



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 **2021 JAN 27 AM 11:47**

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: **105802**

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Jameson Rogers C/O Adam J. Glassman, R.A. GCD Architects

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

LOCATION OF PROPERTY: 383 Windsor St, Cambridge, MA

TYPE OF OCCUPANCY: multifamily residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /New and enlarged non conforming window openings, exclusion of basement from calculated GFA /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Proposed Non Conforming 3rd Story Addition and Rear Decks per Existing Non-Comforming FAR and Set-Backs and Increasing GFA of an Existing Non-Comforming Structure by more than 20%.

Proposed Non-Conforming New and Enlarged Window openings per Non-Conforming Set-Backs
Proposed Exclusion of Basement from the Calculation of the GFA

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000	Section: 8.22.2 (Non-Conforming Structure).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 2.000	Section: GFA (16) Basement Exemptions from GFA

Original
Signature(s):

Adam J. Glassman, R.A.

(Petitioner(s) / Owner)

[Signature]
(Print Name)

Address:

Date: 1/25/21

. No. 617-412-8450
E-Mail Address: ajglassman.ra@gmail.com

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 Jameson Rogers

(OWNER)

Address: 50 Inman St. Cambridge MA 02139

State that I/We own the property located at 383-385 Windsor St., which is the subject of this zoning application.

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

383-385 Windsor Realty Trust

*Pursuant to a deed of duly recorded in the date 10/30/20, Middlesex South County Registry of Deeds at Book 76040, Page 305; 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.**

V.R. New York
Commonwealth of Massachusetts, County of Kings

The above-name Jameson Rogers personally appeared before me, this 11th of January, 2021, and made oath that the above statement is true.

V.R. Patel Notary

My commission expires 12/24/2023 (Notary Seal).

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

VASHU PATEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PA6334587
Qualified in Kings County
My Commission Expires 12-21-2023

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the ordinance would make it impossible to modernize the 3 existing legal dwelling units so all 3 can be properly upgraded into comfortable and functional spaces for a modern family. The existing attic cannot be utilized as it is unusually small and cannot be converted into habitable space without substantial modifications to the existing low profile hip roof.

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

The pre-existing lot is non-conforming due to size and setbacks and no substantial exterior modifications to the building envelope can be made without obtaining zoning relief, even if there is no actual increase in FAR or increase in existing non-conformities.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed work will cause no loss of off-street parking, will add no additional FAR, it will add no additional dwelling units, it will cause no light or noise pollution, it will cause no loss of open space, it will maintain a conforming building height and will cause no loss of privacy or increase shadows cast on abutting lots. The existing building non-conformities such as FAR and rear-setback will be reduced, and the non-conforming private open space will be increased. The proposed work would raise the existing roof height less than 1'-0" and the building height would remain conforming.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Zoning relief for the proposed work would allow the owner to convert a structure that was built and historically occupied as 4 cramped 'worker cottage' style flats into 3 dwelling units which can comfortably and functionally accommodate a family without increasing the density of the neighborhood. Additionally, the physical scale and architectural character of the neighborhood would be maintained and enhanced, the existing non-conforming FAR would be decreased, the existing non-conforming rear set back would be improved, and the usable private open space would be made conforming to the benefit of each dwelling unit, and as part of this work the pervious surface area would be increased reducing storm water runoff. The proposed 3rd story addition and rear decks would be consistent with the use, scale and character of the neighborhood, they would not contribute to increased neighborhood density, and would have no negative impacts on either the neighborhood or the city.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 383 Windsor St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

There will be no loss of privacy to abutters per the proposed modifications to windows within the side and rear setbacks. The exclusion of the basement from the GFA would be consistent with and therefore in support of the character of the neighborhood or district as the basement would remain as unfinished building support space. Additionally, the existing basement ceiling height could allow some portion of the basement to be legally converted, by future owners, into additional 'playroom' or similar space for Unit 1.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed modified and new window openings and the exclusion of the basement from the GFA would have no impact on traffic patterns as they do not contribute in any way to additional neighborhood density.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The modified and new window openings and exclusion of the basement from the GFA would have no impact on the adjacent building uses as there would be no loss of privacy or loss of off street parking.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The modified and new window openings and exclusion of the basement from the GFA would result in no additional detriment of any kind to the neighborhood.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The modified and new window openings and exclusion of the basement from the GFA would have no impact on the scale, character or quality of life in the neighborhood.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jameson Rogers

Location: 2 Worthington St

Phone: 617-412-8450

Present Use/Occupancy: multifamily residential

Zone: Residence C-1 Zone

Requested Use/Occupancy: multifamily residential

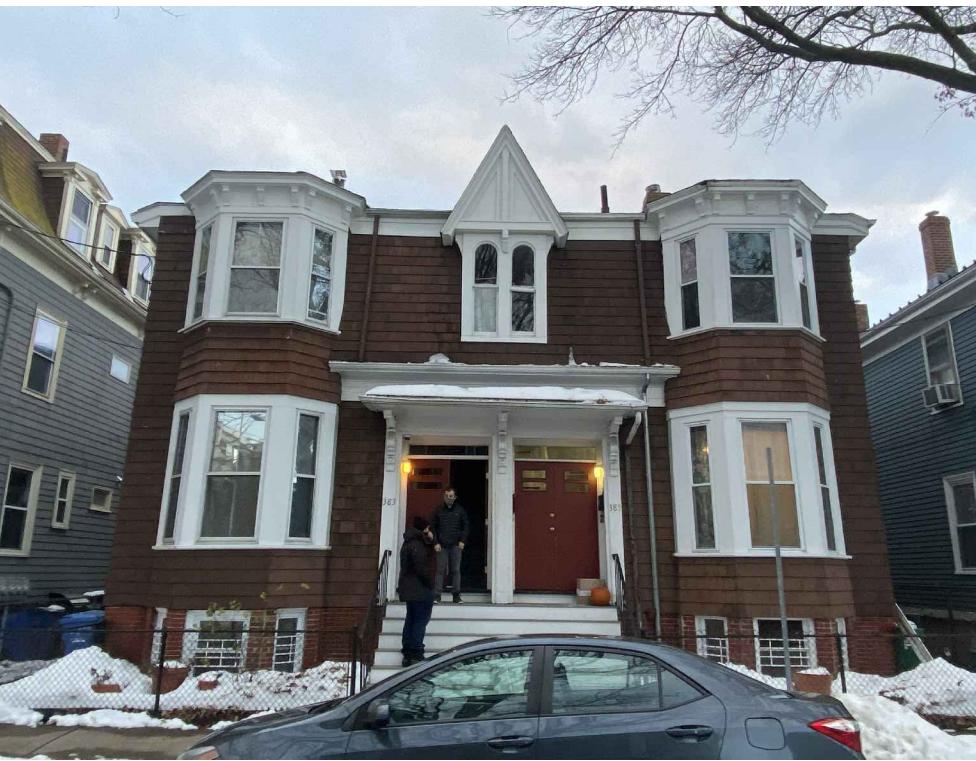
	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>	5,606.0	5,402.0	2,686.5 (max.)
<u>LOT AREA:</u>	3,582.0	No Change	5,000.0 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.57	1.50	.75
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,194.0	No Change	1,500.00
<u>SIZE OF LOT:</u>	WIDTH 50 DEPTH 73.0	No Change No Change	50 NA
<u>SETBACKS IN FEET:</u>	FRONT 0.0 to front stairs & 3'-7" to bay window REAR 0.0 to existing ramp LEFT SIDE 3.2 RIGHT SIDE 2.0	No Change 11.4 to proposed deck stair No Change No Change	15.0 20.0 15.5 15.5
<u>SIZE OF BUILDING:</u>	HEIGHT 34.2 WIDTH 72.0	34.92 60.5'	35.0 33.0
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	559.0 16%	1,166.0 32%	1,074.6 30%
<u>NO. OF DWELLING UNITS:</u>	3	3	3
<u>NO. OF PARKING SPACES:</u>	0	0	3
<u>NO. OF LOADING AREAS:</u>	0	0	NA
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	NA	NA	NA

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

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'.



377-379 WINDSOR



383-385 WINDSOR



EXISTING REAR VIEW



EXISTING STREET VIEWS

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

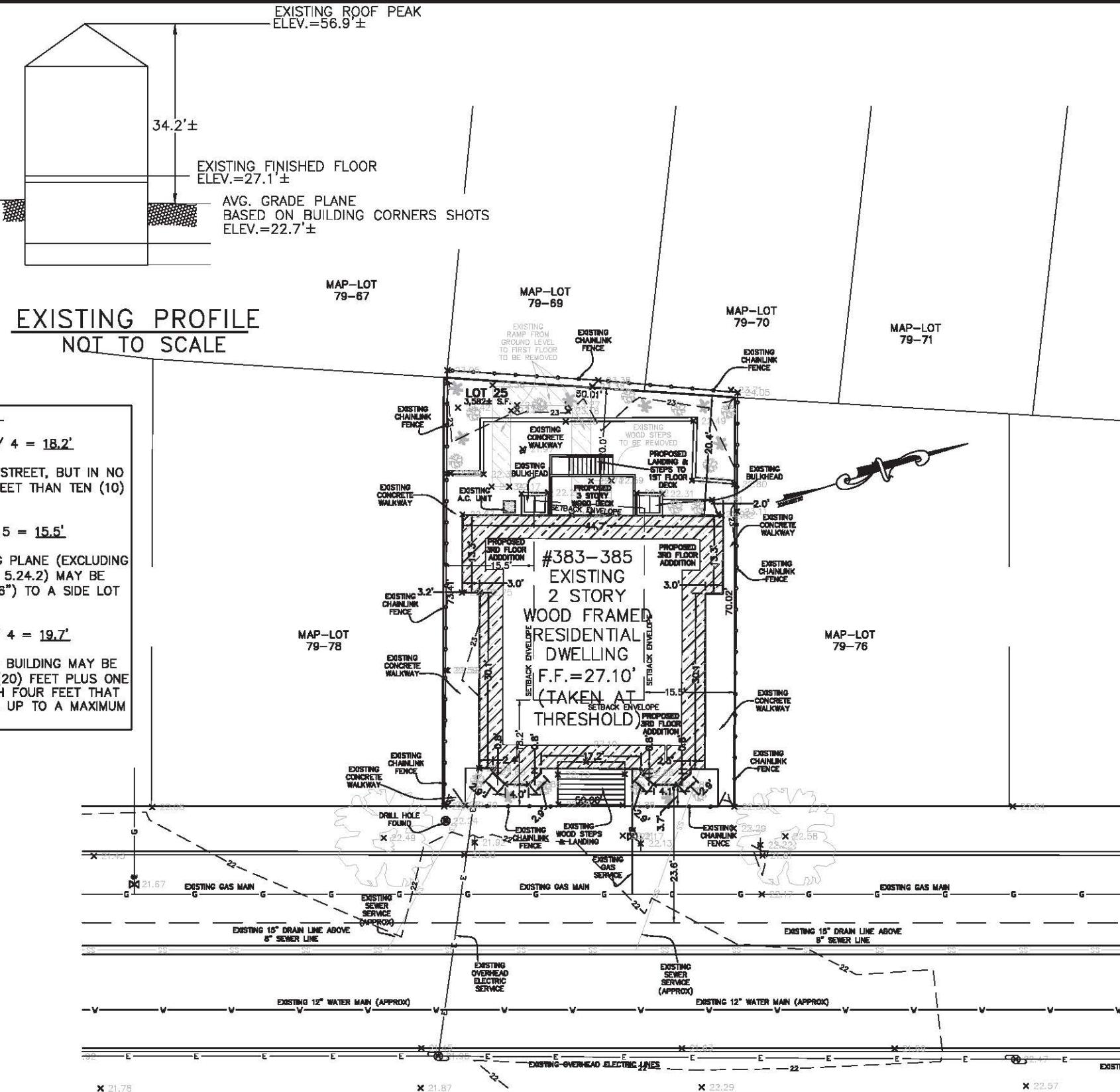
EXISTING BUILDING PHOTOS

Job No.: A160.00
Date: 15 January 2021

Drawing No. :
C1

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

EXISTING LEGEND	
SS	SEWER LINE
S	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UD	UTILITY POLE
X	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
O	FENCE
20S	CONTOUR LINE (MJR)
10S	CONTOUR LINE (MNR)
X	SPOT GRADE
①	DRAIN MANHOLE
X	HYDRANT
Tree	TREE



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/19/2020.
2. DEED REFERENCE: BOOK 51790 PAGE 81, PLAN REFERENCE: END OF BOOK 397 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN 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. ZONING DISTRICT = RESIDENCE C-1
9. ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MIN. AREA	5,000 S.F.	3,582± S.F.	3,582± S.F.
MIN. YARD FRONT	18.2'	23.6'	23.6'
SIDE (RIGHT)	15.5'	2.0'	2.0'
SIDE (LEFT)	15.5'	3.2'	3.2'
REAR	20'	20.4'	20.4'
MAX. BLDG. HEIGHT	35'	34.2±	34.9±
MIN. OPEN SPACE	30%	49.9% ±	49.9% ±
MIN. LOT WIDTH	50'	50.0'	50.0'
MAX. F.A.R.	0.75	-	-

WINDSOR STREET
(PUBLIC WAY-50' WIDE)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S DESIGN, BIDDING, PERFORMANCE OR PAYMENT ISSUED BY THE CONTRACTOR, NOR FOR THE BIDDING OF PLATES OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE CONTRACT, NOR FOR THE CONTRACTOR'S DELAY IN CARRYING OUT THE CONTRACT, NOR FOR THE CONTRACTOR'S FAILURE TO DELIVER THE CONTRACT. THE EXENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF THE FEES AGREED PURCHASED COST.

COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

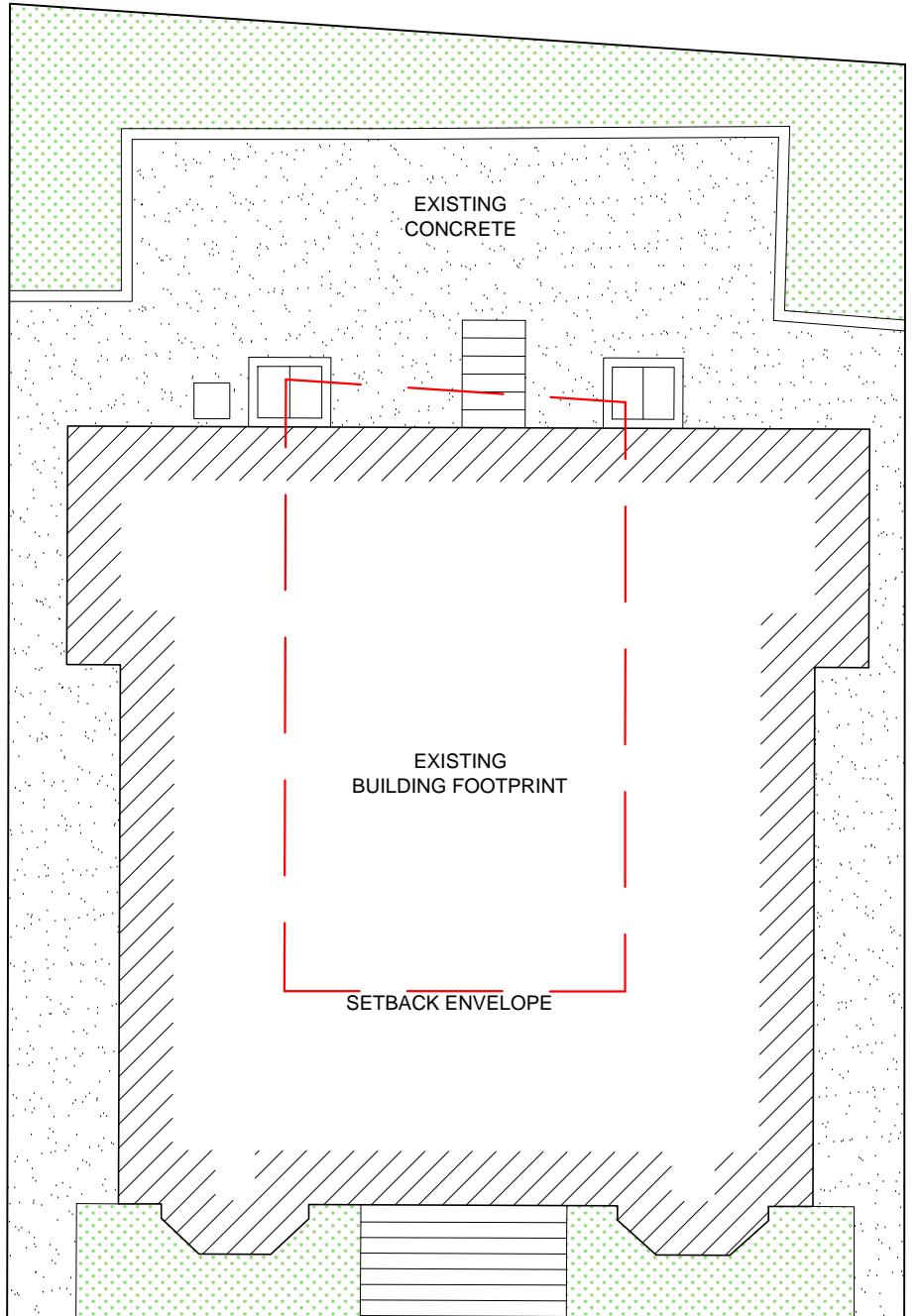
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOGRAPHIC, RECORDED OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY SUCH USE, REPRODUCTION, TRANSMISSION OR OTHER ACTIVITY IS UNAUTHORIZED AND IS A VIOLATION OF FEDERAL, STATE AND LOCAL TRADE SECRET AND TRADEMARK LAWS.

SCALE 1"=10'				
DATE 01/13/2021	REV	DATE	REVISION	BY
SHEET 1	383-385 WINDSOR STREET CAMBRIDGE MASSACHUSETTS PROPOSED PLAN			
PLAN NO. 1 OF 1	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 897 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
CLIENT:				
DRAWN BY				
CHKD BY P.N.				
APPD BY P.N.				
SHEET NO.	1			



EXISTING
PRIVATE OPEN
SPACE PLAN

EXISTING
NON-COMFORMING



PRIVATE OPEN SPACE REQUIRED $3,582.0 \times .30 = 1,074.60$

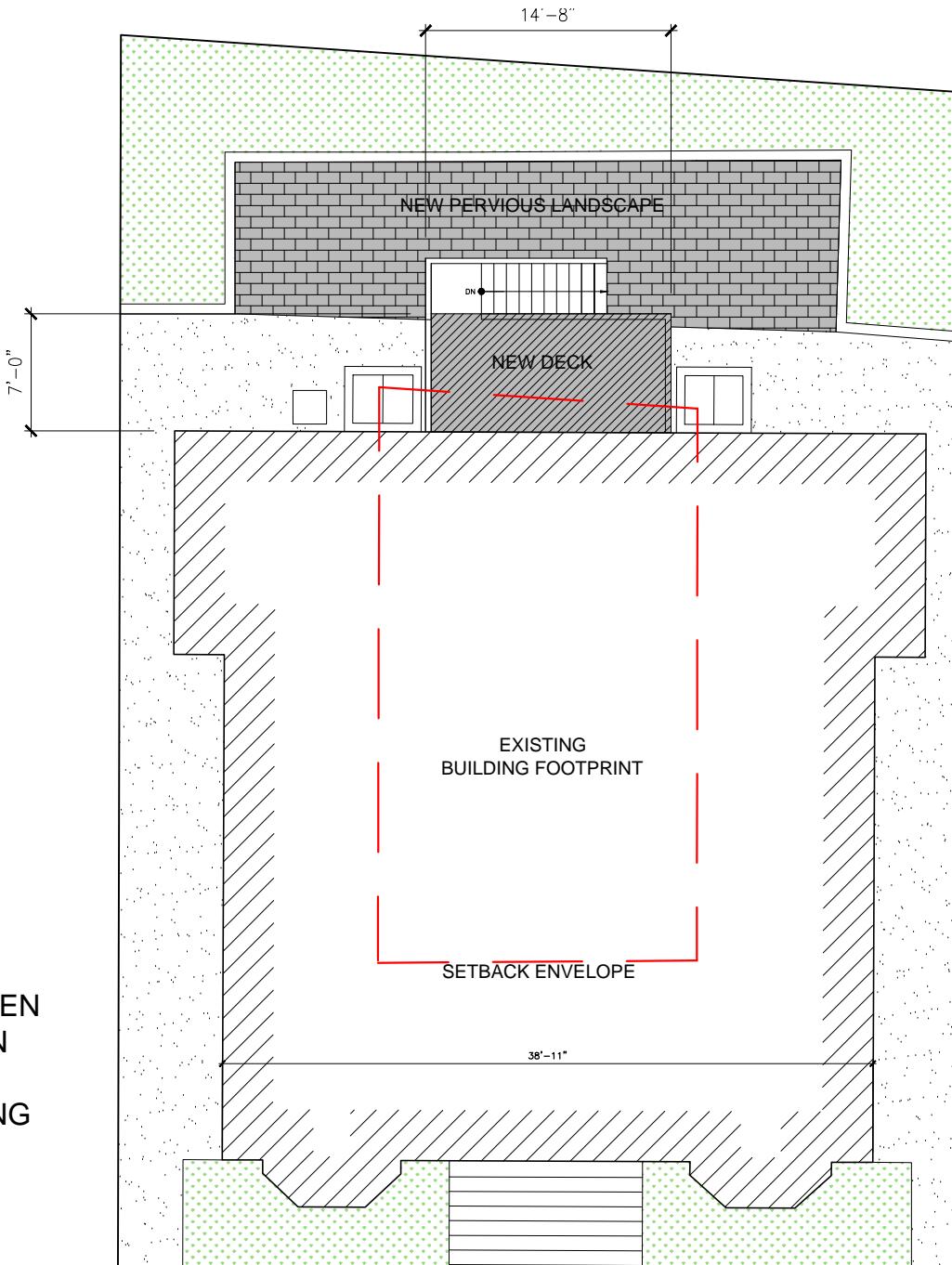
EXISTING PRIVATE USABLE OPEN SPACE WITH A MIN OF 15'X15' = 0.0 SF

PERVIOUS SURFACE
559.0 SF / 3,582.0 SF LOT = 15% EXISTING

TOTAL PRIVATE OPEN SPACE REQUIRED $3,582.0 \times 30\% = 1,074.60$

TOTAL PRIVATE OPEN SPACE EXISTING 15%

PROPOSED
PRIVATE OPEN
SPACE PLAN
COMFORMING



PRIVATE OPEN SPACE REQUIRED $3,582.0 \times .30 = 1,074.60$

PROPOSED PRIVATE OPEN SPACE (3) @ 101. SF EACH = 303.00 PRIVATE OPEN SPACE

EXISTING PERVIOUS LANDSCAPE SURFACE AREA
559.0 SF

PROPOSED ADDITIONAL PERVIOUS LANDSCAPE SURFACE
304.0 SF

TOTAL PRIVATE OPEN SPACE PROPOSED $1,166.0 \text{ SF} / 3,582.0 = 32\%$

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING AND PROPOSED
PRIVATE OPEN SPACE

Scale: $\frac{3}{32}'' = 1'-0''$

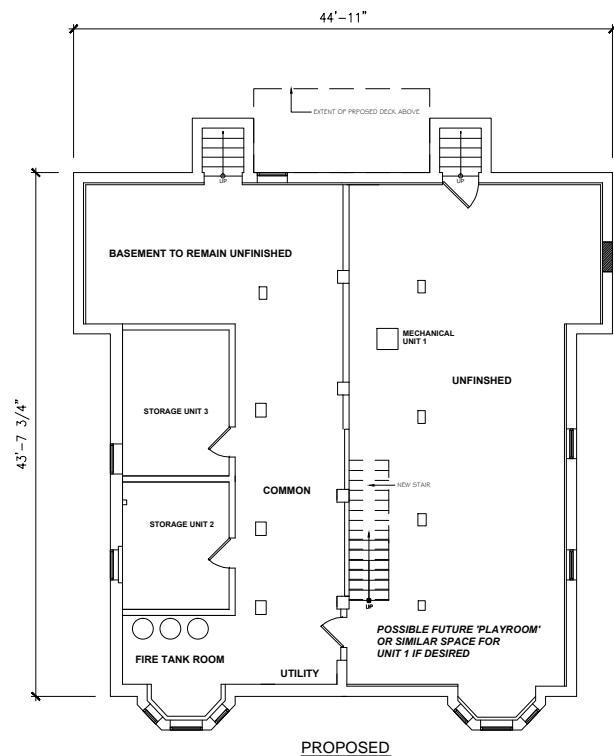
Job No.: A160.00

Date: 15 January 2021

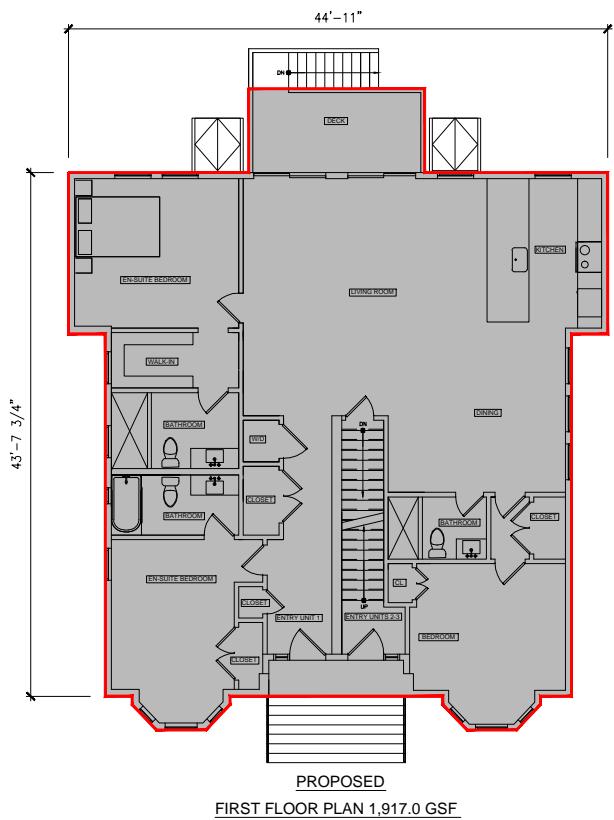
Drawing No. :

L.1

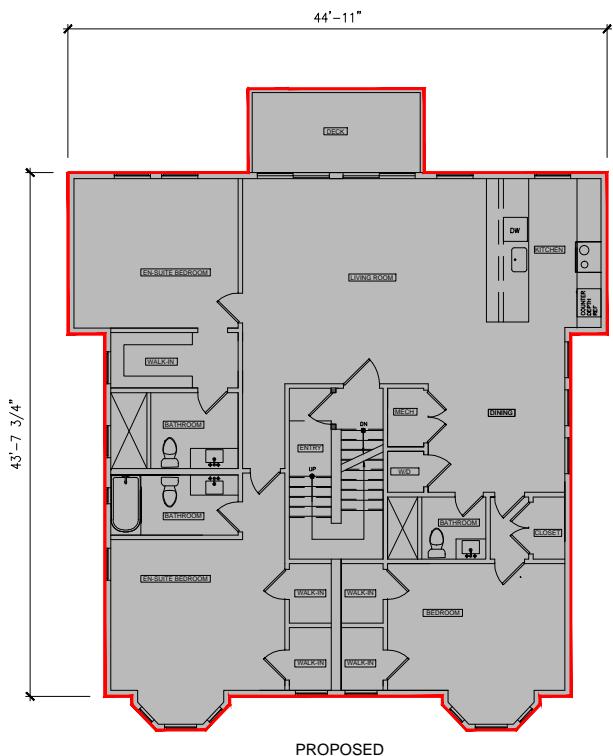
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmarchungdesign.com



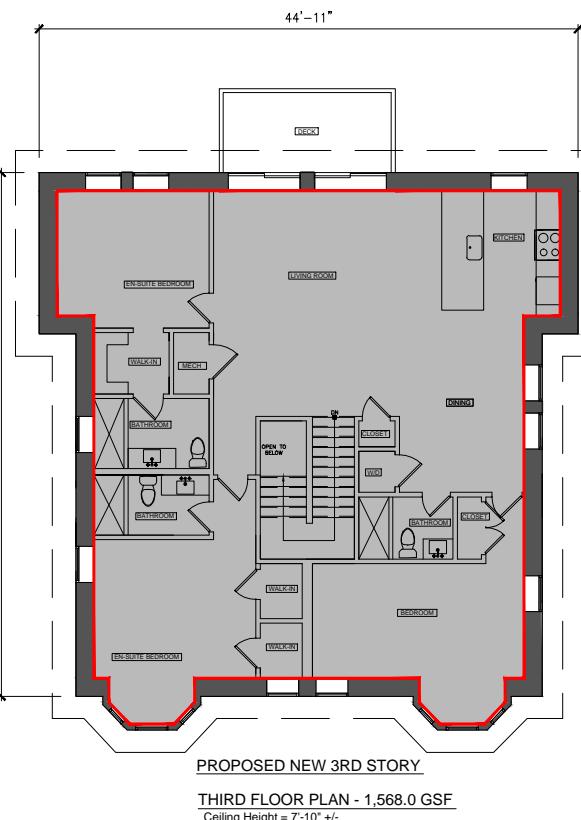
BASEMENT PLAN - 0.0 GSF



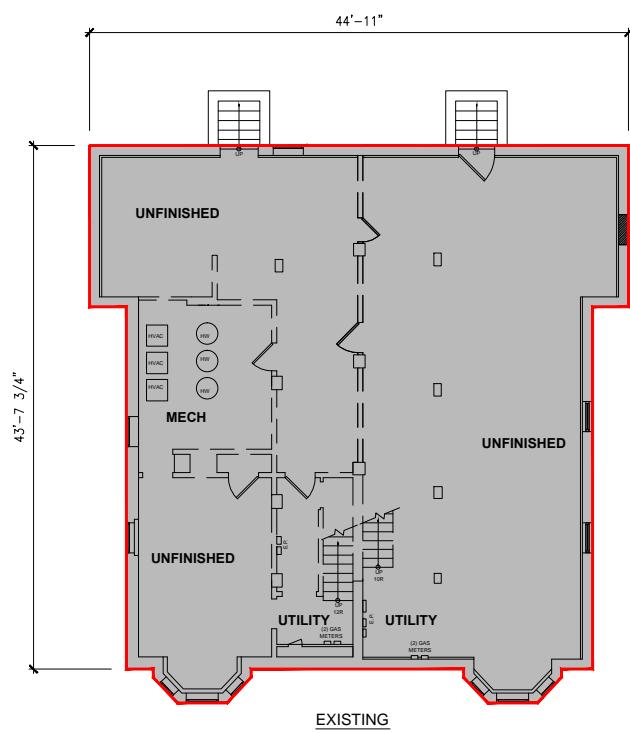
FIRST FLOOR PLAN 1,917.0 GSF



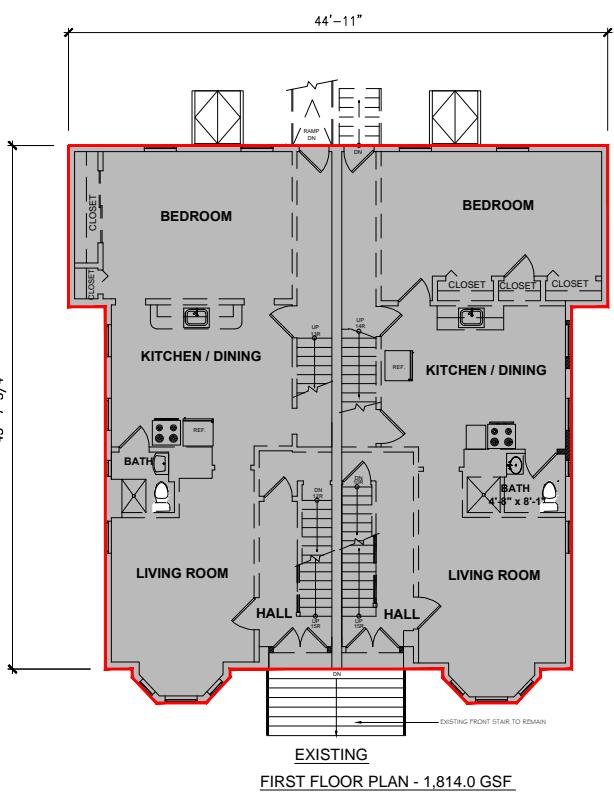
SECOND FLOOR PLAN 1,917.0 GSF



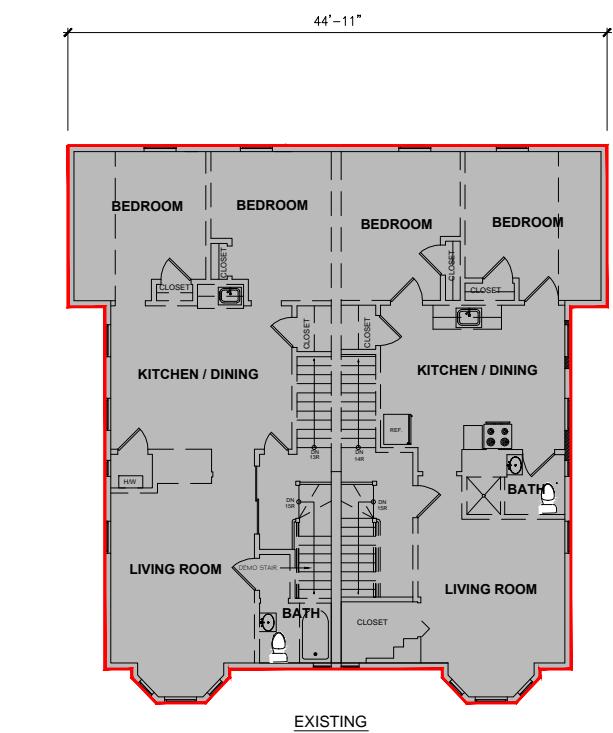
THIRD FLOOR PLAN - 1,568.0 GSF



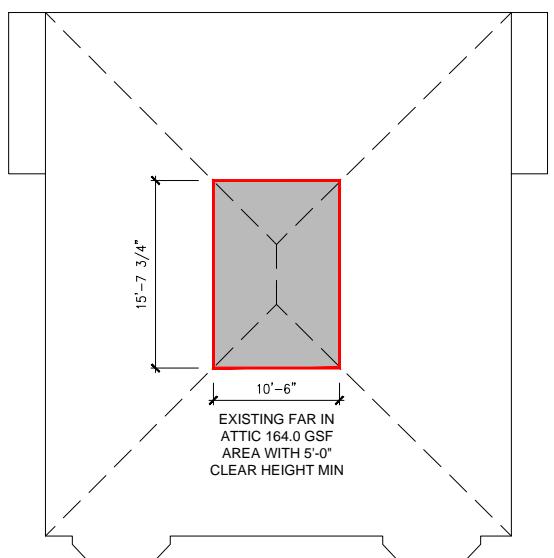
BASEMENT PLAN -1,814.0 GSF



EXISTING
FIRST FLOOR PLAN - 1,814.0 GSF
Ceiling Height - 8' 5"



SECOND FLOOR PLAN - 1,814.00 GSF
Ceiling Height = 9'-3"



EXISTING
ATTIC FLOOR PLAN - 164.0 GSF
Ceiling Height = 5'-0" +

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

KEY:

**RES C-1 MAX FAR ALLOWABLE .75
GROSS FLOOR AREA EXISTING**

BASEMENT	1,814.0 GSF
FIRST FLOOR	1,814.0 GSF
SECOND FLOOR	1,814.0 GSF
ATTIC	164.0 GSF PER AREA WITH 5'-0"
5,606.0 GSF / 3,582.0 SF LOT = 1.57 FAR EXISTING	

RES C-1 MAX FAR ALLOWABLE .75
GROSS FLOOR AREA PROPOSED **F**
BASEMENT 00.0 GSF
FIRST FLOOR 1,917.0 GSF
SECOND FLOOR 1,917.0 GSF
THIRD FLOOR 1,568.0 GSF PER AREA WITH 5'-0"+
5,402.0 GSF / 3,582.0 SF LOT = 1.50 FAR PROPOSED

FAR PLANS



PROPOSED STREET VIEW



EXISTING STREET VIEW

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

RENDERING OF PROPOSED
PROJECT - STREET VIEW

Job No.: A160.00
Date: 15 January 2021

Drawing No. :
R1

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



PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

RENDERING OF PROPOSED PROJECT - STREET VIEW

Job No.: A160.00
Date: 15 January 2021

Drawing No. :
R2

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



PROPOSED STREET VIEW



EXISTING STREET VIEW

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

RENDERING OF PROPOSED
PROJECT - STREET VIEW

Job No.: A160.00
Date: 15 January 2021

Drawing No. :
R3

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



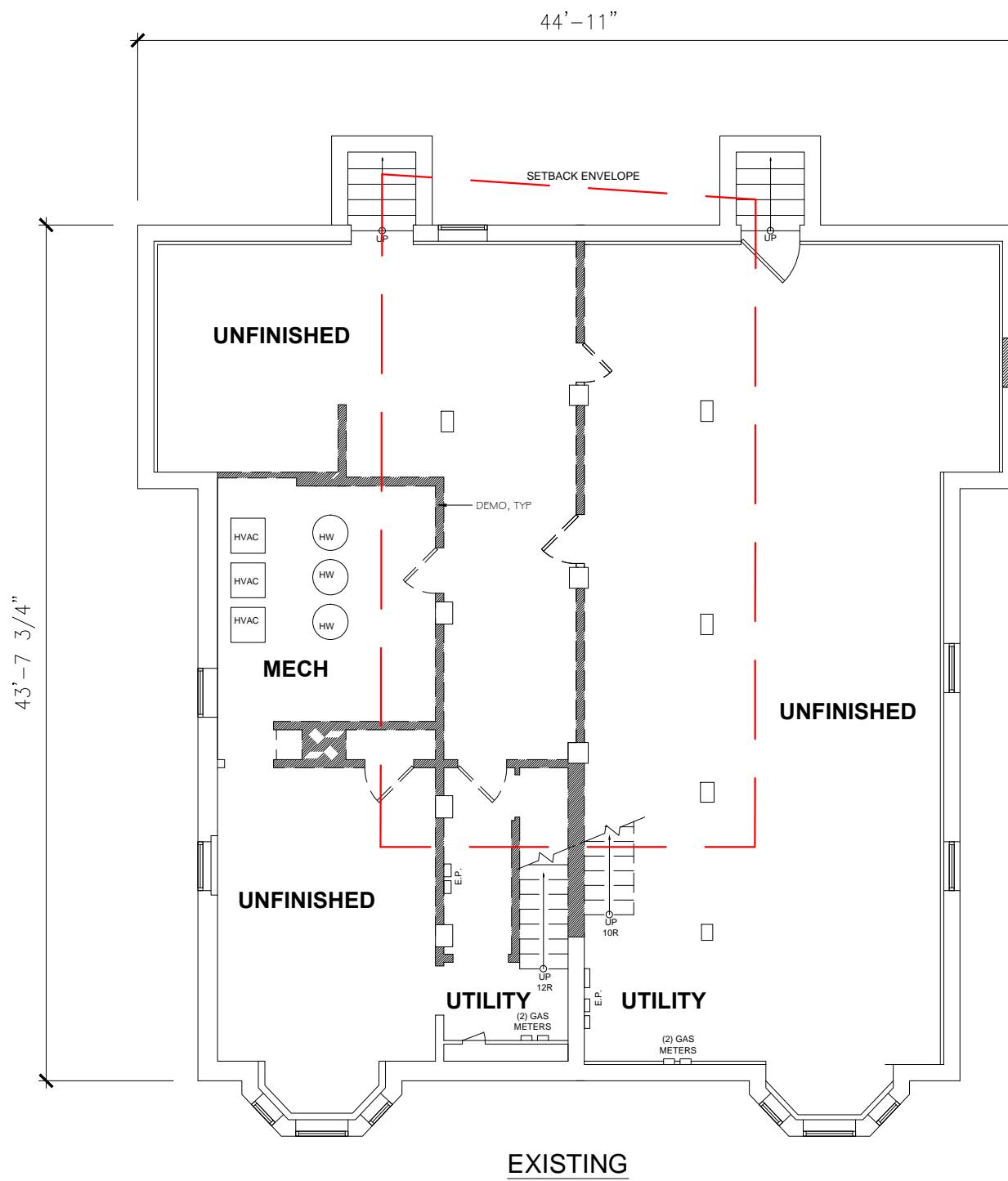
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

RENDERING OF PROPOSED PROJECT - STREET VIEW

Job No.: A160.00
Date: 15 January 2021

Drawing No. :
R4

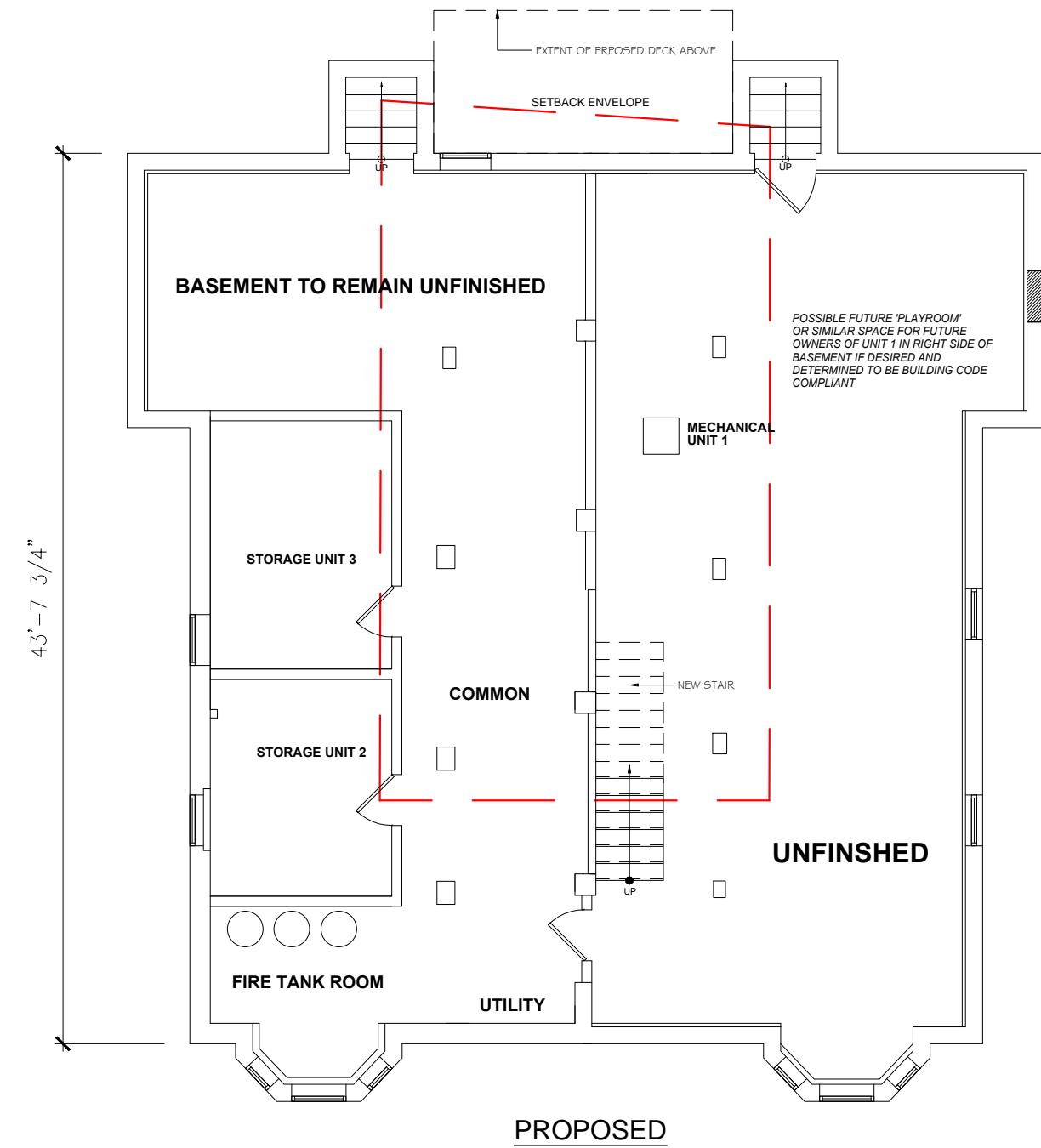
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmarchungdesign.com



BASEMENT PLAN -1,814.0 GSF
Ceiling Height = 7'-7"

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED FLOOR PLANS BASEMENT

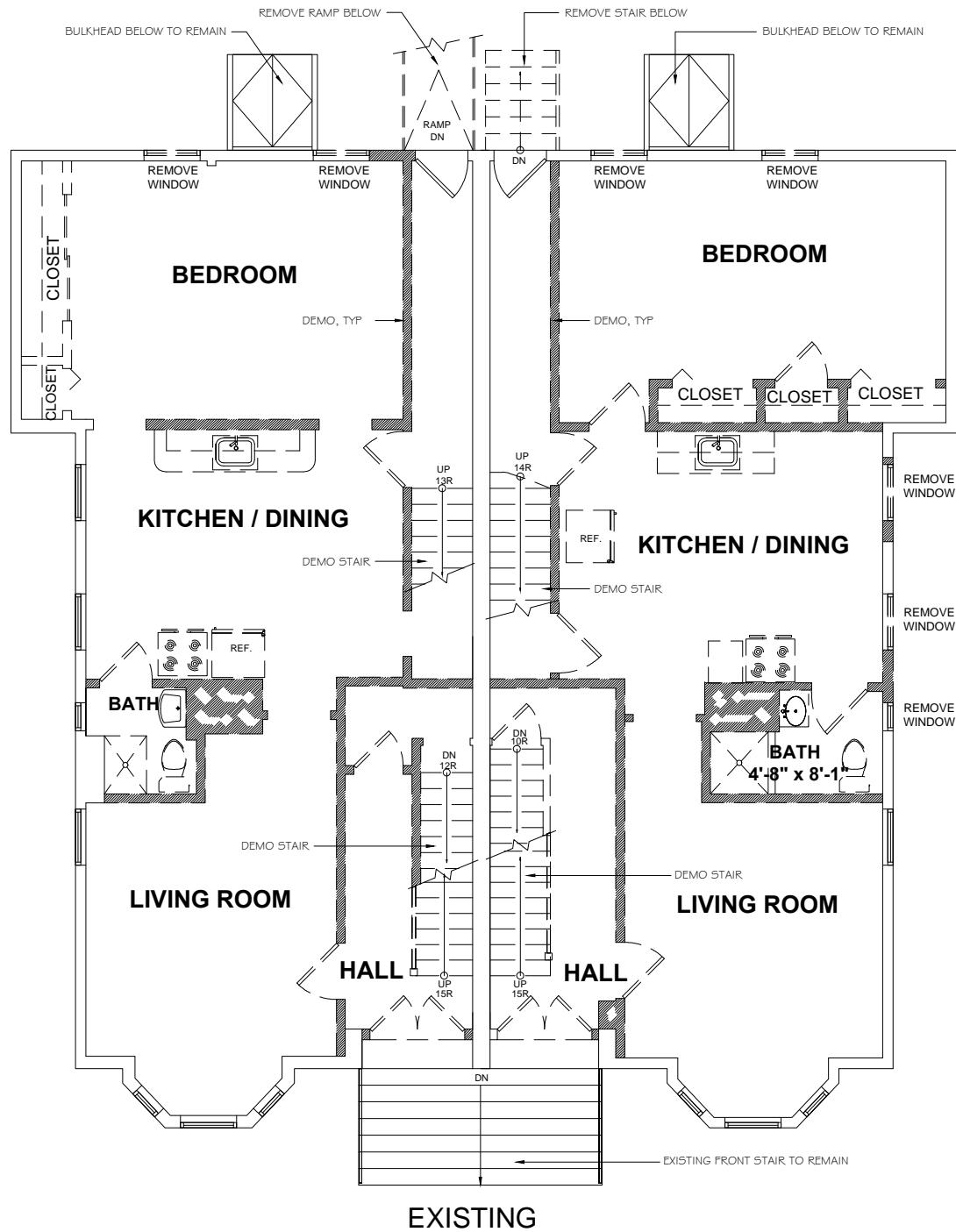


BASEMENT PLAN 0.0 GSF
Ceiling Height = 7'-7"

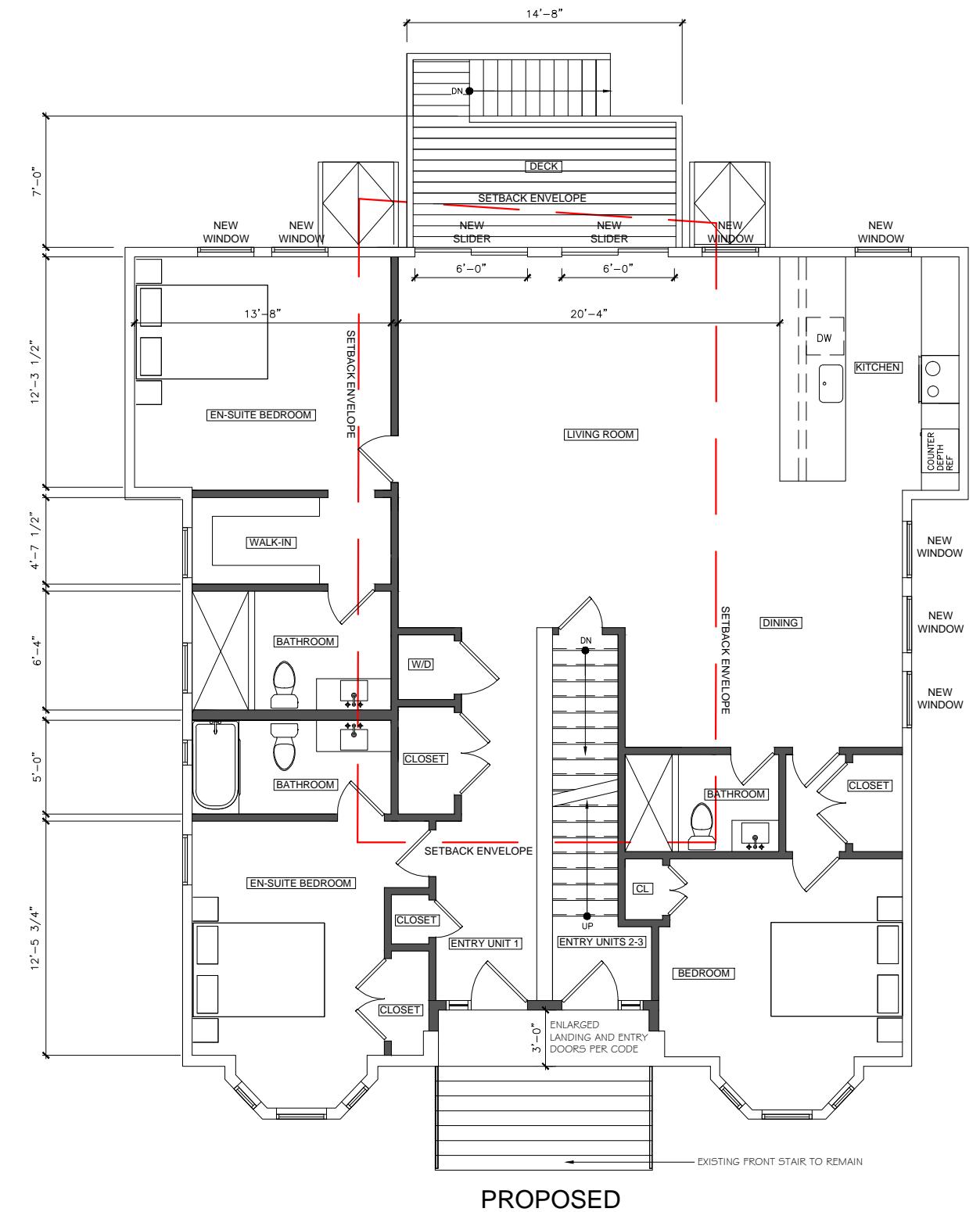
Scale: $\frac{1}{8}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A1.0

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



FIRST FLOOR PLAN - 1,814.0 GSF
Ceiling Height = 9'-5"



FIRST FLOOR PLAN 1,917.0 GSF
Ceiling Height = 9'-5"

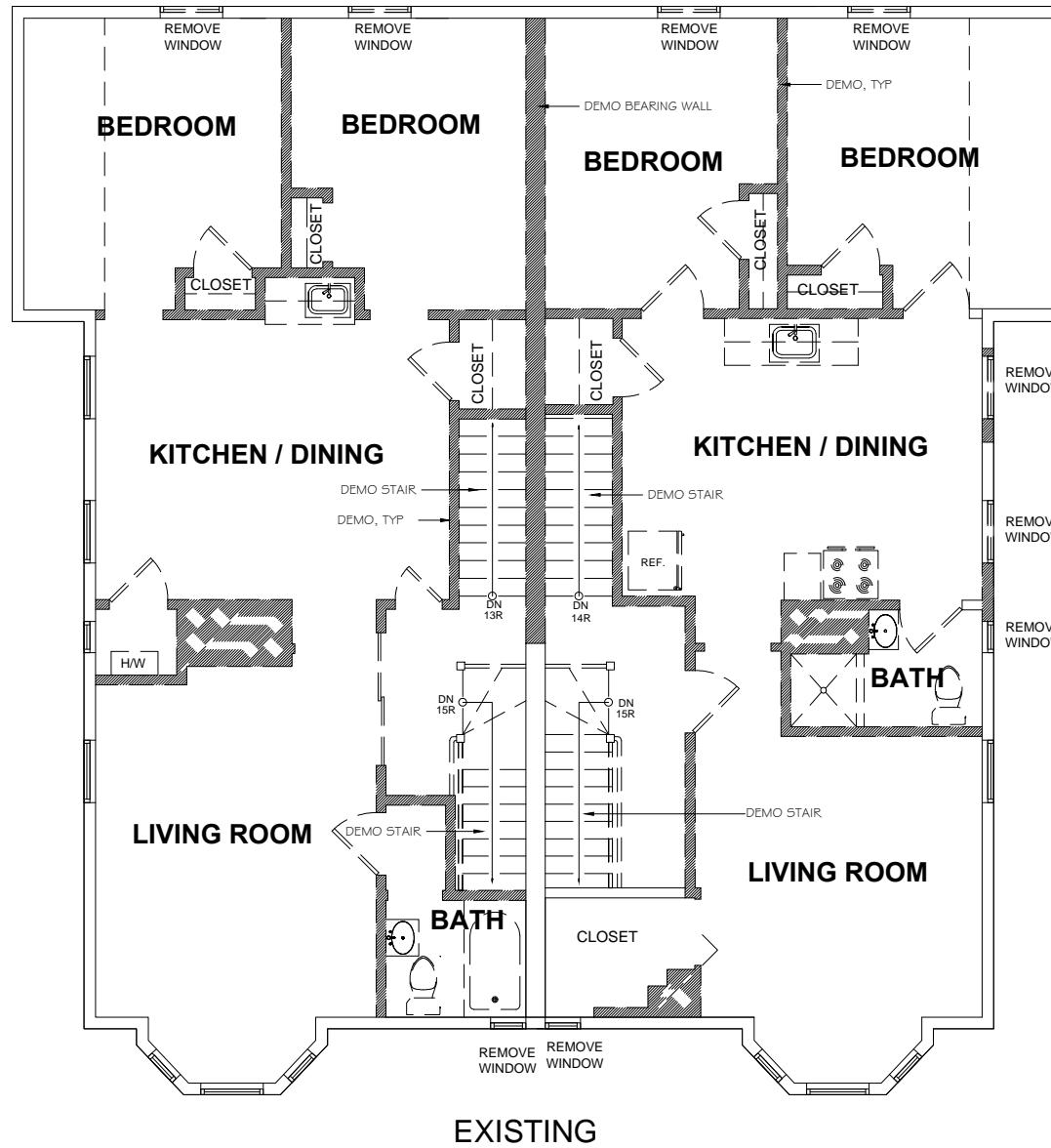
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED FLOOR PLANS FIRST FLOOR

Scale: $\frac{1}{8}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A1.1

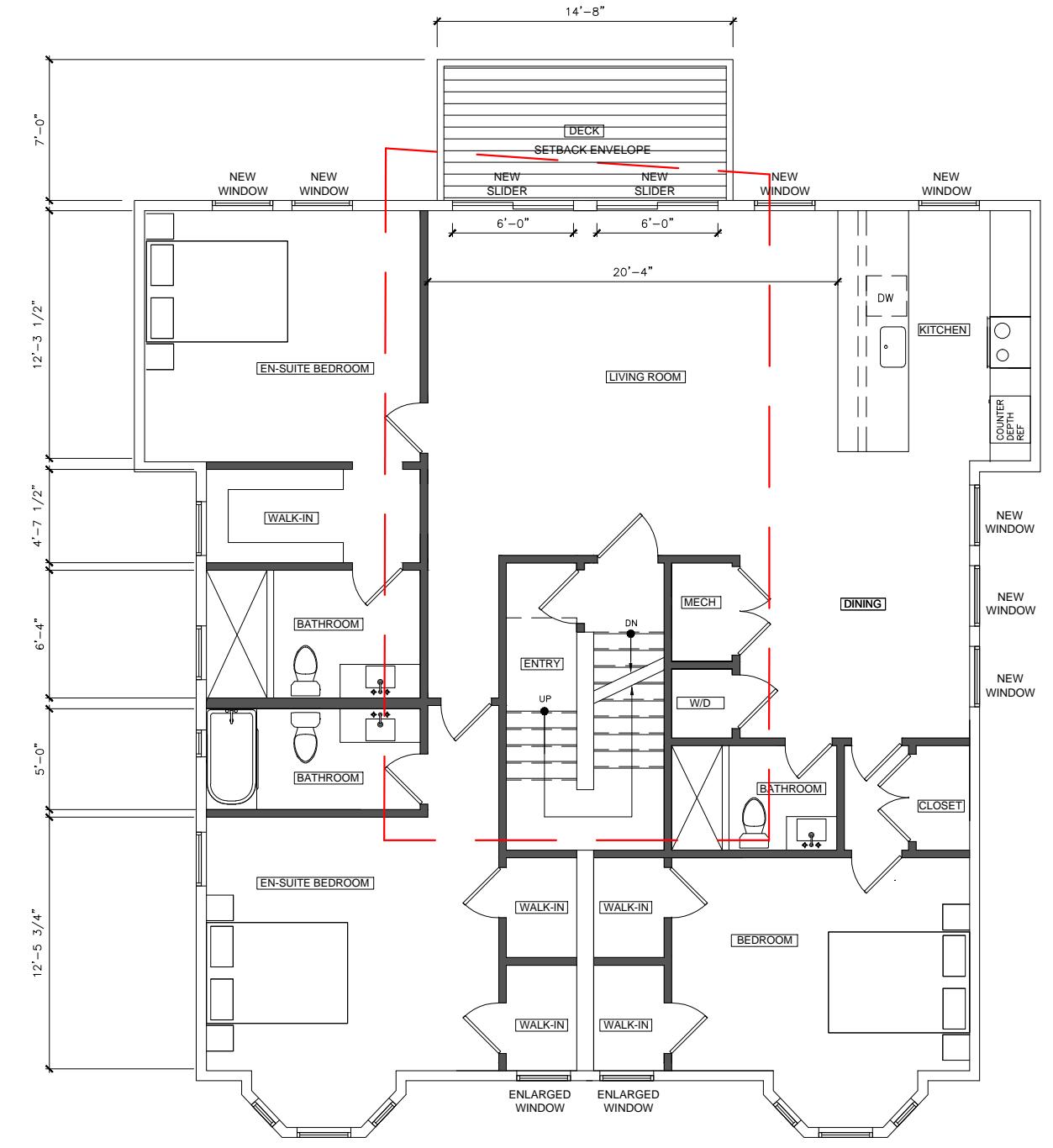
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmarchanddesign.com



SECOND FLOOR PLAN - 1,814.00 GSF
Ceiling Height = 9'-3"

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED FLOOR PLANS SECOND FLOOR

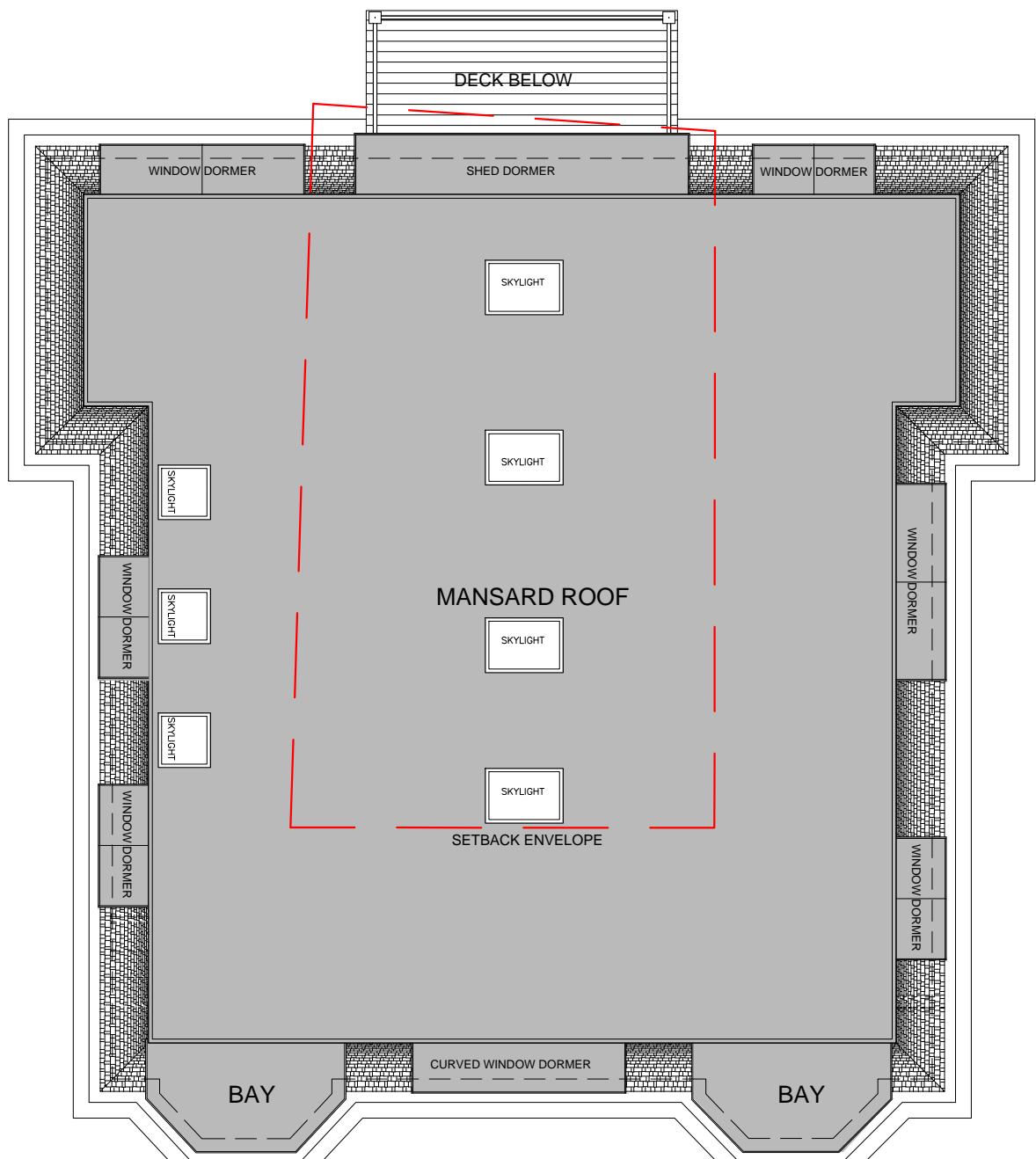


SECOND FLOOR PLAN 1,917.0 GSF
Ceiling Height = 9'-3"

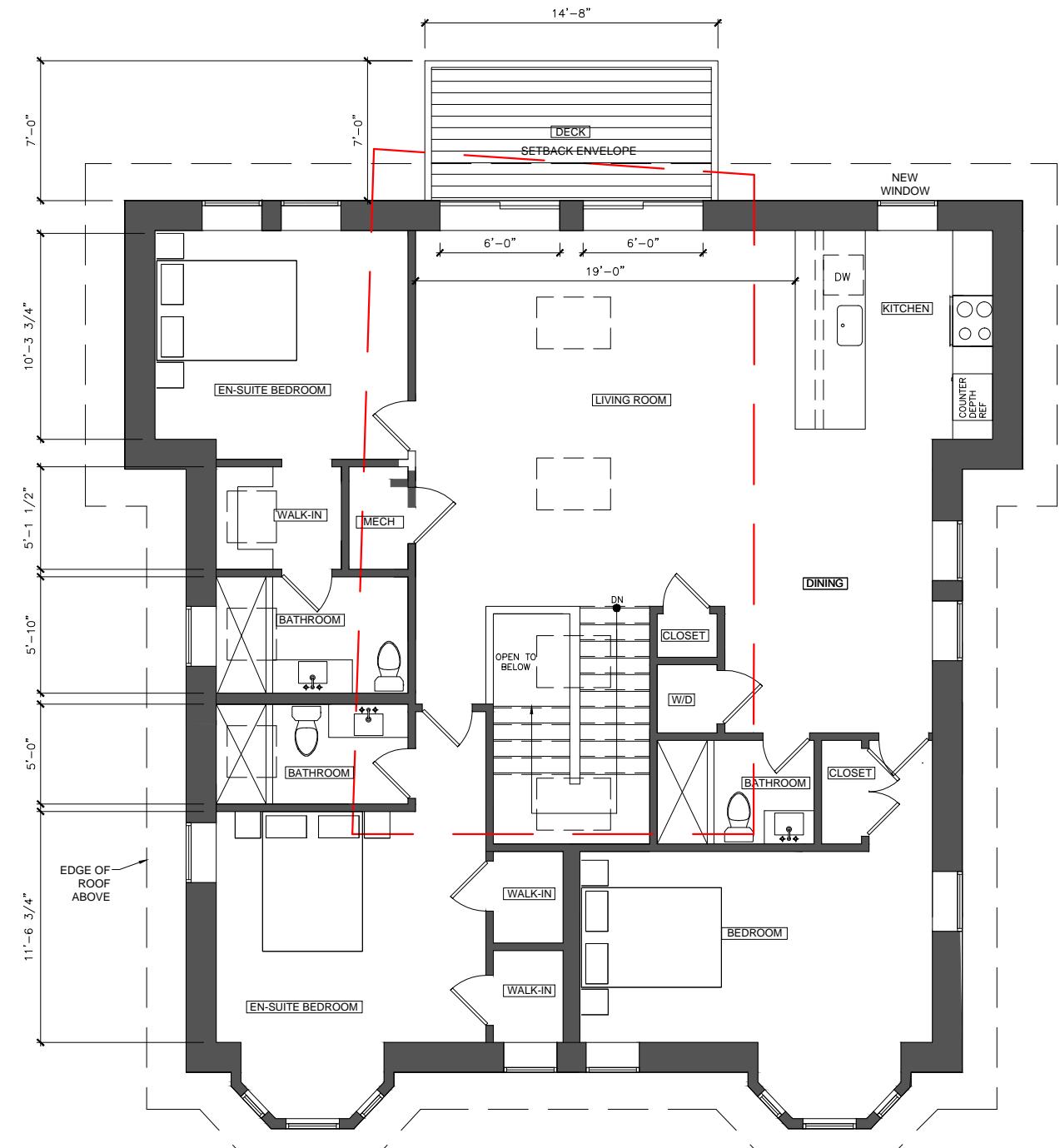
Scale: $\frac{1}{8}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A1.2

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



PROPOSED NEW MANSARD ROOF



PROPOSED NEW 3RD STORY

THIRD FLOOR PLAN

Ceiling Height = 8'-0" +/-

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

PROPOSED FLOOR PLANS THIRD FLOOR AND ROOF

Scale: $\frac{1}{8}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A1.3

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



FRONT EXISTING



FRONT PROPOSED

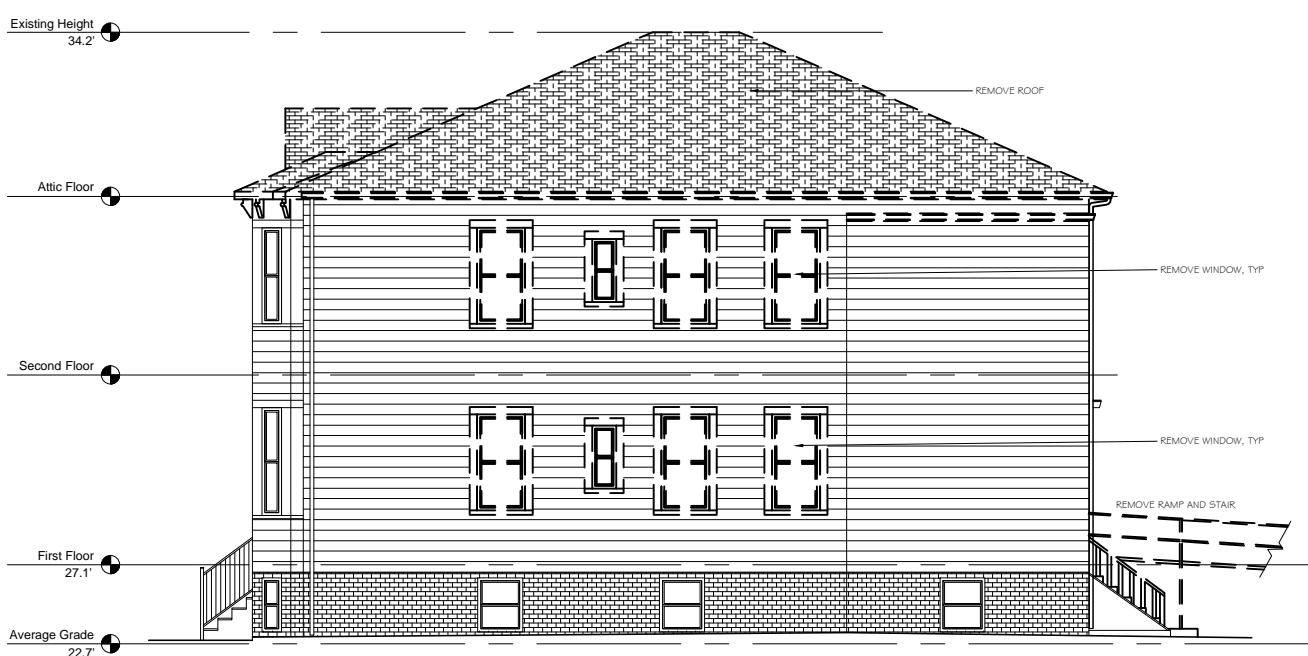
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED ELEVATIONS FRONT

Scale: $\frac{3}{32}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A2.1

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



RIGHT SIDE EXISTING



RIGHT SIDE PROPOSED

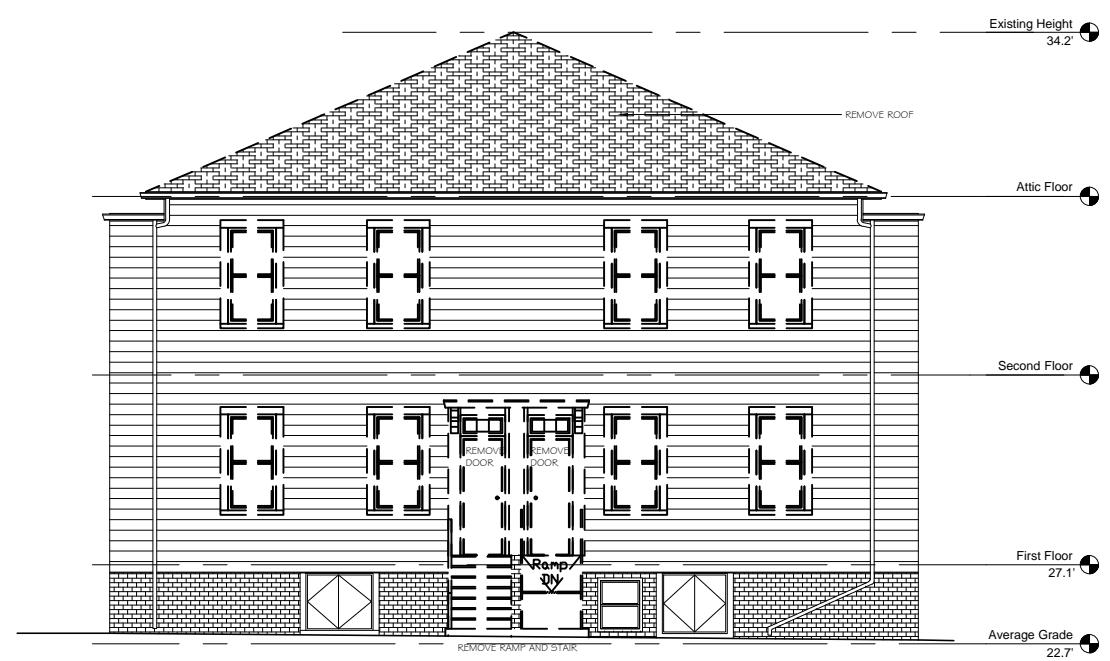
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED ELEVATIONS RIGHT SIDE

Scale: $\frac{3}{32}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A2.2

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



REAR EXISTING



REAR PROPOSED

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED ELEVATIONS REAR

Scale: $\frac{3}{32}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A2.3

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



LEFT SIDE EXISTING



LEFT SIDE PROPOSED

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED ELEVATIONS LEFT SIDE

Scale: $\frac{3}{32}$ " = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A2.4

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



GCD ARCHITECTS

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

**383-385 Windsor St.
Cambridge, MA**

Proposed Front Elevation

Project number	A160.00	3.1
Date	01/14/2021	
Drawn by	Author	
Checked by	Checker	

Scale 3/16" = 1'-0"



① Right Side Elevation
3/16" = 1'-0"

GCD ARCHITECTS

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

383-385 Windsor St.
Cambridge, MA

Proposed Right Elevation

Project number	A160.00	3.2
Date	01/14/2021	
Drawn by	Author	
Checked by	Checker	

Scale 3/16" = 1'-0"



GCD ARCHITECTS

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

383-385 Windsor St.
Cambridge, MA

Proposed Rear Elevation

Project number	A160.00	3.3
Date	01/14/2021	
Drawn by	Author	
Checked by	Checker	

Scale 3/16" = 1'-0"



1 Left Side Elevation
3/16" = 1'-0"

GCD ARCHITECTS

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

383-385 Windsor St.
Cambridge, MA

Proposed Left Elevation

Project number	A160.00	3.4
Date	01/14/2021	
Drawn by	Author	
Checked by	Checker	

Scale 3/16" = 1'-0"

13 January 2021

To:

Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my support for the relief sought for 383-385 Windsor Street which include the proposed third story, rear decks, modified windows and the exclusion of the basement from the GFA calculation.

I have reviewed the plans and renderings for the proposed work, the design is tasteful, reasonable and it complements the scale and character of our neighborhood extremely well.

The existing structure is clearly in need of many upgrades, inside and out, including the reconfiguration of the existing units to be more accommodating to families looking to live in our neighborhood. We are very supportive of keeping this structure as a 3 family and adding a full third story to create three comfortable and functional dwelling units.

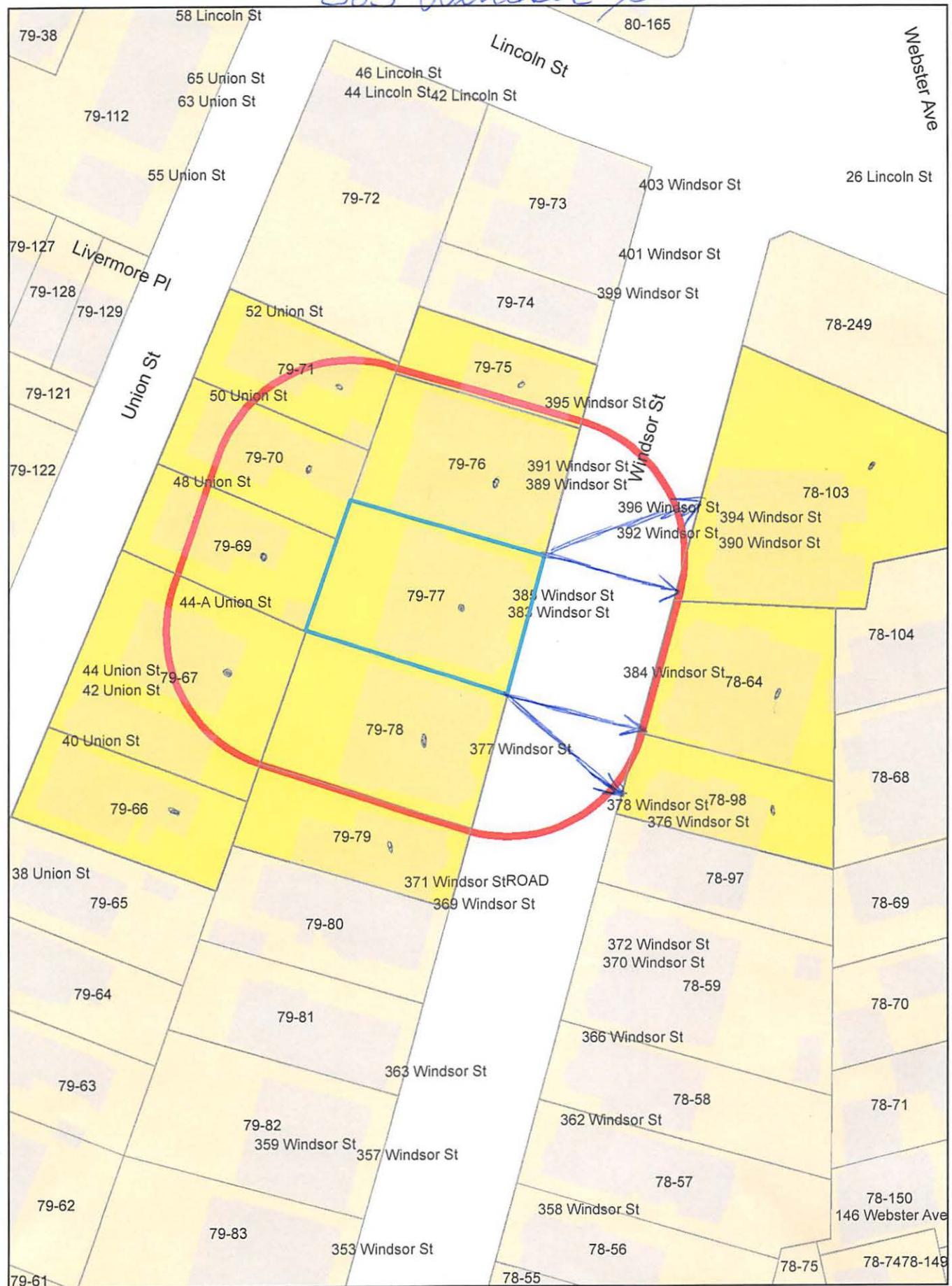
The proposed work requiring zoning relief would have no negative impacts on our neighborhood that I can see and will create the benefits of a more attractive street scape, more landscaped area, and a modest amount of outdoor space that each unit can enjoy. Our neighborhood needs more high-quality housing for families and we therefore support this project.

We ask the BZA to support this request for zoning relief.

Sincerely,

Joseph Bisognano
376-378 Windsor St
January 19, 2021

383 Windsor St



383 Windsor St.

Petitioners

79-66

PIMENTEL, ANTONIO J. &
MARIA PIMENTEL LIFE ESTATE
40 UNION ST
CAMBRIDGE, MA 02141

79-67

SKODNEK, RICHARD P. & ANDREW Q. OLDMAN,
TRS. OF 44 TOWNHOUSE TRUST
339 BROADWAY
CAMBRIDGE, MA 02139

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

79-71

MEDEIROS-ADAMS, JUDITH L. &
JONATHAN E. MEDEIROS
52 UNION ST
CAMBRIDGE, MA 02141

79-75

LAMASTER, STEPHEN C. &
RACHELLE C. LAMASTER
395 WINDSOR ST
CAMBRIDGE, MA 02141-1339

78-98

BISOGNANO, JOSEPH P., III,
TR. OF 376-378 WINDSOR ST. REALTY TRUST
11 ELKINS ST., SUITE #420
BOSTON, MA 02127

79-69

VON BISMARCK-BAECHER,
KAREN GREGORY BAECHER
48 UNION AVE.
CAMBRIDGE, MA 02141

79-78

MAHER, DAVID F.,
TRUSTEE OF 377 WINDSOR STREET TRUST
966 BROADWAY
SOMERVILLE, MA 02144

79-79

RESENDES, HENRIQUETA B.
371 WINDSOR ST
CAMBRIDGE, MA 02141-1339

79-67

KLEIMAN, RENA S., WILLIAM S. WEINER
TRUSTEE MAX KLEIMAN-WEINER
42 UNION ST UNIT 2
CAMBRIDGE, MA 02139

79-67

SKODNEK, RICHARD P. &
ANDREW Q. OLDMAN,
TRS. OF THE 44 TOWNHOUSE TRUST
339 BROADWAY
CAMBRIDGE, MA 02139

79-70

BAZAZI, CYRUS
50 UNION ST
CAMBRIDGE, MA 02141-1332

79-76

CATON, MELVIN R. &
JO-ANN BRANCO THERESA LIMA
391 WINDSOR ST
CAMBRIDGE, MA 02141

79-77

HARRISON, DAVID F. & GLORIA CARTAGENA
383 WINDSOR ST
CAMBRIDGE, MA 02141-1339

78-103

PACHECO, ALBERT M. & LEONTINA O. PACHECO
C/O PACHECO-WINDSOR LTD
54 LARCHWOOD DR
CAMBRIDGE, MA 02138

78-64

OCAMPO OCAMPO, JAVIER A. PAMELA M.
SIMON GAZEL
384-2 WINDSOR ST
CAMBRIDGE, MA 02141

78-64

ZHANG, SONG
384-386 WINDSOR ST, UNIT 386/2
CAMBRIDGE, MA 02141

78-64

CAMBRIDGE CT ASSOCIATES I, LLC
C/O SONG ZHANG
384-386 WINDSOR ST, UNIT 386/2
CAMBRIDGE, MA 02141

78-64

ECKERT, CONOR J. & BUCKLEY A ECKERT
386-1 WINDSOR ST
CAMBRIDGE, MA 02141

79-67

JARILLO-HERRERO, PABLO
500 MEMORIAL DR. APT. #185
CAMBRIDGE, MA 02139



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

Date:

2/4/21

(Print)

Address:

383 Windsor St.

Case No.

BZA-105802

Hearing Date:

2/25/21

Thank you,
BZA Members

21 February 2021

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

BZA-105802

Dear Cambridge BZA,

I am writing to express my support for the relief sought for 383-385 Windsor Street, which include the proposed third story, rear decks, modified windows and the exclusion of the basement from the GFA calculation.

I have reviewed the plans and renderings for the proposed work, it conforms with the existing neighborhood in a well thought out manner. The existing structure is clearly in dated and in need of upgrades, to keep consistent with the current changes to the neighborhood. They are not requesting to change occupancy amounts and however they are encouraging a well thought out design to provide for future families to eventually reside here.

The proposed work requiring zoning relief would have no negative impacts on our neighborhood that I can see, and will create the benefits of a more attractive streetscape, more landscaped area, and a modest amount of outdoor space that each unit can enjoy. Our neighborhood needs more high-quality housing for families and we therefore support this project.

I ask the BZA to support this request for zoning relief.

Sincerely,

Mario Massimino

617-352-8883

384 Windsor St #1

Cambridge, MA 02141