



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.

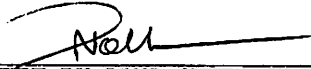
I/We Jordan Nollman
(OWNER)

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 _____.

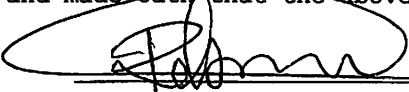


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

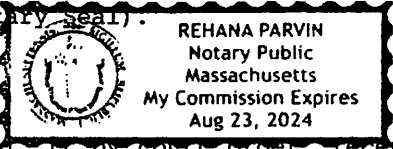
Commonwealth of Massachusetts, County of Middlesex

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



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: 121 N. Adams St. Chicago, Ill.

AM: 121 N. Adams St. Chicago, Ill.

which is the subject of this application.

The record title to this property is in the name of

121 N. Adams St. Chicago, Ill.

County of Cook, State of Illinois.

Address: 121 N. Adams St. Chicago, Ill.

Book

WITNESSED BY TWO OR MORE

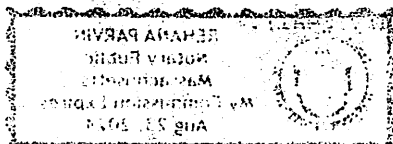
Written evidence of Agent's assent to respondent's petition may be required.

to the County of Cook, State of Illinois.

of Cook County, Illinois.

and made public the same statement is the

Notary



If ownership is not shown in records, 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:

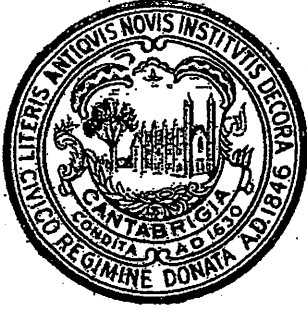
The dormers meet the intent and most of the specifications for the preferred dormer guidelines.

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, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

July 9, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA cases to be heard on July 23, 2020.

The Planning Board have no comments on the cases listed on the BZA agenda.

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Saturday, July 18, 2020 7:49 AM
To: Daglian, Sisia; Jordan Nollman; Larissa Boutique; Pacheco, Maria; Sorto, Tracy
Subject: BZA Virtual Hearing Thursday July 23, 2020
Attachments: 7-9 Longfellow Abutter Correspondancel - 321 Mt. Auburn ST_ Cambridge_.pdf; 7-9 LONGFELLOW Rear Views 11x17 1_8 Scale.pdf

321 Mt Auburn St - BZA-017270-2020

Hi Sisa, Maria and Tracy,

Speakers for this case will include:

Adam Glassman, Architect
Jordan Nollman, Owner
Larissa Boutique, Owner

Also, for the file, please add the attached PDF's: email correspondence with the abutter at 7-9 Longfellow, and associated Plan / Photos which he requested. Please add the correspondence to the file and the plan / photos to the back of the set of BZA plans.

David Philbin, a trustee for 7-9 Longfellow, one of the abutting properties, had questions about the effect the proposed right side dormers could have on the sense of privacy at 7-9 Longfellow.

I answered his requests for photos and a description of the proximity of the dormers to the house at 7-9 Longfellow. I obliged his request, and he said he would be back in the area in June to see the area first hand.

I have made multiple attempts to reach out to him to see if he had additional questions or concerns, but there has been no response.

Thanks,

Adam

CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2020 JUL 20 A 9:35



Adam Glassman <ajglassman.ra@gmail.com>

321 Mt. Auburn ST/ Cambridge.

18 messages

David Philbin <philbindap@yahoo.com>

Mon, Apr 27, 2020 at 1:26 PM

To: "Ajglassman.ra@gmail.com" <ajglassman.ra@gmail.com>, David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>, Andrea Duggan <aduggan@philbin-oneil.com>

Dear Mr. Glassman :

I am trustee of the property located at 7-9 Longfellow road. I have been notified of a request for a hearing on an application for variance regarding proposed installation of dormers at [321 Mt. Auburn](#). I have reviewed the plans your office has filed with the application on behalf of the Applicant.

I would like to make an informed decision as to whether to object or assent to the request.

It would be helpful if you could send me a sketch to scale showing the approximate location of the residence at 7-9 Longfellow Rd in relationship to the proposed dormer. 15 feet is a significant width of new space looking down at and or into the Longfellow Rd locus. I would like to be able to make an appropriate decision based on accurate information. Since I am in Florida and unable to inspect in person I am asking you as the Applicant's representative to provide this information. Otherwise, I will have to hire an engineer to do this and send someone from my office to the hearing to voice my concerns.

I want to be assured that the construction will not result in the occupants at 321 peering down and intruding into the privacy of the Hester residence at 7-9 Longfellow..

I am assuming there is no current date set for a hearing in light of the virus close down..

Please alert me as to when the hearing is now scheduled and as to any request for further changes in times and dates..

I am hopeful that my concerns can be met without the necessity of raising an objection with the permit authority. The request for a variance is a difficult burden to meet but I am willing to be persuaded that it will not be harmful or any more detrimental to the Hester property.

Thank you.

Please reply to all as Atty O'Neil will be acting on my behalf if it be necessary to appear at any hearing.

David A. Philbin, Esq.

Adam Glassman <ajglassman.ra@gmail.com>

Mon, Apr 27, 2020 at 2:39 PM

To: David Philbin <philbindap@yahoo.com>, Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>

Cc: David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>, Andrea Duggan <aduggan@philbin-oneil.com>

Dear Mr. Philbin,

Thank you for reaching out, we appreciate your questions about privacy and other potential impacts. The owner's Jordan Nollman and his wife Larissa Boutique are cc'd here.

Attached here are the plans and renderings describing the proposed dormers which were submitted as part of our ZBA application.

You will see in the floor plans that the proposed 15'-0" right side dormer will replace the existing stair dormer, and the new dormer space will be divided between the existing interior stair and a renovated 3rd floor bathroom.

Also attached separately, per your request, is the enlarged portion of the site plan site plan which shows 321 Mt Auburn St, and 7-9 Longfellow at 1/16" scale (8.5 x 11 paper print size).

The location of the 7-9 Longfellow house relative to its garage and the rear lot line abutting the Nollman's property is shown here approximately.

Our surveyor did capture the rear portion of your garage as part of our site work, and I was able just now to approximately locate the front half of the garage and the profile of the rear portion of the 7-9 Longfellow house from google maps which I then overlaid onto the attached enlarged site plan.

I am confident that the Hester Residence will experience absolutely no loss of privacy or any other negative impacts from the proposed dormer given both the use of the spaces which the dormer is serving combined with the proximity of the proposed dormer to your house, at approximately 37'-0" +/-.

Also, as you can see from the site plan, the proposed dormer is not directly behind the Hester Residence rear exterior wall, and about 50% of the dormer is not directly behind the Hester Residence (physical building) at all.

With your permission I can go over to 7-9 Longfellow this week and do my own exterior measuring to make the overlaid depiction of the Hester Residence even more accurate.

Additionally, I am available to review the plans and any questions you may have over the phone.

I'd like to be as helpful as I possibly can for you to be comfortable with this project which would greatly enhance the quality of life for Jordan and Larissa.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

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2 attachments



2020_0416 321 MT AUBURN BZA PLANS 11x17 FINAL.pdf
17201K



2020_0427 321 Mt Auburn St 1 TO 16 SCALE.pdf
306K

Adam Glassman <ajglassman.ra@gmail.com>

Mon, Apr 27, 2020 at 2:56 PM

To: David Philbin <philbindap@yahoo.com>, Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>

Cc: Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>

Mr. Philbin, apologies for the typo.

Adam

On Mon, Apr 27, 2020 at 2:39 PM Adam Glassman <ajglassman.ra@gmail.com> wrote:

Dear Mr. Philbin,

[Quoted text hidden]

[Quoted text hidden]

--

[Quoted text hidden]

David Philbin <philbindap@yahoo.com>

Mon, Apr 27, 2020 at 3:15 PM

To: Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>, Adam Glassman <ajglassman.ra@gmail.com>

Cc: Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>

No problem I have been called worse.

Thanks you for your prompt response.

What I would appreciate is some photos from the Hester back yard showing the back of Jordan house and the perspective one would get from the Hester view.

I will grant you permission to access the Hester back yard. Thinking of photos from back door access as well as left corner rear of house and side yard.

I have had many years of practice before permit granting authorities. It is not my intention to be an obstructionist but only to protect my client whose family has owned this property for sixty plus years. Hopefully I can help you line your ducks up before any hearing.

Please keep me posted on hearing dates.

Also let me know the date you will be on Hester locus so I can advise teh caretaker.

Finally, please copy my Yahoo address on any correspondence.

DAP

[Quoted text hidden]

Adam Glassman <ajglassman.ra@gmail.com>

Mon, Apr 27, 2020 at 3:19 PM

To: David Philbin <philbindap@yahoo.com>

Cc: Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>, William O'Neil <woneil@philbin-oneil.com>

Great, I will go over tomorrow morning around 9am, and then I'll forward you the photos.

Thank you,

Adam

[Quoted text hidden]

Larissa Boutique <larissa.boutique@gmail.com>

Mon, Apr 27, 2020 at 6:14 PM

To: Adam Glassman <Ajglassman.ra@gmail.com>

Cc: Jordan Nollman <jordan@sprout.cc>

Hey Adam, we can take care of the pictures.

Thanks for you help

Sent from my iPhone

Adam Glassman <ajglassman.ra@gmail.com>

Tue, Apr 28, 2020 at 2:32 PM

To: David Philbin <philbindap@yahoo.com>

Cc: Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>, Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>

Greetings Mr. Philbin,

Attached are the updated site plans, each with photos and indicators of where I was standing when I took them.

7-9 Longfellow main house is actually nearly 31'-0" from the shared property line, and 42'-0" away from the Nollman residence. Further than I approximated yesterday.

There exist between the 2 properties several healthy mature 40'+ evergreens which provide a formidable visual barrier all year long.

With the spaces behind the proposed dormer being a stair and a bathroom, and combined with these site conditions, I see no potential for any loss of privacy for the residents of 7-9 Longfellow.

The attached photos support this.

Please let us know if you have ANY additional questions or concerns.

I am also free to speak by phone anytime.

Sincerely,

Adam

Adam J. Glassman, R.A.

Cambridge, MA

C: 617.412.8450

Adam Glassman <ajglassman.ra@gmail.com>

Fri, May 1, 2020 at 10:55 AM

To: David Philbin <philbindap@yahoo.com>

Cc: Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>, Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>

Hi Mr. Philbin,

You are in receipt of the site plan and photos I took per your request?

Do you have any other questions or concerns we can address?

Adam

Adam J. Glassman, R.A.

7/18/2020

Gmail - 321 Mt. Auburn ST/ Cambridge.

Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

[Quoted text hidden]

David Philbin <philbindap@yahoo.com>

Fri, May 1, 2020 at 12:09 PM

To: Adam Glassman <ajglassman.ra@gmail.com>

Cc: Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>, Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>

thank you. It was helpful. I am awaiting one more piece of information but hope to get back to you soon.

Has a new date been set for the hearing?

Dave Philbin

On May 1, 2020, at 10:55 AM, Adam Glassman <ajglassman.ra@gmail.com> wrote:

[Quoted text hidden]

Adam Glassman <ajglassman.ra@gmail.com>

Fri, May 1, 2020 at 12:27 PM

To: David Philbin <philbindap@yahoo.com>

Cc: Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>, Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, William O'Neil <woneil@philbin-oneil.com>

We do not have new date yet. As soon as we know we will let you know, but the city will readvertise and send out new mailers to the abutters.

Please let us know if you need anything else from us.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

[Quoted text hidden]

Adam Glassman <ajglassman.ra@gmail.com>

Tue, May 19, 2020 at 7:00 AM

To: David Philbin <philbindap@yahoo.com>

Cc: Andrea Duggan <aduggan@philbin-oneil.com>, David Philbin <dphilbin@philbin-oneil.com>, Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>, William O'Neil <woneil@philbin-oneil.com>

Hi Mr. Philbin,

Can you tell me where we are with your questions regarding this project?

I believe a hearing date will be set for sometime this summer as the city has a plan for a phased reopening.

7/18/2020

Gmail - 321 Mt. Auburn ST/ Cambridge.

Thanks,

Adam

Adam J. Glassman, R.A.
GCD Architects
617-412-8450

[Quoted text hidden]

David Philbin <philbindap@yahoo.com>

Wed, May 20, 2020 at 5:27 PM

To: Adam Glassman <ajglassman.ra@gmail.com>, Andrea Duggan <aduggan@philbin-oneil.com>

I will be back in Mass around third week in June and will make a personal site visit to inspect which will help me make a decision.

Please keep me posted on a potential hearing date.

Thanks

[Quoted text hidden]

Adam Glassman <ajglassman.ra@gmail.com>

Tue, Jun 16, 2020 at 4:45 AM

To: David Philbin <philbindap@yahoo.com>, Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>

Cc: Andrea Duggan <aduggan@philbin-oneil.com>

Hi David,

The city tells me that the new hearing date is tentatively July 23. Though not yet finalized.

The city will mail out new notices and take out new advertising.

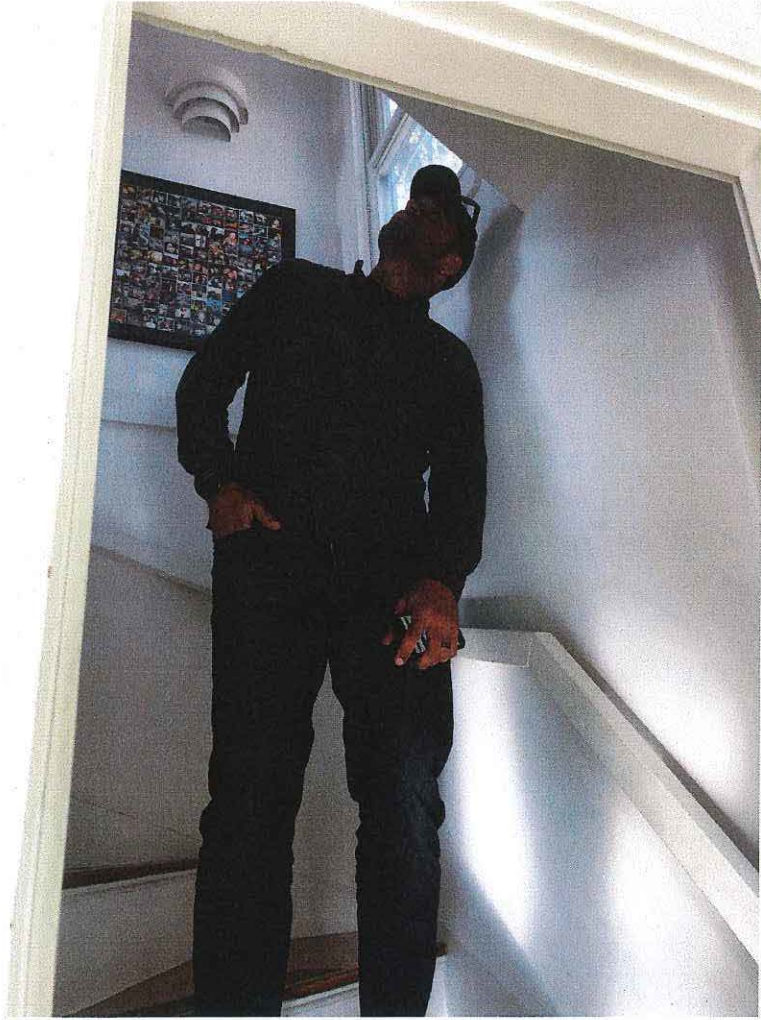
Please let us know when you have made a decision about supporting our application.

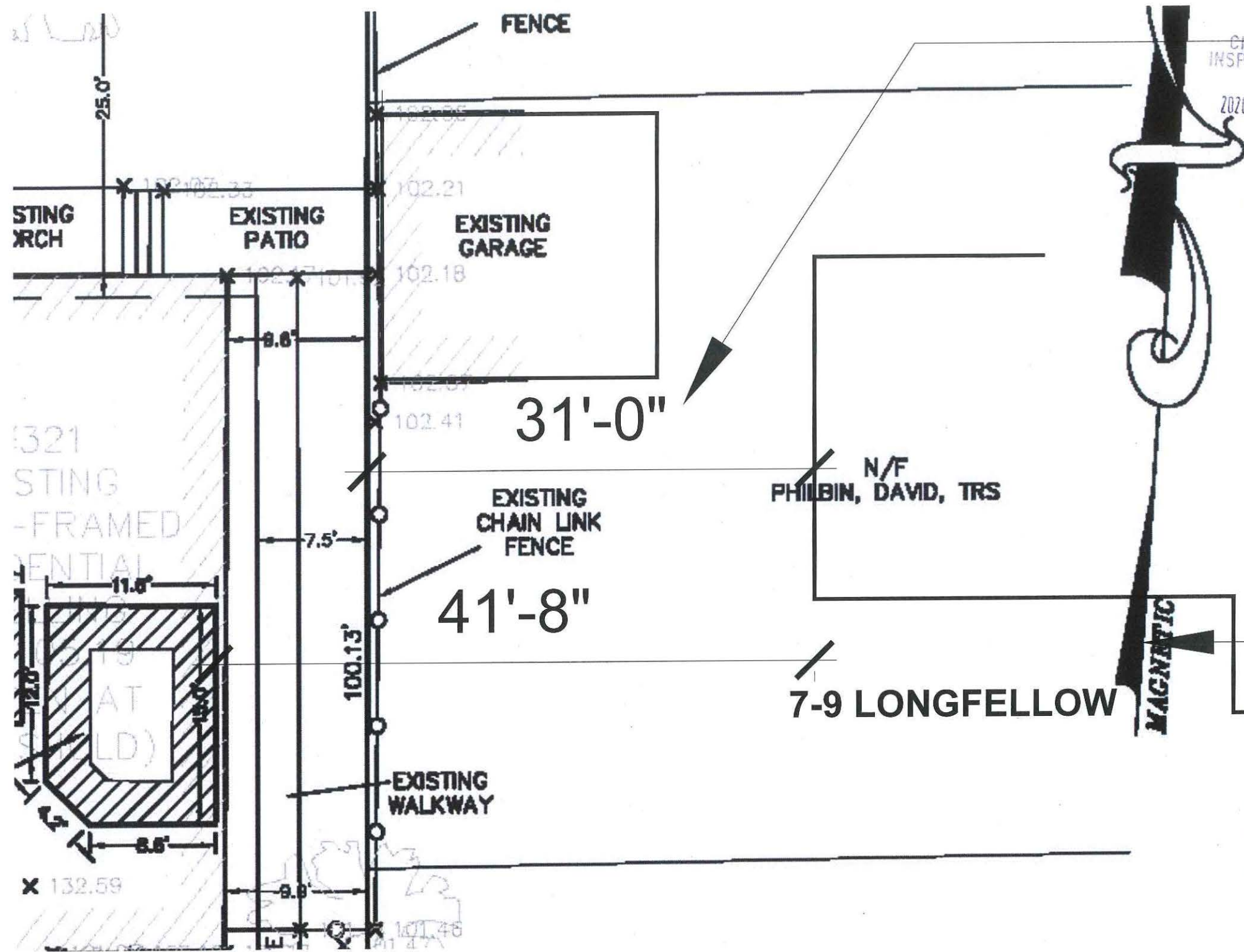
Thank you,

Adam

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

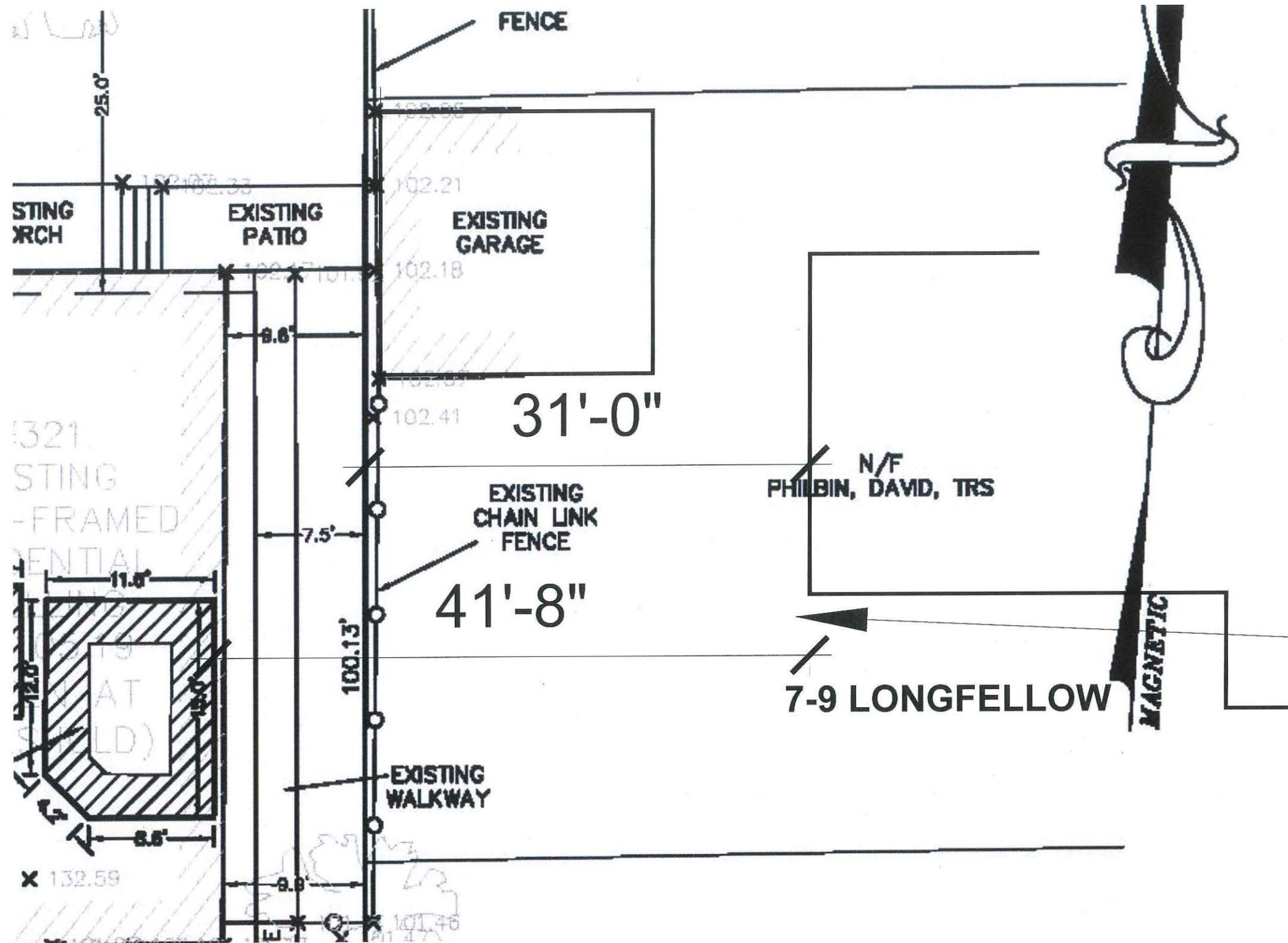
2020 JUL 20 A 9:35





CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2020 JUL 20 A 9:35

7-9 LONGFELLOW - VIEWS FROM REAR TO PROPOSED NEW DORMER
1/8" SCALE



7-9 LONGFELLOW - VIEWS FROM REAR TO PROPOSED NEW DORMER

1/8" SCALE

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Monday, July 20, 2020 10:48 AM
To: Pacheco, Maria; Sorto, Tracy; Daglian, Sisia; Jordan Nollman; Larissa Boutique
Subject: Fwd: letter
Attachments: Letter re dormers.7.20.20.pdf

Hi Maria,

Please see attached revised letter from Andrea Kavanaugh for the file, who now supports the proposed dormers as we removed the window wells from the scope.

Thanks,

Adam

----- Forwarded message -----

From: Andrea Kavanaugh <kavan@vt.edu>
Date: Mon, Jul 20, 2020 at 10:36 AM
Subject: letter
To: Jordan Nollman <jordan@sprout.cc>, Larissa Boutique <larissa.boutique@gmail.com>

hi Jordan,

Thank you for your letter — attached please find our letter to say we we do not have a problem with your petition (as revised, without the basement windows/guards) to the zoning board.

best,

Andrea

July 20, 2020

Dear Jordan and Larissa,

Thank you for your letter of July 15, taking responsibility for the costs of construction, maintenance and any additional costs for roof repairs resulting from the addition of your proposed dormers. Based on this agreement, we do not have a problem with your petition to the Cambridge Zoning Board for the proposed dormers.

Andrea Kavanaugh

Andrea Kavanaugh
321 Mount Auburn Street, Unit 1
Cambridge, MA 02138

March 21, 2020

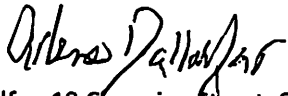
Arlene Dallalgar and Fereydoun Safizadeh

To the Cambridge BZA,

My name is Arlene Dallalgar and I live at 18 Channing Street. I have reviewed Larissa and Jordan's plans for new dormers and support their application. I don't think this variance will have a negative impact on us as abutters. The design is modest and tasteful, and it is reasonable given their need for additional headroom in their stair and third floor.

I therefore encourage the BZA to support this variance.

Sincerely,

A handwritten signature in black ink that reads "Arlene Dallalgar". The signature is written in a cursive style with a large initial "A".

Arlene Dallalgar 18 Channing Street, Cambridge, MA 02138 cell phone 617 -5996485



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

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

BZA APPLICATION FORM

Plan No: BZA-017270-2020

GENERAL INFORMATION

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Special Permit : _____ Variance : v Appeal : _____

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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)

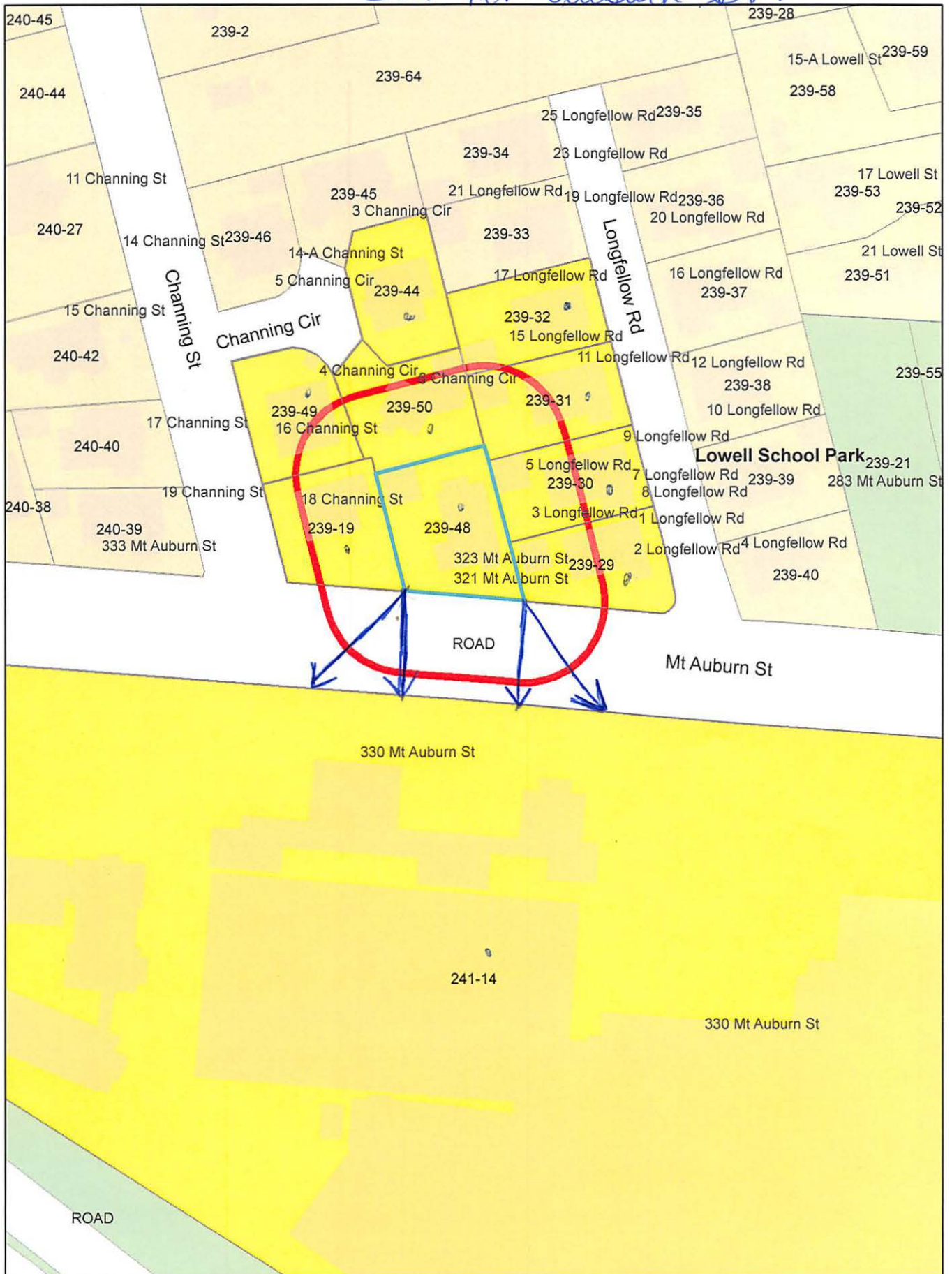
Address : 2 Worthington St Cambridge MA 02138

Tel. No. : 617-412-8450

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

Date : 2-25-2020

321 Mt. Auburn St.



321 Mt. Auburn St.

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

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

239-44
BROWN, G. GARDINER
5 CHANNING CIRCLE
CAMBRIDGE, MA 02138-4715

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



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

DATE:
2-12-2020

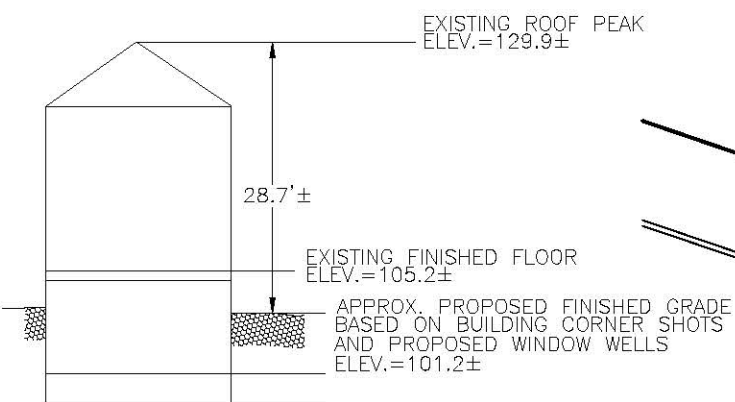
PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS

TITLE:
PHOTOS

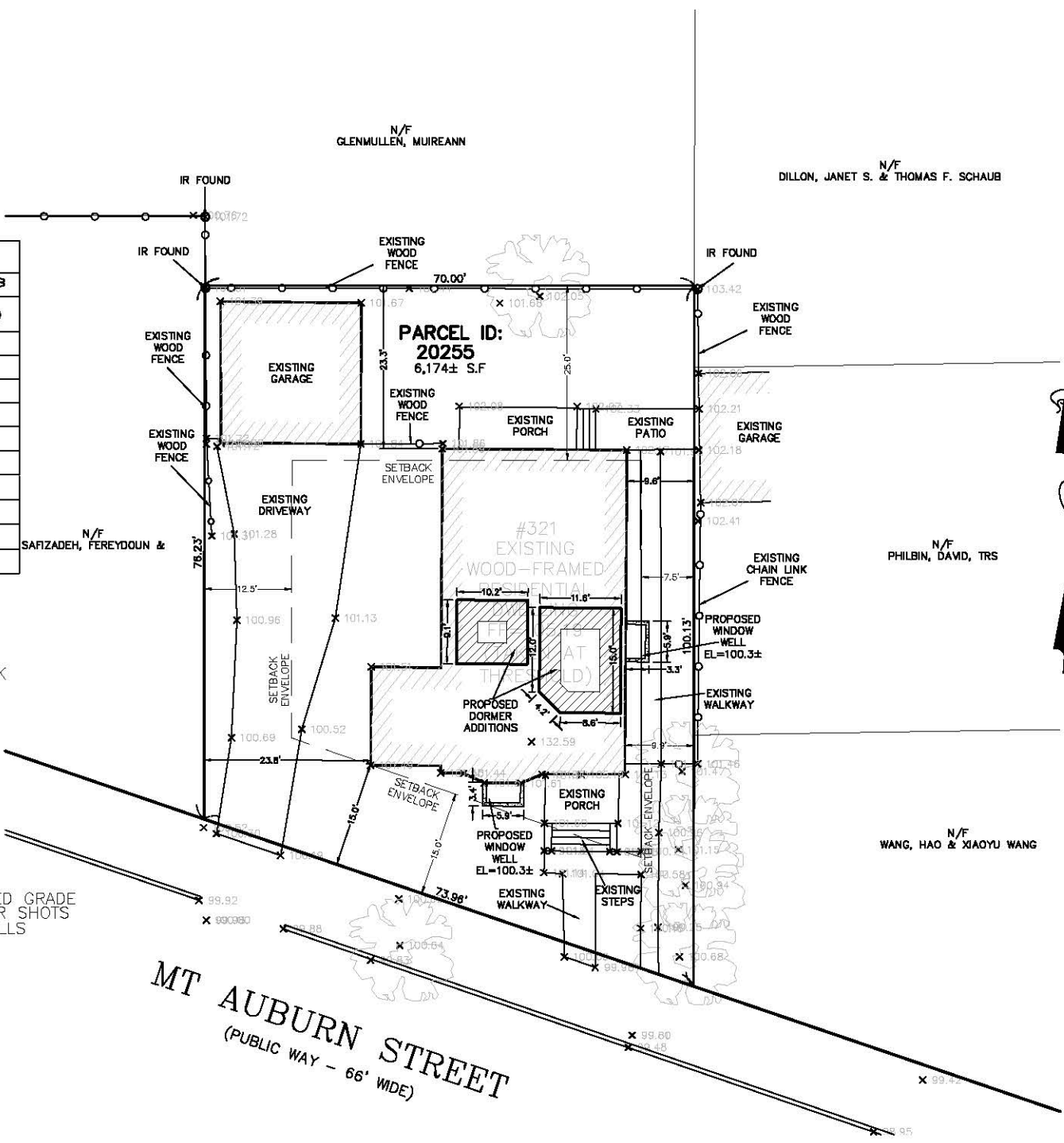
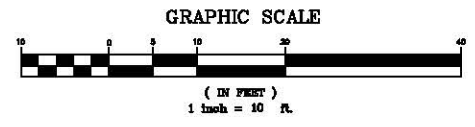
DRAWING:
0.2

EXISTING LEGEND	
—SS—	SEWER LINE
⊙	SEWER MANHOLE
—W—	WATER LINE
—G—	GAS LINE
⊙	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	—	—

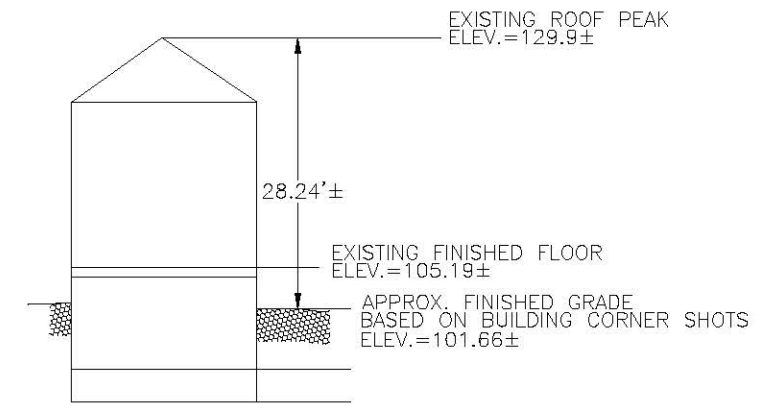


PROPOSED PROFILE
NOT TO SCALE



NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/27/2020.
- 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
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 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.
- 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.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 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.
- THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
- ZONING DISTRICT: RESIDENCE-B

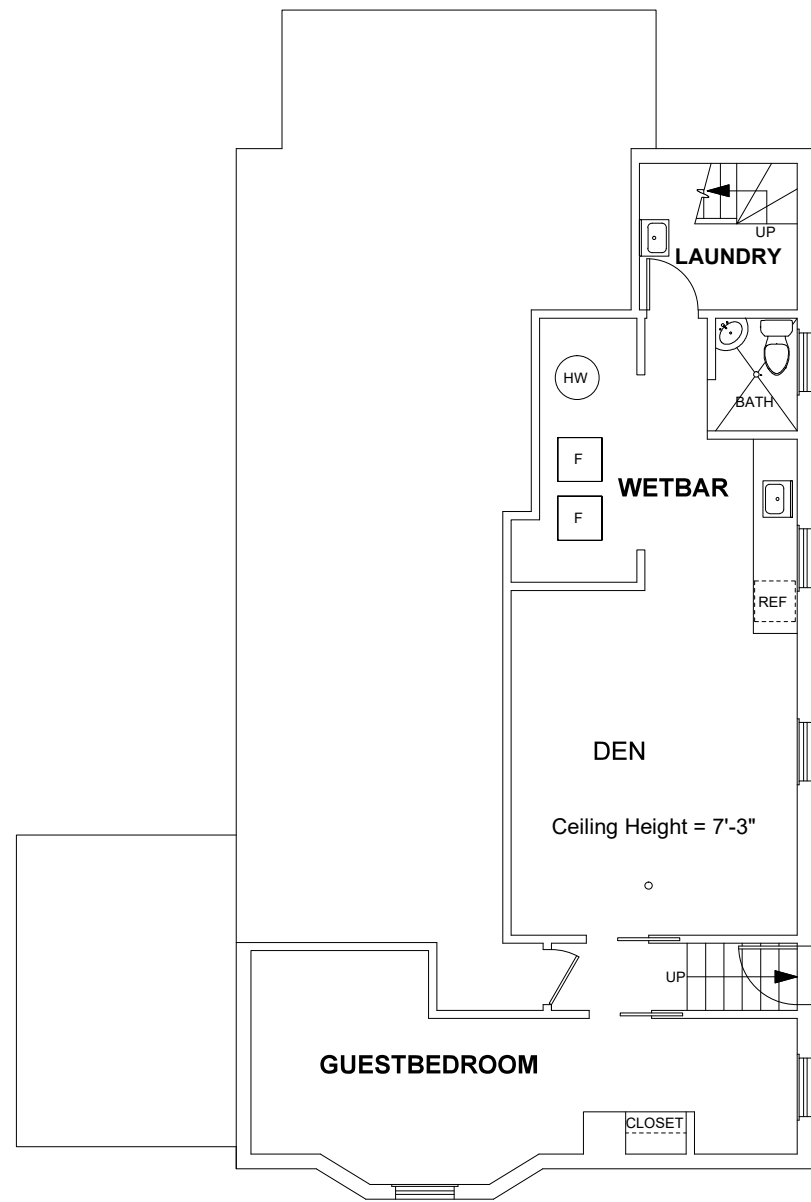


EXISTING PROFILE
NOT TO SCALE

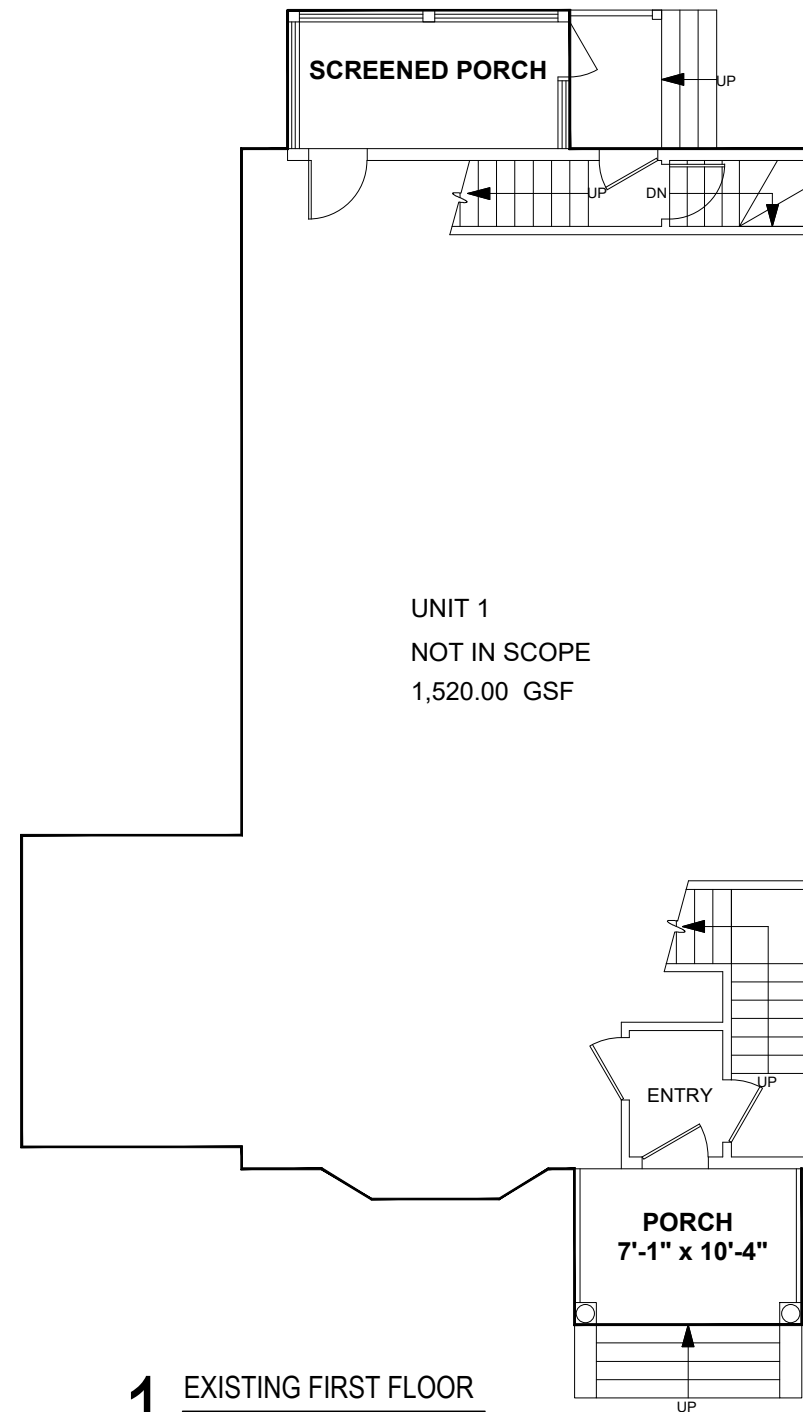
SCALE	1"=10'
DATE	2/2/2020
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	321 MT AUBURN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
REVISION	BY
PROPOSED PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: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

SHEET NO.
1

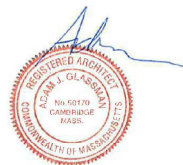
PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE (LESS THIRD PARTY COSTS)
COPYRIGHT 2020 PETER NOLAN & ASSOCIATES LLC
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 SEVERELY PENALIZED. PETER NOLAN & ASSOCIATES LLC SHALL BE HELD TO BE LIABLE TO THE EXTENT OF THE DAMAGE WHICH MAY BE INCURRED BY THE USER OF THIS PLAN.



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



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



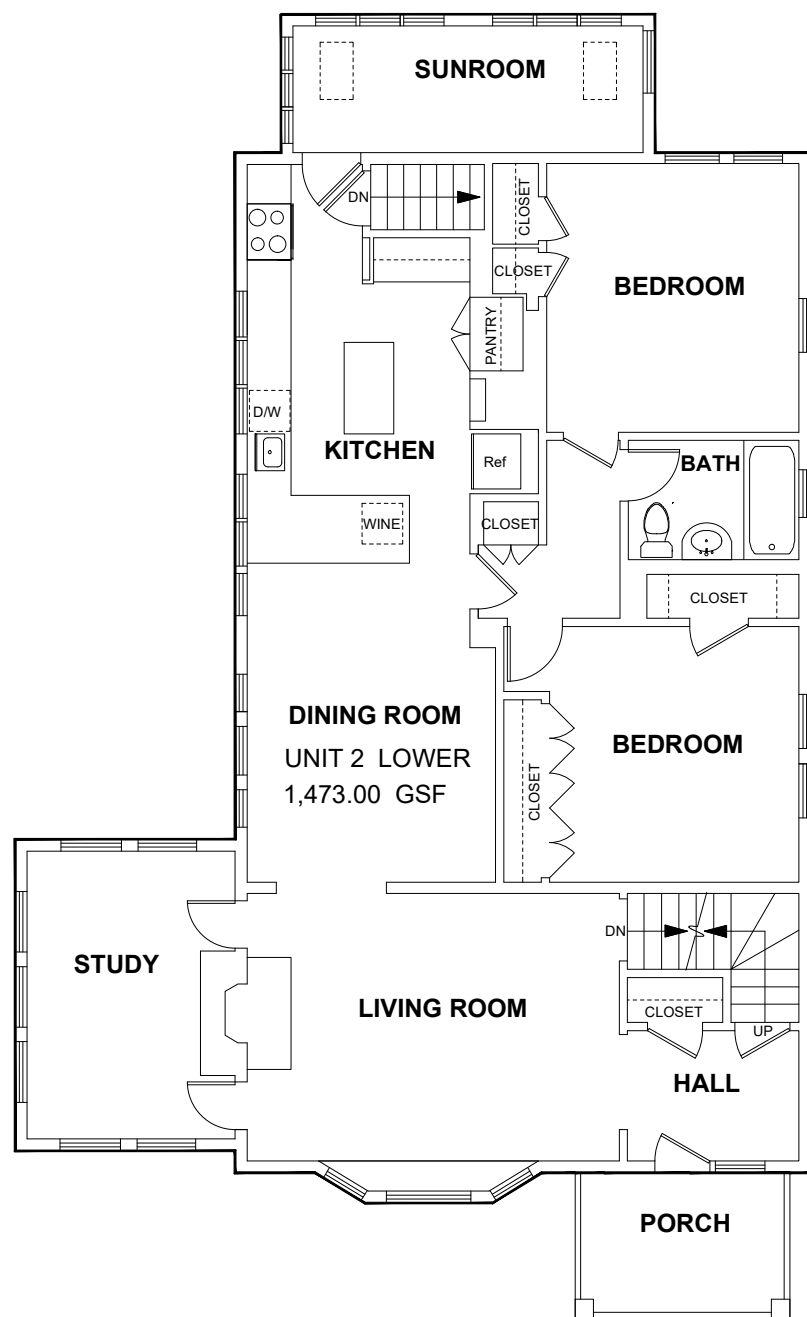
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

DATE:
2-12-2020

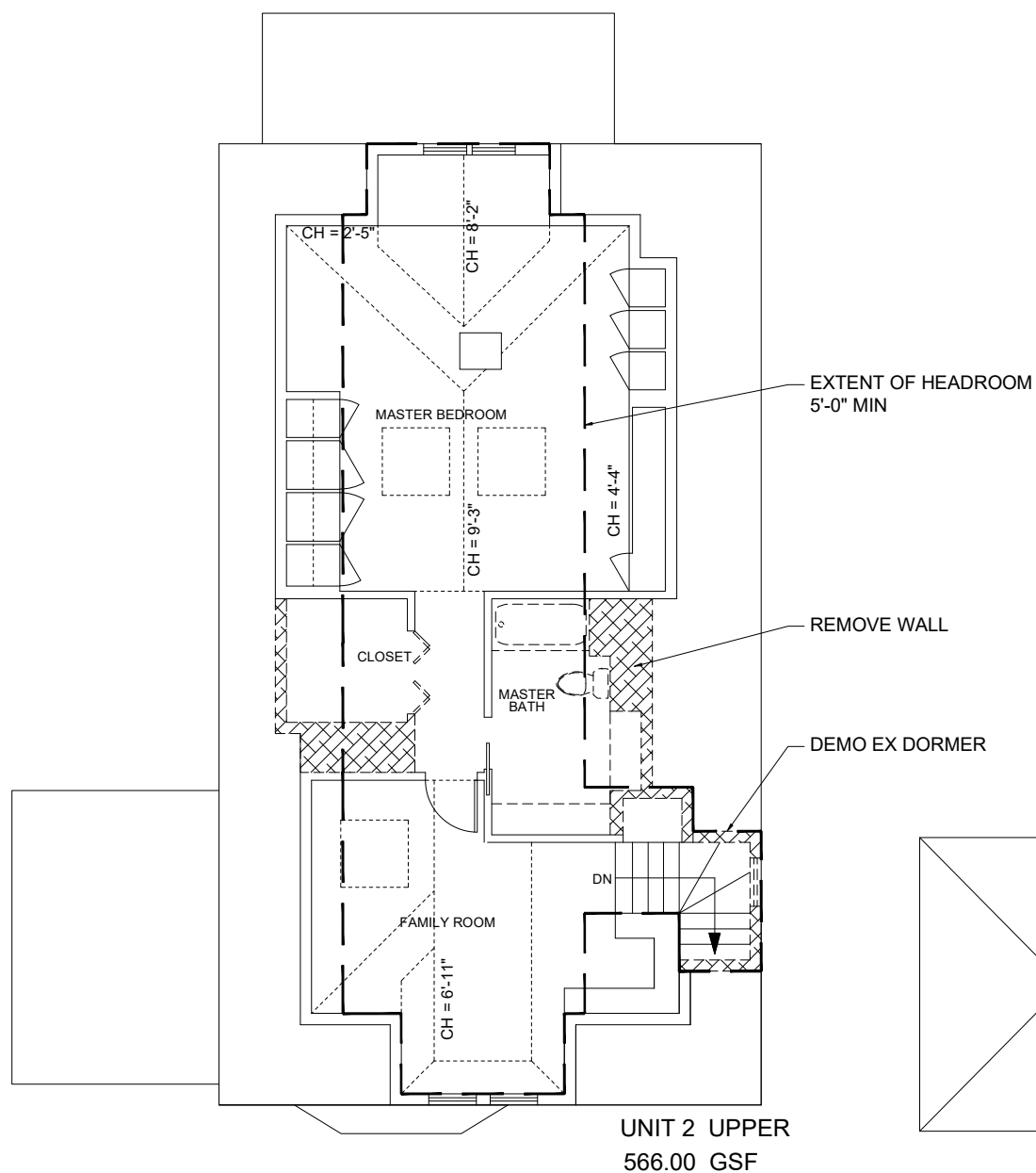
PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS

TITLE:
EXISTING PLANS

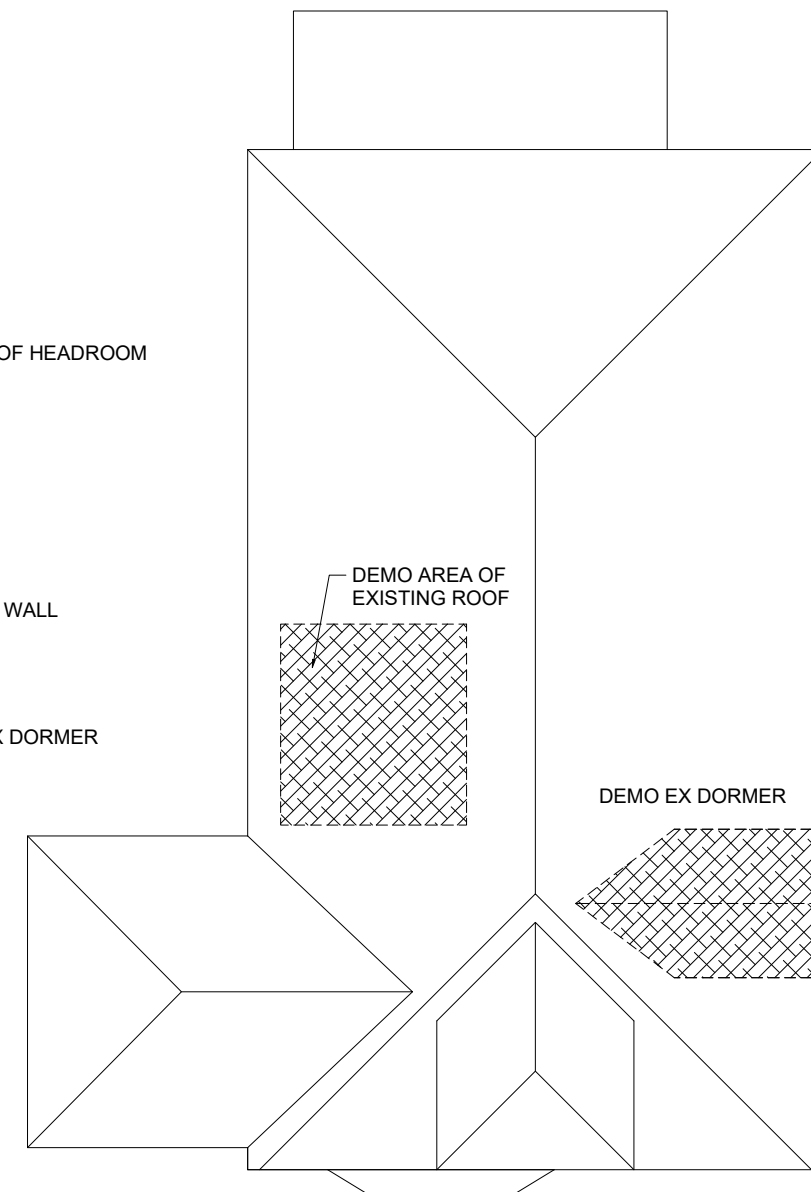
DRAWING:
D1.1



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



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



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



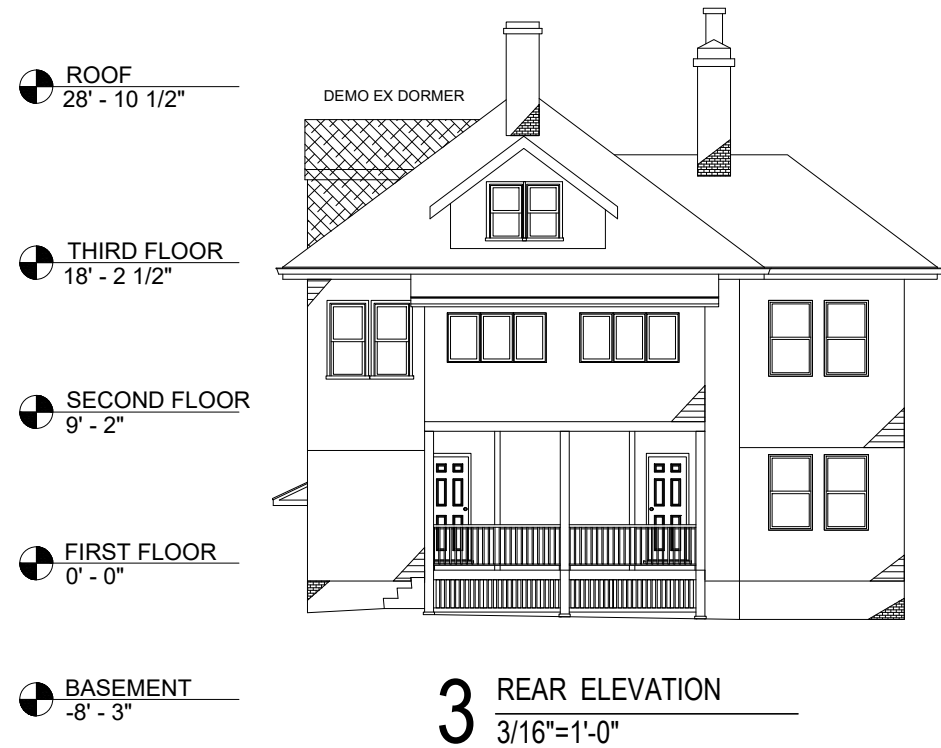
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

DATE:
2-12-2020

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

TITLE:
EXISTING PLANS

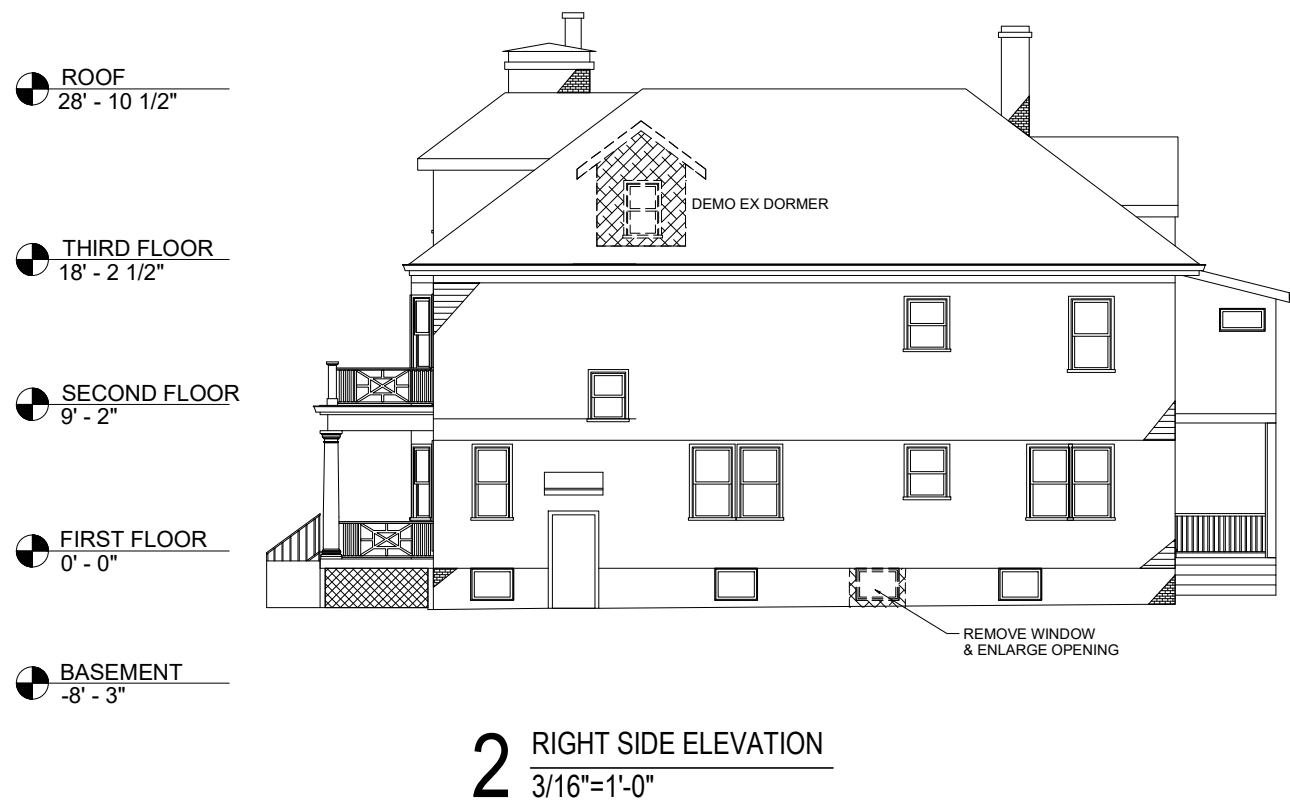
DRAWING:
D1.2



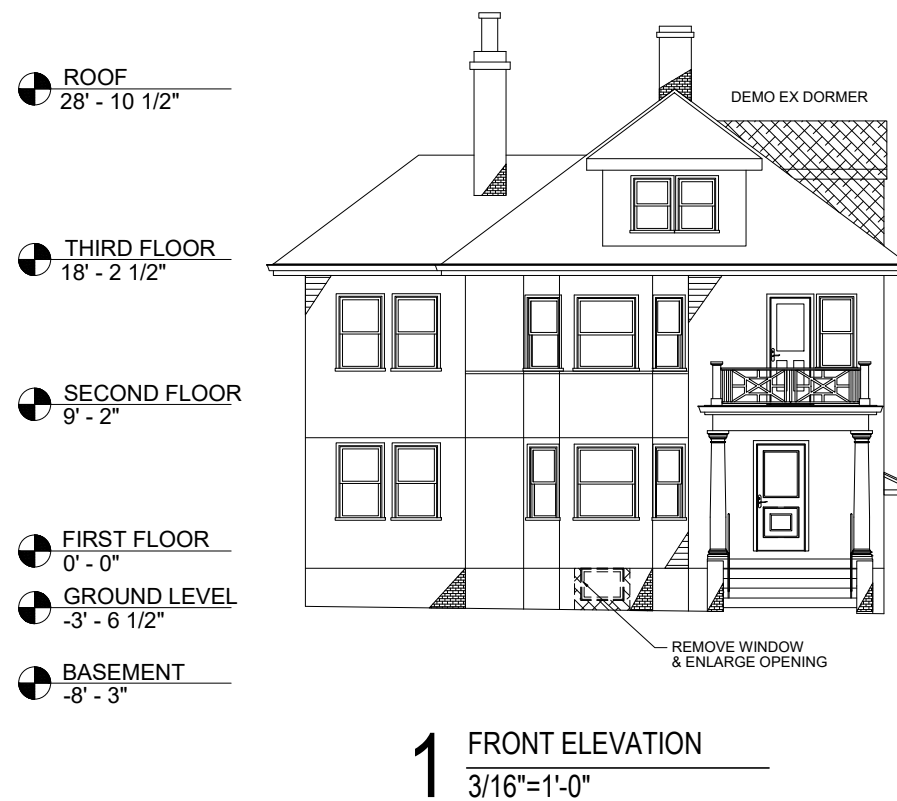
3 REAR ELEVATION
3/16"=1'-0"



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



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



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



ARCHITECT:
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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:
**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:

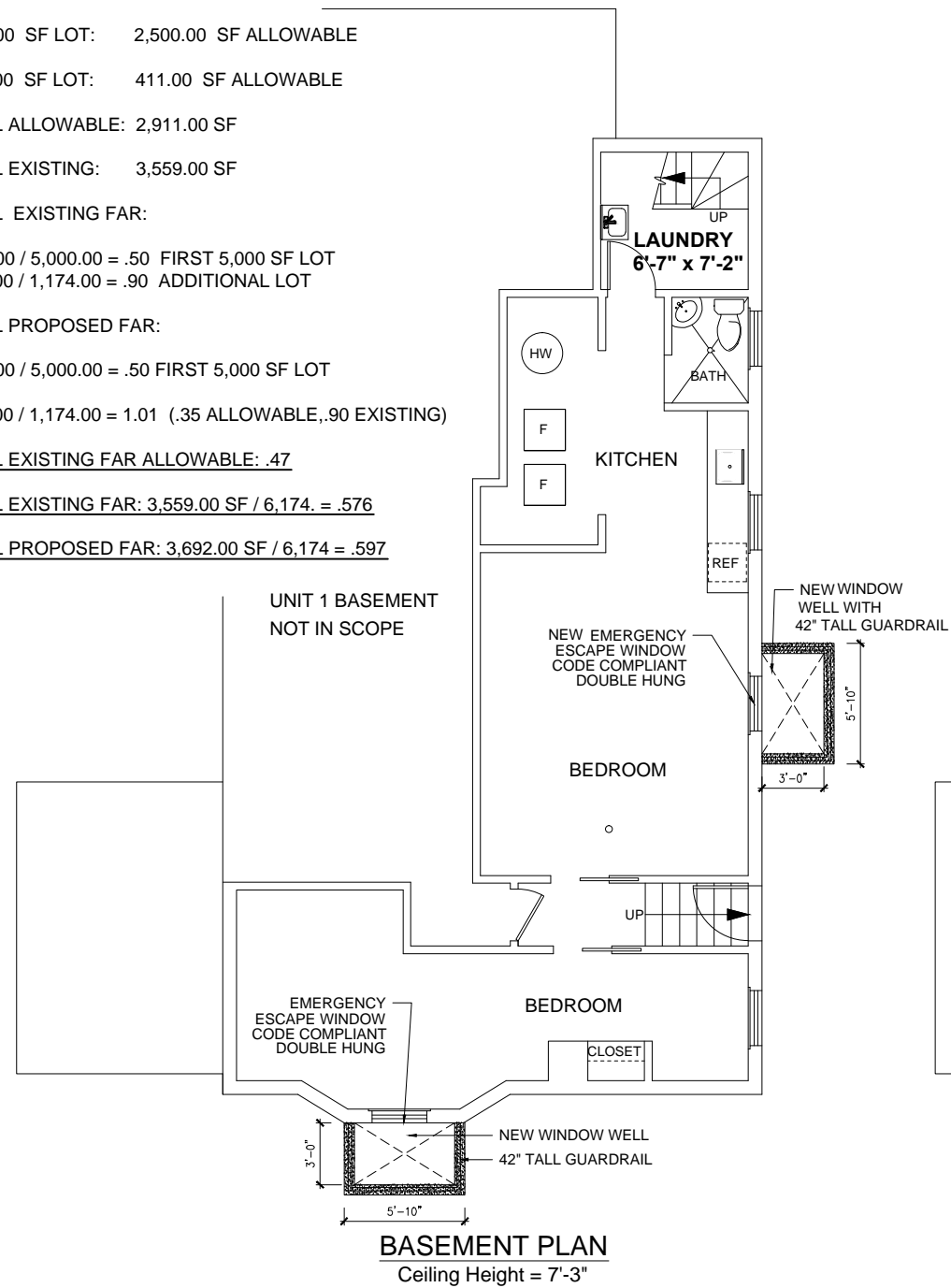
2,500.00 / 5,000.00 = .50 FIRST 5,000 SF LOT

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

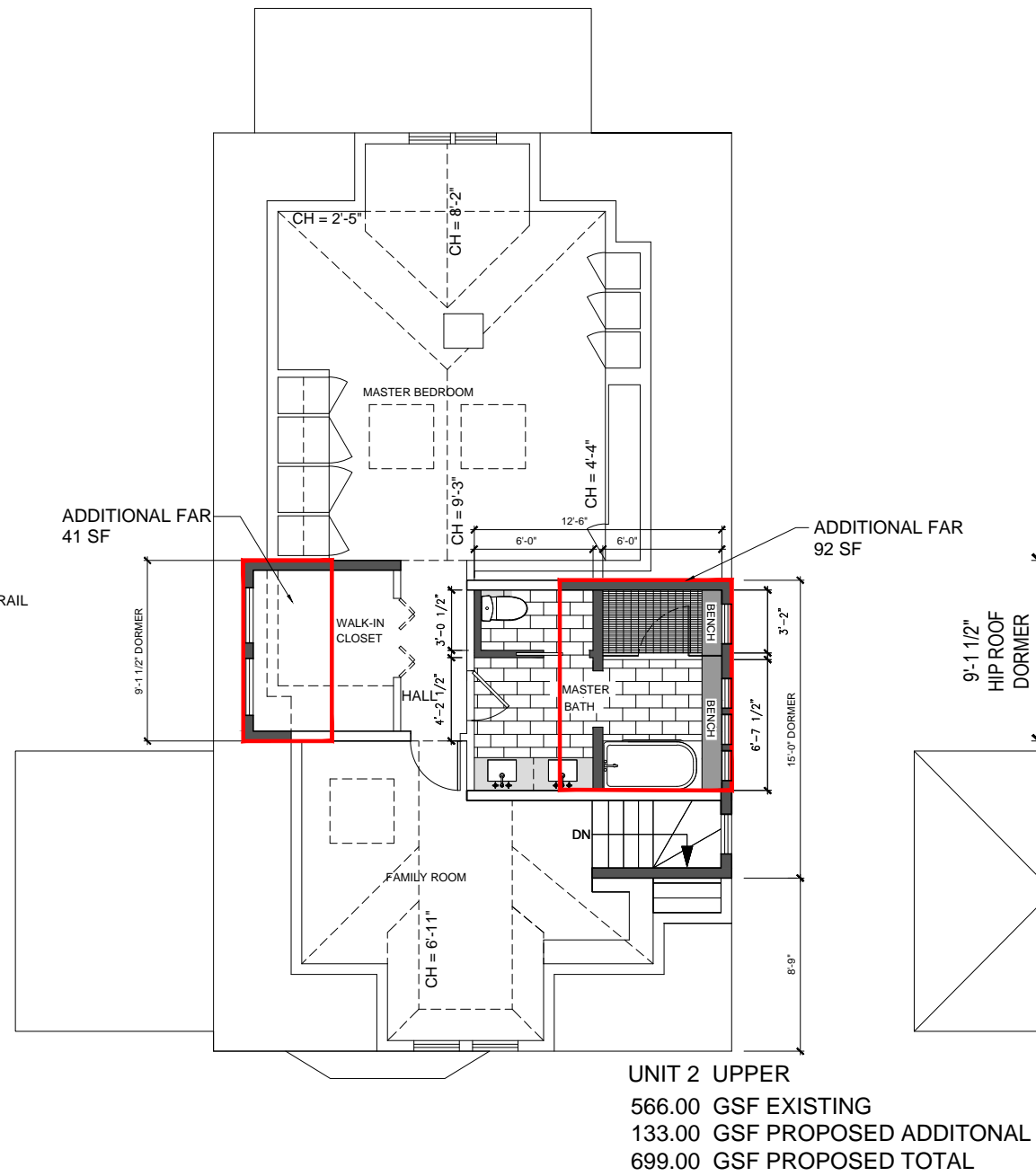
TOTAL EXISTING FAR ALLOWABLE: .47

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

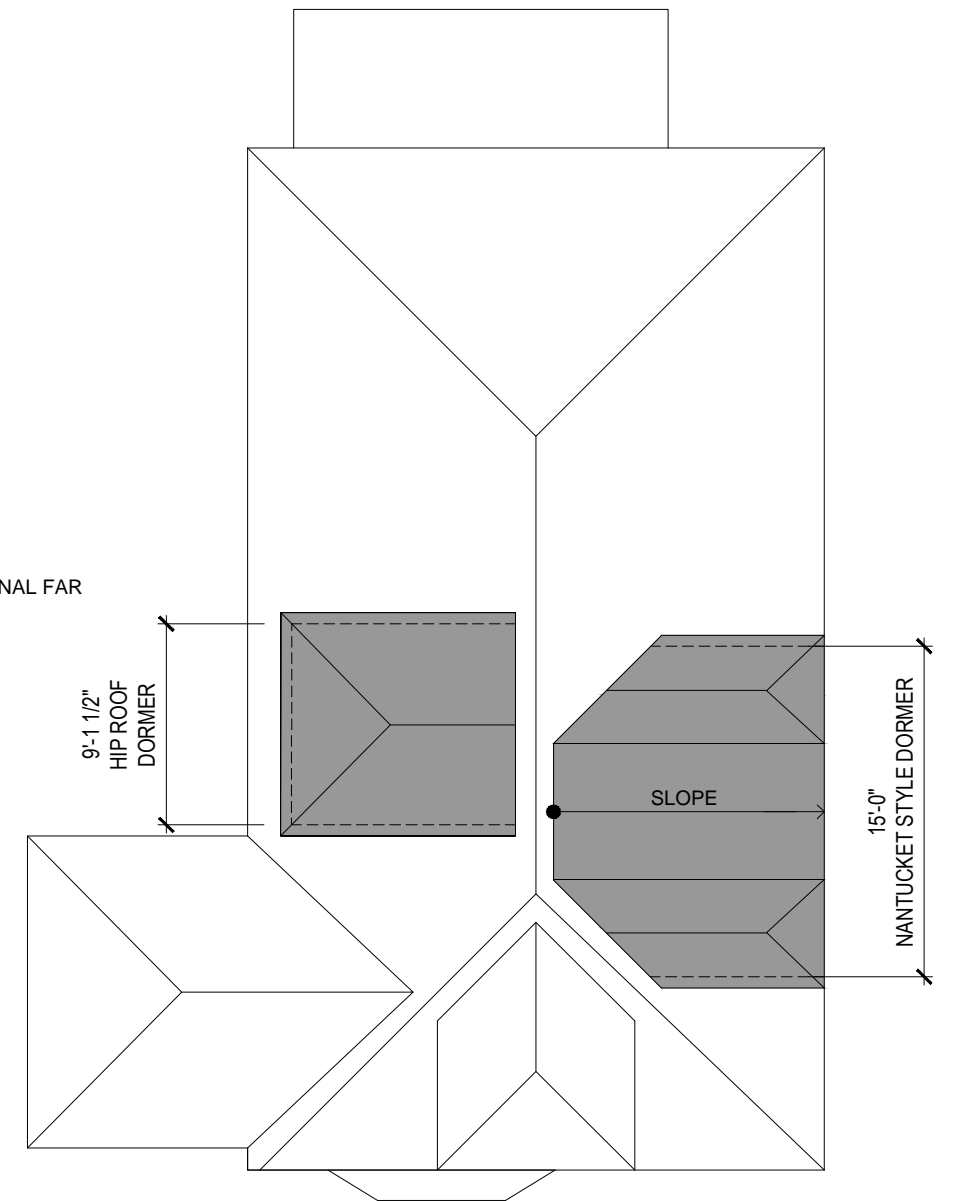
TOTAL PROPOSED FAR: 3,692.00 SF / 6,174 = .597



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"



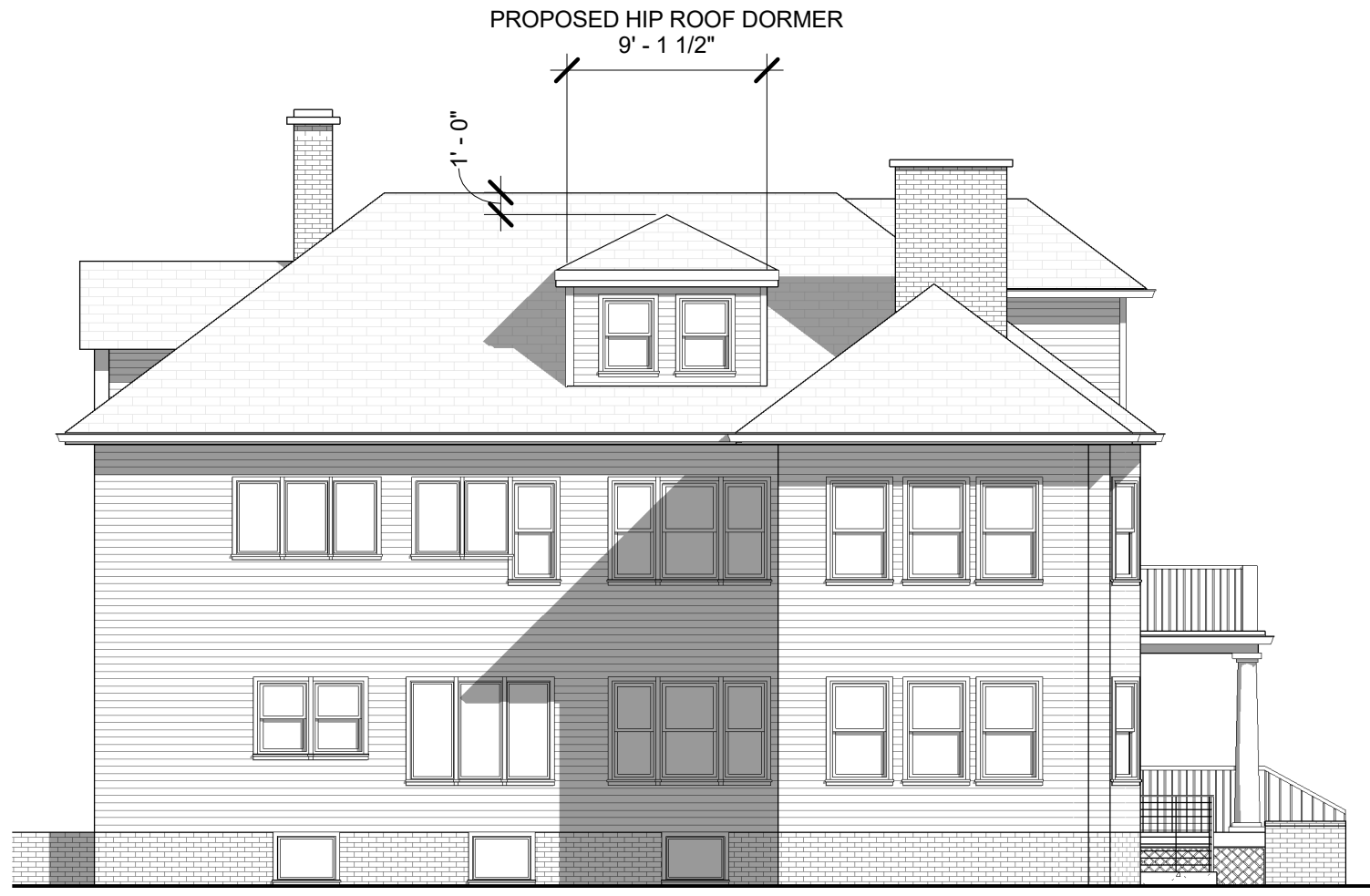
ARCHITECT:
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Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

DATE:
2-15-2020

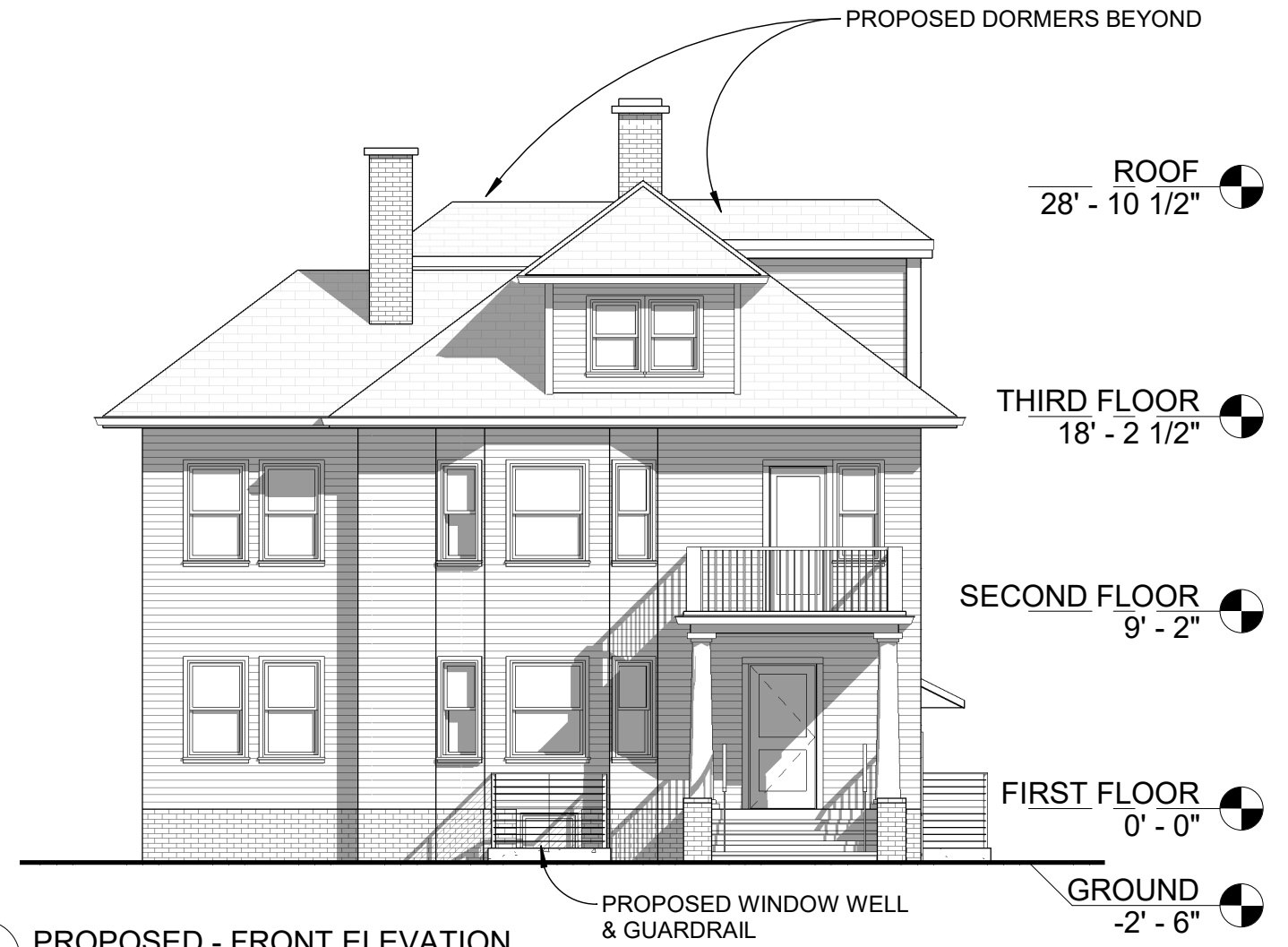
PROJECT:
**321 MT. AUBURN ST
PROPOSED DORMER ADDITIONS
AND NEW WINDOW WELLS**

TITLE:
NEW WORK PLANS

DRAWING:
A1.1



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



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


 ARCHITECT:
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 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

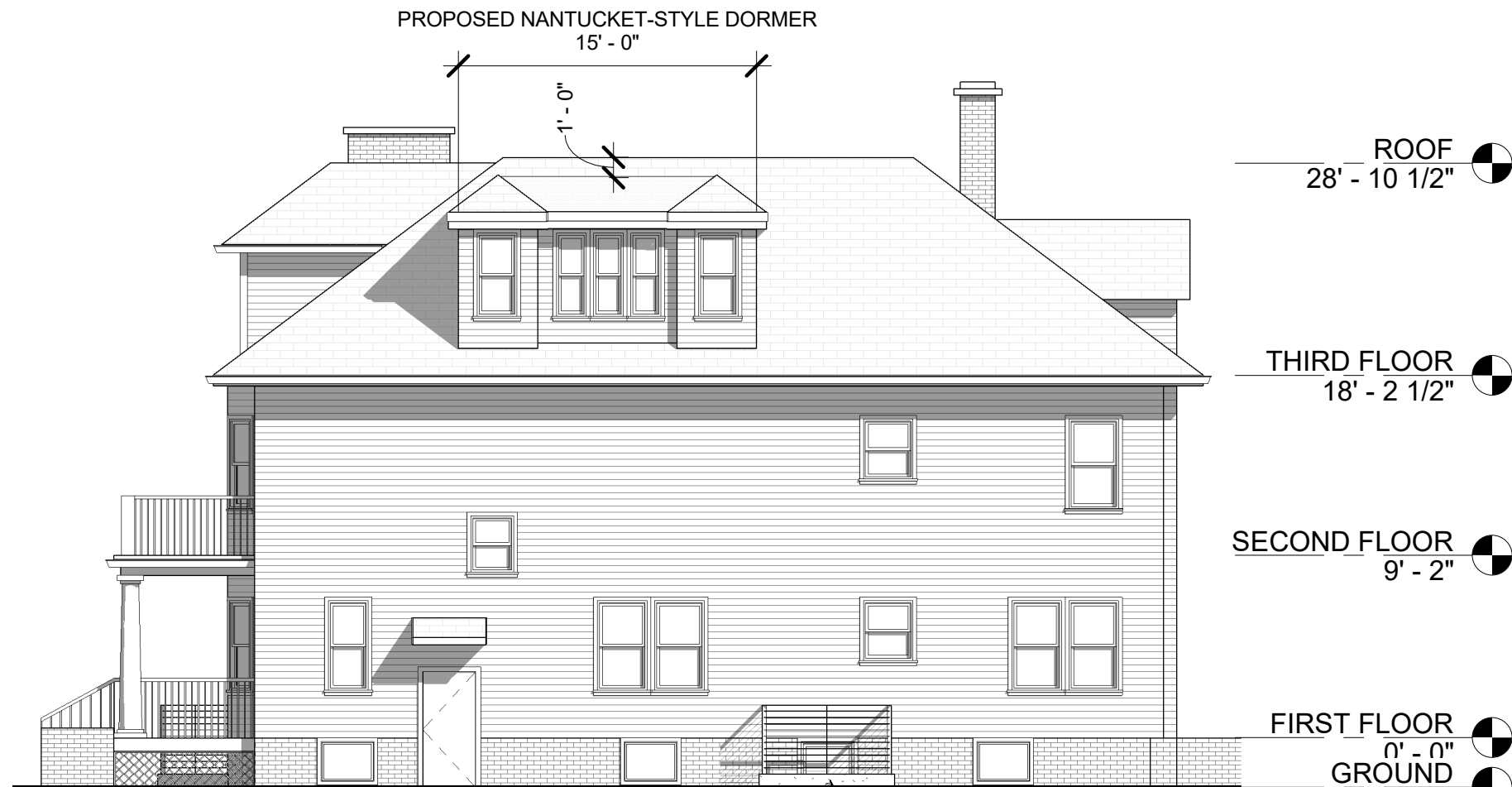
TITLE:
NEW WORK
ELEVATIONS

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



ARCHITECT:
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Cambridge, MA 02138
Tel. 617-412-8450
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DATE:
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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 Cambridge, MA 02138
 Tel. 617-412-8450
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DATE:
2-15-2020

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

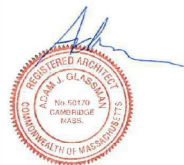
TITLE:
PROPOSED DORMERS
3-D RENDERINGS

DRAWING:
A3.1



EXISTING FRONT DORMER

FRONT VIEW



ARCHITECT:
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Cambridge, MA 02138
Tel. 617-412-8450
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DATE:
2-15-2020

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



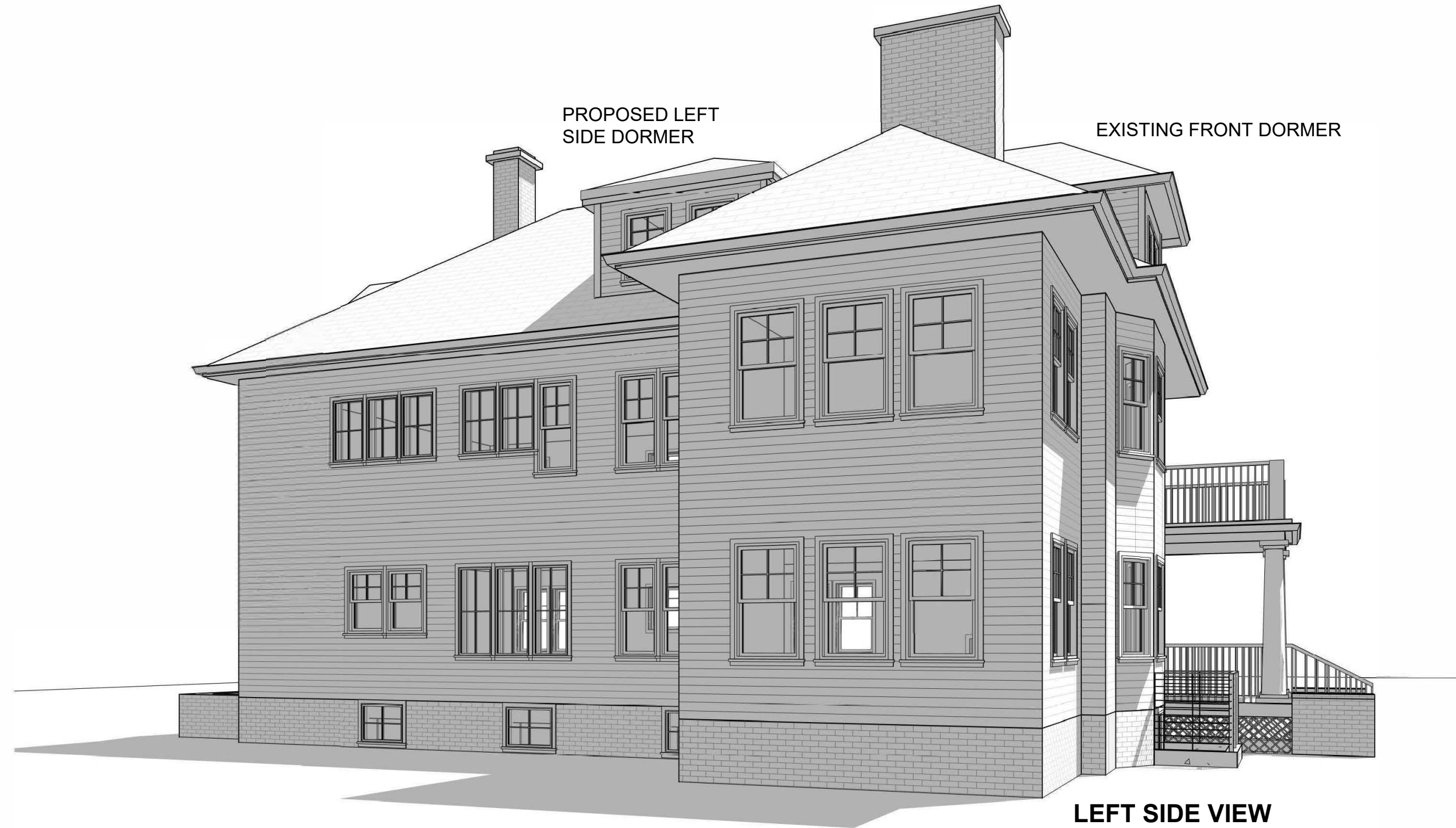
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

DATE:
2-15-2020

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

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

DRAWING:
A3.3



PROPOSED LEFT
SIDE DORMER

EXISTING FRONT DORMER

LEFT SIDE VIEW



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**

DRAWING:
A3.4

CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

April 15, 2020

GCD Architects
C/o Adam J. Glassman, R.A.
2 Worthington Street
Cambridge, MA 02138

RE: 321 Mt. Auburn Street. – BZA-017270-2020

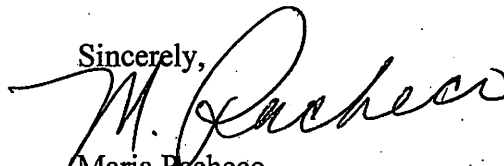
Dear Mr. Glassman,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

Thank you for your patience and understanding during this unprecedented time.

Sincerely,



Maria Pacheco
Administrative Assistant

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Thursday, April 16, 2020 3:14 PM
To: Pacheco, Maria
Subject: Fw: Public hearing 4/30 Case BZA-017270-2020

321 Mt. Auburn St.

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Thursday, April 16, 2020 2:05 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: Public hearing 4/30 Case BZA-017270-2020

Can you inform them about the indefinite continuance
Get [Outlook for iOS](#)

From: Andrea L Kavanaugh <noreply-webcontactform@cambridgema.gov>
Sent: Thursday, April 16, 2020 1:54:40 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Public hearing 4/30 Case BZA-017270-2020

Sender's Email: kavan@vt.edu

Sender's Name: Andrea L Kavanaugh

Sent from a web contact form at

<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cambridgema.gov%2Finspection%2Fcontactforms%2Finspectionalservices&data=02%7C01%7Cranjits%40cambridgema.gov%7Cb27165bb8e044045722408d7e22f3faa%7Cc06a8be784794d73b35193bc9ba8295c%7C0%7C0%7C637226564867509873&sd=HD0taBEhiQcJfX8P4ZhHk%2FK174Z9iifM3o9id5CUqHU%3D&reserved=0>

We are the owners of the second unit in the two-unit house related to this hearing on 4/30 (case BZA-017270-2020). We are requesting a delay of three months in the hearing of this case for the following reasons:

The unit is rented and we live in VA. Although we have been in communication with the applicants (Jordan Nollman and Larissa), we have not received any notice from them or the city of the hearing. Our tenant alerted us that a notice may have been posted (it disappeared shortly after).

We live in VA and because of the stay at home rules are unable to travel to Cambridge during the corona crisis.

We do have strong objection to one part of the drawings that we have seen on your site, the part dealing with the basement. We believe that they are preparing to add a second family to their unit, which would change the character of this two family house.

They have been engaged in renting this basement of their unit for several years, which is against Cambridge ordinances and condo by-laws. We have warned them against doing this and urged them to stop. We are happy to provide further documentation.

Our understanding of the law is that the applicant has to notify us in an official capacity of the proposed application for variance, and other proposed changes to the common areas (roof, parts of basement) with official documentation

(architectural drawings, variance application). We were not aware of the public hearing until our tenant saw a notice on the door that disappeared.



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 GLASSMAN
(Print)

Date: _____

4/18/20

Address: _____

321 Mt. Auburn St.

Case No. _____

BZA - 017270.0000

Hearing Date: _____

4-30-20

Thank you,
Bza Members

C

C

1

2014

Amor e Paz

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

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2020 JUL 13 P 4: 29



ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
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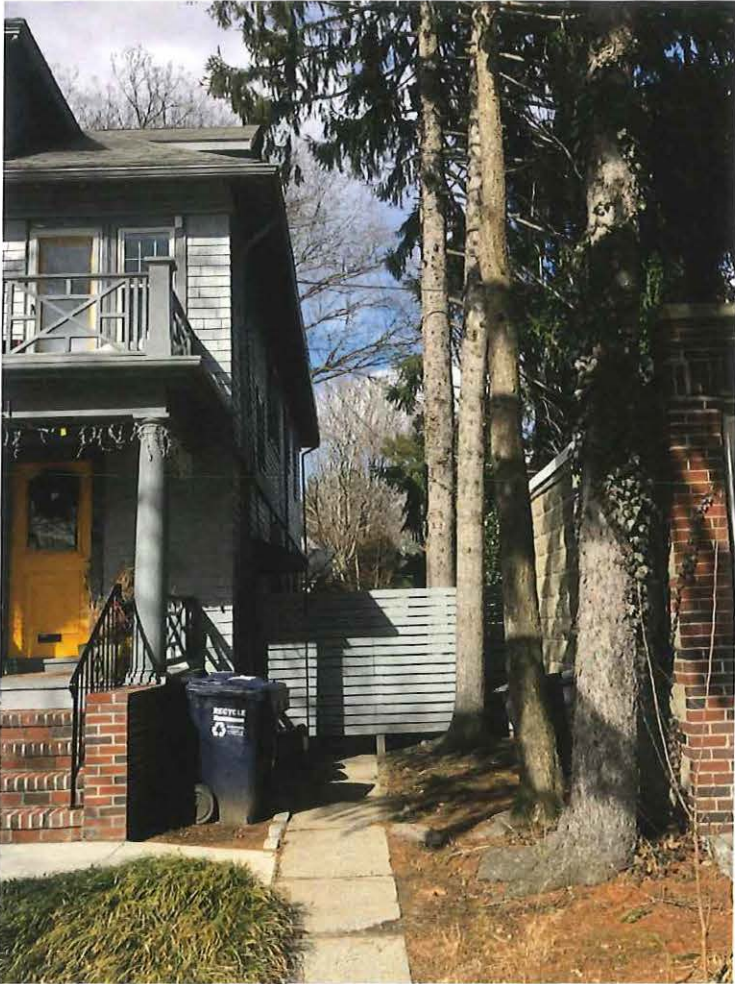
DATE:
4-16-2020

PROJECT:
321 Mt Auburn St

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



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

DATE:
4-16-2020

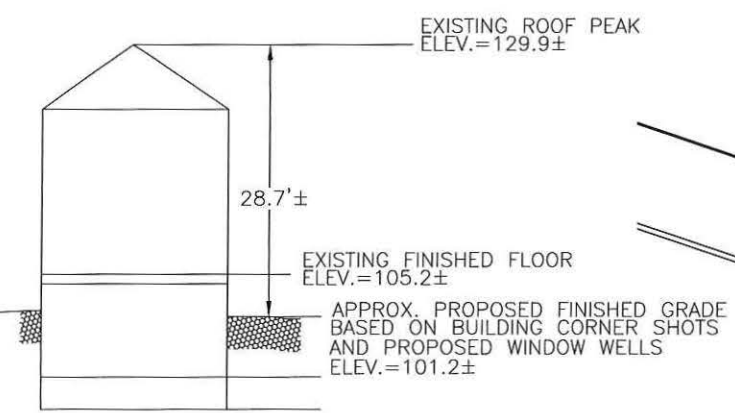
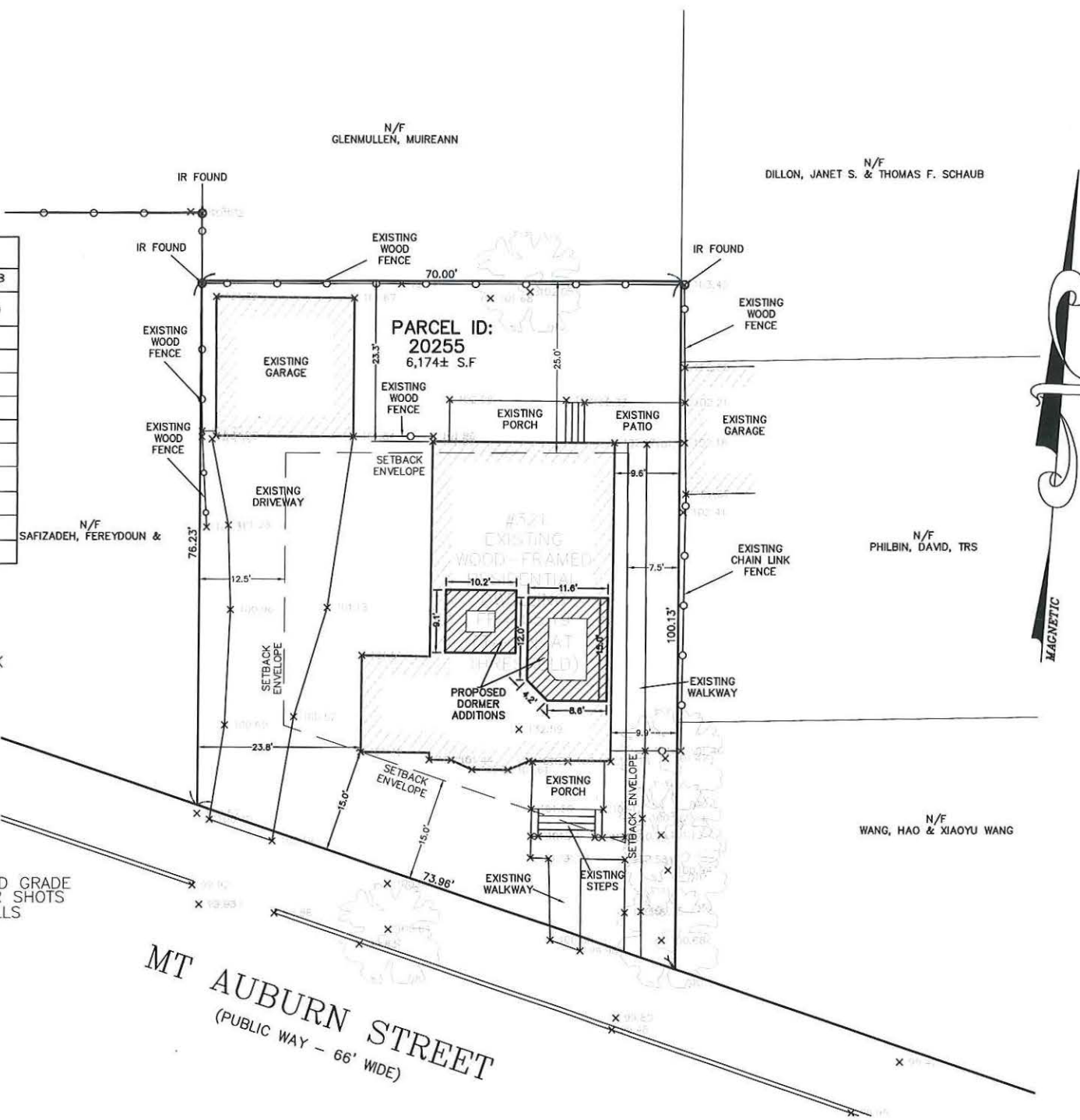
PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS

TITLE:
PHOTOS

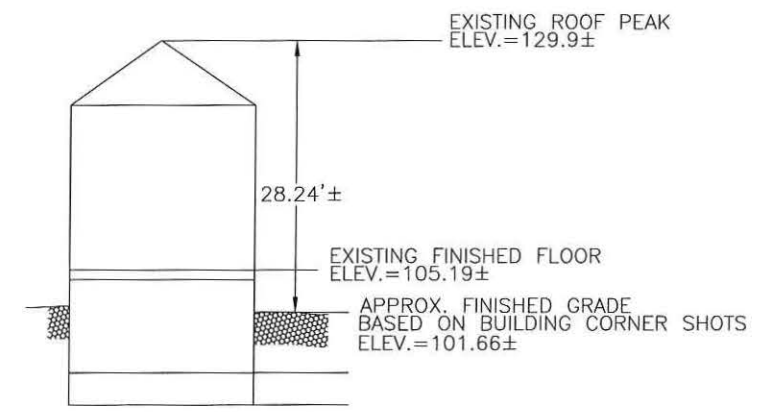
DRAWING:
0.2

EXISTING LEGEND	
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—	FENCE
-205-	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
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	-	-

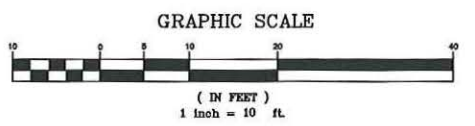


PROPOSED PROFILE
NOT TO SCALE



EXISTING PROFILE
NOT TO SCALE

- 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

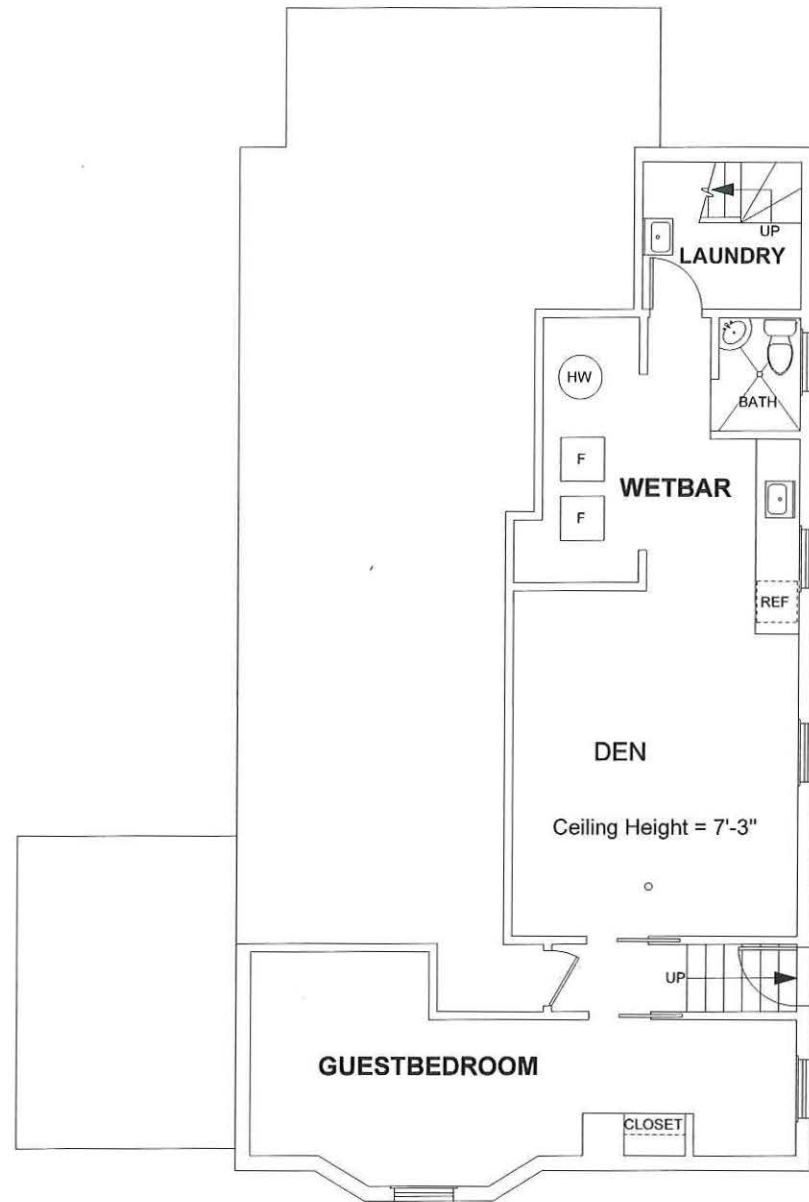


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDING WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL 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 PROVISION SHALL BE THE SOLE RESPONSIBILITY OF THE USER. PETER NOLAN & ASSOCIATES LLC SHALL BE RESPONSIBLE FOR ANY VIOLATION.

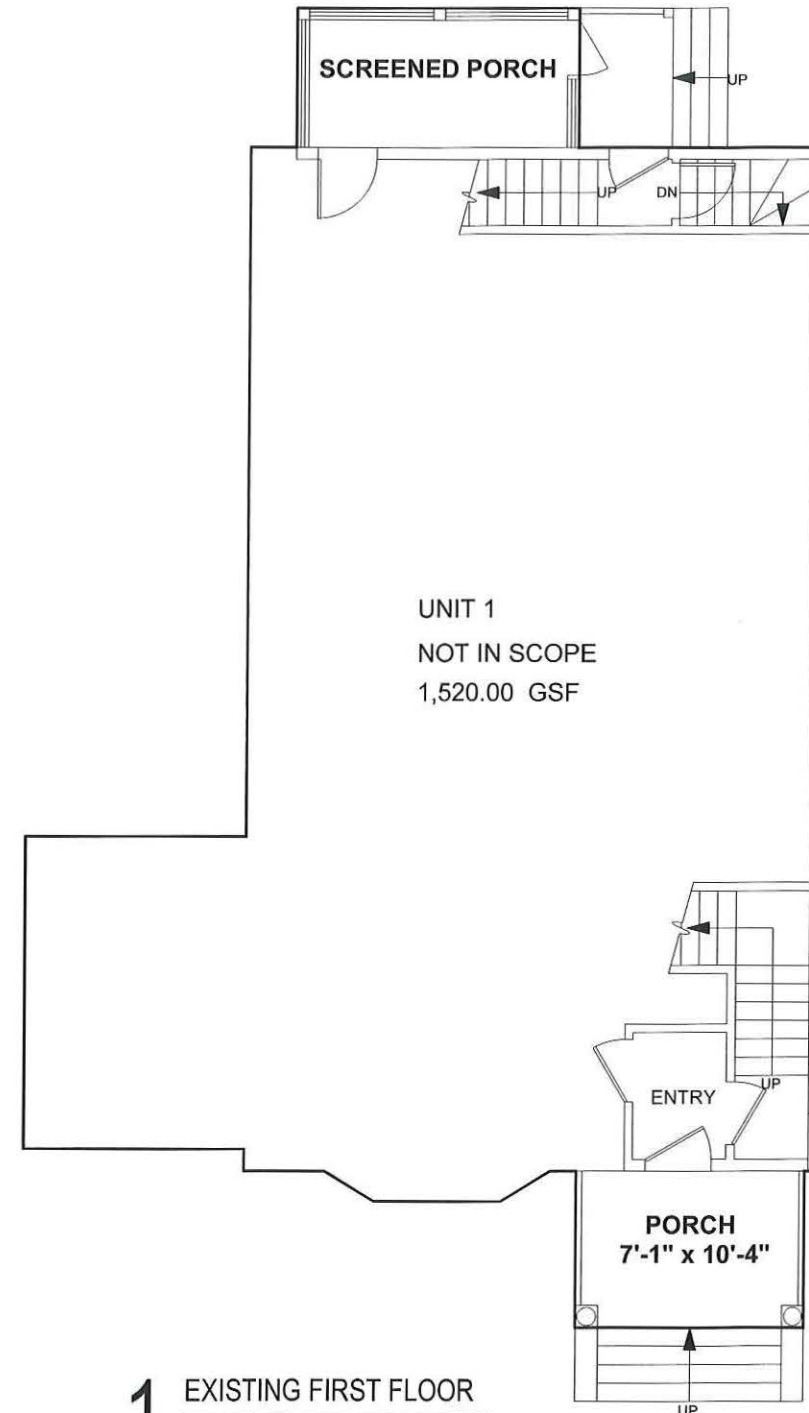
SCALE	1"=10'
DATE	2/2/2020
SHEET	1 OF 1
PLAN NO.	1 OF 1
CLIENT:	321 MT AUBURN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	P.N.
APPD BY	P.N.
BY	REVISION
PROPOSED PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458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



SHEET NO.
1



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



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



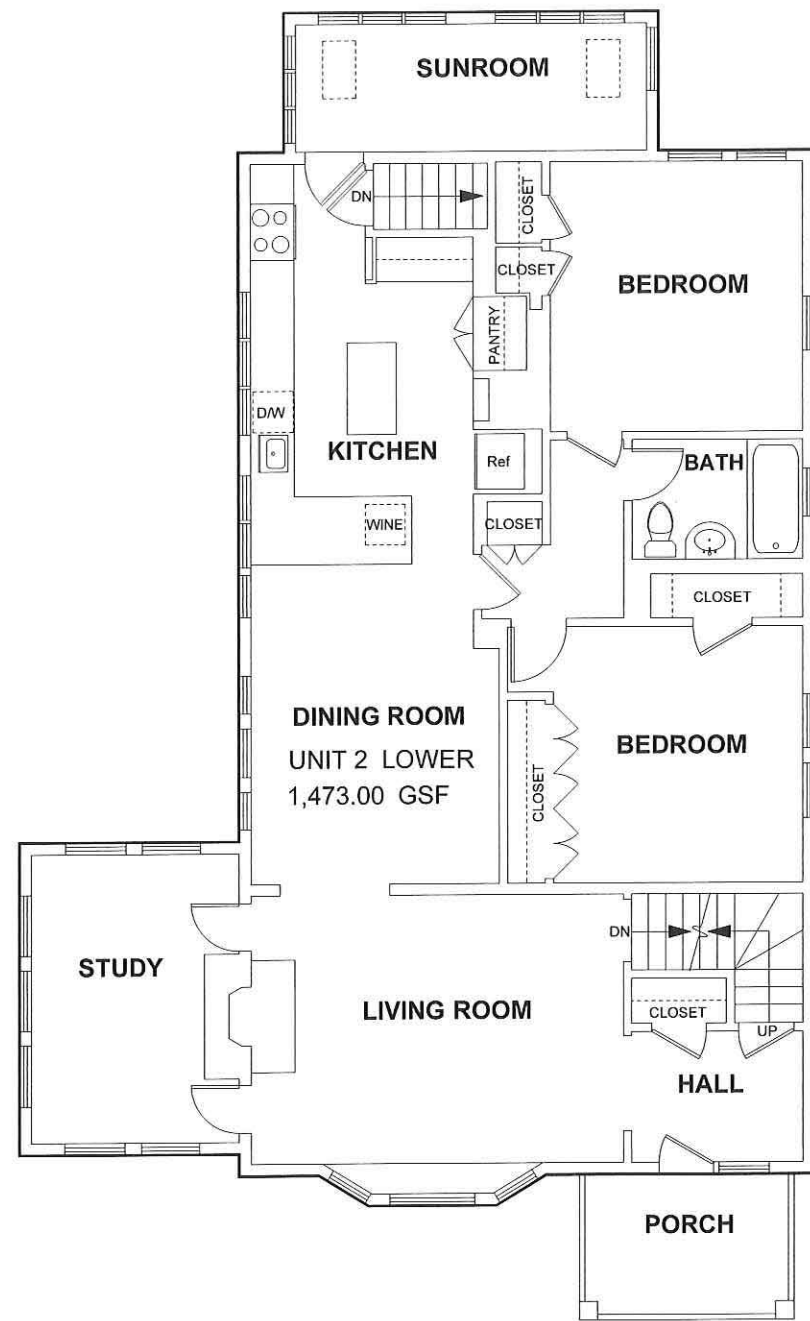
ARCHITECT:
GCD ARCHITECTS
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Tel. 617-412-8450
www.glassmanchungdesign.com

DATE:
4-16-2020

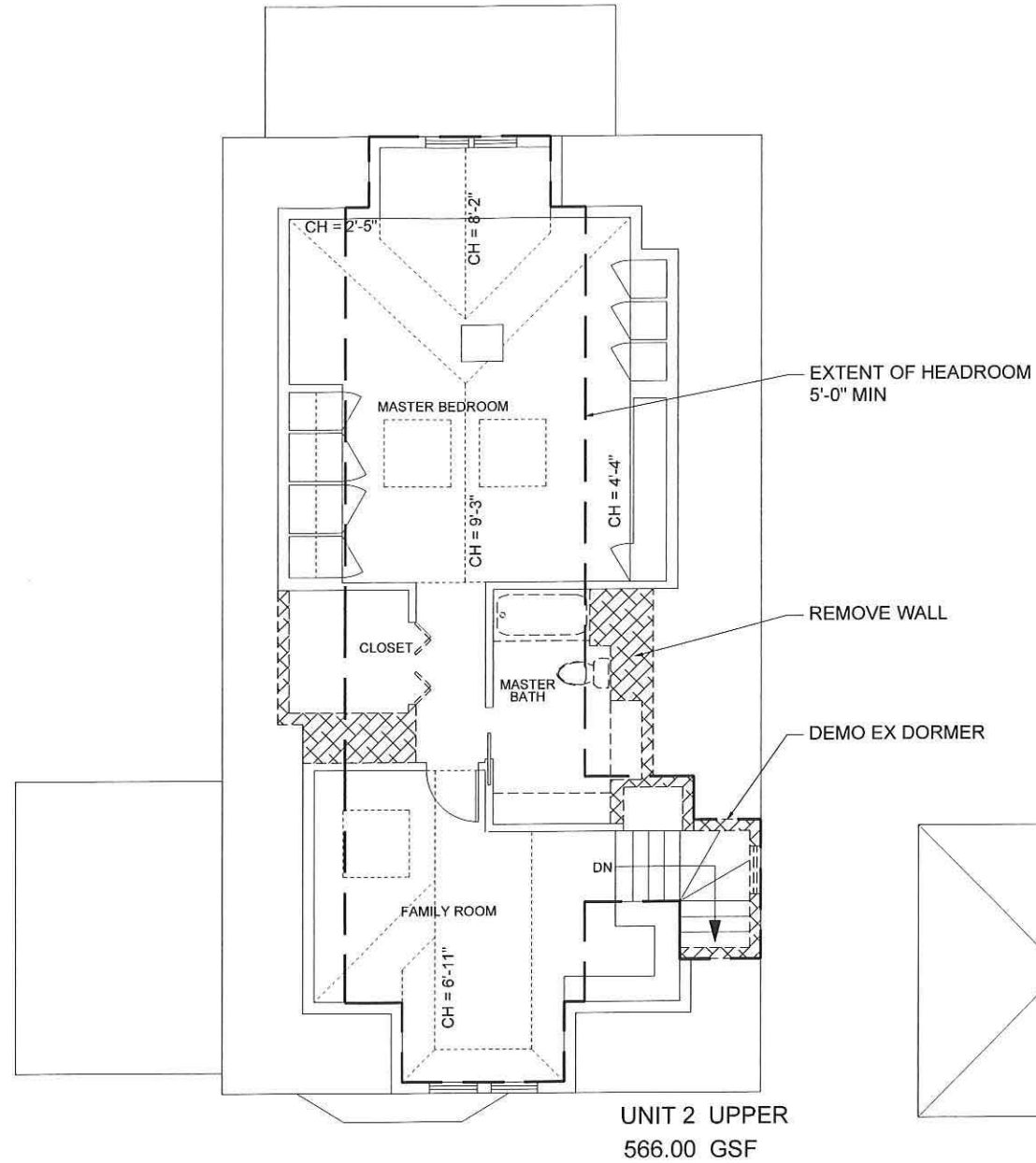
PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS

TITLE:
EXISTING PLANS

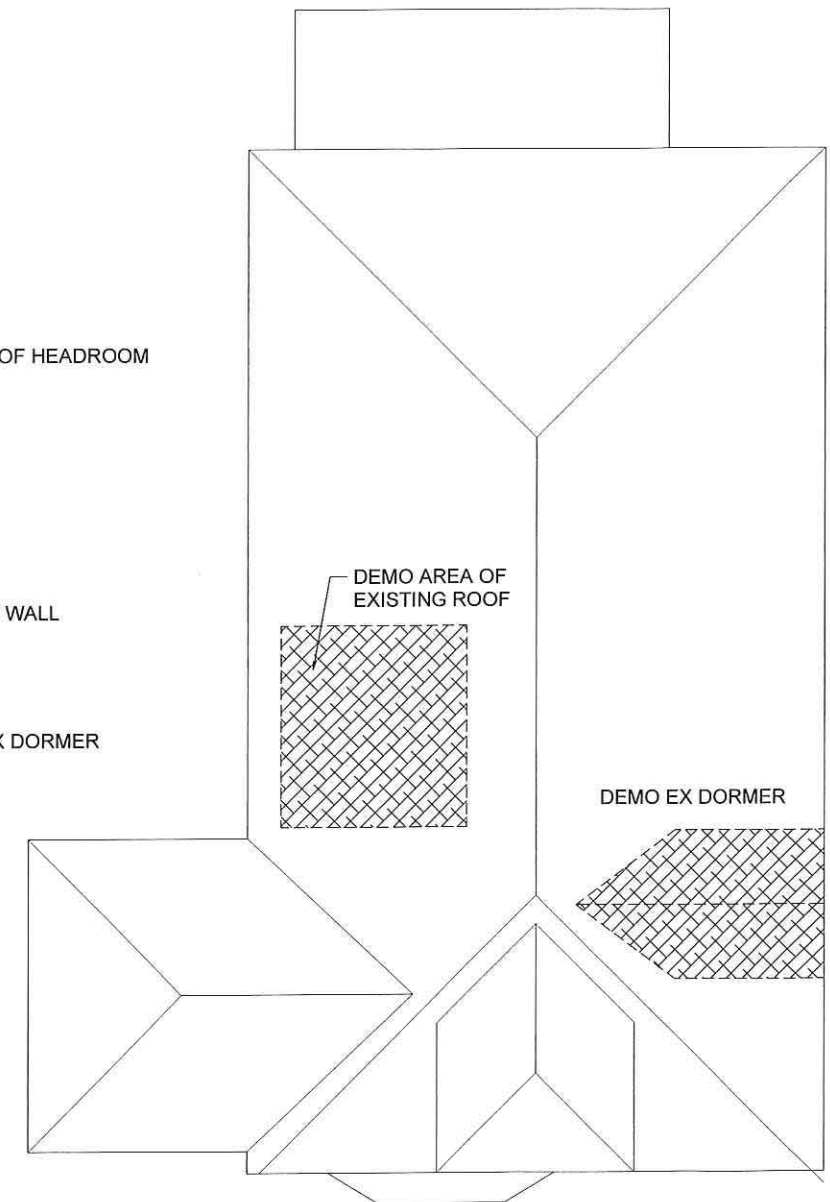
DRAWING:
D1.1



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



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



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



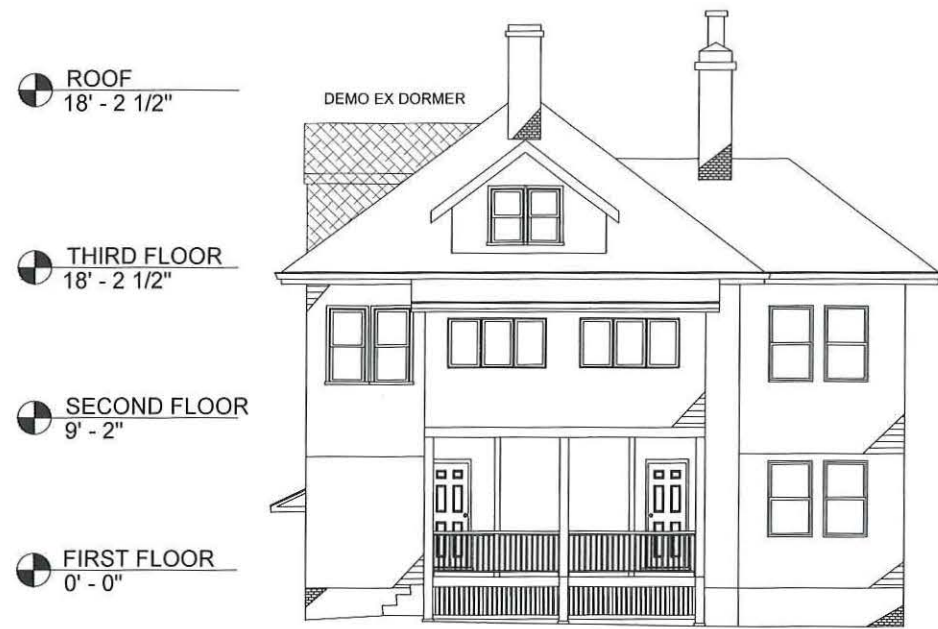
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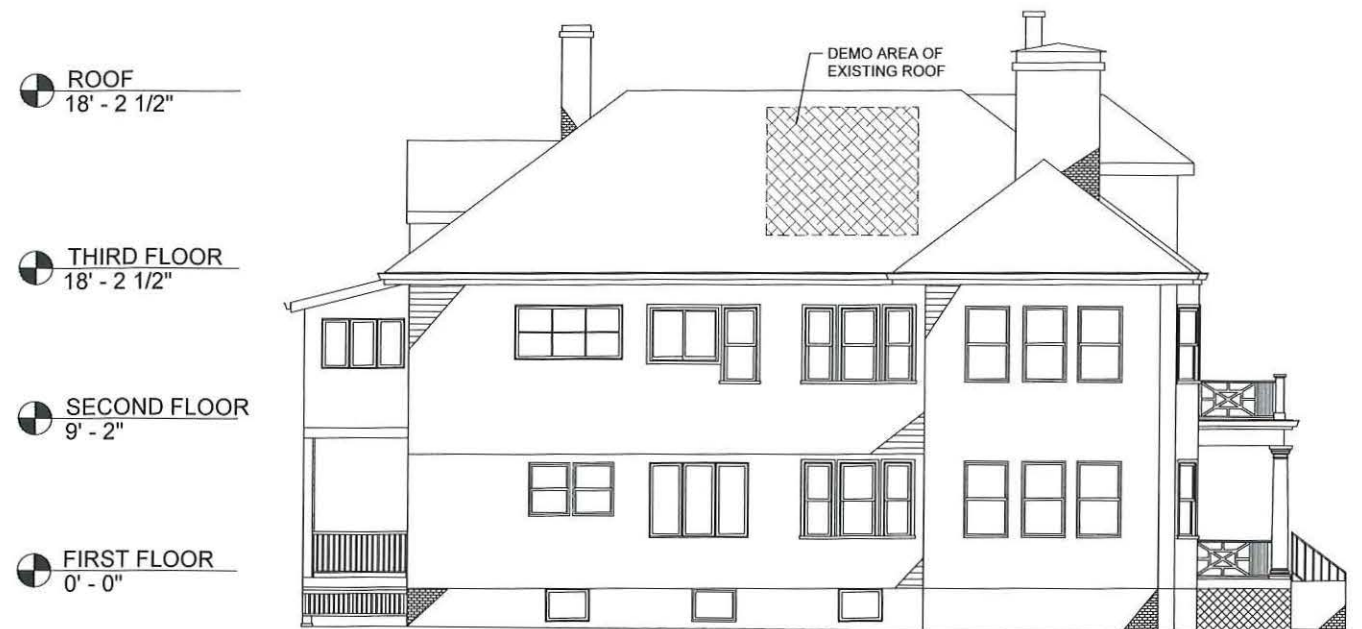
PROJECT:
321 Mt Auburn St
PROPOSED DORMER ADDITIONS

TITLE:
EXISTING PLANS

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"

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 (.35 ALLOWABLE)

TOTAL PROPOSED FAR:

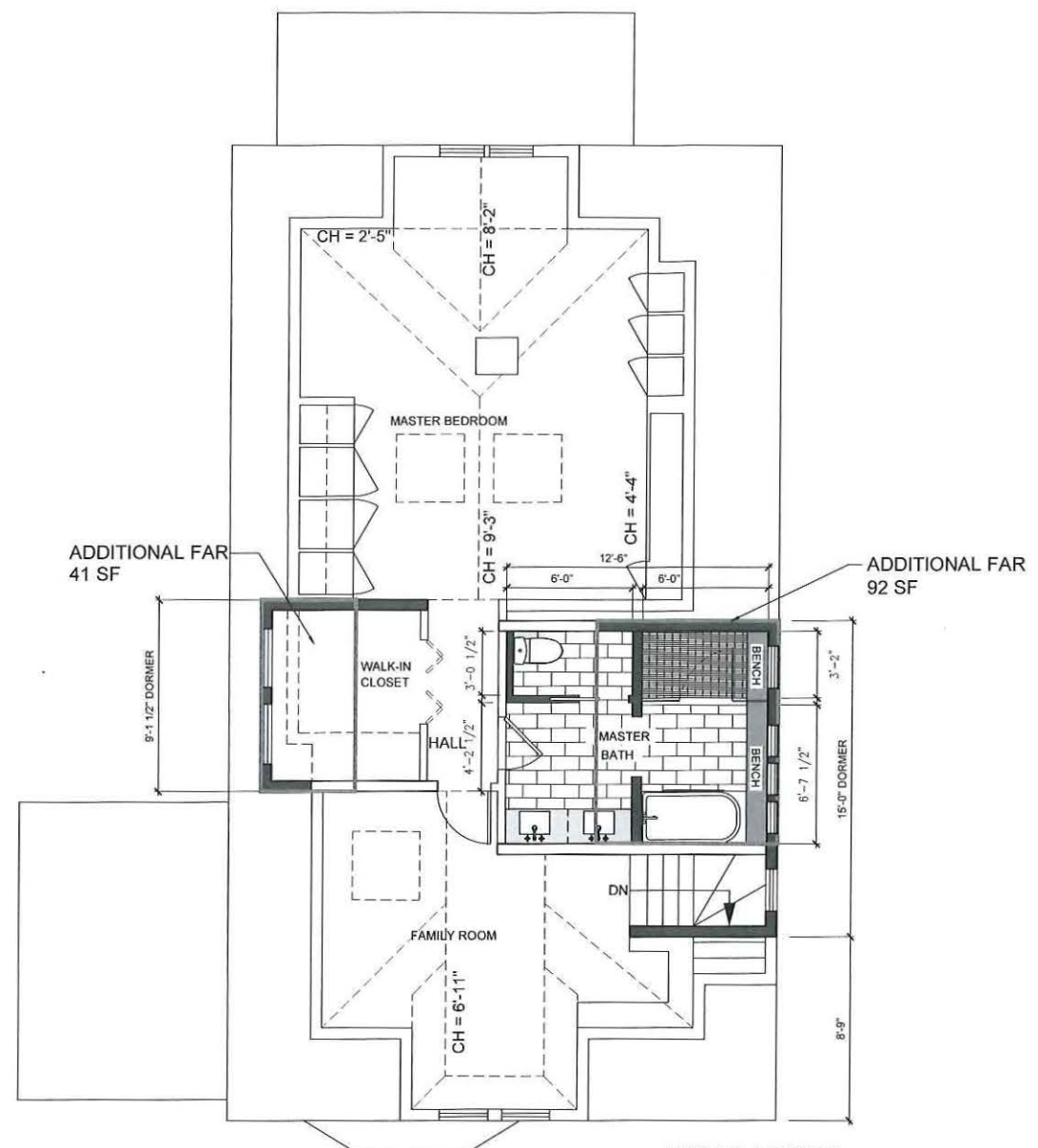
2,500.00 / 5,000.00 = .50 FIRST 5,000 SF LOT

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

TOTAL EXISTING FAR ALLOWABLE: .47

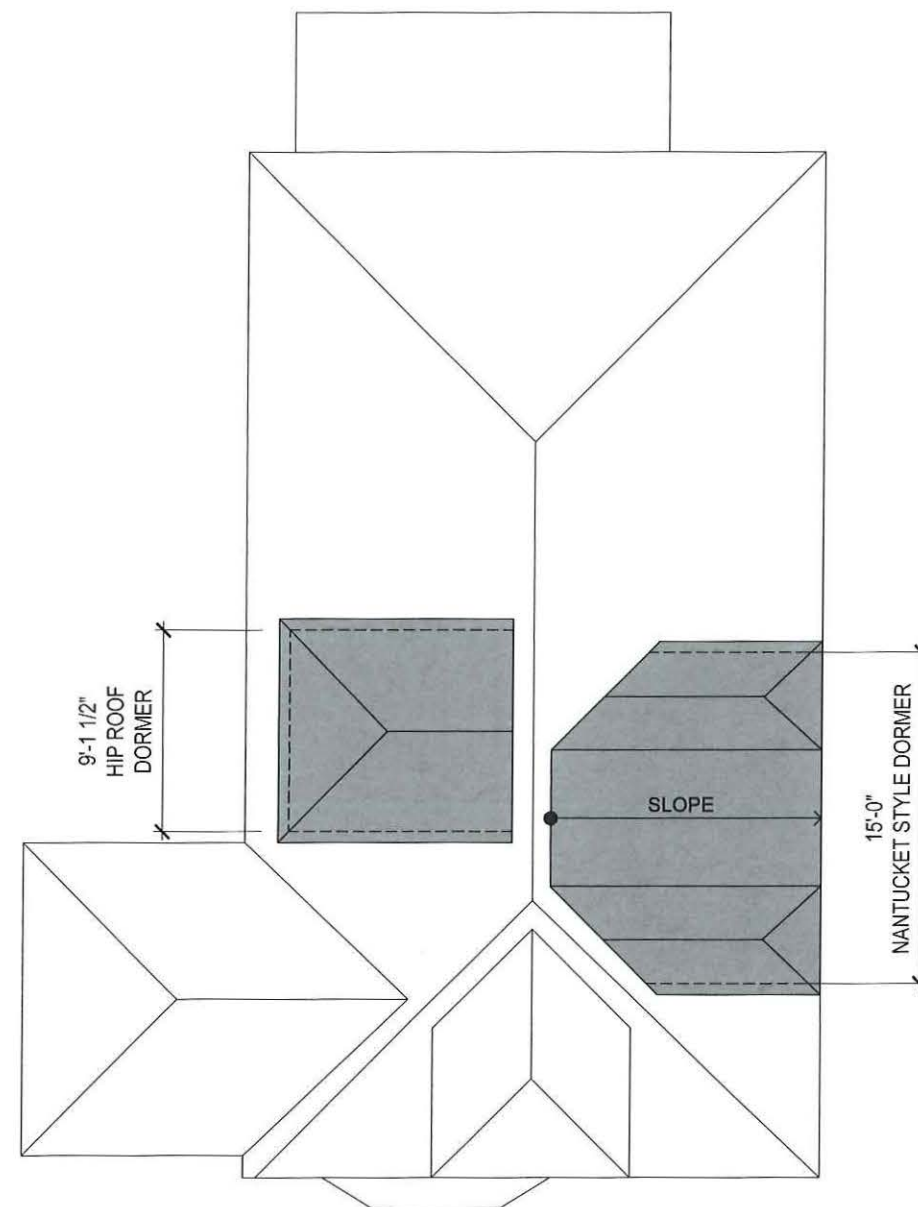
TOTAL EXISTING FAR: 3,559.00 SF / 6,174. = .576

TOTAL PROPOSED FAR: 3,892.00 SF / 6,174 = .597



UNIT 2 UPPER
566.00 GSF EXISTING
133.00 GSF PROPOSED ADDITIONAL
699.00 GSF PROPOSED TOTAL

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



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



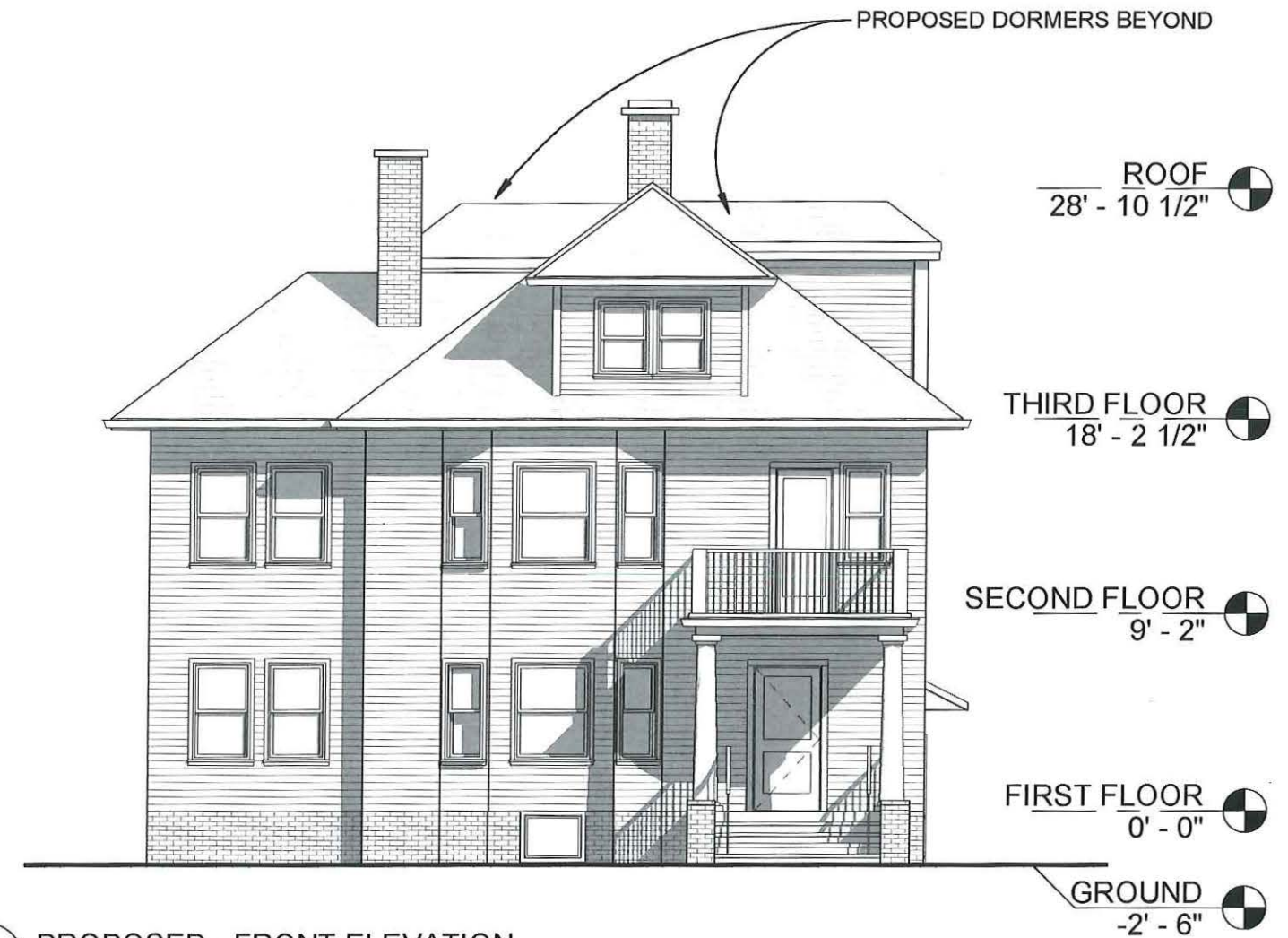
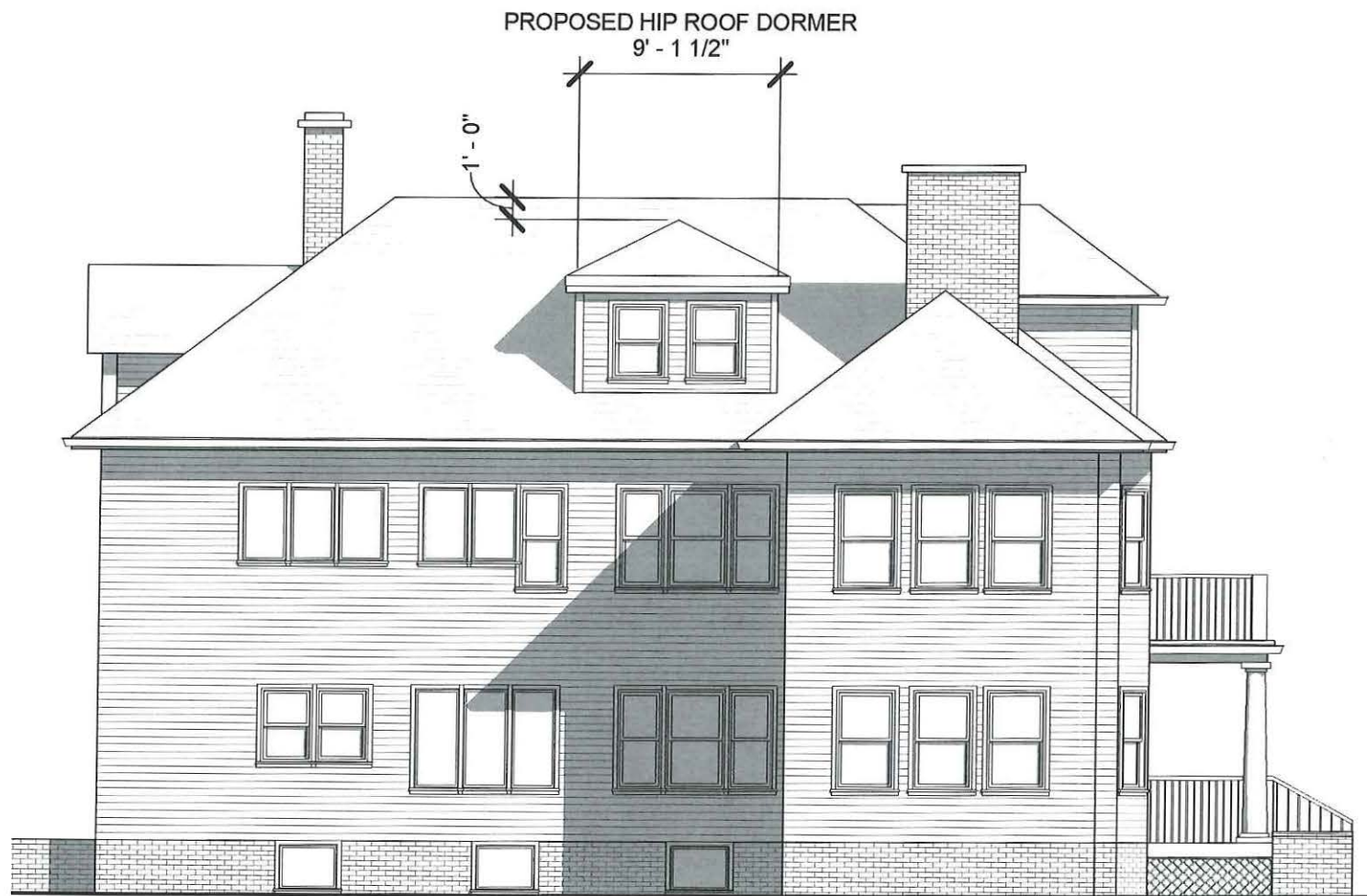
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DATE:
4-16-2020

PROJECT:
**321 MT. AUBURN ST
PROPOSED DORMER ADDITIONS**

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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4-16-2020

PROJECT:
321 MT. AUBURN ST
PROPOSED DORMER ADDITIONS

TITLE:
NEW WORK
ELEVATIONS

DRAWING:
A2.1



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

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



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DATE:
4-16-2020

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

TITLE:
NEW WORK
ELEVATIONS

DRAWING:
A2.2

EXISTING FRONT
DORMER

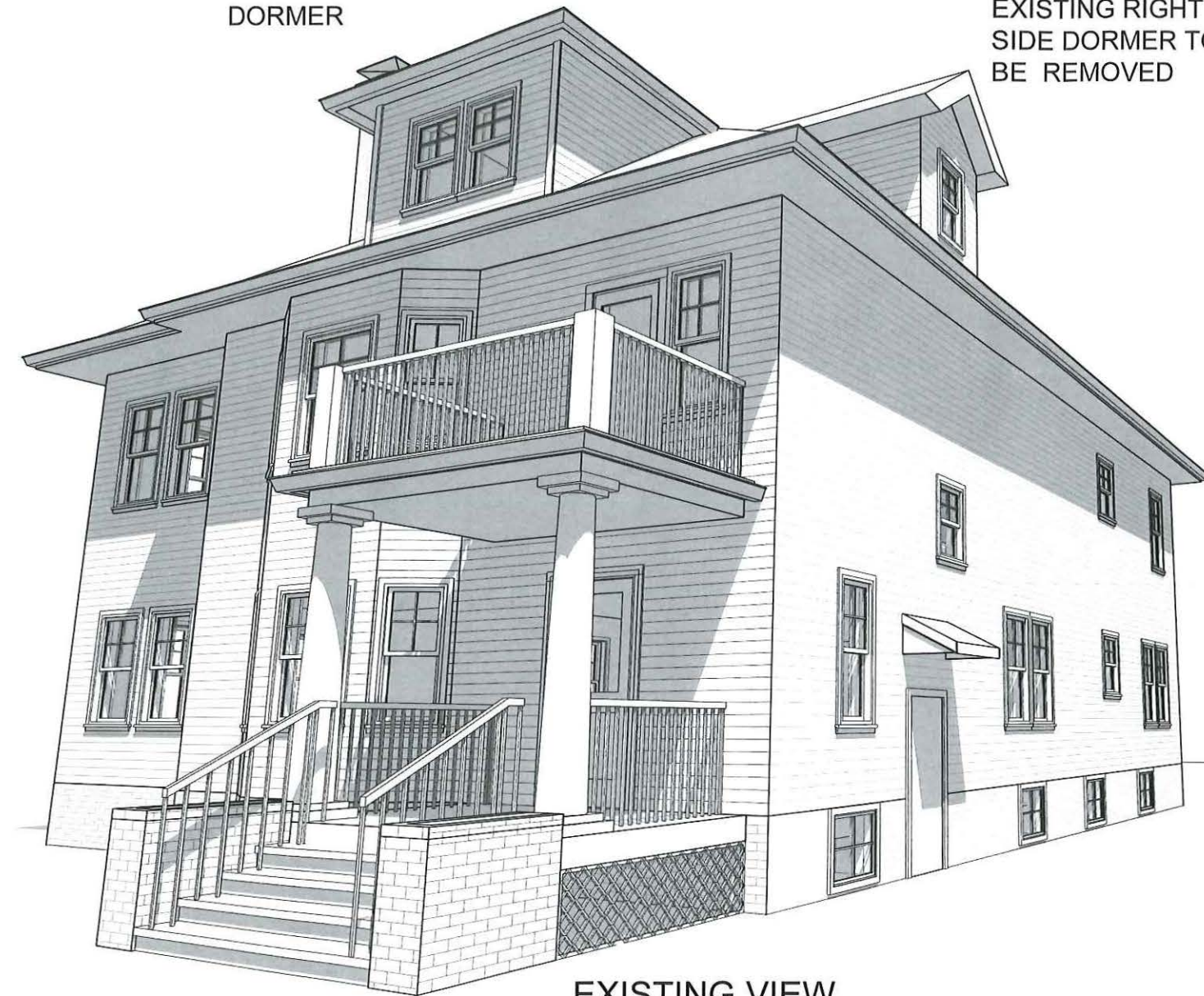
PROPOSED RIGHT
SIDE DORMER

EXISTING FRONT
DORMER

EXISTING RIGHT
SIDE DORMER TO
BE REMOVED



PROPOSED VIEW
FRONT / RIGHT



EXISTING VIEW
FRONT / RIGHT



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DATE:
4-16-2020

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

TITLE:
PROPOSED DORMERS
3-D RENDERINGS

DRAWING:
A3.1



EXISTING FRONT DORMER

FRONT VIEW



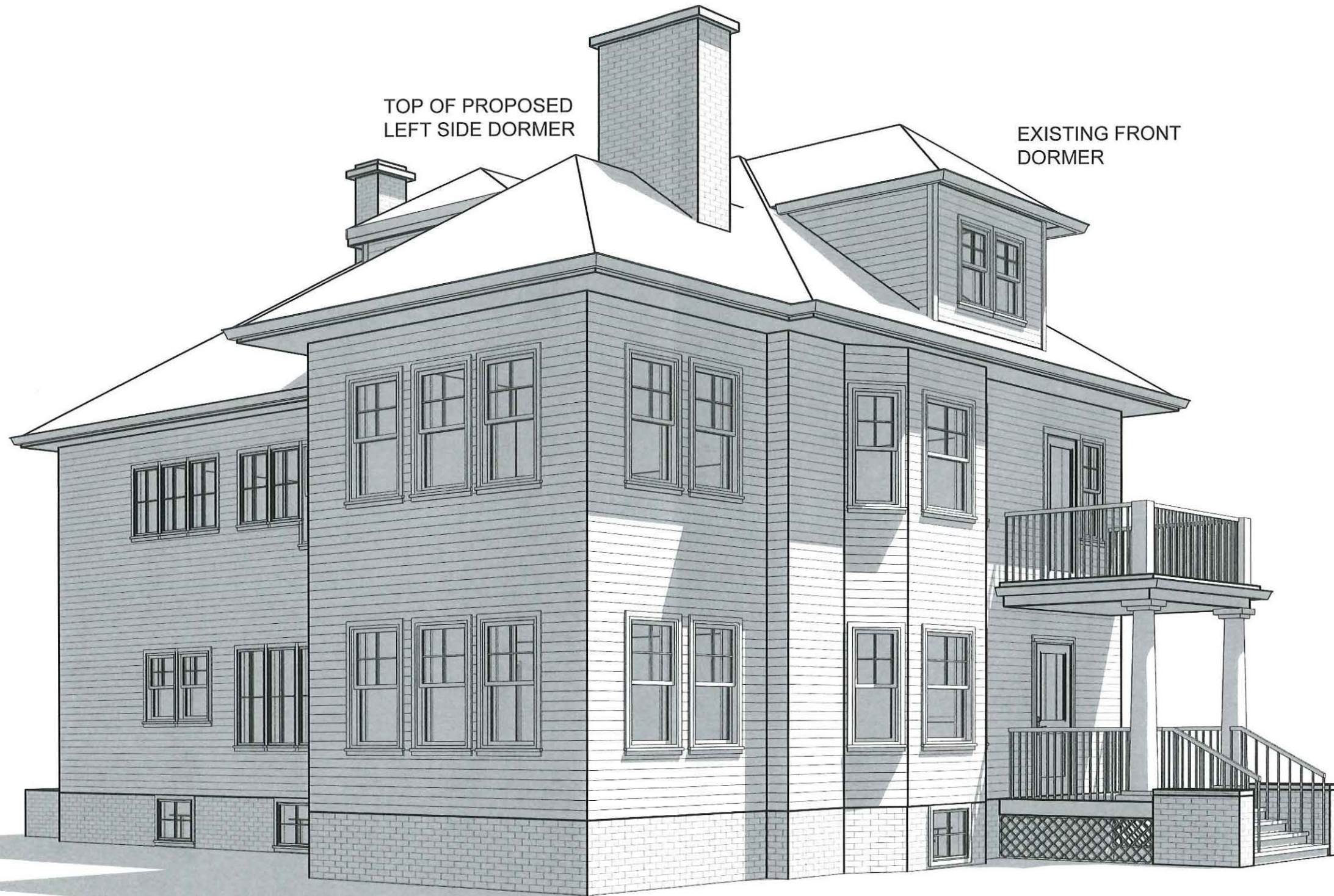
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DATE:
4-16-2020

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

TITLE:
PROPOSED DORMERS
3-D RENDERINGS

DRAWING:
A3.2



FRONT VIEW FROM LEFT



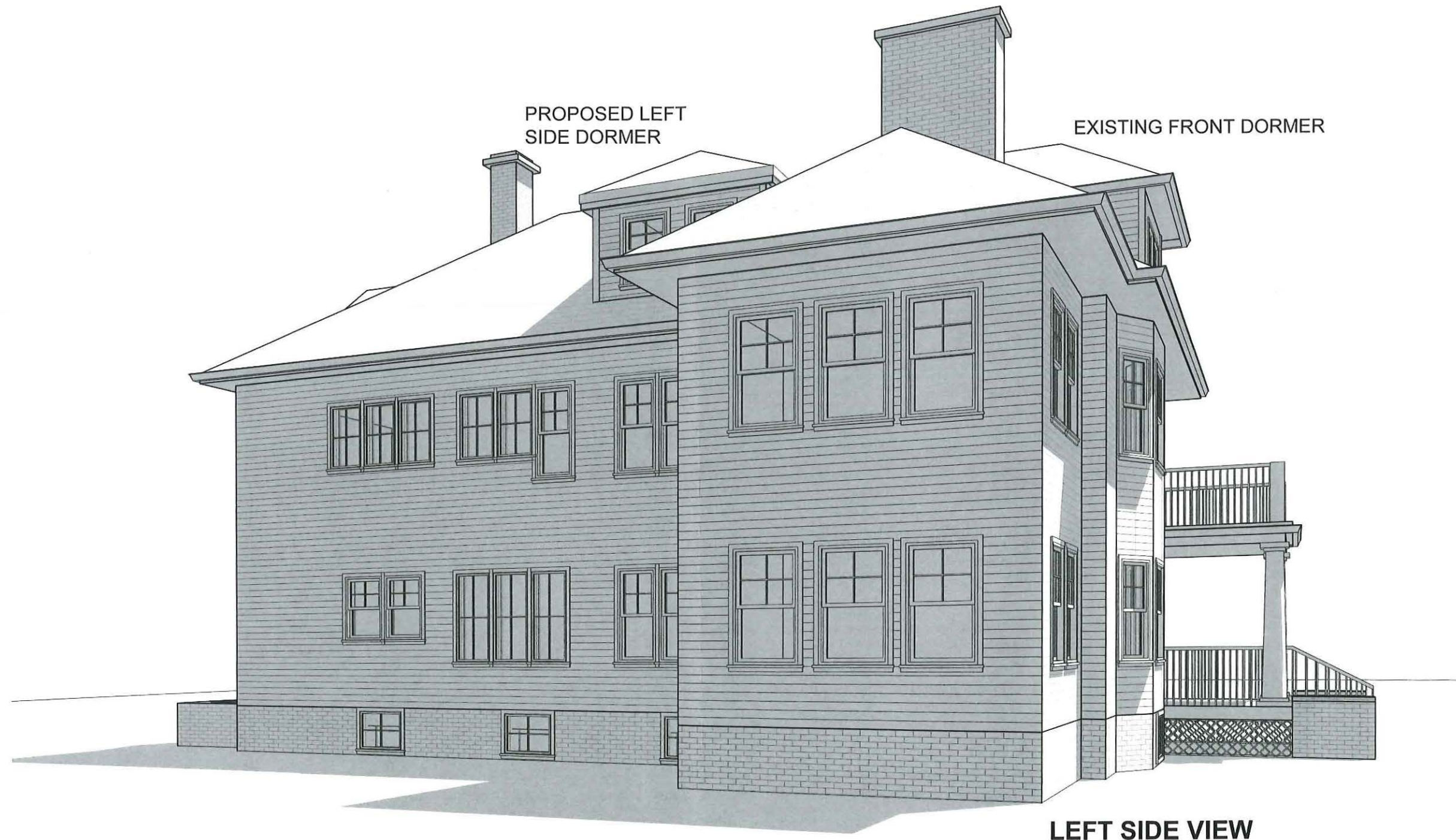
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DATE:
4-16-2020

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

TITLE:
PROPOSED DORMERS
3-D RENDERINGS

DRAWING:
A3.3



LEFT SIDE VIEW



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DATE:
4-16-2020

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

TITLE:
PROPOSED DORMERS
3-D RENDERINGS

DRAWING:
A3.4



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: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members