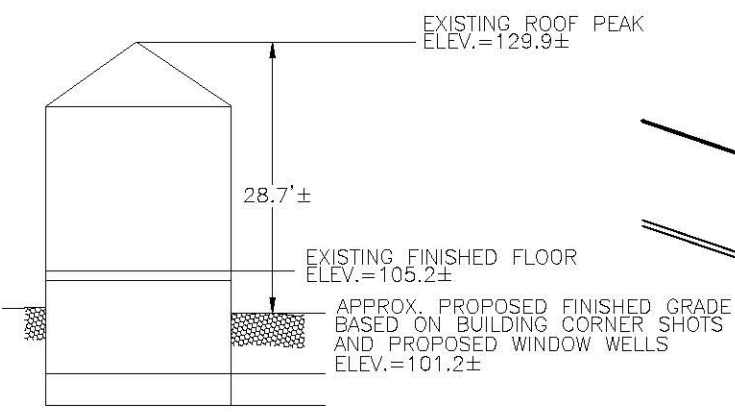
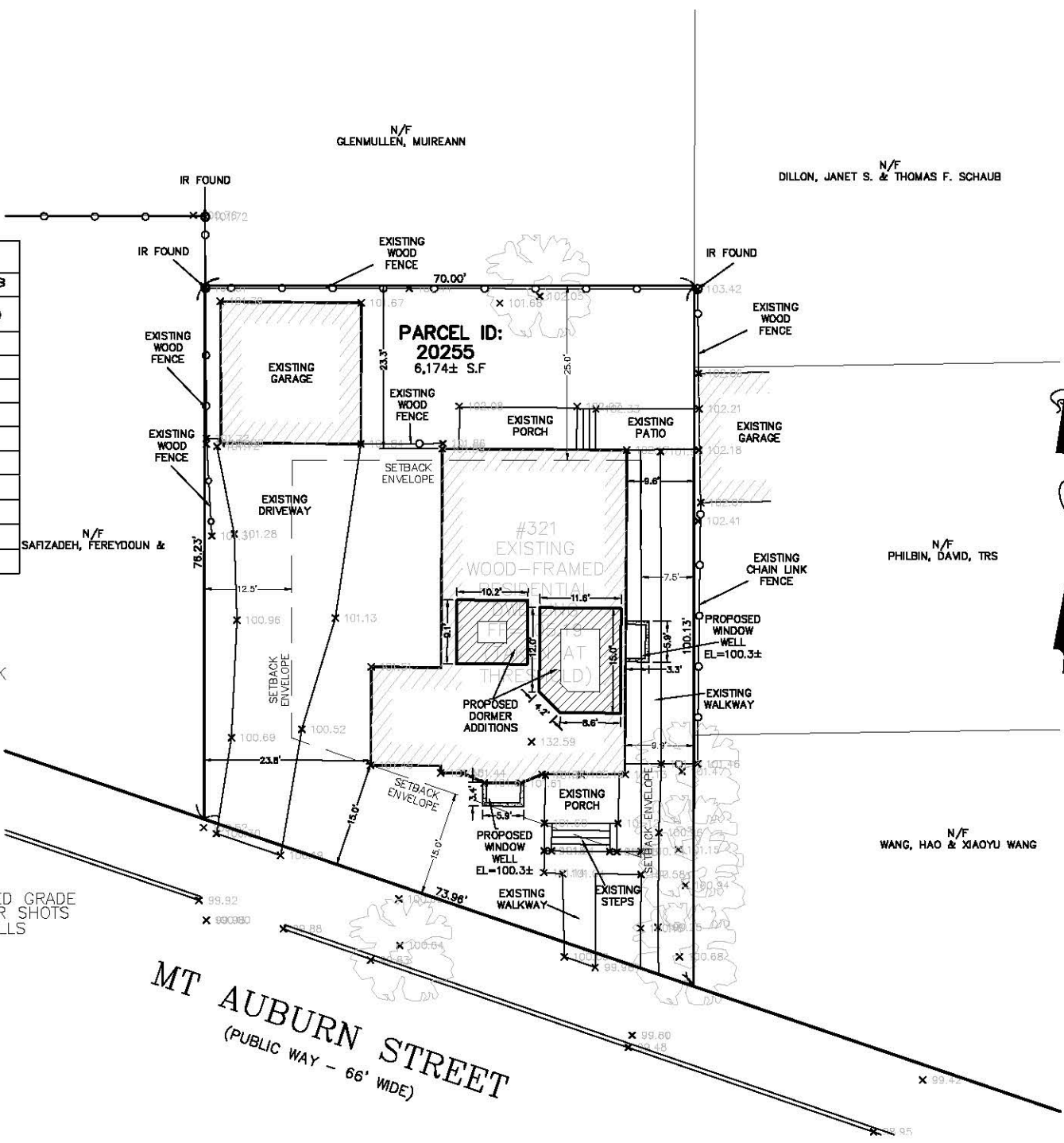
TITLE:
PHOTOS

DRAWING:
0.2

EXISTING LEGEND	
SS	SEWER LINE
⊕	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (M/R)
195	CONTOUR LINE (M/R)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

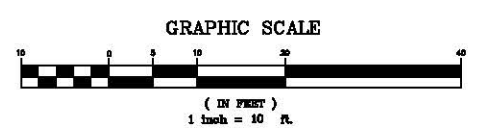
ZONING LEGEND			
ZONING DISTRICT: RB - RESIDENCE B			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	6,174 S.F.	6,174 S.F.
MIN. LOT AREA PER DWELLING UNIT	2,500 S.F.	(-) CONDO.	(-) CONDO.
MIN. YARD FRONT	15'	15.0'	15.0'
SIDE (RIGHT)	7.5'	9.6'	9.6'
SIDE (LEFT)	12.5'	23.8'	23.8'
REAR	25'	23.3'	23.3'
MIN. OPEN SPACE	40%	58.9%	58.9%
MIN. LOT WIDTH	50'	70.0'	70.0'
MAX. BLDG. HEIGHT	35'	28.2'±	28.7'±
MAX. F.A.R.	0.5	-	-

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 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 25017C0419E, 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



PROPOSED PROFILE
NOT TO SCALE

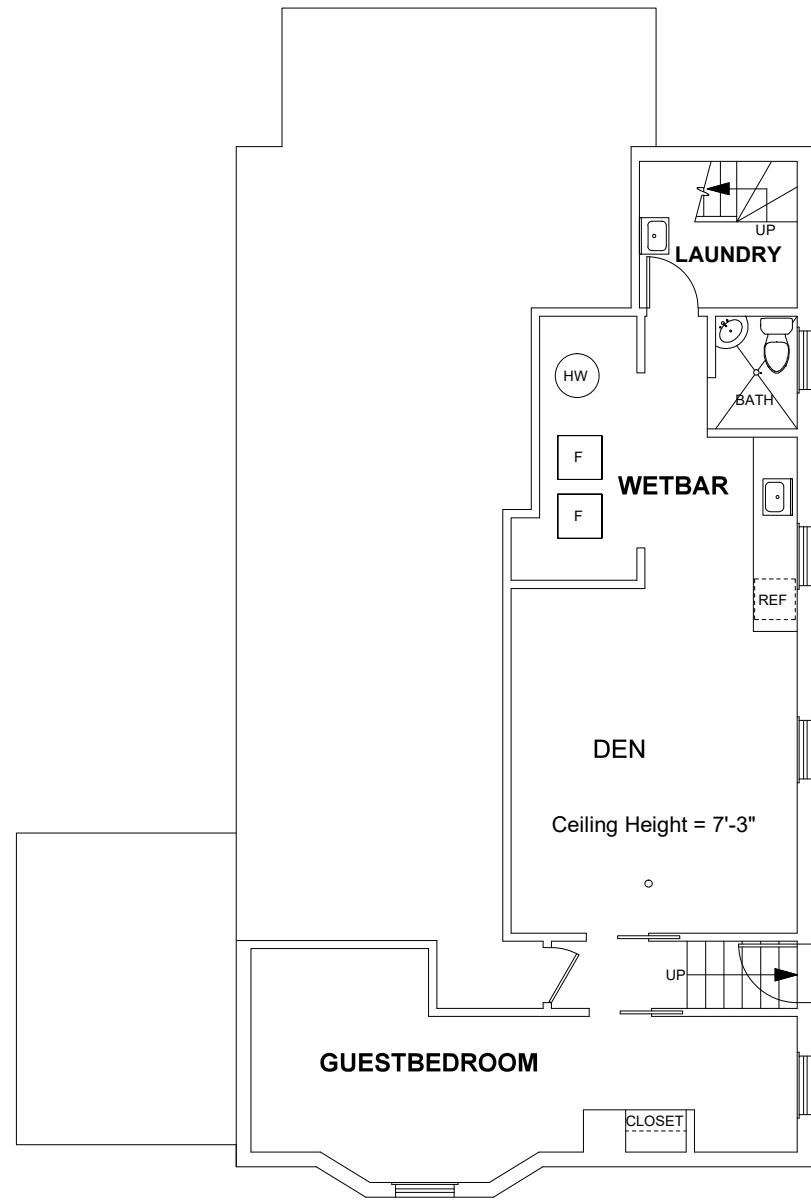
EXISTING PROFILE
NOT TO SCALE



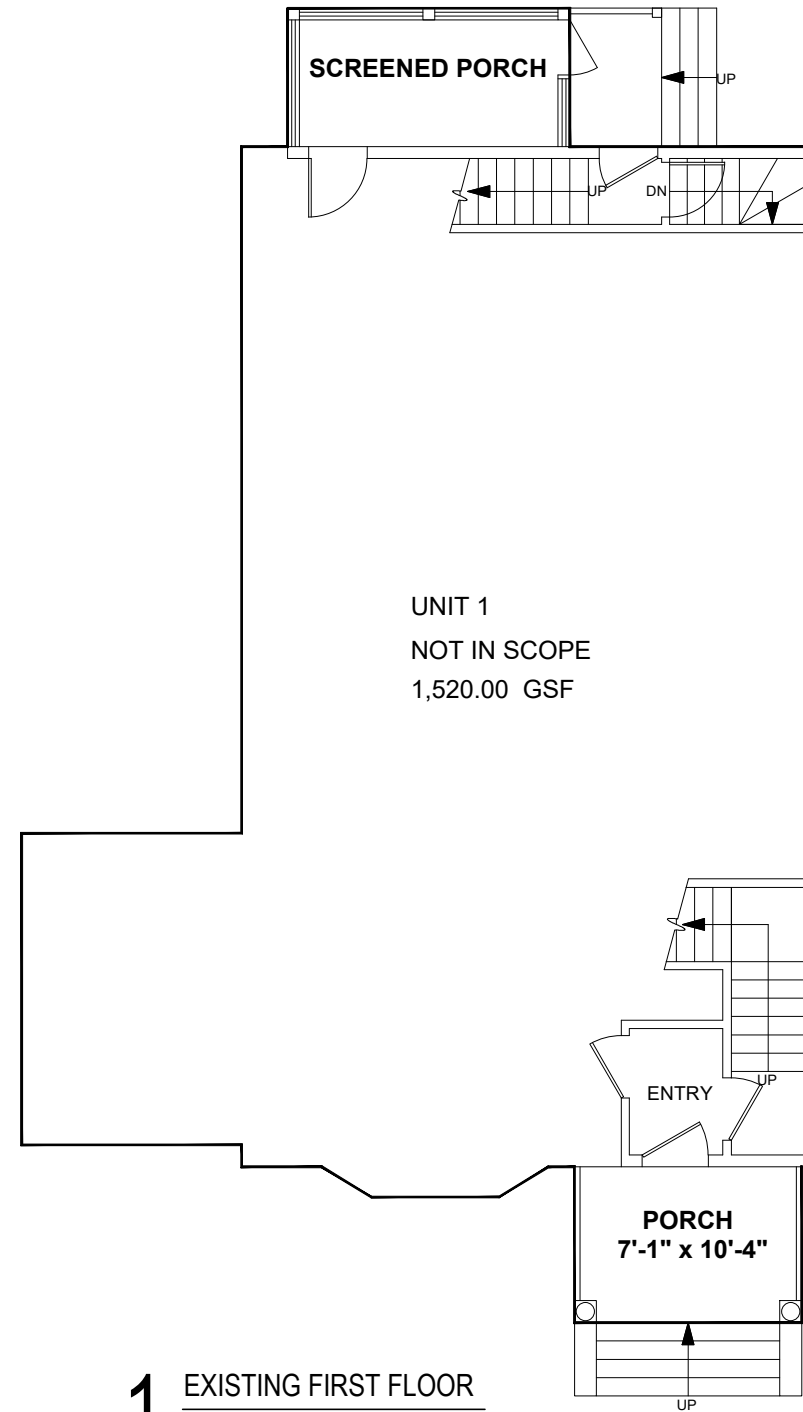
SCALE	1"=10'
DATE	2/2/2020
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	321 MT AUBURN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
REVISION	BY
PROPOSED PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	

SHEET NO.
1

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE (LESS THIRD PARTY COSTS).
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All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVABLE SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY VIOLATION OF THIS PERMISSION WILL BE SUBJECT TO PENALTY AND DAMAGES AS PROVIDED BY THE APPLICABLE LAW.



1 EXISTING BASEMENT
1/4"=1'-0"



1 EXISTING FIRST FLOOR
1/4"=1'-0"



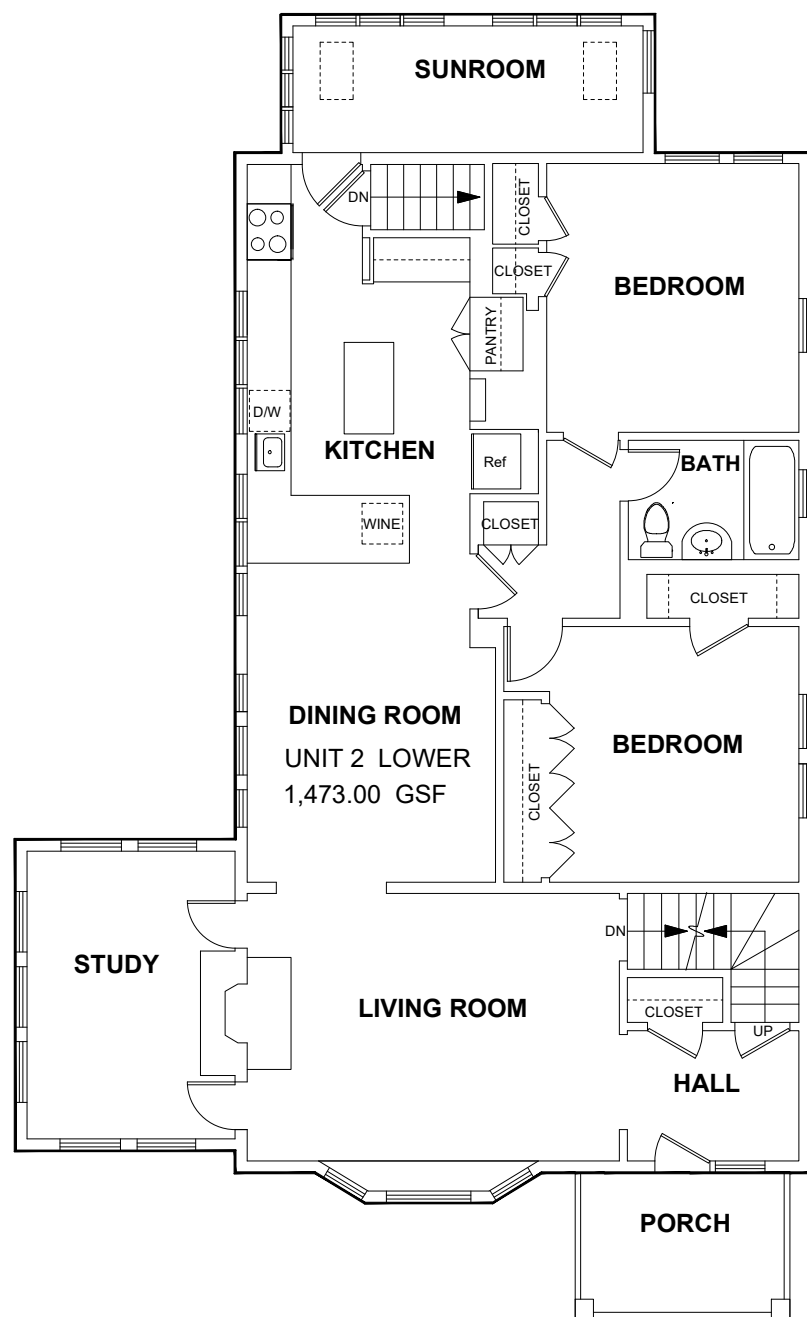
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

DATE:
2-12-2020

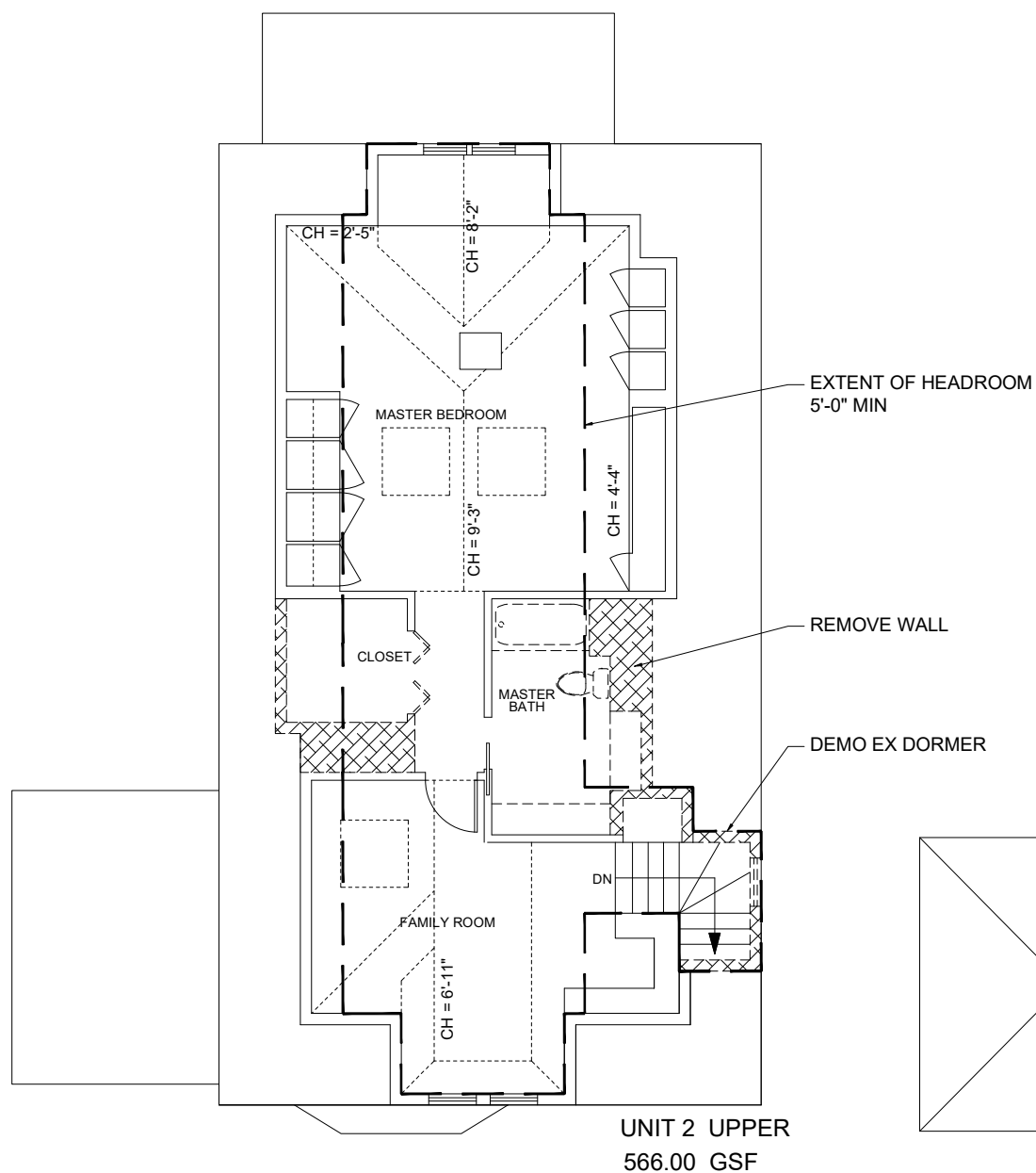
PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS

TITLE:
EXISTING PLANS

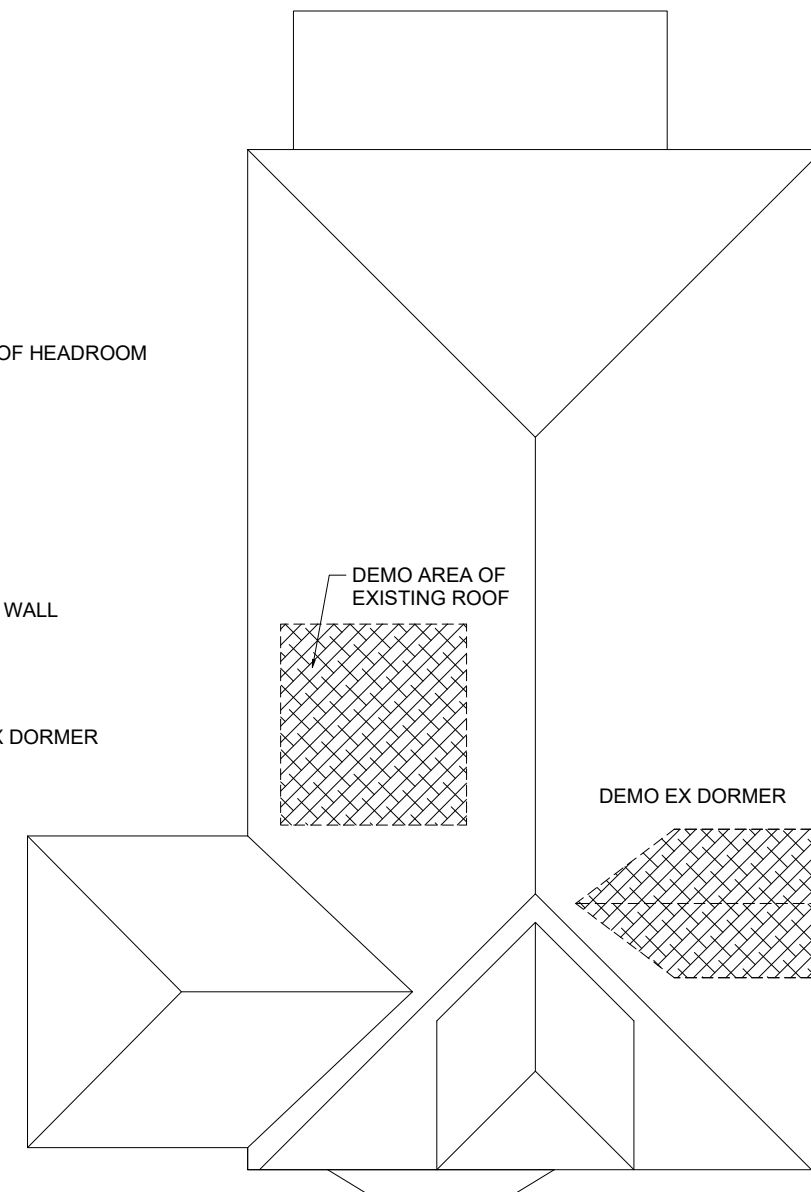
DRAWING:
D1.1



1 EXISTING SECOND FLOOR
1/4"=1'-0"



2 EXISTING THIRD FLOOR
1/4"=1'-0"



3 EXISTING ROOF PLAN
1/4"=1'-0"



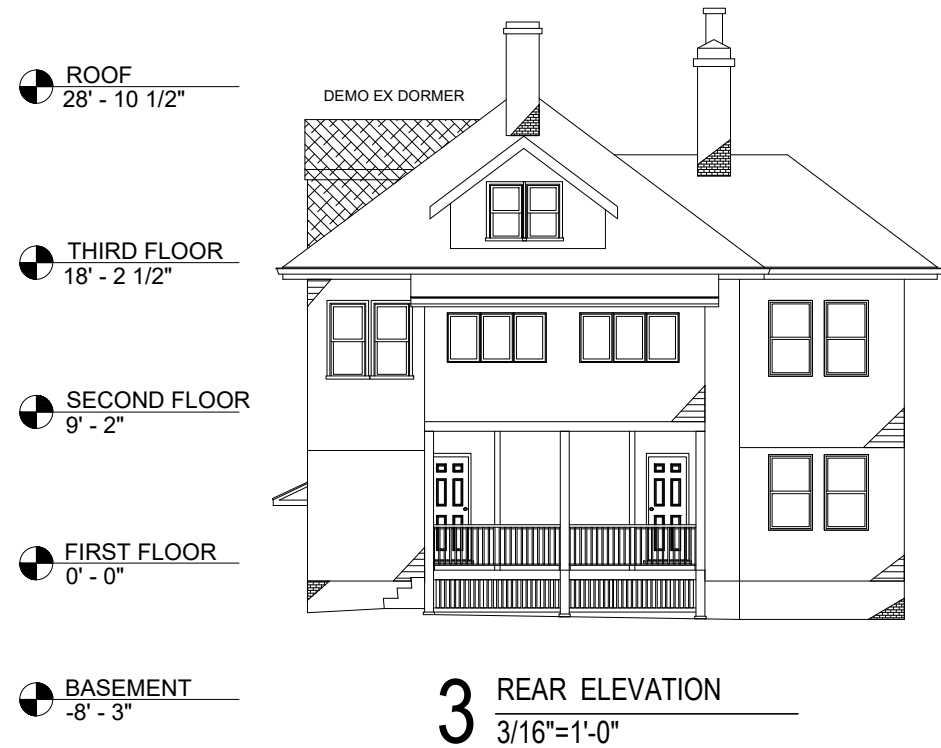
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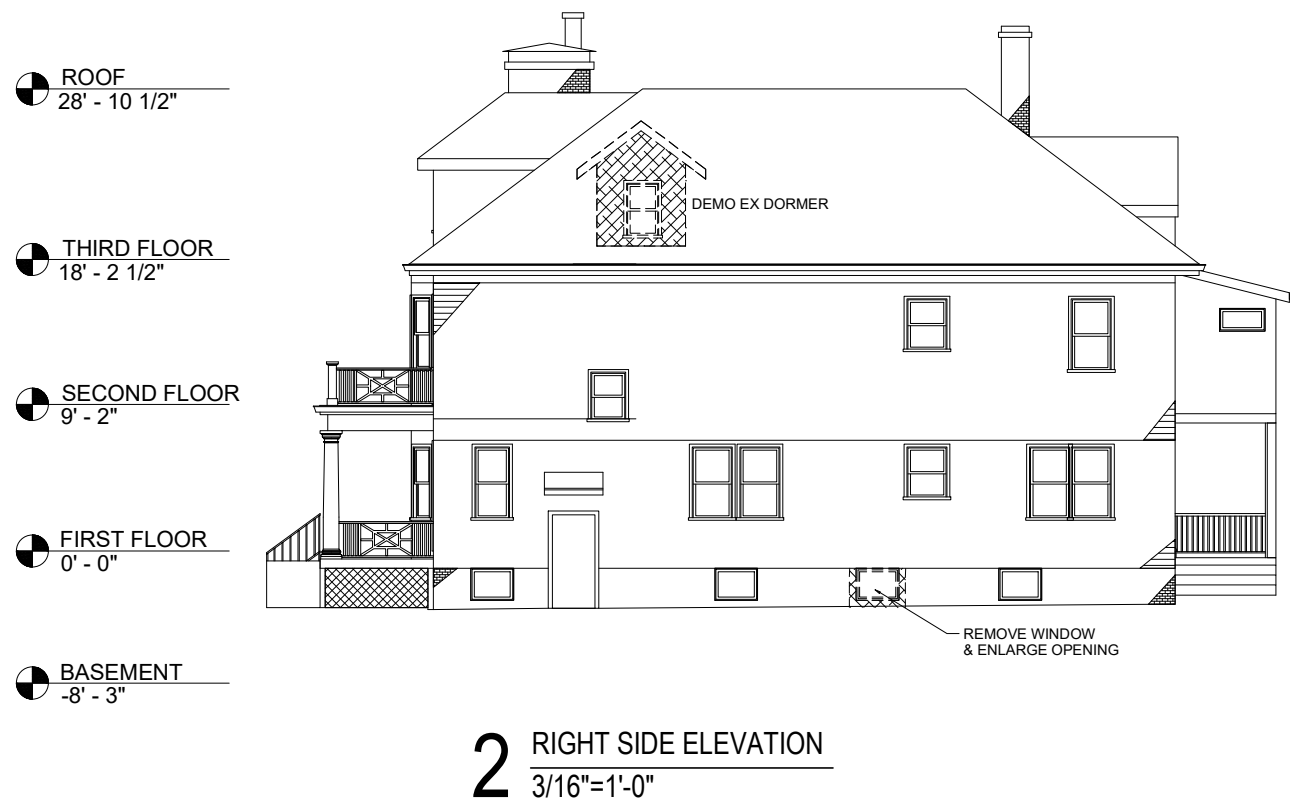
DRAWING:
D1.2



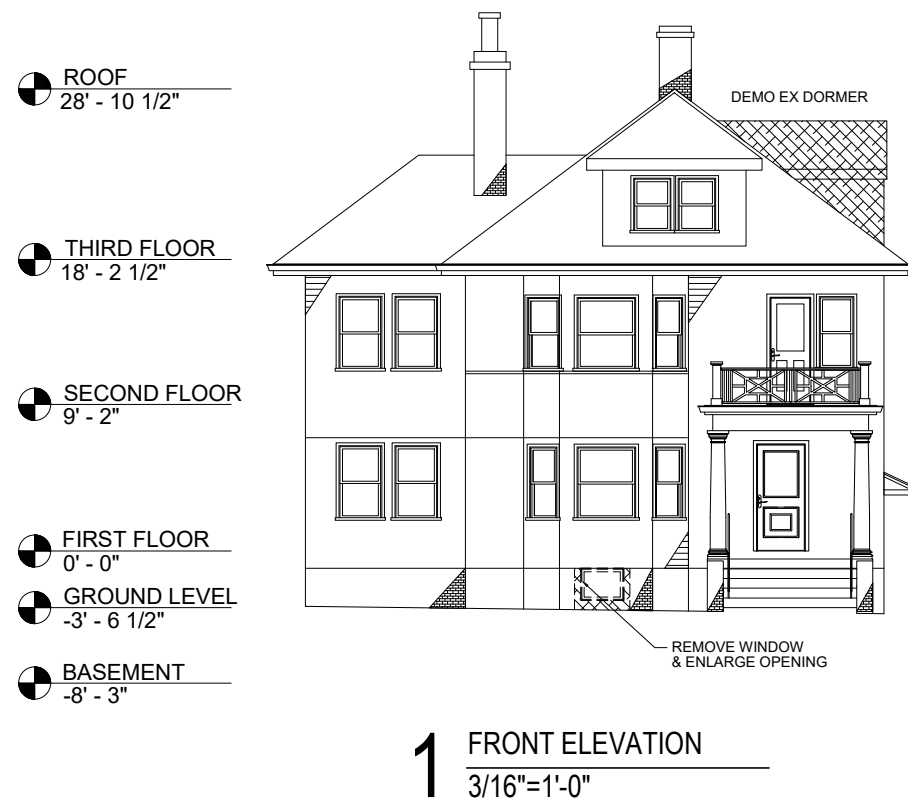
3 REAR ELEVATION
3/16"=1'-0"



4 LEFT SIDE ELEVATION
3/16"=1'-0"



2 RIGHT SIDE ELEVATION
3/16"=1'-0"



1 FRONT ELEVATION
3/16"=1'-0"



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

TITLE:
**EXISTING
ELEVATIONS**

DRAWING:
D2.1

RES-B FAR MAX ALLOW ALLOWABLE:

FIRST 5,000 SF LOT: .50

ADDITIONAL LOT: .35

EXISTING LOT: 6,174.00 SF

5,000.00 SF LOT: 2,500.00 SF ALLOWABLE

1,174.00 SF LOT: 411.00 SF ALLOWABLE

TOTAL ALLOWABLE: 2,911.00 SF

TOTAL EXISTING: 3,559.00 SF

TOTAL EXISTING FAR:

2,500.00 / 5,000.00 = .50 FIRST 5,000 SF LOT
1,059.00 / 1,174.00 = .90 ADDITIONAL LOT

TOTAL PROPOSED FAR:

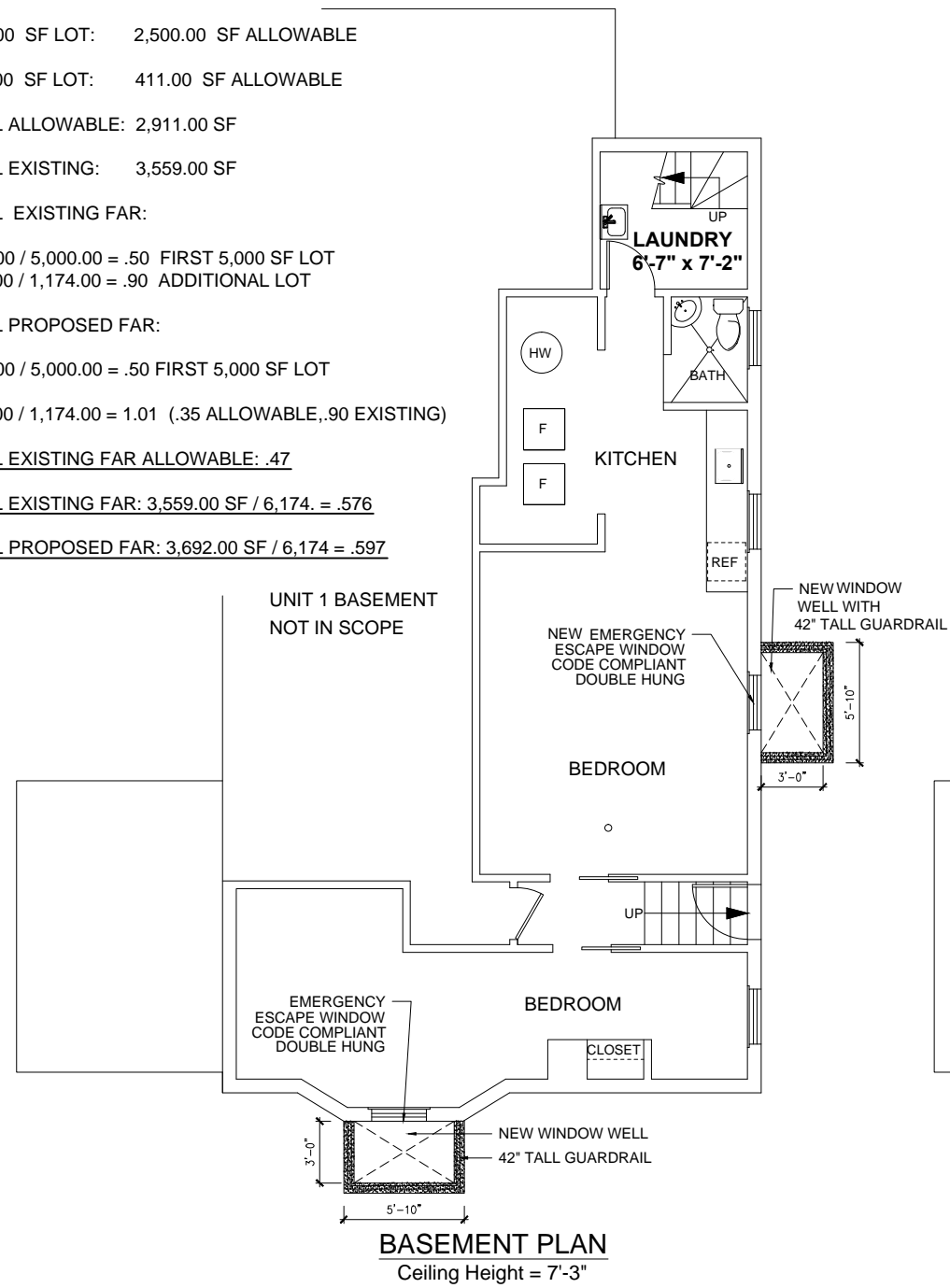
2,500.00 / 5,000.00 = .50 FIRST 5,000 SF LOT

1,192.00 / 1,174.00 = 1.01 (.35 ALLOWABLE, .90 EXISTING)

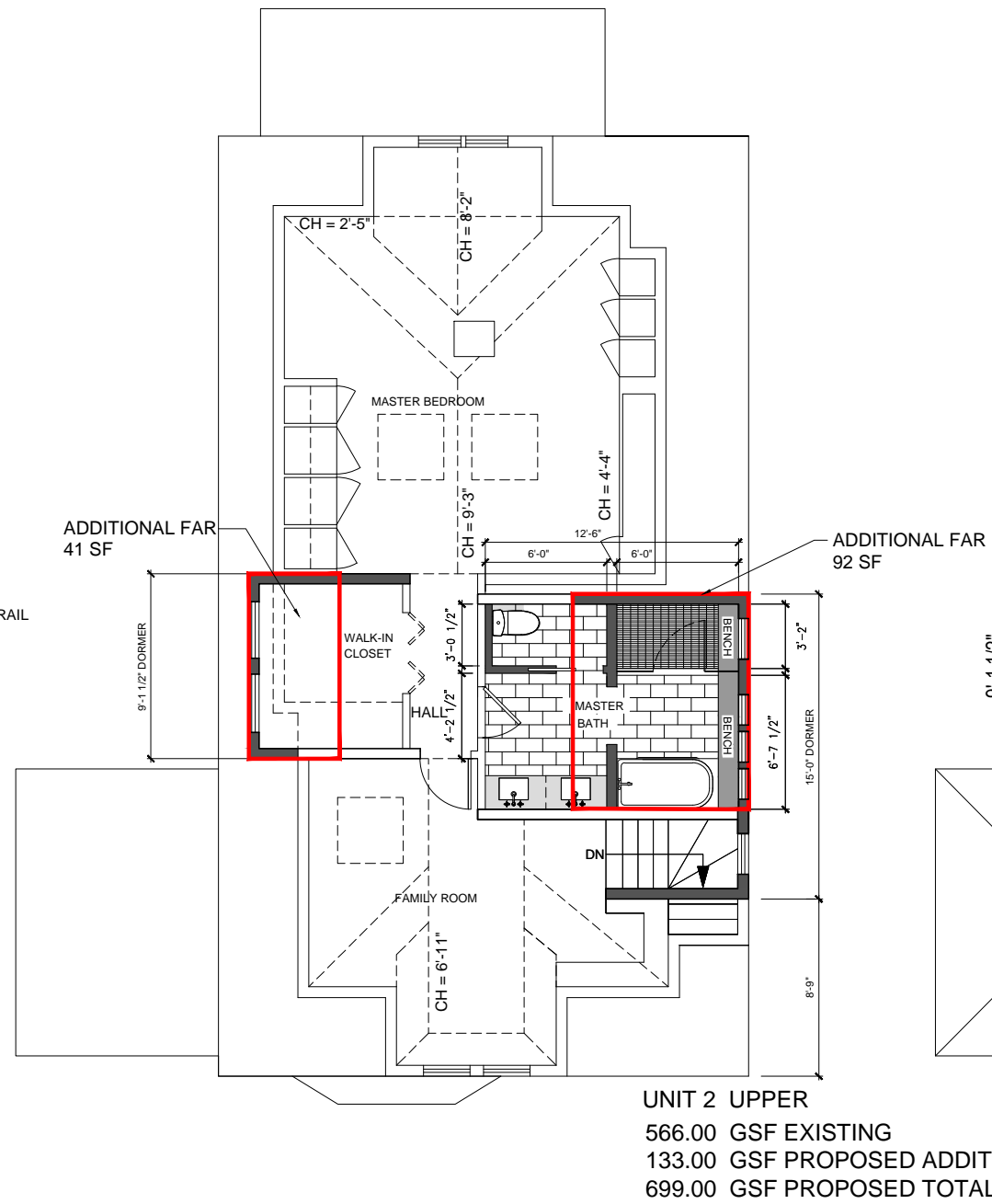
TOTAL EXISTING FAR ALLOWABLE: .47

TOTAL EXISTING FAR: 3,559.00 SF / 6,174. = .576

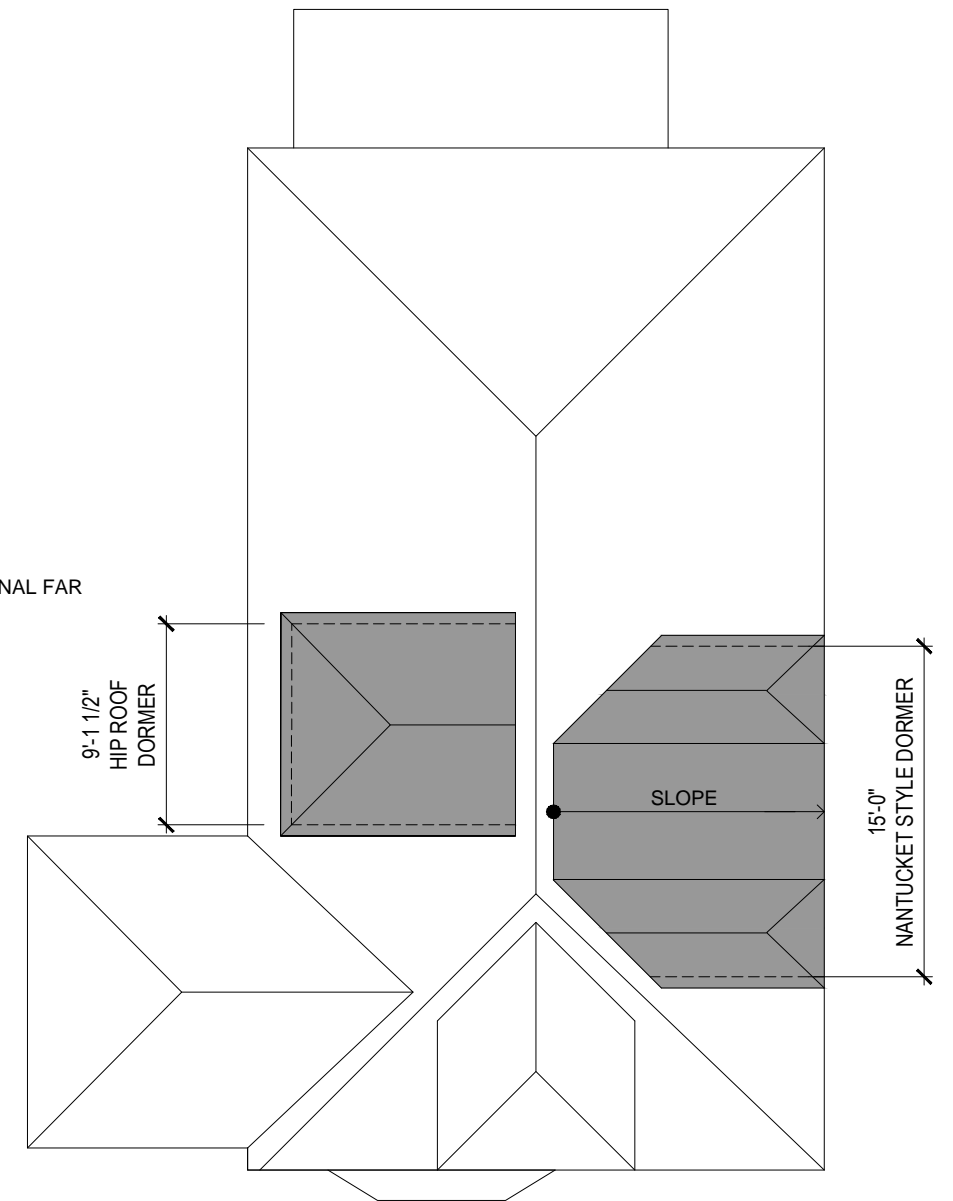
TOTAL PROPOSED FAR: 3,692.00 SF / 6,174 = .597



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



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



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



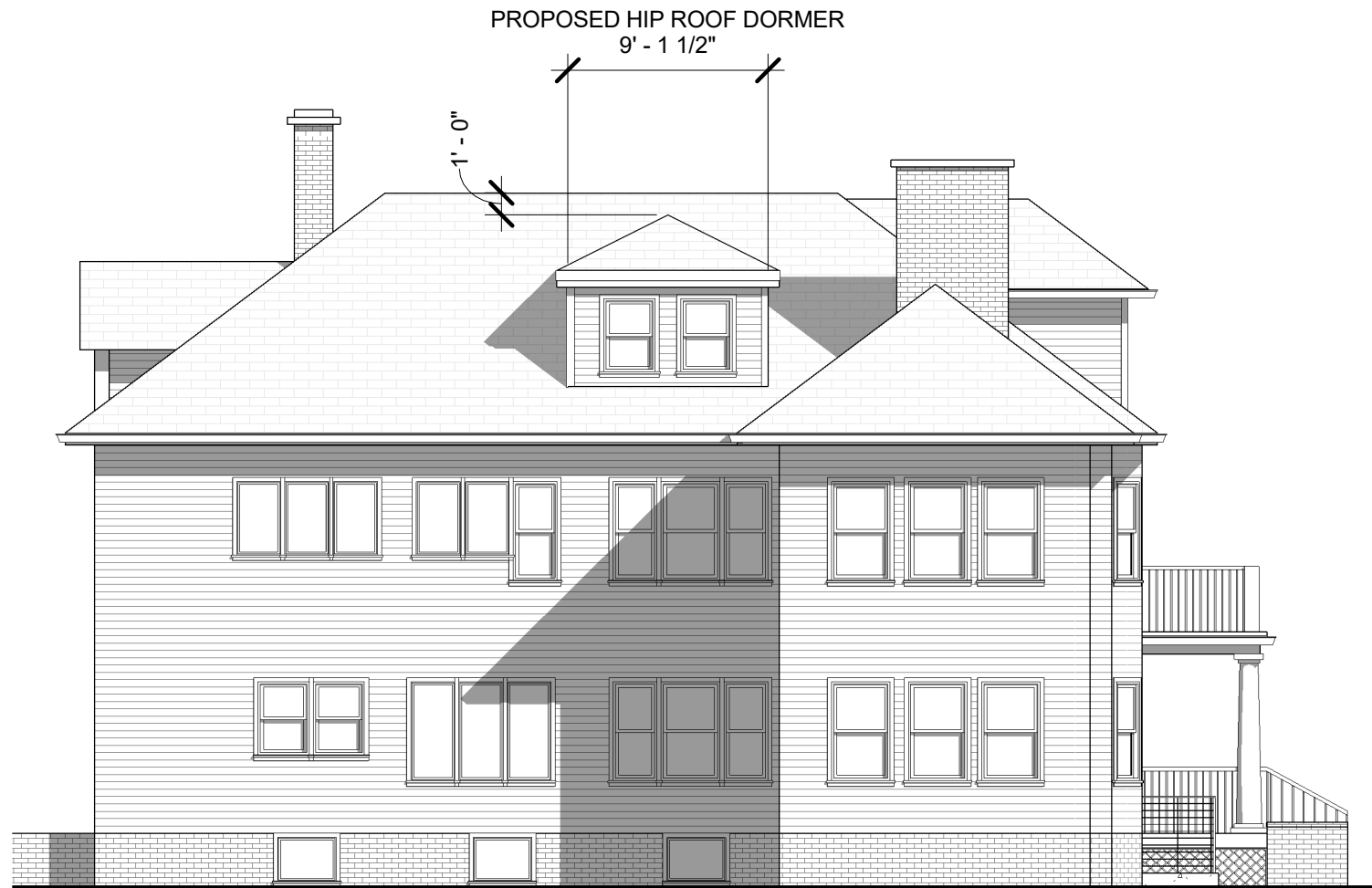
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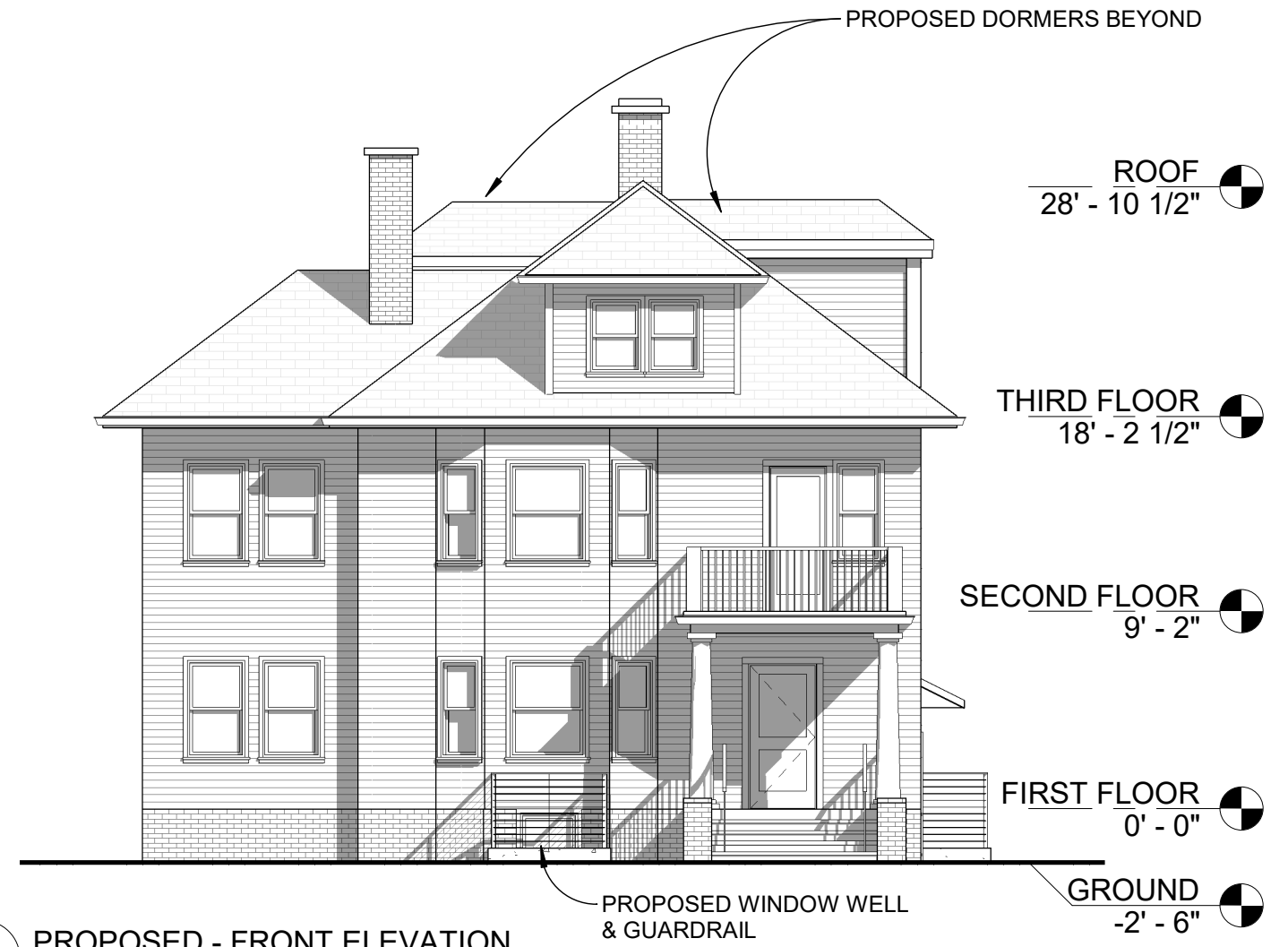
PROJECT:
**321 MT. AUBURN ST
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS**

TITLE:
NEW WORK PLANS

DRAWING:
A1.1



2 PROPOSED - LEFT ELEVATION
1/8" = 1'-0"



1 PROPOSED - FRONT ELEVATION
1/8" = 1'-0"


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321 MT. AUBURN ST
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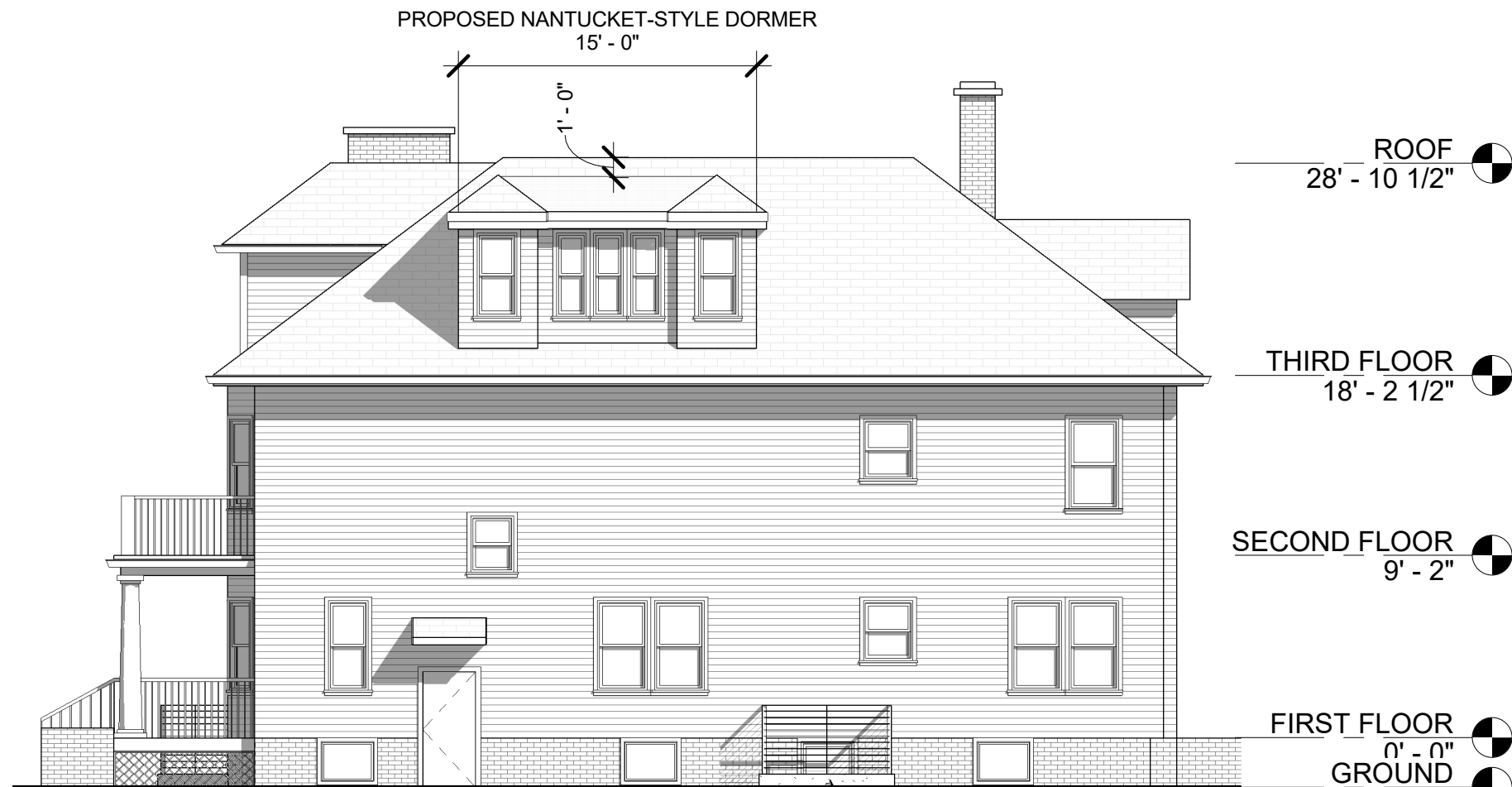
TITLE:
NEW WORK
ELEVATIONS

DRAWING:
A2.1



SIDE VIEW OF PROPOSED LEFT SIDE BELOW GRADE WINDOW WELL AND GUARDRAIL

2 PROPOSED - REAR ELEVATION
1/8" = 1'-0"



1 PROPOSED - RIGHT ELEVATION
1/8" = 1'-0"

PROPOSED WINDOW WELL & GUARDRAIL



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2-15-2020

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

TITLE:
**NEW WORK
ELEVATIONS**

DRAWING:
A2.2

EXISTING FRONT
DORMER

PROPOSED RIGHT
SIDE DORMER

EXISTING FRONT
DORMER

EXISTING RIGHT
SIDE DORMER
TO BE REMOVED



EXISTING VIEW
FRONT / RIGHT

PROPOSED VIEW
FRONT / RIGHT



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**321 MT. AUBURN ST
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 AND NEW WINDOW WELLS**

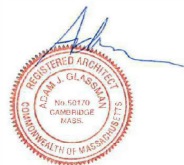
TITLE:
**PROPOSED DORMERS
 3-D RENDERINGS**

DRAWING:
A3.1



EXISTING FRONT DORMER

FRONT VIEW



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

TITLE:
**PROPOSED DORMERS
3-D RENDERINGS**

DRAWING:
A3.2



EXISTING FRONT
DORMER

FRONT VIEW FROM LEFT



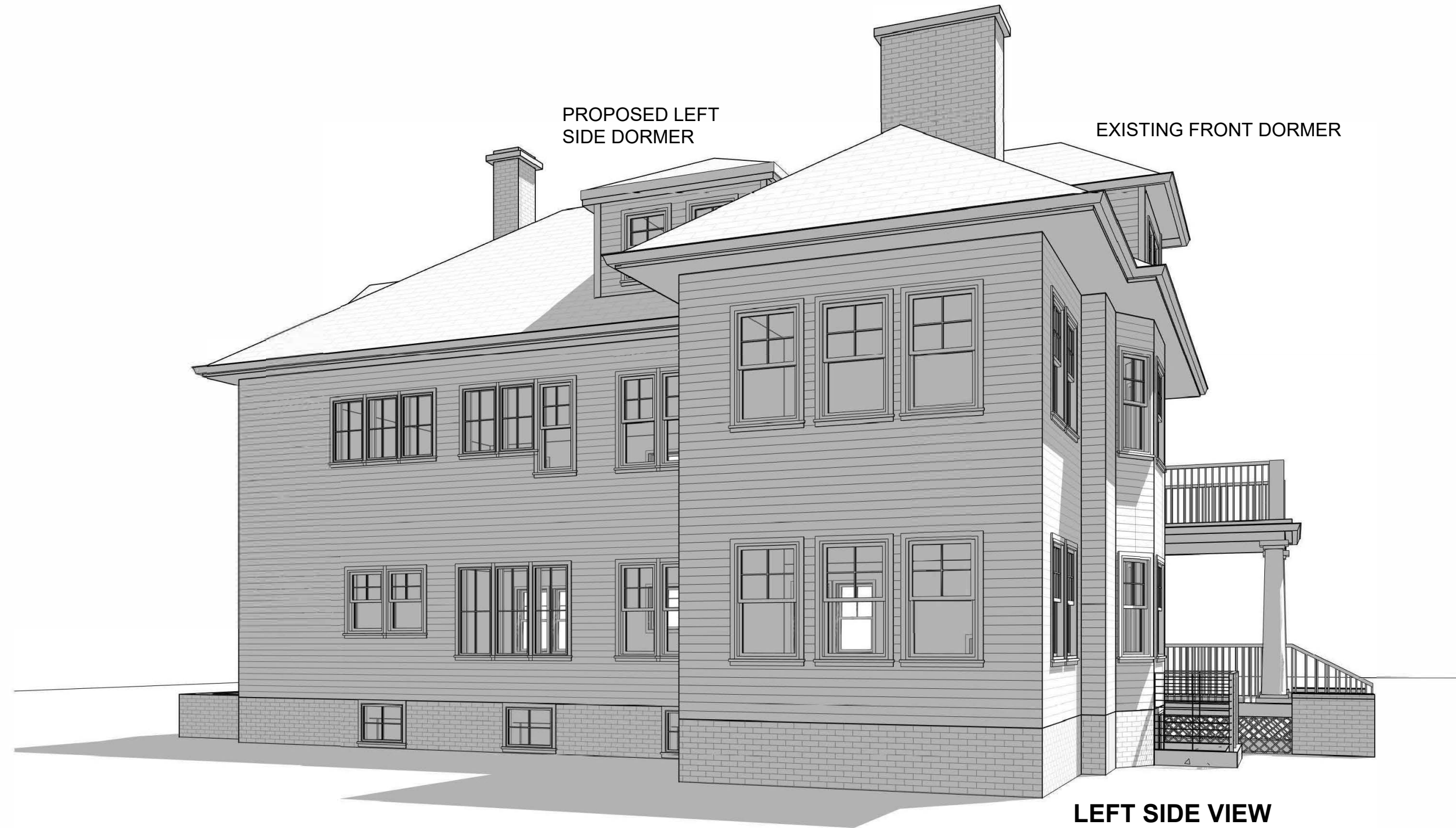
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2-15-2020

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

TITLE:
**PROPOSED DORMERS
3-D RENDERINGS**

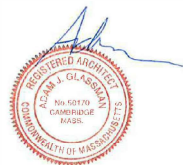
DRAWING:
A3.3



PROPOSED LEFT
SIDE DORMER

EXISTING FRONT DORMER

LEFT SIDE VIEW



ARCHITECT:
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www.glassmanchungdesign.com

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DRAWING:
A3.4