



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-Conforming FAR and Set-Backs and Increasing GFA of an Existing Non-Conforming 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)

Adam J. Glassman
(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. Patel Notary

My commission expires 12/21/2023 (Notary Seal).

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

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

Present Use/Occupancy: multifamily residential

Location: 2 Worthington St

Zone: Residence C-1 Zone

Phone: 617-412-8450

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: ²</u>	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	No Change	50	
DEPTH	73.0	No Change	NA	
<u>SETBACKS IN FEET:</u>				
FRONT	0.0 to front stairs & 3'-7" to bay window	No Change	15.0	
REAR	0.0 to existing ramp	11.4 to proposed deck stair	20.0	
LEFT SIDE	3.2	No Change	15.5	
RIGHT SIDE	2.0	No Change	15.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	34.2	34.92	35.0	
WIDTH	72.0	60.5'	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'.

2021_0322

383-385 Windsor St. Application for Zoning Relief

Project Summary and Overview:

To the BZA Board, below is a brief outline describing the many positive attributes of this project. While most abutters support this project, there are some limited but important abutter concerns which we address below as well.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2021 MAR 22 11:44

1) Work includes removing illegal unit to convert 383-385 Windsor St into a legal 3 family dwelling unit. This effectively reduces both density and parking pressures in the immediate neighborhood.

2) Our plan to convert the (4) outdated 'workers cottage' style units into (3) equally sized more modernized dwelling units will accommodate families in a safe, comfortable, and functional way. Existing units are currently subpar living conditions. Cambridge needs these kinds of modest improvements to much of its existing outdated housing stock.

3) The proposed exterior upgrades will enhance the fabric and quality of the neighborhood, support letters in the file echo this sentiment.

4) The existing rear setbacks will be brought into conformance with removal of the unsightly metal ramp structure which also creates more usable open space and landscaping. No relief is needed for larger windows, patio doors and balconies on the rear façade, they are allowable by right.

5) Existing old and unsightly rear chain link fence will be replaced with an attractive 7'-0" tall cedar fence and relocated to the property line restoring full depth of 48 Union Street's rear yard. Adjacent to the cedar fence will be an 8'-0" tall row of evergreen shrubs. For additional higher screening, the owner is willing to also plant taller deciduous trees.

6) The conforming building height remains conforming and matches the direct left side abutter in height and style.

7) The existing non-conforming FAR will remain non-conforming but will be slightly reduced per exclusion of the basement per our Special Permit application.

8) Near perfect Eastern exposure means the existing shadows cast to the rear abutter are very brief, limited to the early morning, and will remain so. Any added shadows are also very brief and are not a substantial change from existing conditions. (and the rear abutter has only 1 rear facing window)

9) The proposed third floor modification is the expansion and conversion of the existing hip roof which has very low ceiling height. There is no real change in scale and this work is consistent with most structures in this neighborhood which range in size from 2.5 - 3 story structures.

END

Adam J. Glassman, R.A.
Project Architect for 383-385 Windsor Street

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2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

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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 ^{SIDE WALL} 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.

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BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jameson Rogers

Present Use/Occupancy: multifamily residential

Location: 2 Worthington St

Zone: Residence C-1 Zone

Phone: 617-412-8450

**RED TEXT = REVISIONS
TO ORIGINAL DIMENSIONAL
FORM**

Requested Use/Occupancy: multifamily residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
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<u>LOT AREA:</u>		3,582.0	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.57	1.50 1.47	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,194.0	No Change	1,500.00	
<u>SIZE OF LOT:</u>	WIDTH	50	No Change	50	
	DEPTH	73.0	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	0.0 to front stairs & 3'-7" to bay window	No Change	15.0	
	REAR	0.0 to existing ramp	11.4 to proposed deck stair	20.0	**REAR SET BACK REQUESTED CONDITIONS: 20' TO BUILDING AND ROOF ADDITION, PROPOSED REAR DECK AND BALCONIES ARE CONFORMING PER 5.24.2.
	LEFT SIDE	3.2	No Change	15.5	
	RIGHT SIDE	2.0	No Change	15.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	34.2	34.92	35.0	
	WIDTH	72.0	60.5'	33.0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		559.0 16%	1,166.0 32%	1,074.6 30%	REMOVAL OF EXISTING REAR RAMP STRUCTURE WILL BRING THE REAR SETBACK INTO COMPLIANCE
<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).
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15 March 2021 - 383 Windsor Street Summary of Changes to BZA Application for Continuance:

1) **PAGE L.1.:**

The landscape plans now include a 7'-0" wood privacy fence along the rear lot line, to replace an existing old chain-link fence currently located on the property of 48 Union Street. This will restore the rear yard at 48 Union St to its original larger size. Adjacent to the proposed fence we have also added a row of approx. 8'-0" evergreen arborvitae as an additional landscape buffer between 383 Windsor St and 48 Union St.

Analysis: Privacy, Landscaping and Views would be improved for both 48 Union St and 383 Windsor Street. 48 Windsor St would also have its rear yard enlarged by 75.00 SF.

2) **PAGE FAR PLANS:** Removed 2nd and 3rd Floor Decks and replaced with 3 ft conforming balconies therefore Proposed FAR has been revised from 1.57 to 1.47 Reducing proposed deck depth from 7'-0" (Non-Conforming) to 3'-0" (Conforming).

Analysis: Reduction in overall FAR / Proposed Conforming Balconies

3) **PAGES A1.2, A1.3, A2.2, A2.3, A2.4, and 3.2, 3.3 and 3.4**

Originally proposed non-conforming rear decks at 2nd and 3rd floors have been reduced to conforming 3'-0" balconies.

Analysis: Rear Setback is now fully conforming.

Additional Pages:

A) Pages R.5 and R.6 Renderings looking from 48-50 Union Street

Analysis: No substantial change in scale of existing structure

Analysis: No substantial loss of views or natural light

B) Shadow Studies

Analysis: No substantial increase in shadows on adjacent properties.

C) Contextual Block Photos

Analysis: No departure from the existing scale, height and character of the surrounding neighborhood.

D) Page B3.1 Section Through Yard:

Analysis: Rear setback made conforming, improved rear buffer, no substantial change in scale. The building height is raised by less than 1'-0" and remains conforming.

20 March 2021

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

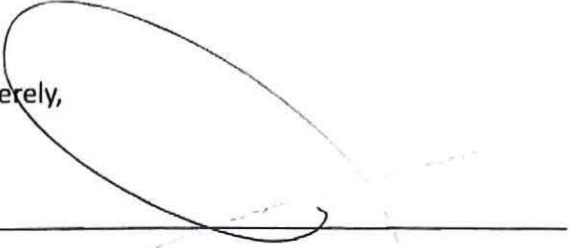
Dear members of the Cambridge BZA,

I made Cambridge my home in 2010 when I moved here for graduate study in engineering. Over the last 11 years, I have lived in many places in and around Central Square, and have experienced the difference that availability of high quality housing makes for myself, my family and my friends. The proposed improvements at 383 Windsor represent my first contribution to the creation of such high quality housing. Through partnership with the gifted Cambridge architect, Adam Glassman, I have developed plans to turn 3 poorly configured worker cottages into 3 units of family-friendly housing to support the growing number of young families the city's recent investment in King Open School (located just two blocks away) will attract. The benefit the proposed improvements have for the neighborhood and streetscape are represented by the several support letters we have received from abutters.

Our original proposal included rear decks to give each unit private open space, but after hearing concerns from rear abutters, we have replaced these decks with small balconies to ensure the proposed plans are conforming in relation to the rear setback. This enhances privacy, and eliminates the concern for noise. Additionally, these updated plans propose a new fence to further enhance the privacy of our neighbors--even beyond where it is today. The proposed changes to the roof conform to the neighborhood's height restrictions, and are consistent with the rest of the buildings on Windsor St. We also studied the impact of the proposed roofline adjustments on shadows, but found little to no impact beyond those already cast by the odd shape of the existing hip roof.

We have made significant efforts to discuss our proposed plans with the neighbors who have expressed concerns, but our offers to collaborate on possible solutions have been declined. As a result, we have studied the concerns outlined in the letters, and have done our best to address each with modifications to our proposal. We believe our neighbors will be very pleased with the revised plans.

Sincerely,



Jameson Rogers
383 Windsor St
Cambridge, MA 02141

3/20/21

Address	Location	Contact	Position	Date	Purpose	Response
391 Windsor St	Right abuttor	Jo-Ann Branco	n/a	1/31	Share proposed plans	No response
				2/26	Follow-up on previous contact	No response
379 Windsor St	Left abuttor	David Maher	n/a	2/5	Share proposed plans	No response
390-396 Windsor St	Front abuttor	Albert Pacheco	Support	1/31	Share proposed plans	Yes, support
384-386 Windsor St	Front abuttor	Mario Massimino	Support	1/31	Share proposed plans	Yes, support
376-378 Windsor	Front abuttor	Joseph Bisognano	Support	1/16	Share proposed plans	Yes, support
50 Union St	Rear abuttor	Cyrus Bazazi	Oppose	2/13	Share proposed plans	No response
				3/1	Invitation to collaborate on addressing concerns noted in opposition letter	No response
				3/5	Follow-up on previous contact	Abuttor delegated opinion of project to 48 Union St and declined petitioner's invitation to collaborate
				3/12	Share revised plans and extend invitation to make further changes	No response
48 Union St	Rear abuttor	Karen von Bismark-Baecher	Oppose	2/13	Share proposed plans	No response
				2/26	Invitation to collaborate on addressing concerns noted in opposition letter	No response
				2/28	Follow-up on previous contact	Abuttor declined petitioner's invitation to collaborate
				3/5	Confirm that petitioner would make best effort to address concerns	Confirmation
				3/12	Share revised plans and extend invitation to make further changes	No response
42 Union St	Rear abuttor	Pablo Jarillo-Herrero and Max Kleiman-Weiner	n/a	1/31	Share proposed plans	No response
				2/27	Follow-up on previous contact	No response



Improvements on Windsor St

Jamie
To: Kai Maristed <kvonbismarck@>, Adam Glassman <ainlassman.ra@>
Bcc:

Fri, Mar 12, 2021 at 2:28 PM

Hi Karen,

I hope you are doing well. Adam and I have made several adjustments to the plans based on our interpretation of the concerns raised in your letter. I would have preferred to discuss the changes with you ahead of time to confirm that the design rework would indeed address your concerns; however, based on your request to minimize conversation, we have gone ahead with changes we hope will make the project an overall positive for you.

We have removed the 2nd and 3rd floor decks and replaced them with Juliette balconies that have less than 2.5ft of depth. We chose this depth to make it impossible for anyone to gather there and cause you disturbance. We also added plans to remove the current 4ft chain link fence, and replace it with a 7ft wood fence that increases the privacy of your backyard (and also increases the depth of your backyard by 1-2 ft, as this new fence will be closer to my building than the current fence). Although the proposed plans only increase the height of the building by about 1ft, we went ahead and analyzed the impact that squaring-off the existing roofline would have on shadows. We found that there is little-to-no change in shadows beyond what is already cast by the existing buildings. You can find the details of the updated proposal in the attached document.

I hope these changes and analysis adequately address your concerns about the project. I would be happy to meet over Zoom to talk through the changes - but I also respect your wishes to avoid discussion. If you do wish to speak, I have availability Monday 3/15 before 1pm, Wednesday 3/17 before 12:30pm and Thursday 3/18 before 11am.

Thank you for your consideration - I really hope these adjustments make this an exciting project for you!

Best wishes,

Jamie

On Fri, Mar 5, 2021 at 11:26 AM Kai Maristed <kvonbismarck@> wrote:

Jamie,

Good to hear from you. Thanks for your understanding. I and my fellow abutters would be glad to see your changes when you are ready.

All best,

Karen

Envoyé de mon iPhone

Le 5 mars 2021 à 10:35, Jamie <jamesonrogersphd@> a écrit :

Karen,

I appreciate your reply and respect your preference not to speak with me. Adam and I have carefully reviewed your letter. We will do our best to interpret your objections and implement changes that address your concerns. If it would be ok, I would like to share the updated plans for your review once they are ready.

Best wishes,

Jamie

On Tue, Mar 2, 2021 at 7:04 PM Karen von Bismarck <kvonbismarck@> wrote:

Hi Jamie,

Thank you for your invitation to meet by Zoom. However, I am not at all versed in the practice and legalities of development, while you and Adam are professionals. You have read our written objections. My neighbors and I believe the appropriate place for any negotiation is a public forum.

With best regards,

Karen

Karen von Bismarck

France tel:

US tel:

kvonbismarck@

On Feb 28, 2021, at 11:19, Jamie <jamesonrogersphd@> wrote:

Hi Karen,

I hope you are doing well. I am following up on my previous notes (see below) regarding the improvements on Windsor St. The next BZA hearing is scheduled for 3/25, which means any updates to the plans are due by 3/22. Since that is only 3 weeks away, I am hoping we can meet early this week to start collaborating on adjustments. I'm noting a few times that I'm available below - please let me know what would be most convenient for you!

- Monday 3/1 before 1pm
- Tuesday 3/2 before 12:30pm
- Wednesday 3/3 before 1pm

Best wishes,

Jamie

On Fri, Feb 26, 2021 at 10:37 AM Jamie <jamesonrogersphd@> wrote:

Hi Karen,

Thank you for joining the BZA meeting yesterday evening. I wanted to follow up on my email below to learn more about how we can adjust our plans to ensure the result is an overall improvement to your rear views and that we do not detract from your ability to enjoy your backyard.

I'm cc'ing my architect Adam Glassman on this note so that we can find some time to brainstorm the best path forward. Please let us know if there is a convenient time for a video call over the next few days - I'm looking forward to meeting you and collaborating on a solution!

Best wishes,

Jamie Rogers

On Sat, Feb 13, 2021 at 10:23 AM Jamie <jamesonrogersphd@> wrote:

Hi Karen,

I hope you are doing well. I am reaching out because I am your rear neighbor at 383 Windsor St. I found your contact info through the Cambridge property database, which lists you as the owner at 48 Union St.

I am planning on making some updates to my building, which I think will really enhance the streetscape in our corner of Cambridge.

The proposal requires approval from the Cambridge Board of Zoning Appeals because the existing building is within the lot setbacks. I'm attaching the package that I submitted to the city for you to review. The biggest external changes will be converting the existing attic into an actual 3rd floor, rearranging the windows and replacing the old wooden siding.

When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.

For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.

Please let me know if you have any feedback or suggestions for the proposal. I will be happy to make adjustments.

I very much appreciate your assistance - I look forward to hearing your response!

Best wishes,



Improvements on Windsor St

Jamie <j...> Fri, Mar 12, 2021 at 3:00 PM
To: Ck B <cyrus320@...>, Adam Glassman <ajglassman.ra@...>
Bcc: ...

Hi Cyrus,
I hope you are doing well. I understand that you would like to delegate your opinion of our project to your neighbors, but since you submitted a letter to the city opposing the project, I felt it was important to address your concerns directly. I would have preferred to discuss the proposed changes with you ahead of time to confirm that the design rework would address your objections. However, because of your delegation to Karen, and her reluctance to speak with me or Adam, we have gone ahead with changes we hope will make the project an overall positive for you.
We have removed the 2nd and 3rd floor decks and replaced them with Juliette balconies that have less than 2.5ft of depth. We chose this depth to make it impossible for anyone to gather there and cause your tenants disturbance. We also added plans to remove the current 4ft chain link fence, and replace it with a 7ft wood fence that increases the privacy of your backyard (and also increases the depth of your backyard by 1-2 ft, as this new fence will be closer to my building than the current fence). Although the proposed plans only increase the height of the building by about 1ft, we went ahead and analyzed the impact that squaring-off the existing roofline would have on shadows. We found that there is little-to-no change in shadows beyond what is already cast by the existing buildings.
With these changes, the plans are compliant with the zoning ordinance with regards to the rear setback and building height. You can find the details of the updated proposal in the attached document. You can also see renderings of the finished product from the perspective of Union St - I really do think this will add significant value to the homes in the neighborhood, as it replaces an older worn out facade with a fresh and beautiful exterior.
I hope these changes and analysis adequately address your concerns about the project. I would be happy to meet over Zoom to talk through the changes - but I also respect your wish to delegate your position to your neighbor. If you do wish to speak, I have availability Monday 3/15 before 1pm, Wednesday 3/17 before 12:30pm and Thursday 3/18 before 11am.
Thank you for your consideration - I really hope these adjustments make this an exciting project for you!

Best wishes,
Jamie
On Fri, Mar 5, 2021 at 12:30 PM Ck B <cyrus320@...> wrote:
Hello Jaime,
I share the same concerns as Karen & Adam. Please review their proposals and if you they are ok with your proposed plan, I would be fine with it as well. Thank you for reaching out .
all the best,
Cyrus

From: Jamie <...>
Sent: Friday, March 5, 2021 7:54 AM
To: chazazi@...; chazazi@...; cyrus@...; cyrus@...; Adam Glassman <ajglassman.ra@...>; cyrus320@...; cyrus320@...
Subject: Re: Improvements on Windsor St
Hi Cyrus,
Good morning - I just wanted to follow up on my two notes below and see if there might be a time you are available to meet over video conference so that my architect and I can learn more about your concerns and collaborate on solutions. We are happy to work around your schedule, so please suggest any time that is convenient for you. In the meantime, Adam and I will carefully review your letter and do our best to interpret and address your concerns.

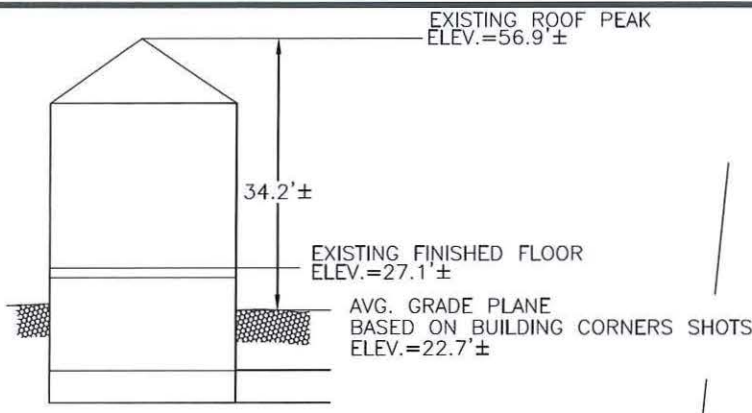
Best wishes,
Jamie
On Mon, Mar 1, 2021 at 7:22 PM Jamie <...> wrote:
Hi Cyrus,
I hope you are doing well. I just received the letter that you shared with the city regarding the proposed improvements on Windsor St. I wanted to follow up on my email below to learn more about how we can adjust our plans to ensure the result is an overall improvement to the neighborhood and that we do not inconvenience your tenants.
I'm cc'ing my architect Adam Glassman on this note so that we can find some time to brainstorm the best path forward. Please let us know if there is a convenient time for a video call over the next few days - I'm looking forward to meeting you and collaborating on a solution!
A few times that are available for me include:
• Tuesday 3/2 before 12pm
• Wednesday 3/3 before 1pm
• Wednesday 3/4 before 11:30am

Best wishes,
Jamie Rogers
On Sat, Feb 13, 2021 at 10:30 AM Jamie <...> wrote:
Hi Cyrus,
I hope you are doing well. I am reaching out because I am your rear neighbor at 383 Windsor St. I found your contact info through the Cambridge property database, which lists you as the owner at 50 Union St.
I am planning on making some updates to my building, which I think will really enhance the streetscape in our corner of Cambridge.
The proposal requires approval from the Cambridge Board of Zoning Appeals because the existing building is within the lot setbacks. I'm attaching the package that I submitted to the city for you to review. The biggest external changes will be converting the existing attic into an actual 3rd floor, rearranging the windows and replacing the old wooden siding.
When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.
For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.
Please let me know if you have any feedback or suggestions for the proposal. I will be happy to make adjustments.
I very much appreciate your assistance - I look forward to hearing your response!
Best wishes,
Jamie Rogers



Updated 383-385 Windsor Street Plans.pdf
11750K

EXISTING LEGEND	
—S—	SEWER LINE
⊙	SEWER MANHOLE
—V—	WATER LINE
—G—	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—O—	FENCE
—205—	CONTOUR LINE (MJR)
—195—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2021 MAR 22 P 12:44

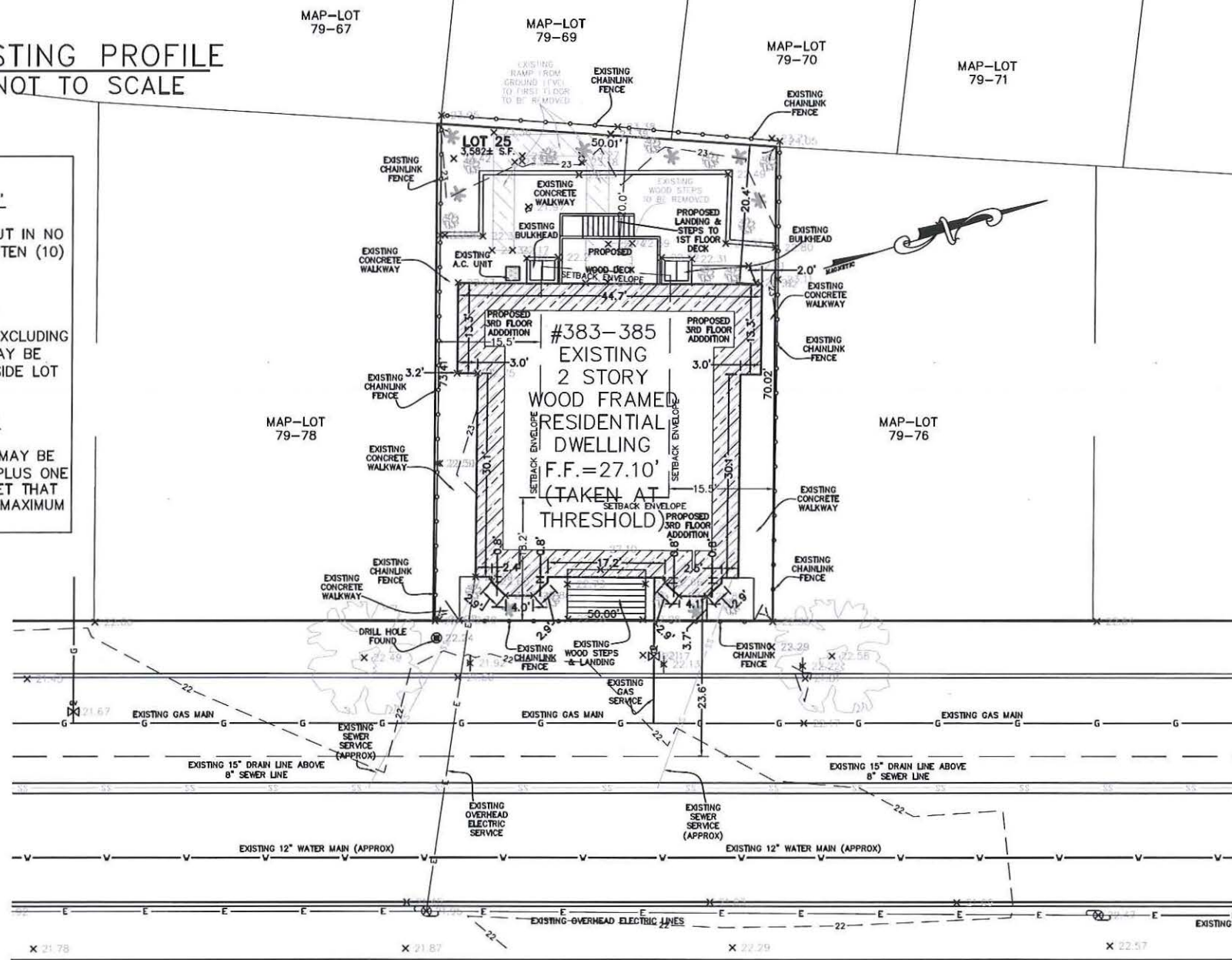
- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/19/2020.
 - DEED REFERENCE: BOOK 51790 PAGE 81, PLAN REFERENCE: END OF BOOK 397 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY 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 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 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 THAN 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.
 - ZONING DISTRICT = RESIDENCE C-1
 - ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

SETBACK CALCULATIONS:

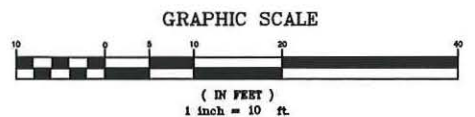
FRONT = $H+L/4 = 34.2' + 38.7' / 4 = 18.2'$
(MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.)

SIDE = $H+L/5 = 34.2' + 43.4' / 5 = 15.5'$
(IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.)

REAR = $H+L/4 = 34.2' + 44.7' / 4 = 19.7'$
(IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET)



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 CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLICS OR CONTRACTORS 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 COST.
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SCALE	1"=10'
DATE	01/13/2021
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	383-385 WINDSOR STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	PROPOSED PLAN
CHKD BY	PUN
APPD BY	PUN

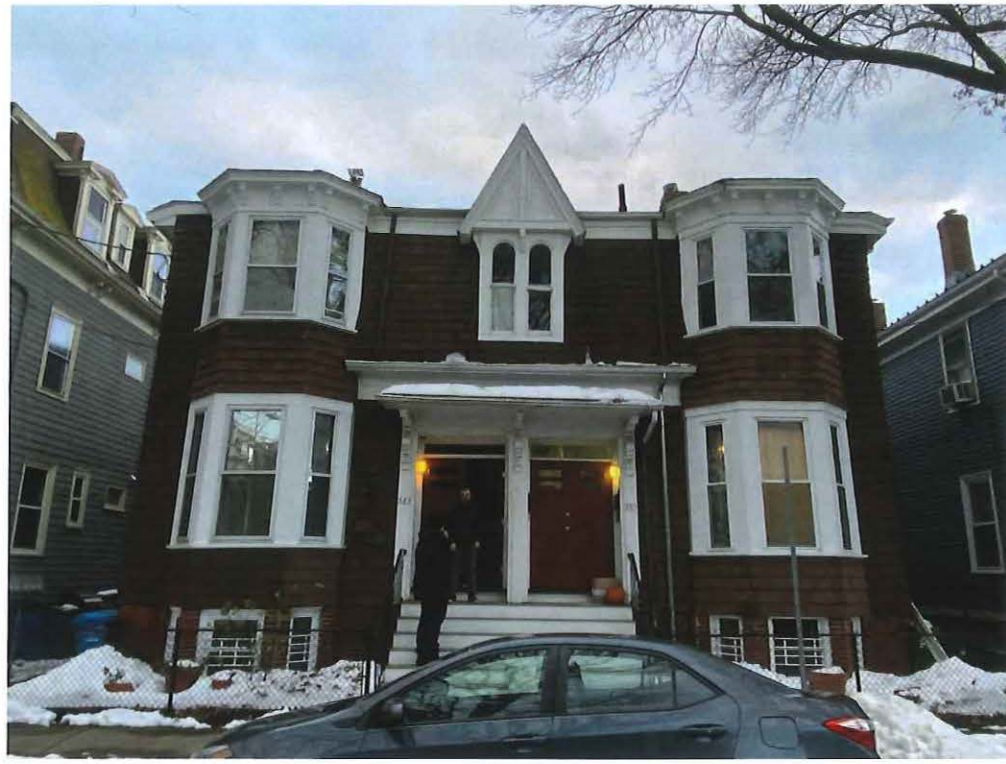
REV	DATE	REVISION	BY

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com

SHEET NO. 1



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

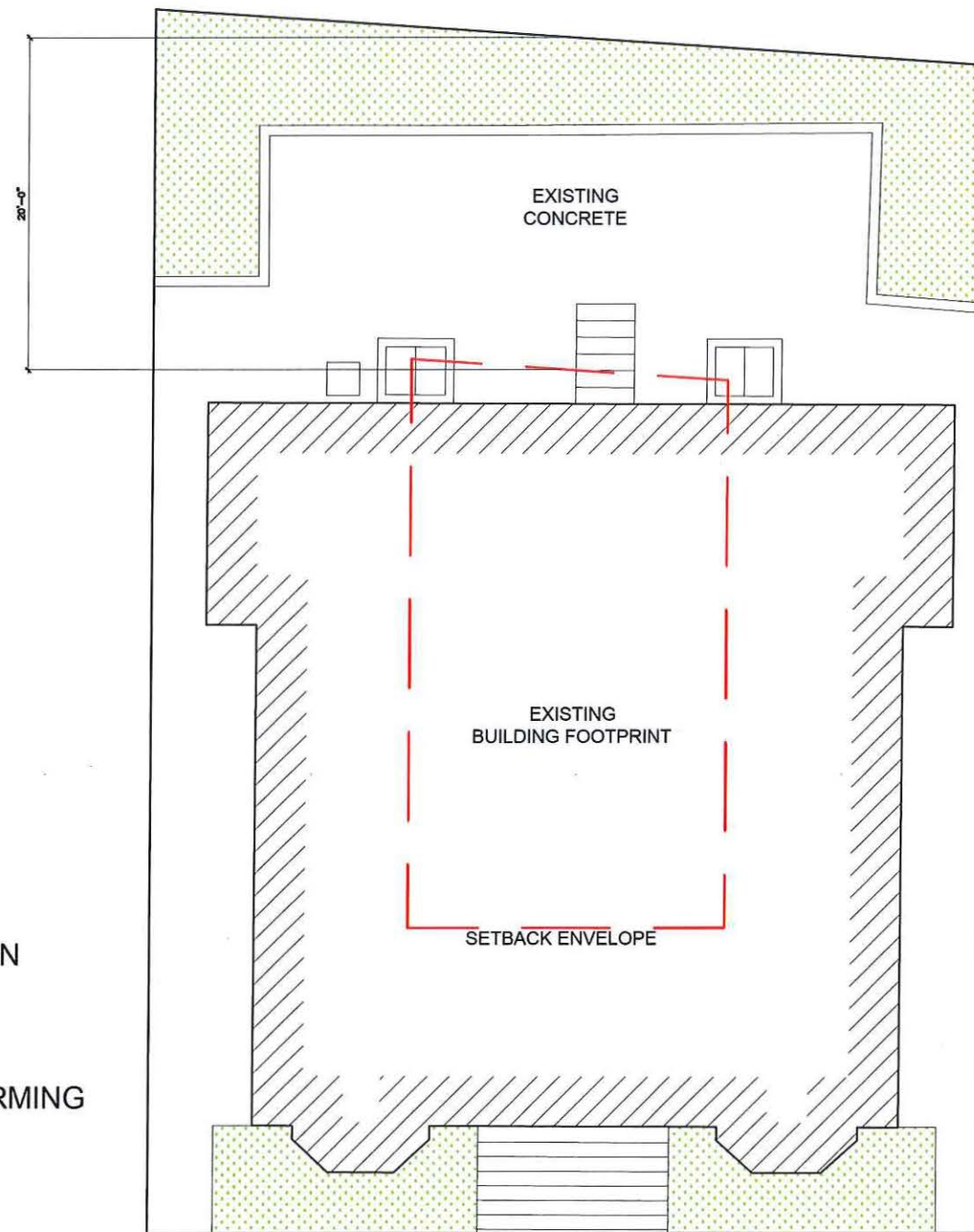
Job No.: A160.00
Date: 20 MARCH 2021

Drawing No. :
C1

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

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

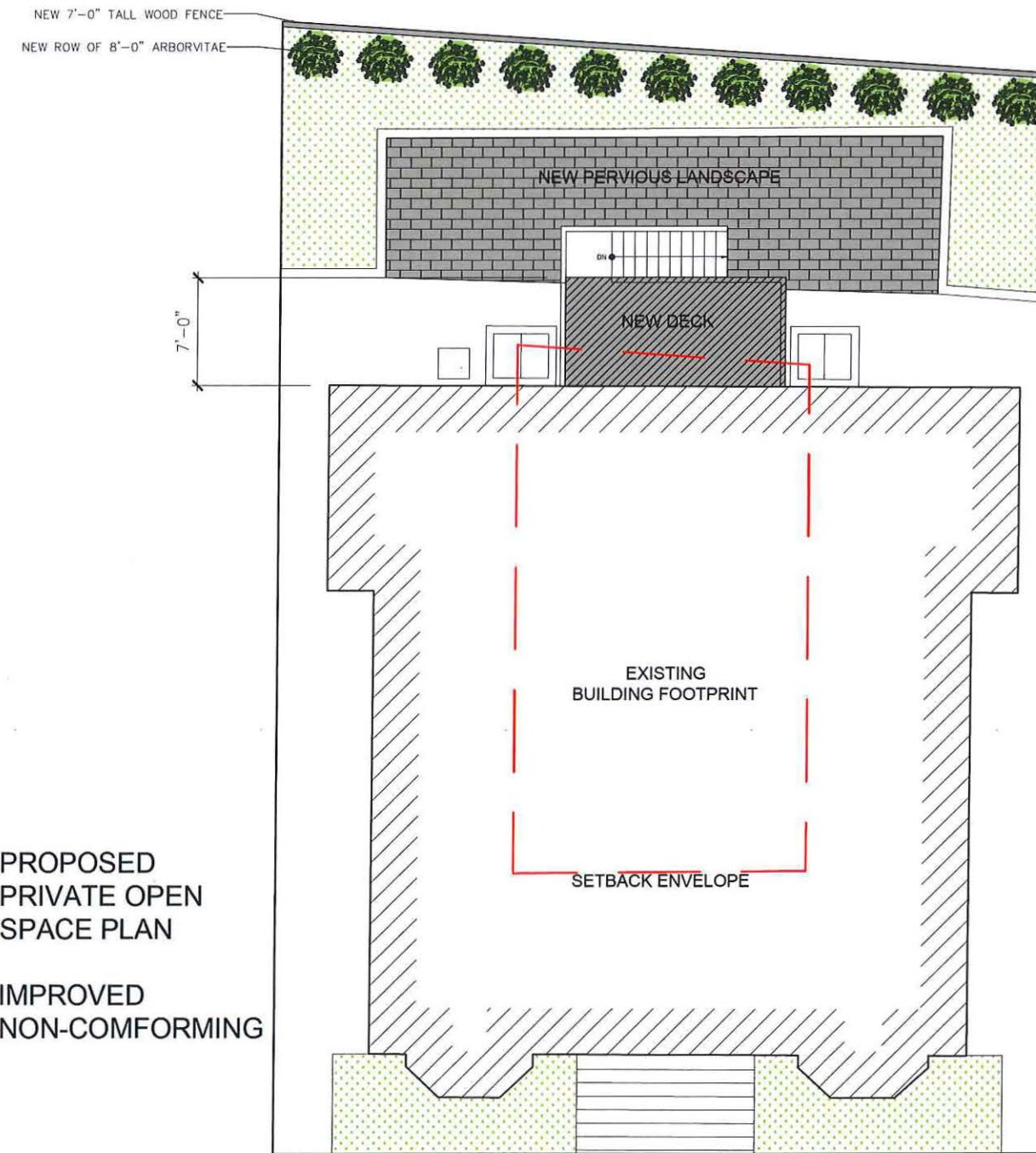
 PERVIOUS SURFACE
559.0 SF / 3,582.0 SF LOT = 15% EXISTING

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

TOTAL PRIVATE OPEN SPACE EXISTING 15%

PROPOSED
PRIVATE OPEN
SPACE PLAN

IMPROVED
NON-COMFORMING



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

 PROPOSED PRIVATE OPEN SPACE 101 SF REAR DECK FIRST FLOOR = 101.00 PRIVATE OPEN SPACE

 EXISTING PERVIOUS LANDSCAPE SURFACE AREA
559.0 SF

 PROPOSED ADDITIONAL PERVIOUS LANDSCAPE SURFACE
304.0 SF

TOTAL PRIVATE OPEN SPACE PROPOSED $964.0 \text{ SF} / 3,582.0 = 26\%$

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

EXISTING AND PROPOSED PRIVATE OPEN SPACE

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

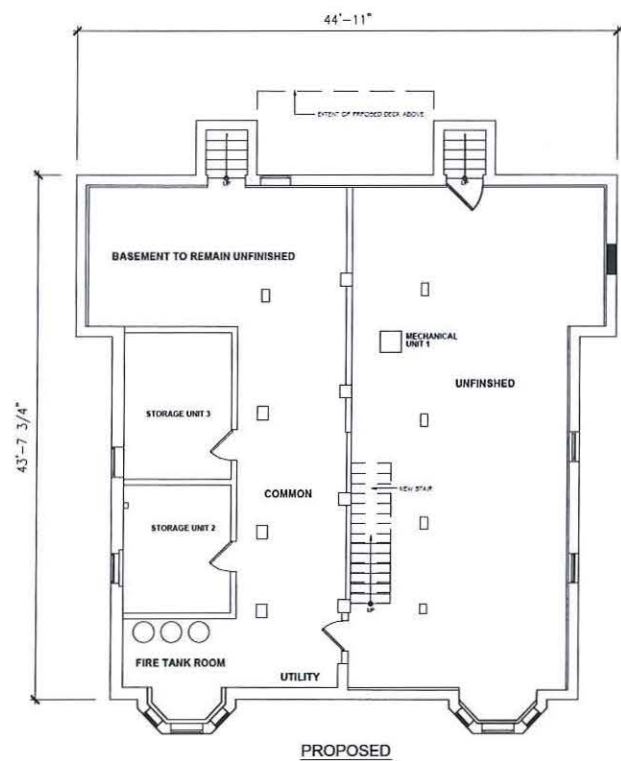
Job No.: A160.00

Date: 15 January 2021

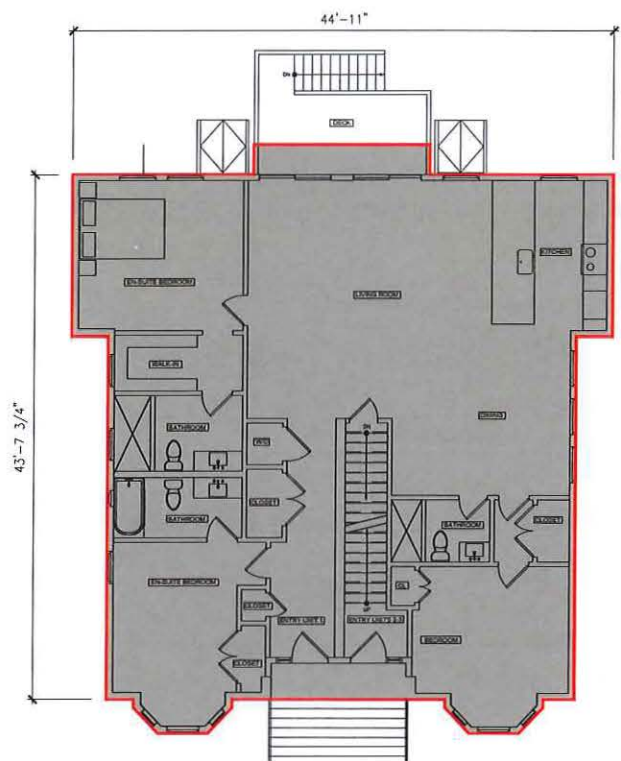
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L.1

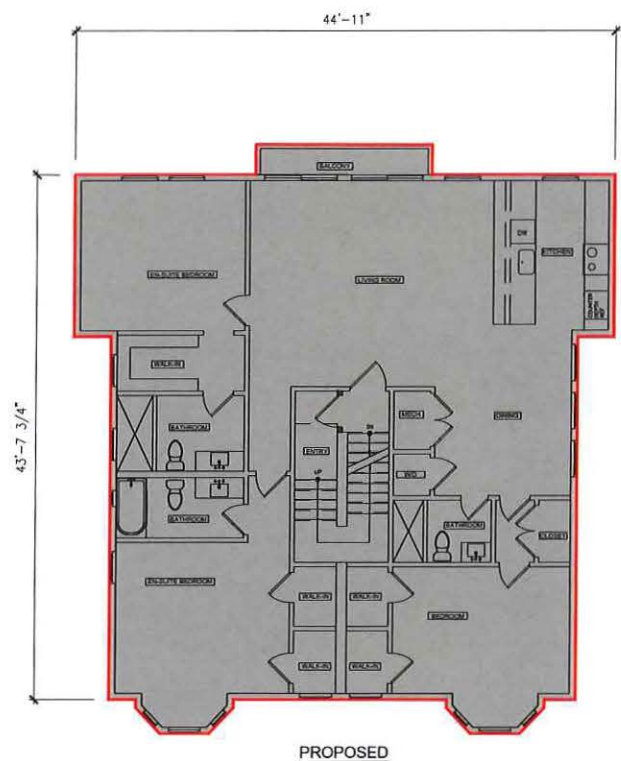
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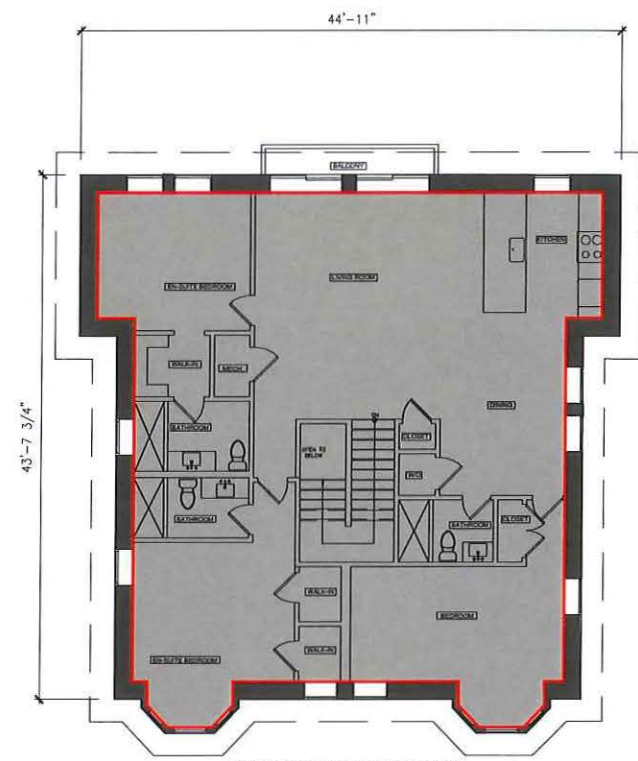
PROPOSED
BASEMENT PLAN - 0.0 GSF PER SPECIAL PERMIT (1,814.0 GSF)
 Ceiling Height = 7'-7"



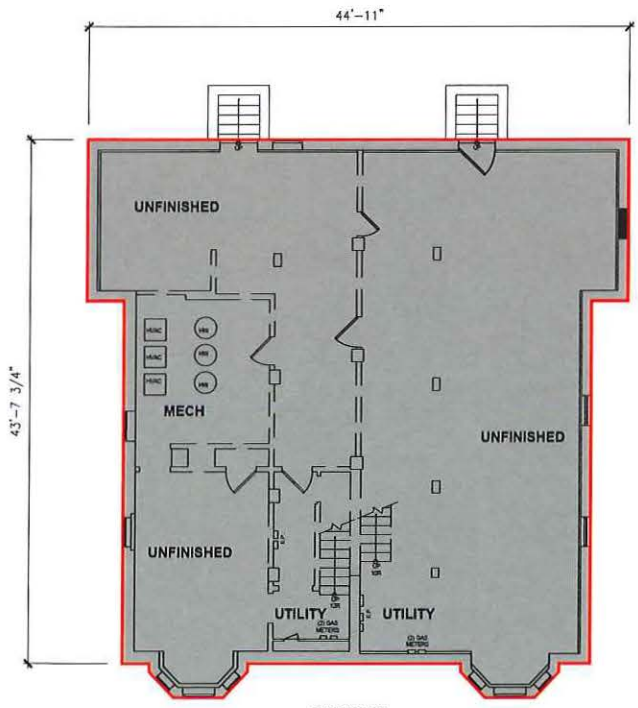
PROPOSED
FIRST FLOOR PLAN 1,842.0 GSF
 Ceiling Height = 9'-5"



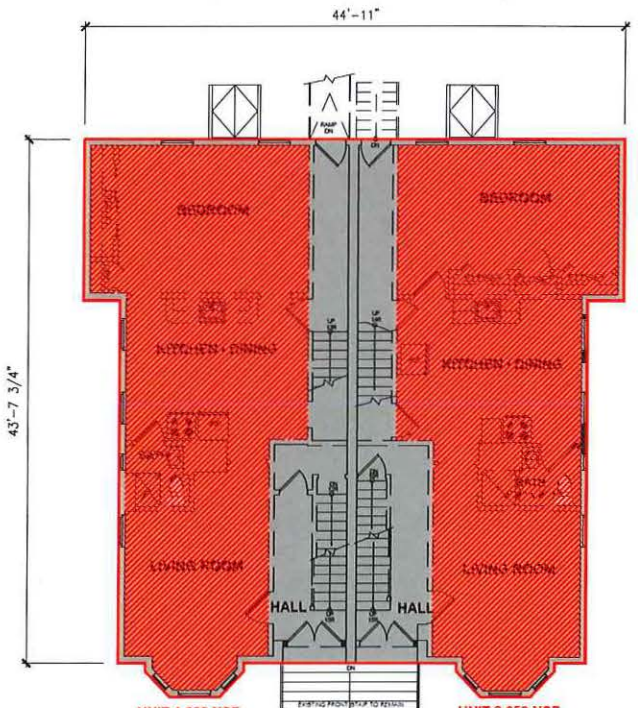
PROPOSED
SECOND FLOOR PLAN 1,851.0 GSF
 Ceiling Height = 9'-3"



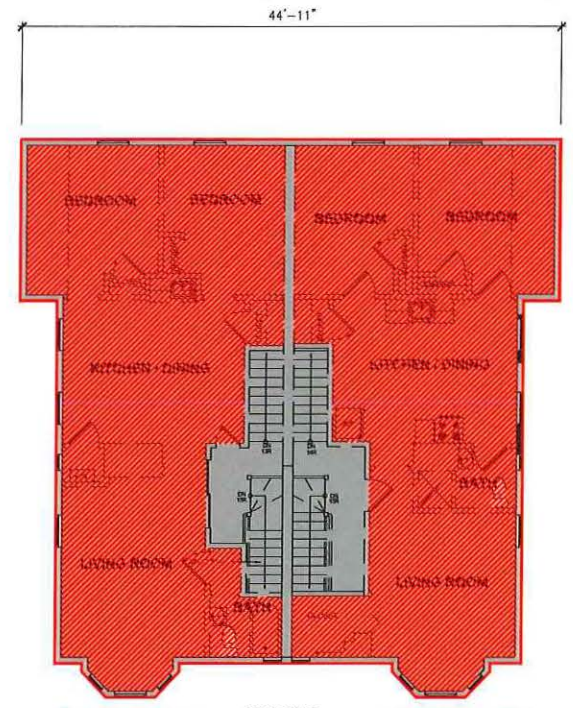
PROPOSED NEW 3RD STORY
THIRD FLOOR PLAN - 1,568.0 GSF
 Ceiling Height = 7'-10" +/-



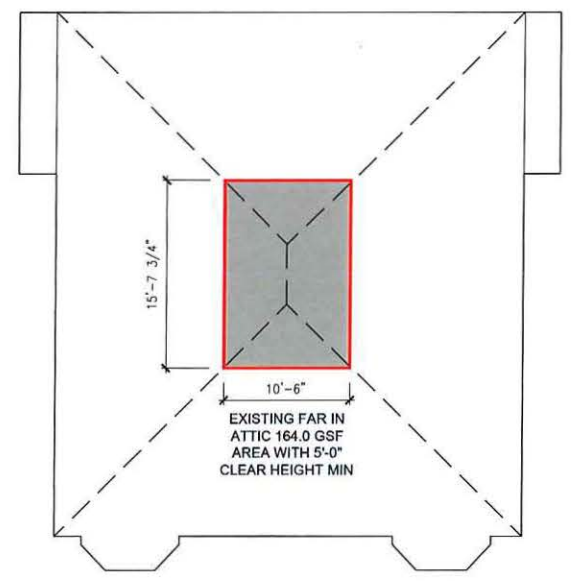
EXISTING
BASEMENT PLAN - 1,814.0 GSF
 Ceiling Height = 7'-7"



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



EXISTING
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:
 = GFA

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
 BASEMENT 00.0 GSF
 FIRST FLOOR 1,851.0 GSF
 SECOND FLOOR 1,851.0 GSF
 THIRD FLOOR 1,568.0 GSF PER AREA WITH 5'-0" +
5,270.0 GSF / 3,582.0 SF LOT = 1.47 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

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Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.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

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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

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

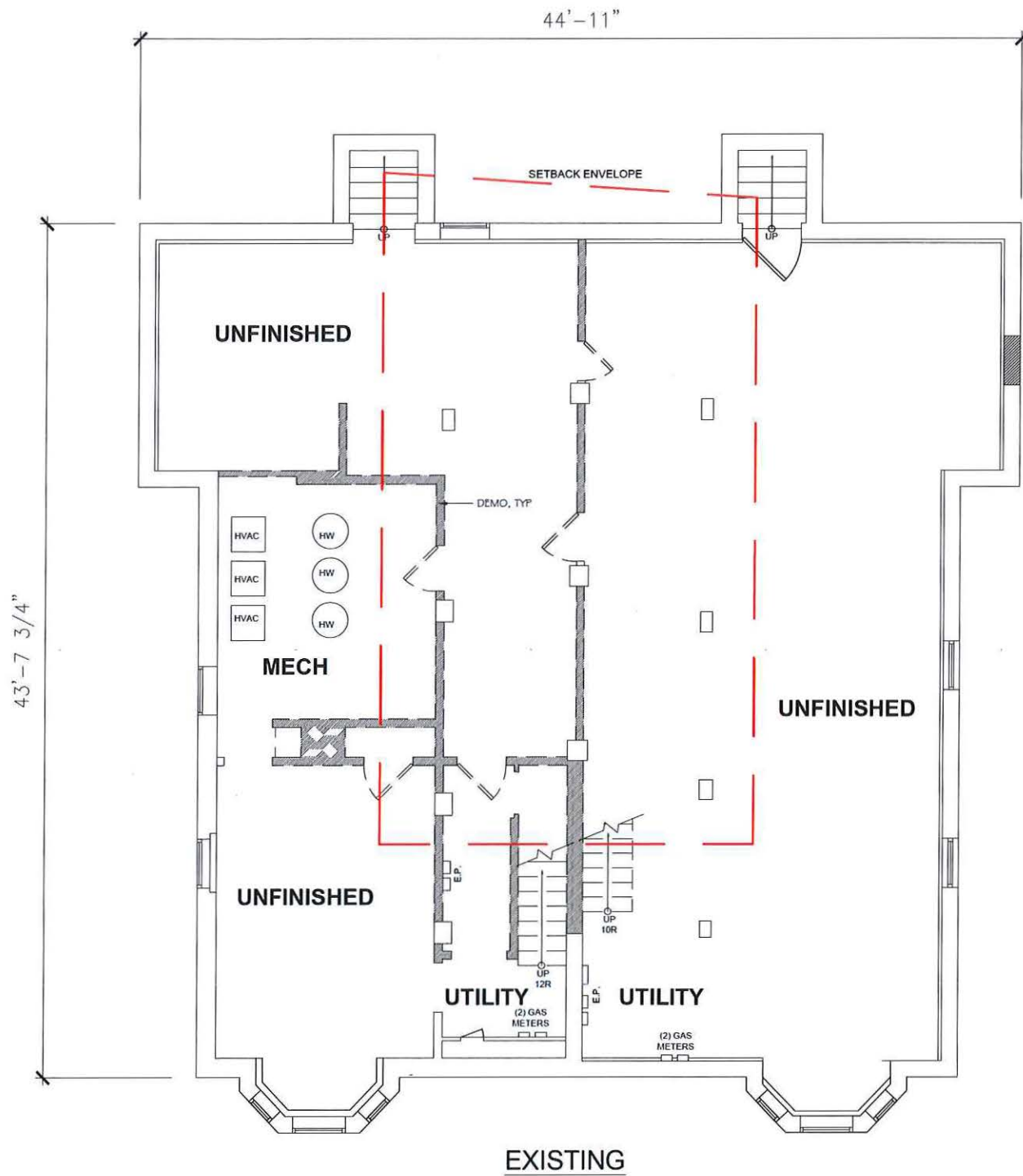
RENDERING OF PROPOSED
PROJECT - STREET VIEW

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

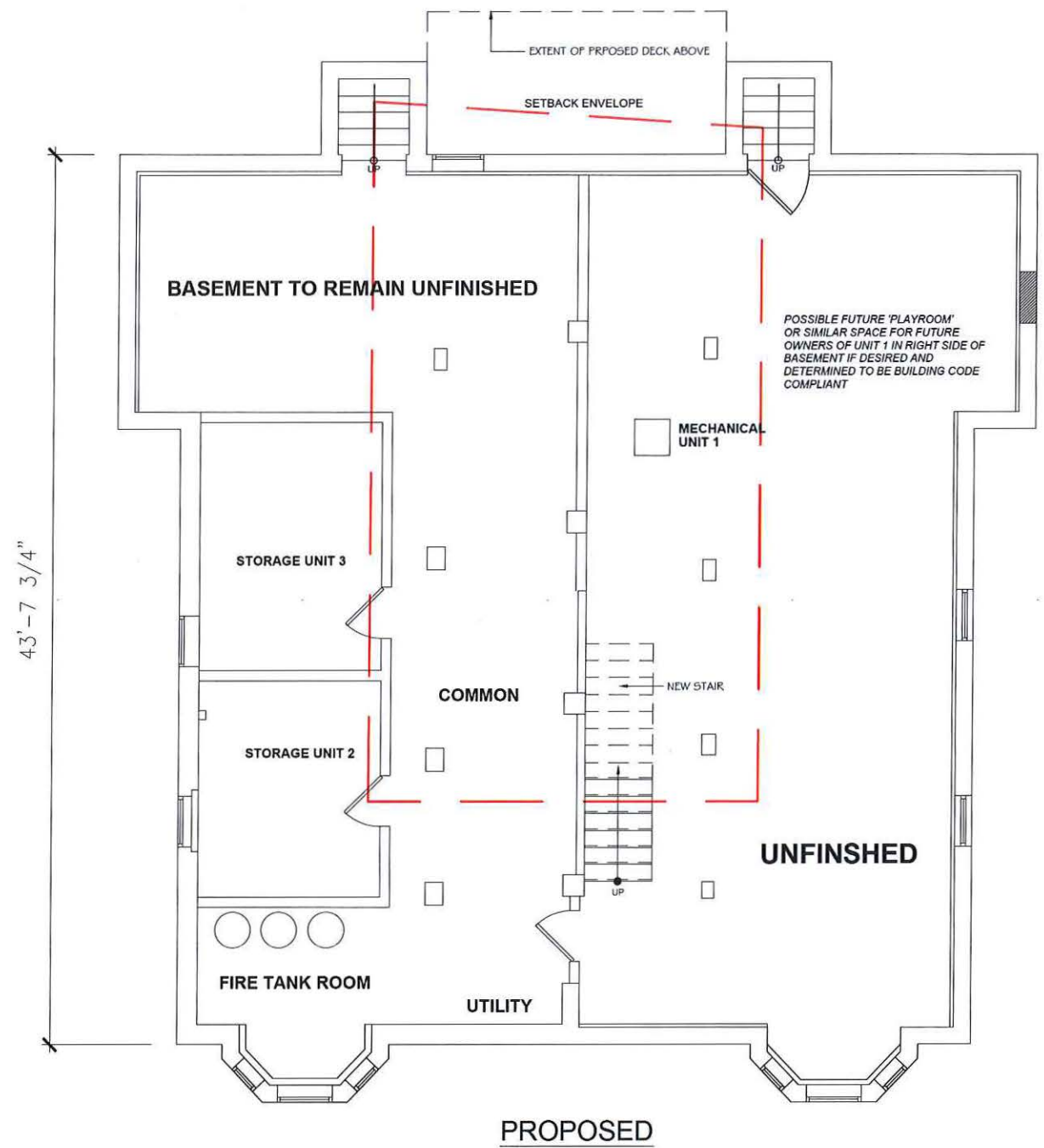
Drawing No. :

R4

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



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

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS

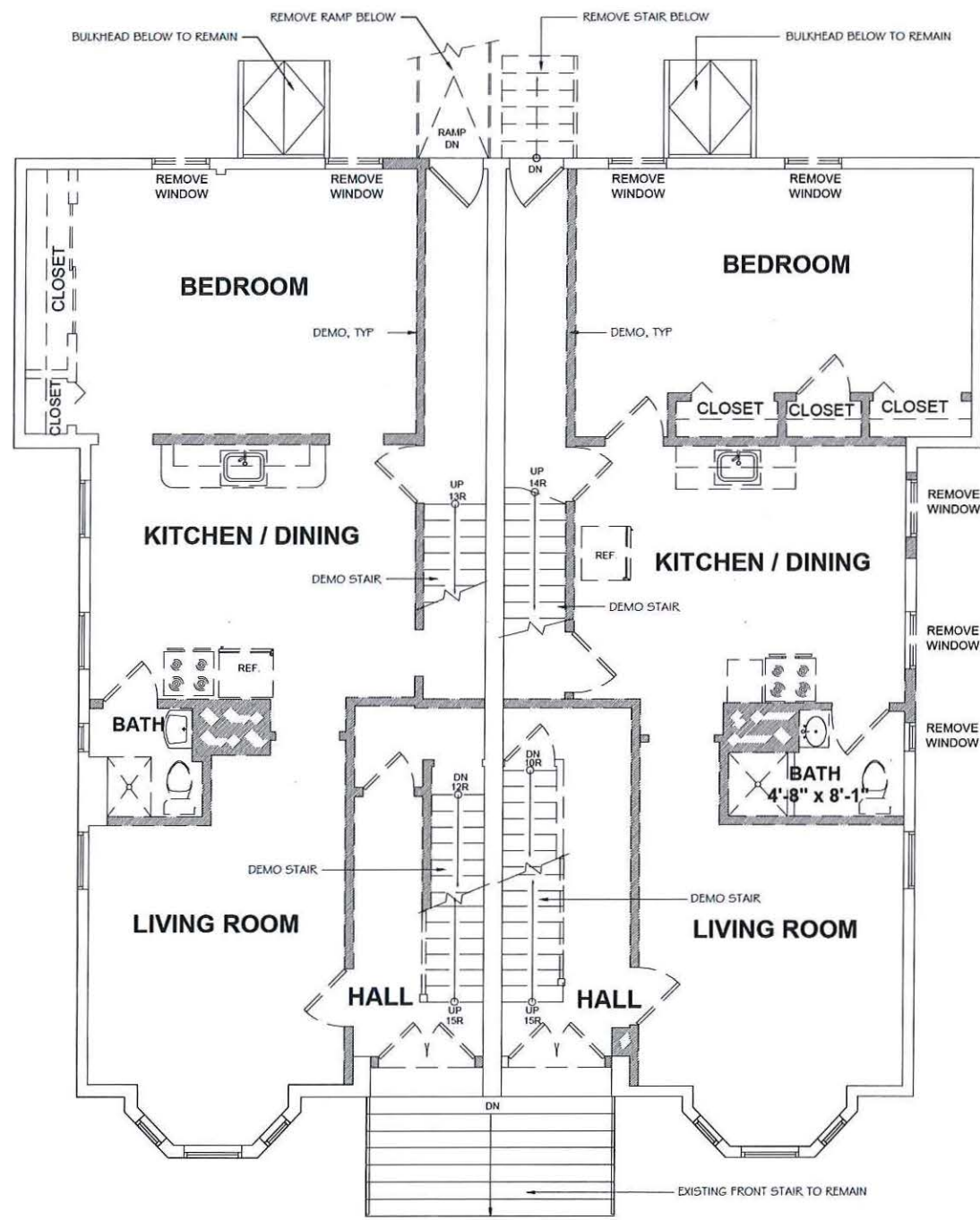
383-385 WINDSOR ST
CAMBRIDGE, MA

**EXISTING & PROPOSED FLOOR PLANS
BASEMENT**

Scale: 1/8" = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A1.0

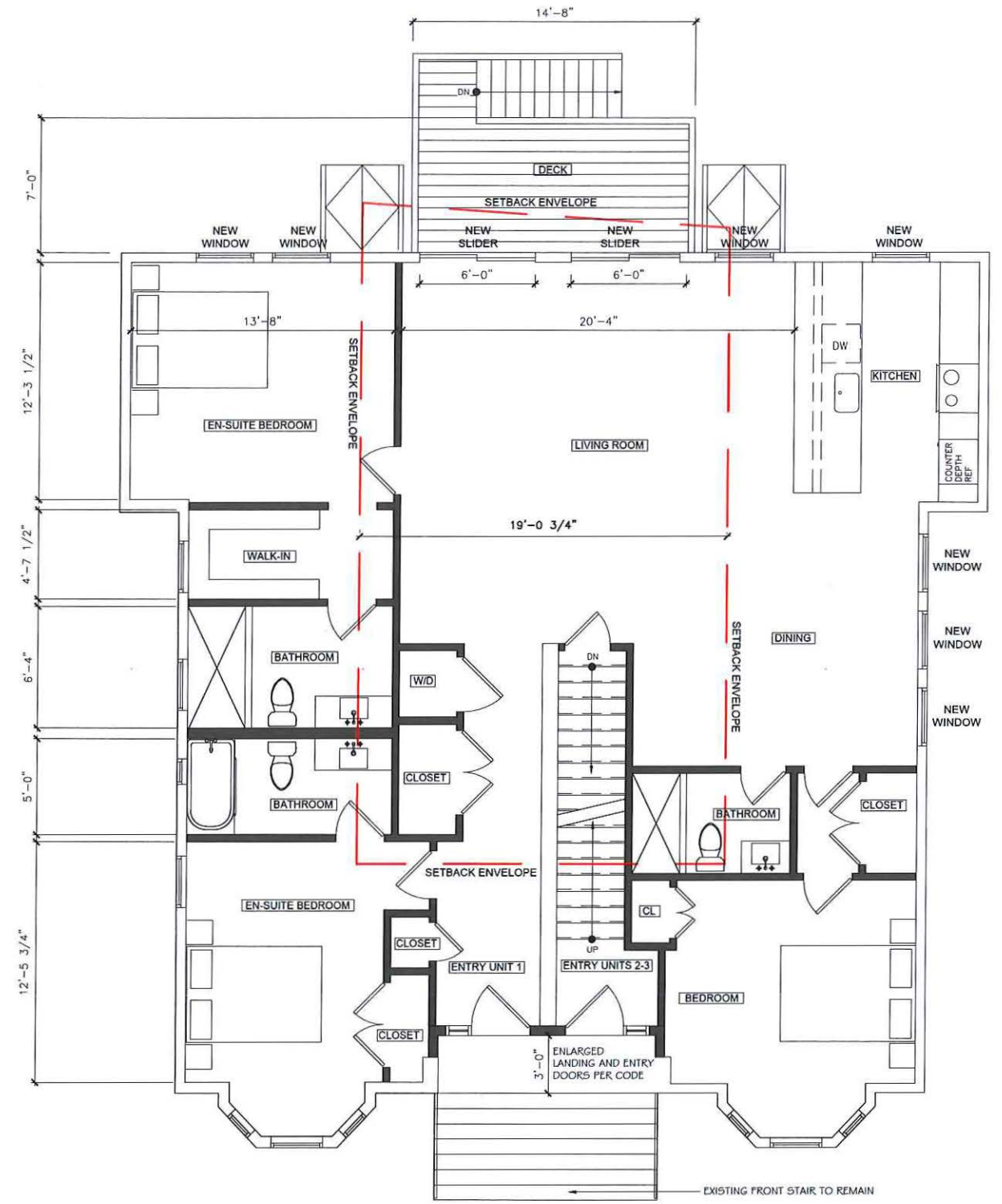
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EXISTING

FIRST FLOOR PLAN - 1,814.0 GSF

Ceiling Height = 9'-5"



PROPOSED

FIRST FLOOR PLAN 1,842.0 GSF

Ceiling Height = 9'-5"

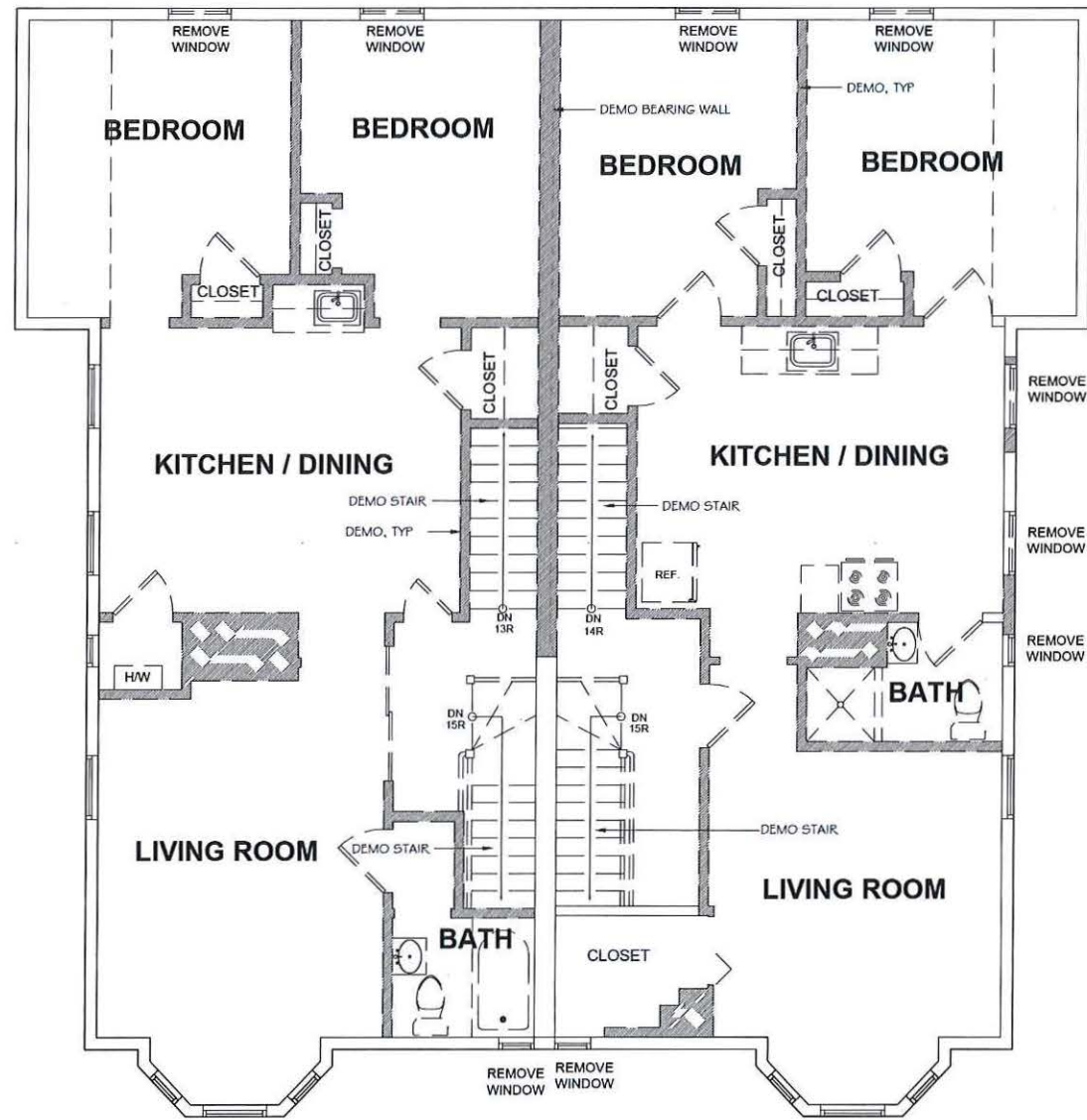
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

EXISTING & PROPOSED FLOOR PLANS FIRST FLOOR

Scale: 1/8" = 1'-0"
 Job No.: A160.00
 Date: 15 January 2021

Drawing No. :
A1.1

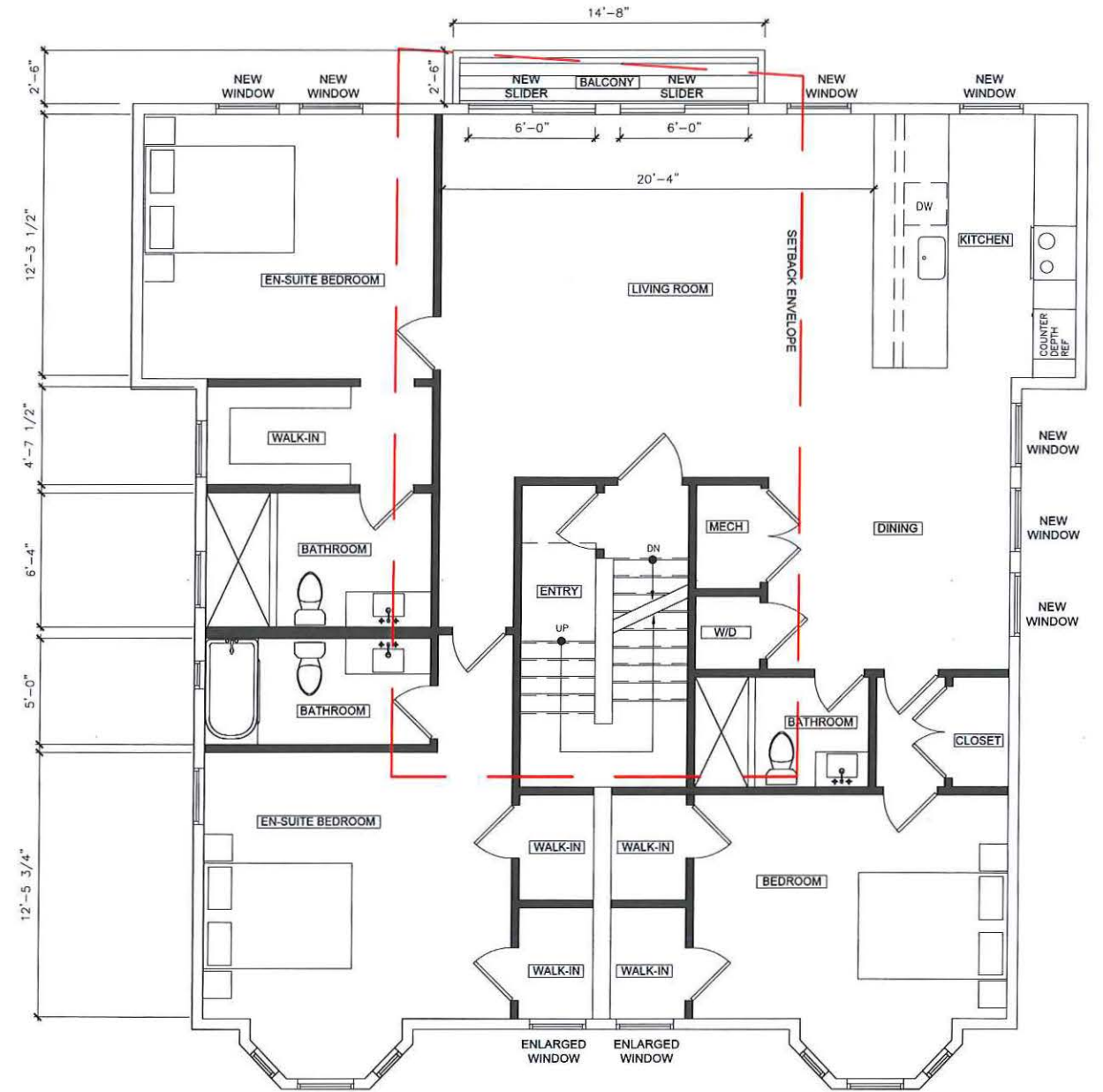
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EXISTING

SECOND FLOOR PLAN - 1,814.00 GSF

Ceiling Height = 9'-3"



PROPOSED

SECOND FLOOR PLAN 1,851.0 GSF

Ceiling Height = 9'-3"

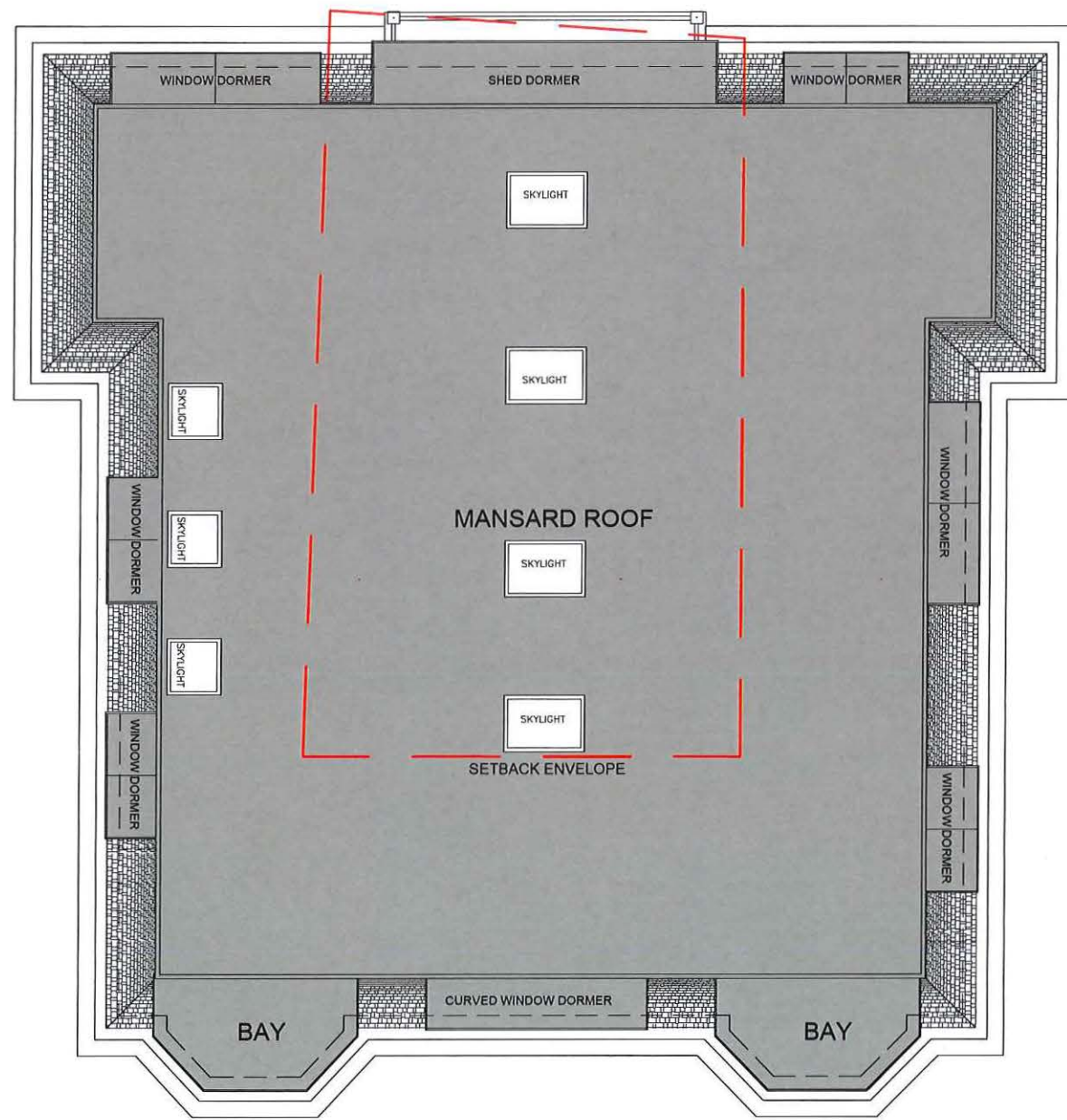
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

EXISTING & PROPOSED FLOOR PLANS SECOND FLOOR

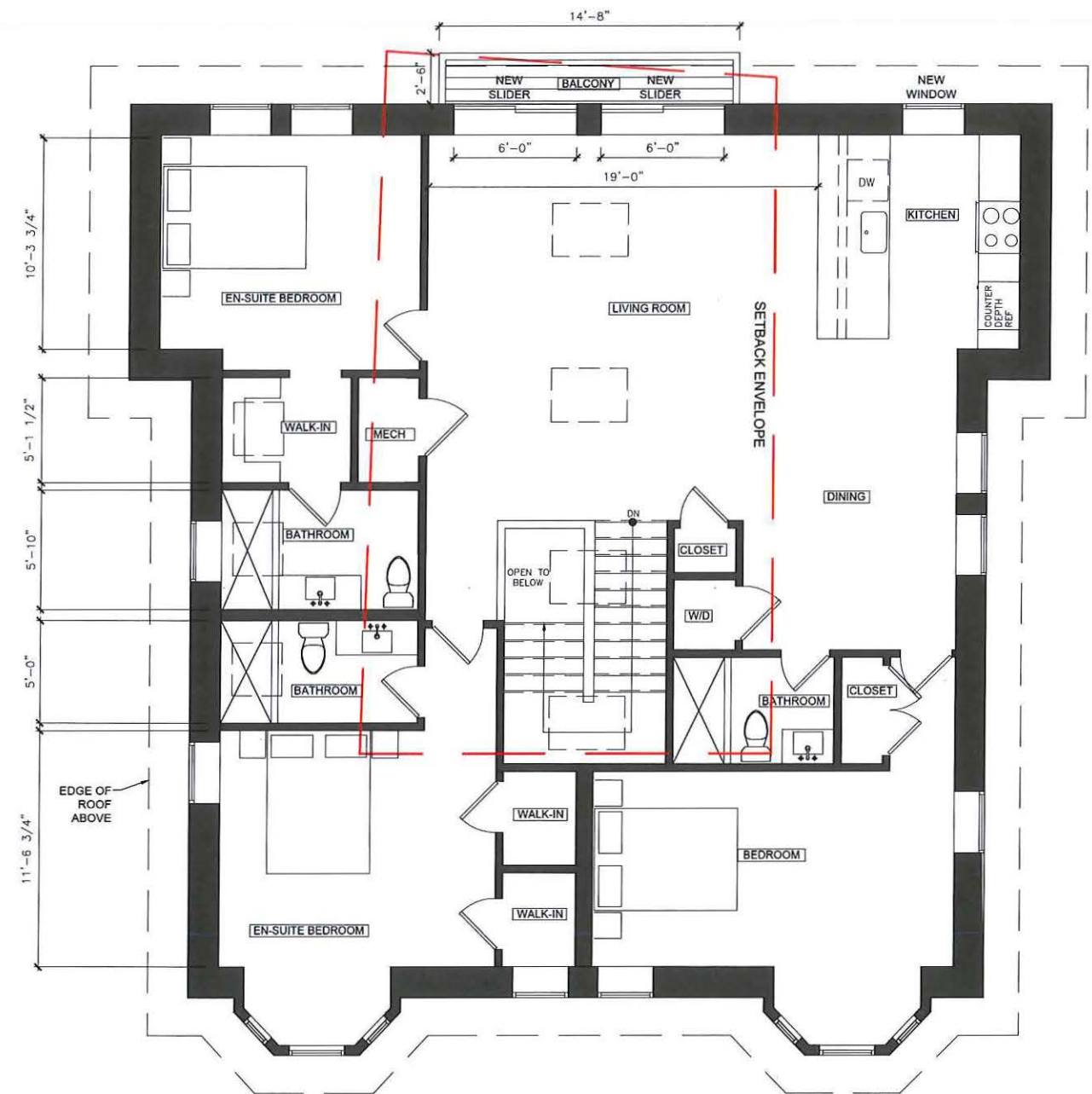
Scale: 1/8" = 1'-0"
 Job No.: A160.00
 Date: 15 January 2021

Drawing No. :
A1.2

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 Tel. 617-412-8450
 ajglassman@hotmail.com
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PROPOSED NEW MANSARD ROOF



PROPOSED NEW 3RD STORY 1,814.0 GSF

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: 1/8" = 1'-0"

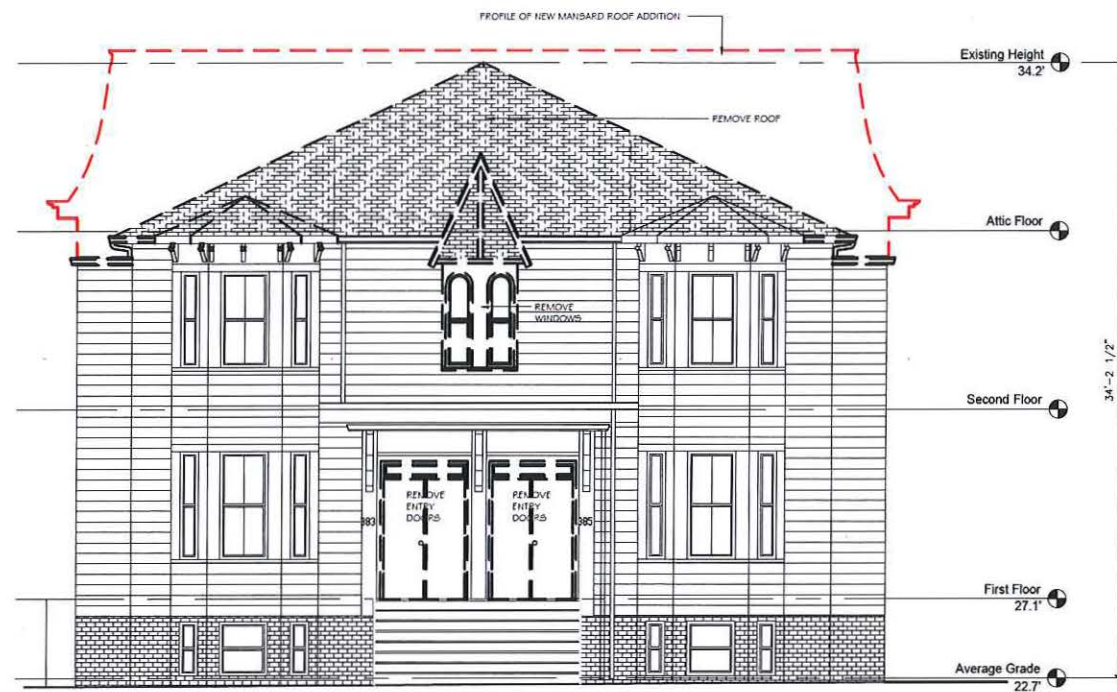
Job No.: A160.00

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.glassmanchungdesign.com



FRONT EXISTING



FRONT PROPOSED

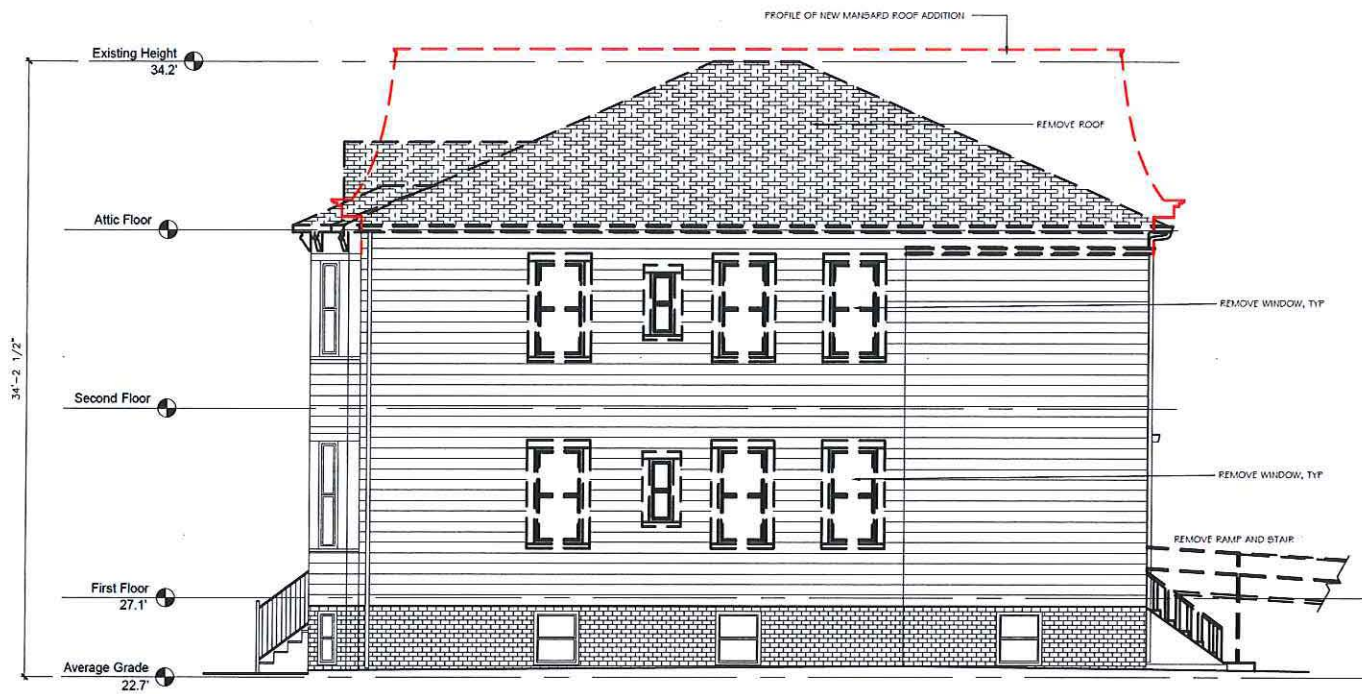
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

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.glassmanchungdesign.com



RIGHT SIDE EXISTING



RIGHT SIDE PROPOSED

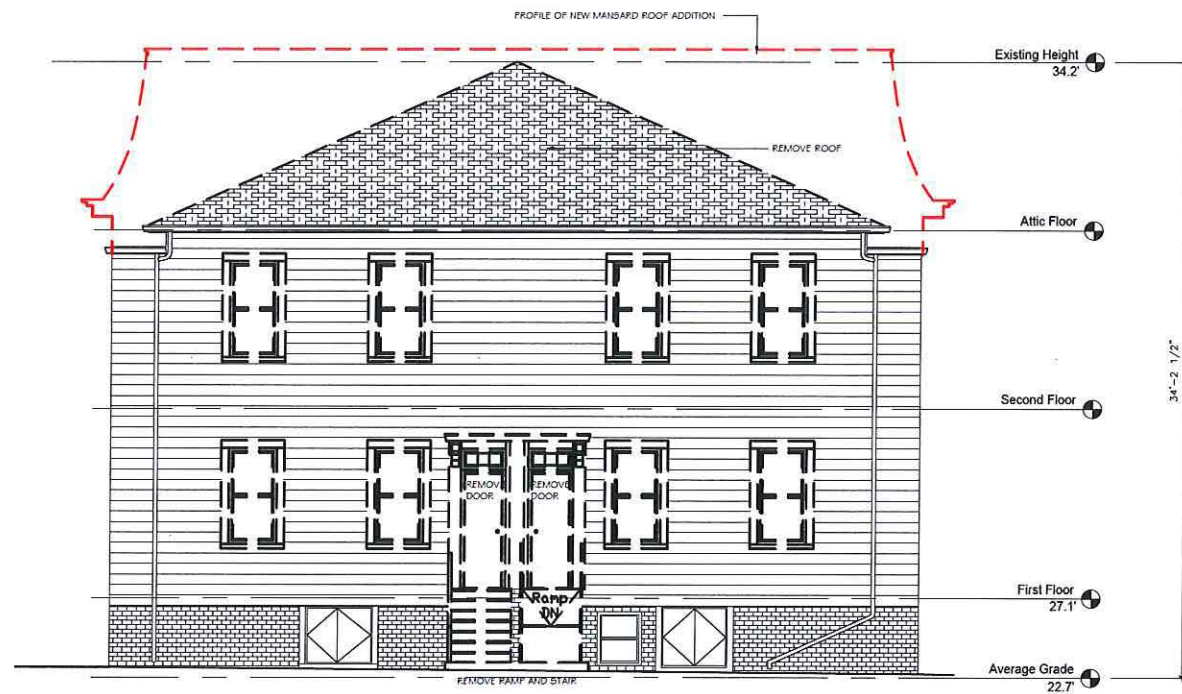
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

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
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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
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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:
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 2 Worthington St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman@hotmail.com
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1 Front Elevation
3/16" = 1'-0"

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383-385 Windsor St.
Cambridge, MA

Proposed Front Elevation

Project number	A160.00	3.1
Date	03/05/2021	
Drawn by	Author	
Checked by	Checker	
Scale		3/16" = 1'-0"



① Right Side Elevation
3/16" = 1'-0"

GCD ARCHITECTS

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Cambridge, MA 02138 ajglassman@hotmail.com
Tel. 617-412-8450 www.glassmanchungdesign.com

383-385 Windsor St.
Cambridge, MA

Proposed Right Elevation

Project number	A160.00	3.2
Date	03/05/2021	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



① Rear Elevation
3/16" = 1'-0"

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Cambridge, MA

Proposed Rear Elevation

Project number	A160.00	3.3
Date	03/05/2021	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



① Left Side Elevation
3/16" = 1'-0"

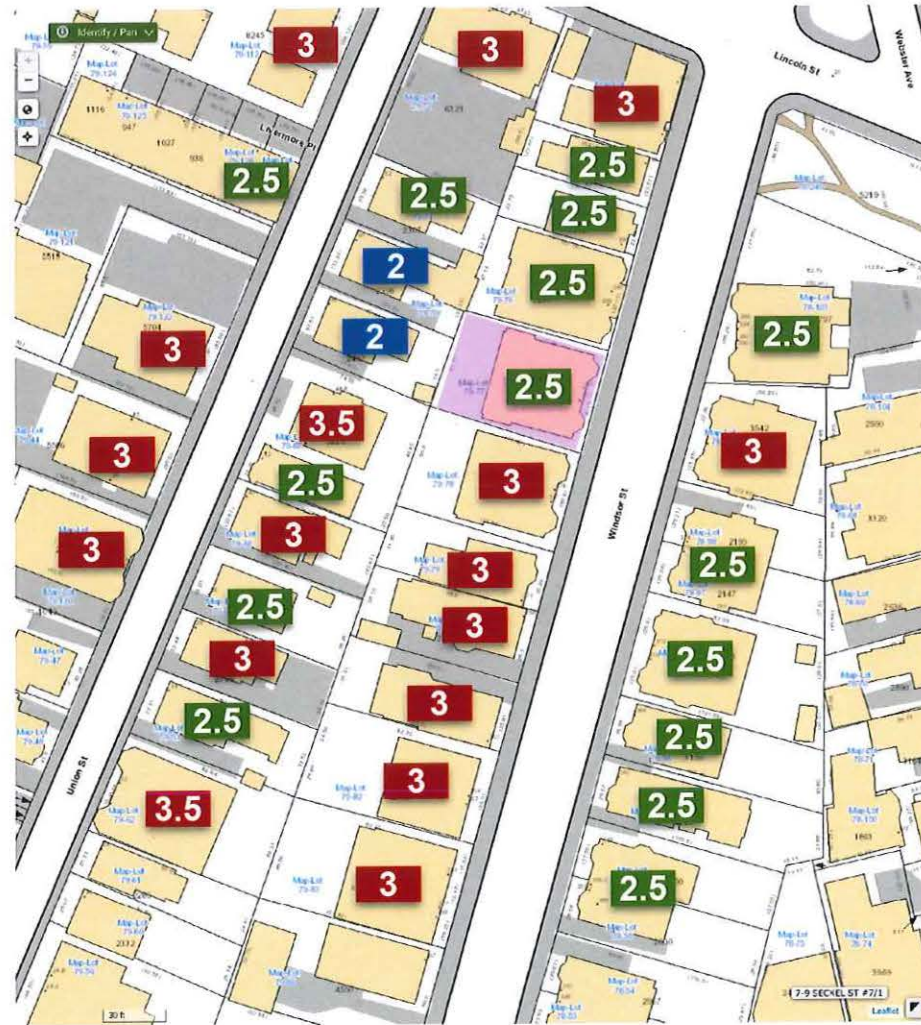
GCD ARCHITECTS

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ajglassman@hotmail.com
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383-385 Windsor St.
Cambridge, MA

Proposed Left Elevation

Project number	A160.00	3.4
Date	03/05/2021	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



Most buildings on Windsor St and Union St are 2.5 or 3 story

Proposed roof modifications are consistent with adjacent buildings and broader neighborhood

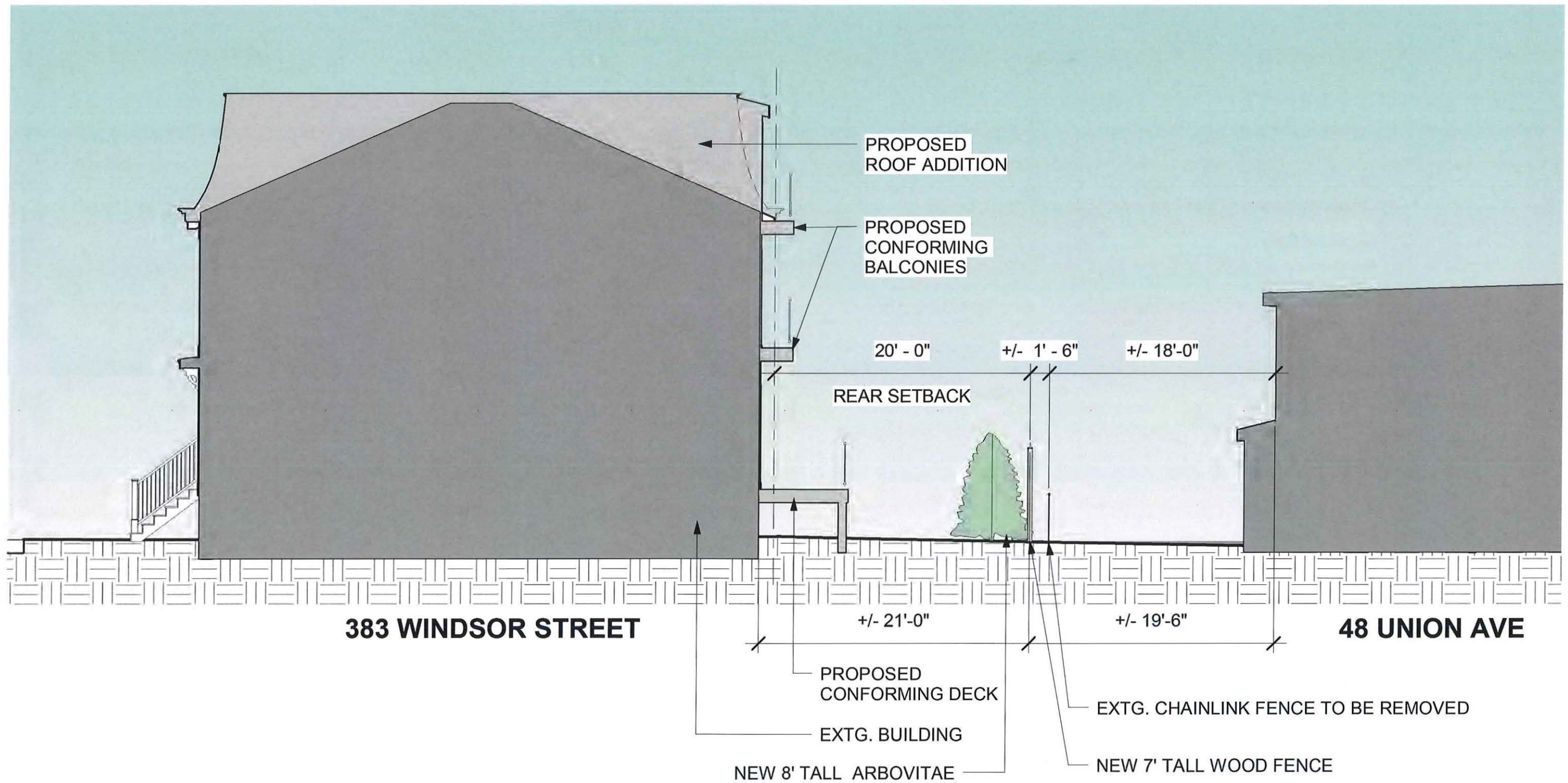




VIEWS FROM BACKYARD AND TOWARD REAR ABUTTERS



VIEWS TO BACKYARD FROM REAR ABUTTERS



① Section 1
1/8" = 1'-0"

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2 Worthington St
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Cambridge, MA

SECTION THROUGH YARD

Project number A160.00
Date 03/10/2021
Drawn by Author
Checked by Checker

B3.1

Scale 1/8" = 1'-0"



PROPOSED VIEW FROM 48-50 UNION



EXISTING VIEW FROM 48-50 UNION

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. :

R5

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



PROPOSED VIEW FROM 48-50 UNION

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. :

R6

ARCHITECT:
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2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
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369

371

377

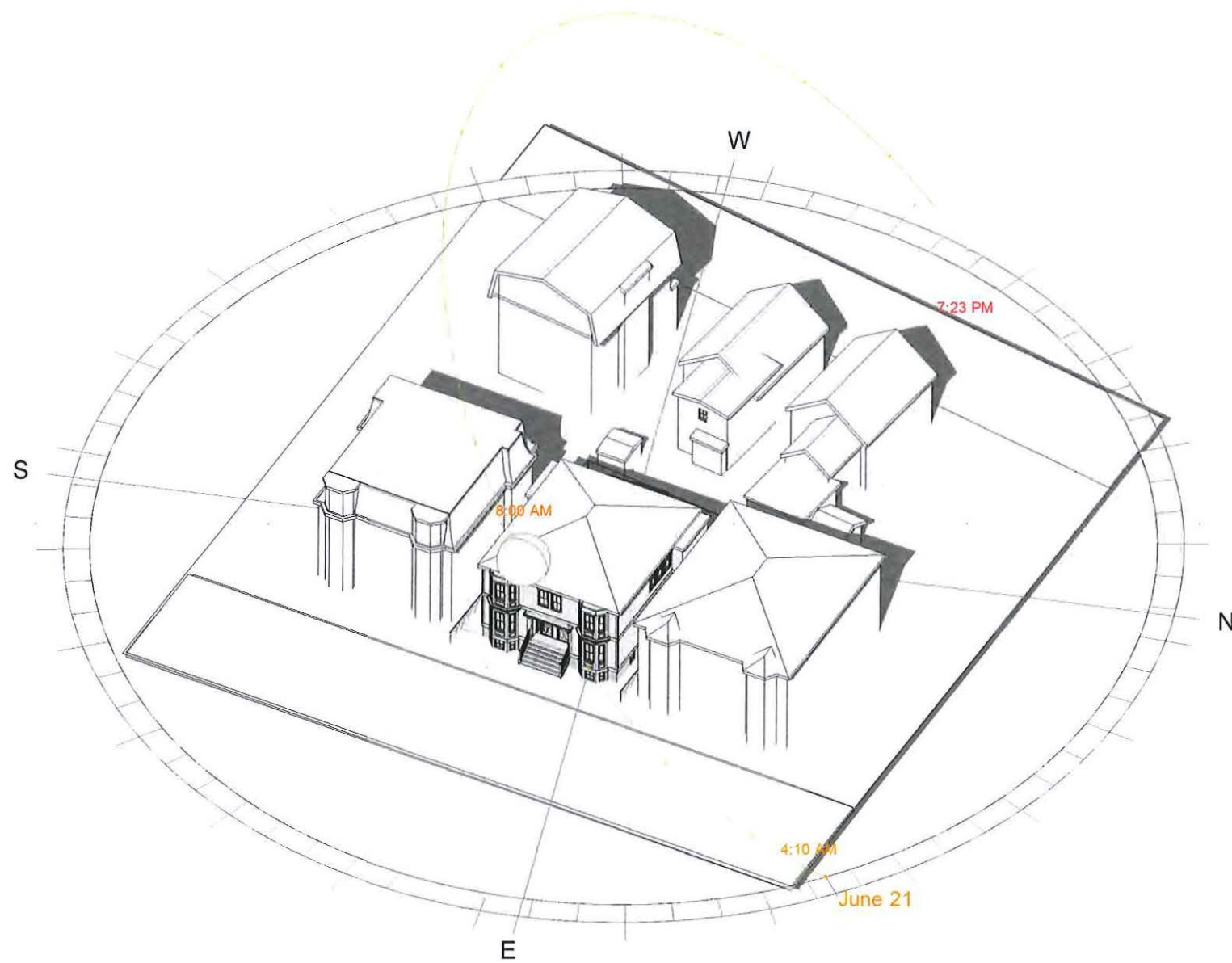


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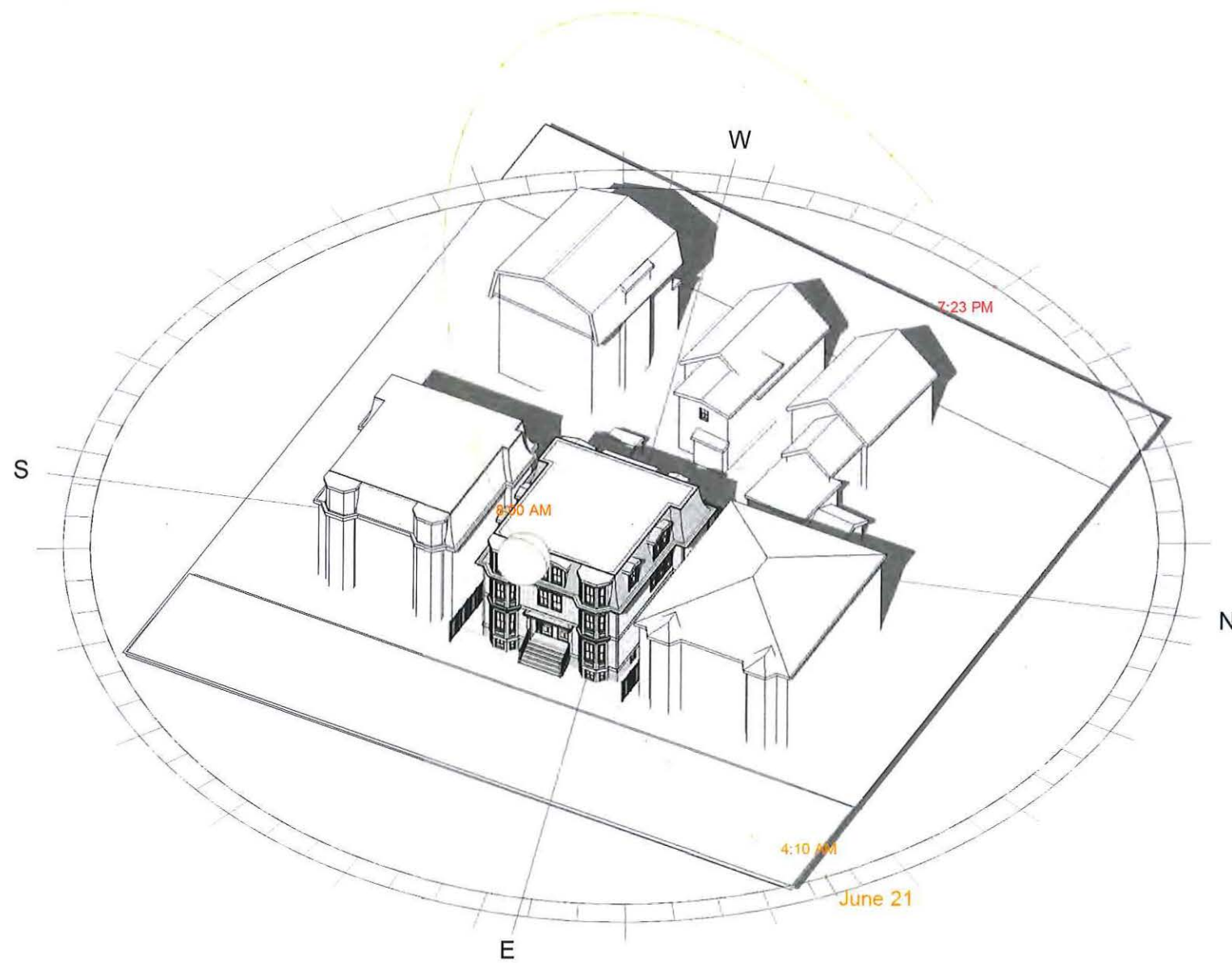
389



386 WINDSOR



① SUMMER 8 AM EXTG.



② SUMMER 8 AM PROPOSED

GCD ARCHITECTS

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

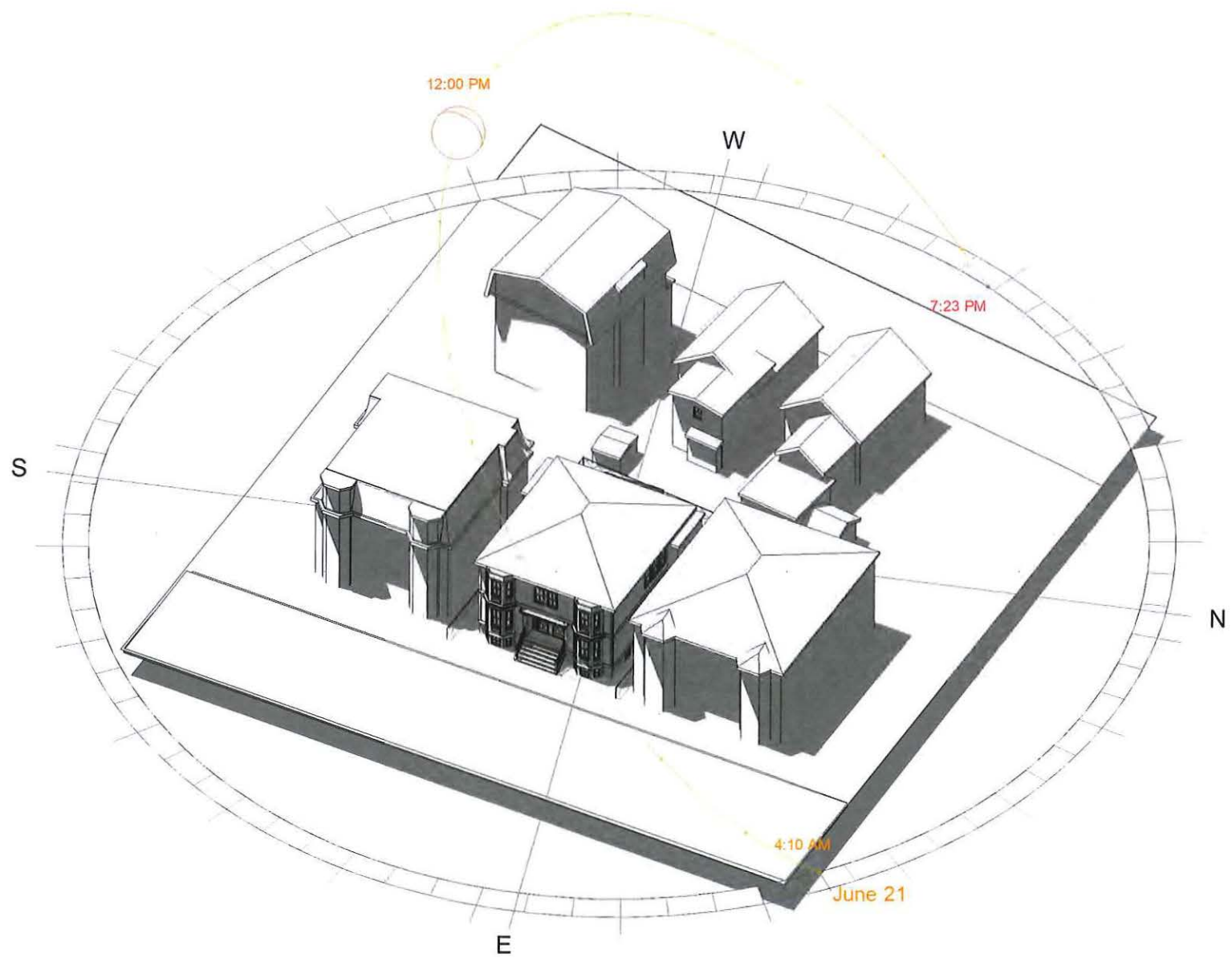
383-385 Windsor St.
 Cambridge, MA

SUMMER 8 AM

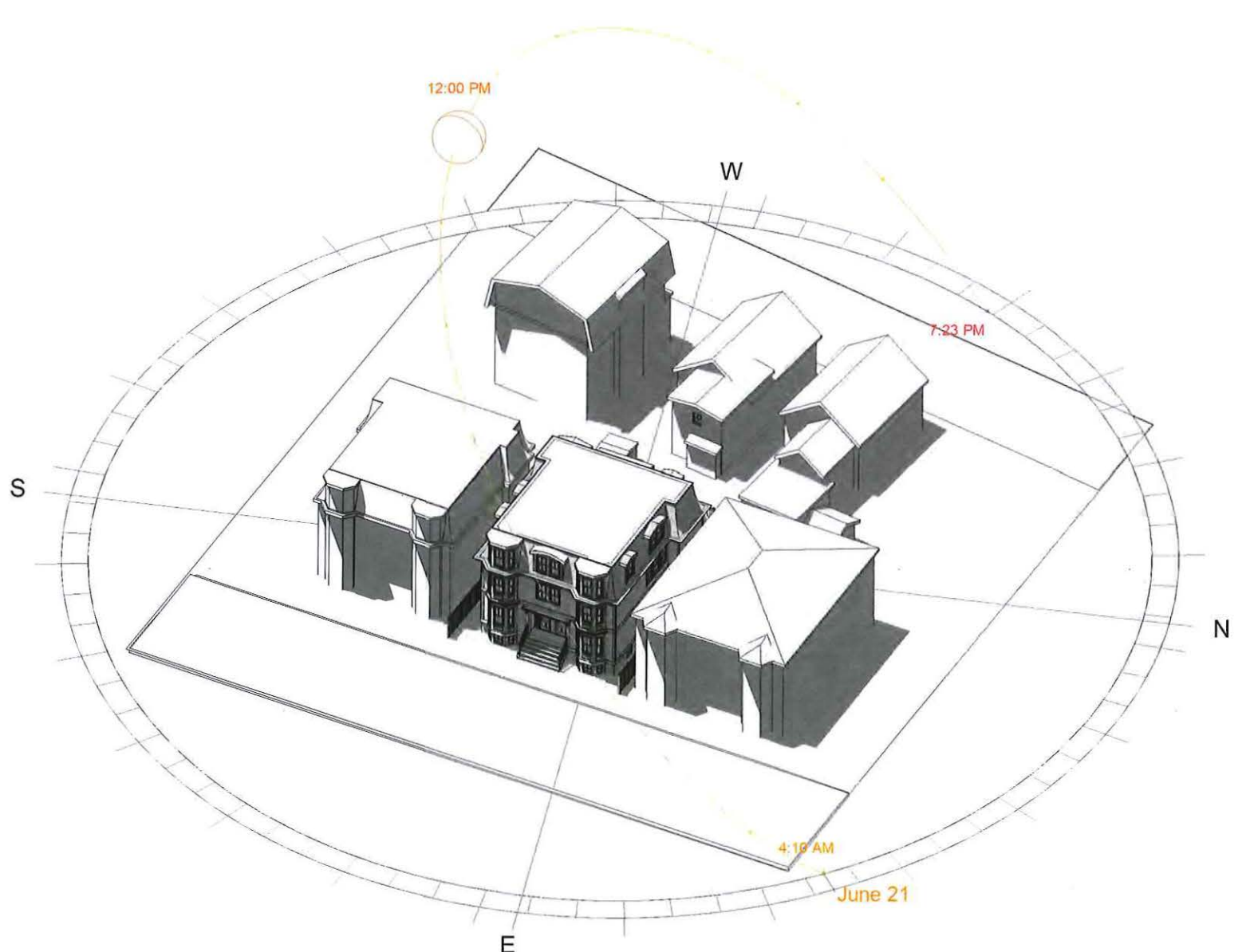
Project number	A160.00
Date	03/05/2021
Drawn by	Author
Checked by	Checker

Scale

1



① SUMMER 12 PM EXTG.



② SUMMER 12 PM PROPOSED

GCD ARCHITECTS

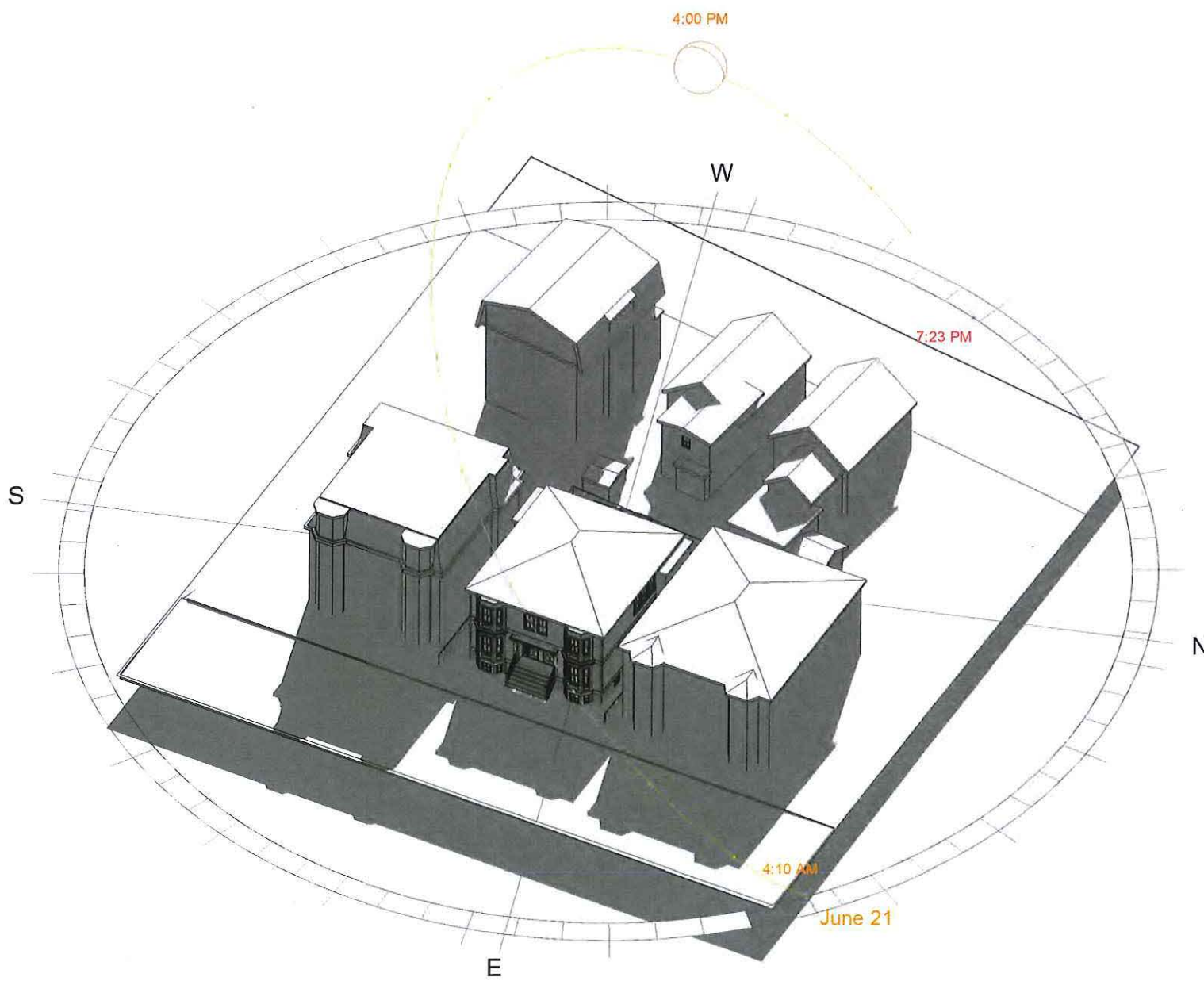
2 Worthington St
 Cambridge, MA 02138 ajglassman@hotmail.com
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383-385 Windsor St.
 Cambridge, MA

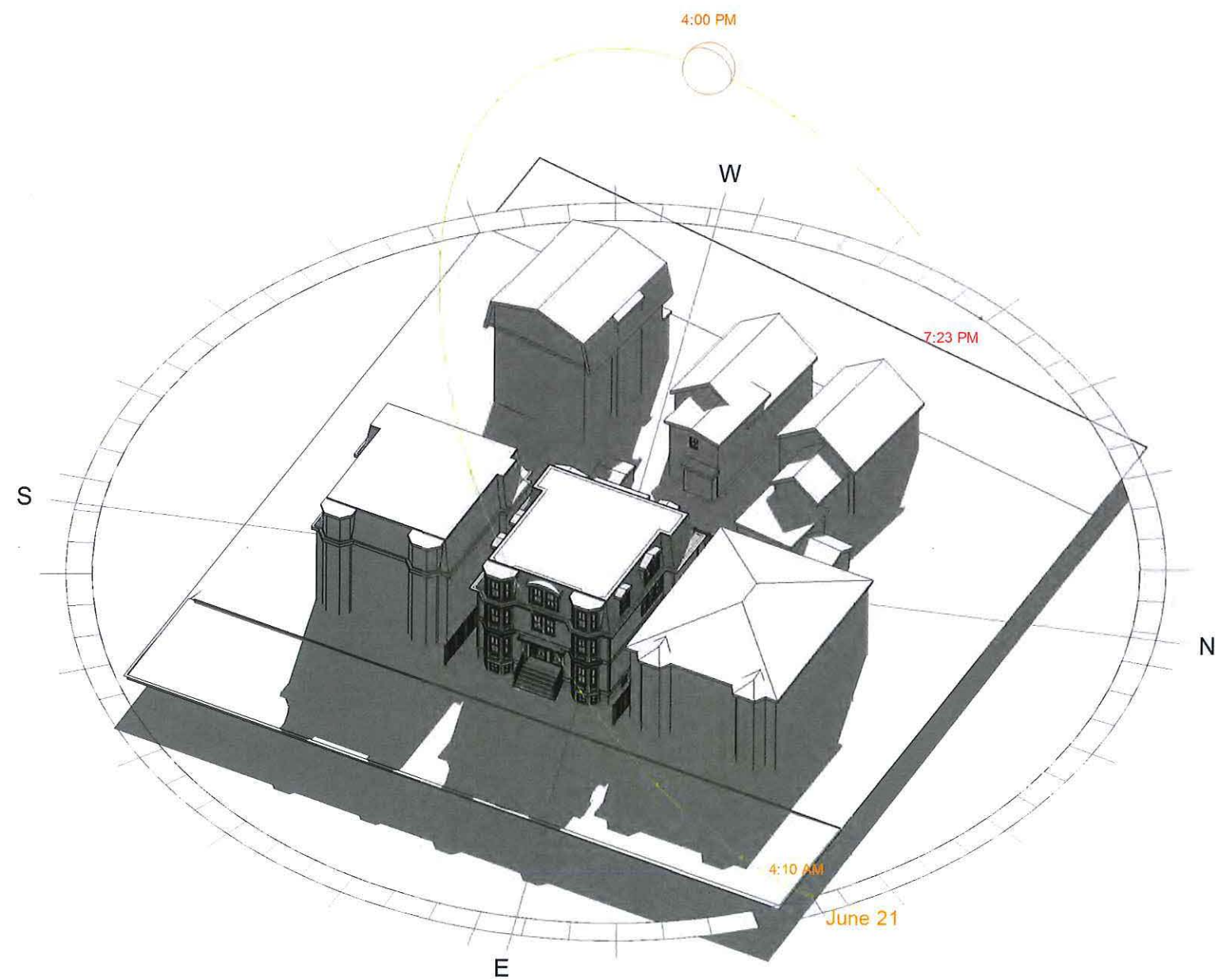
SUMMER 12 PM

Project number A160.00
 Date 03/05/2021
 Drawn by Author
 Checked by Checker

2
 Scale



① SUMMER 4 PM EXTG.



② SUMMER 4 PM PROPOSED

GCD ARCHITECTS

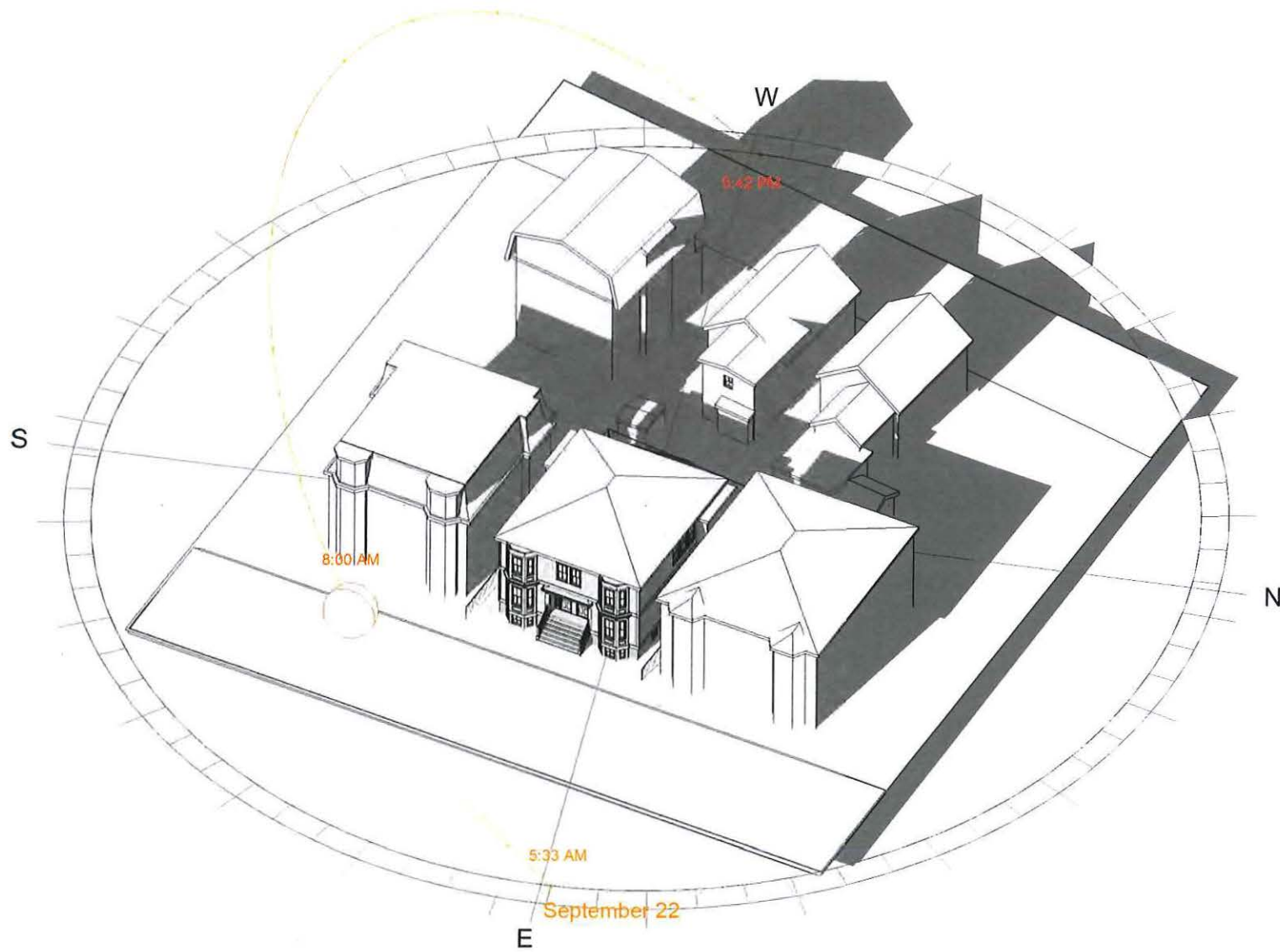
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 Cambridge, MA 02138 ajglassman@hotmail.com
 Tel. 617-412-8450 www.glassmanchungdesign.com

383-385 Windsor St.
 Cambridge, MA

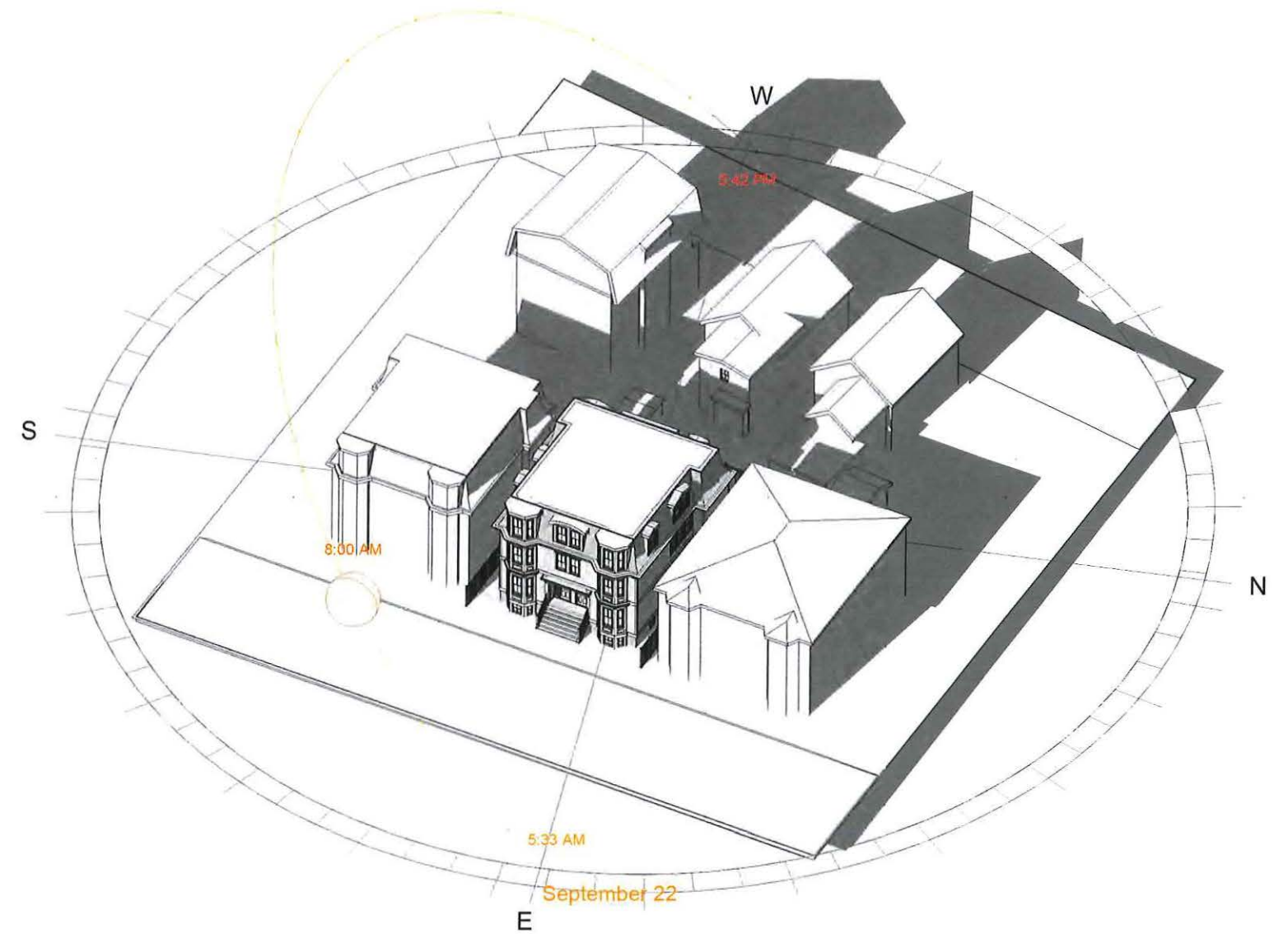
SUMMER 4 PM

Project number	A160.00
Date	03/05/2021
Drawn by	Author
Checked by	Checker

3



① FALL 8 AM EXTG.



② FALL 8 AM PROPOSED

GCD ARCHITECTS

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

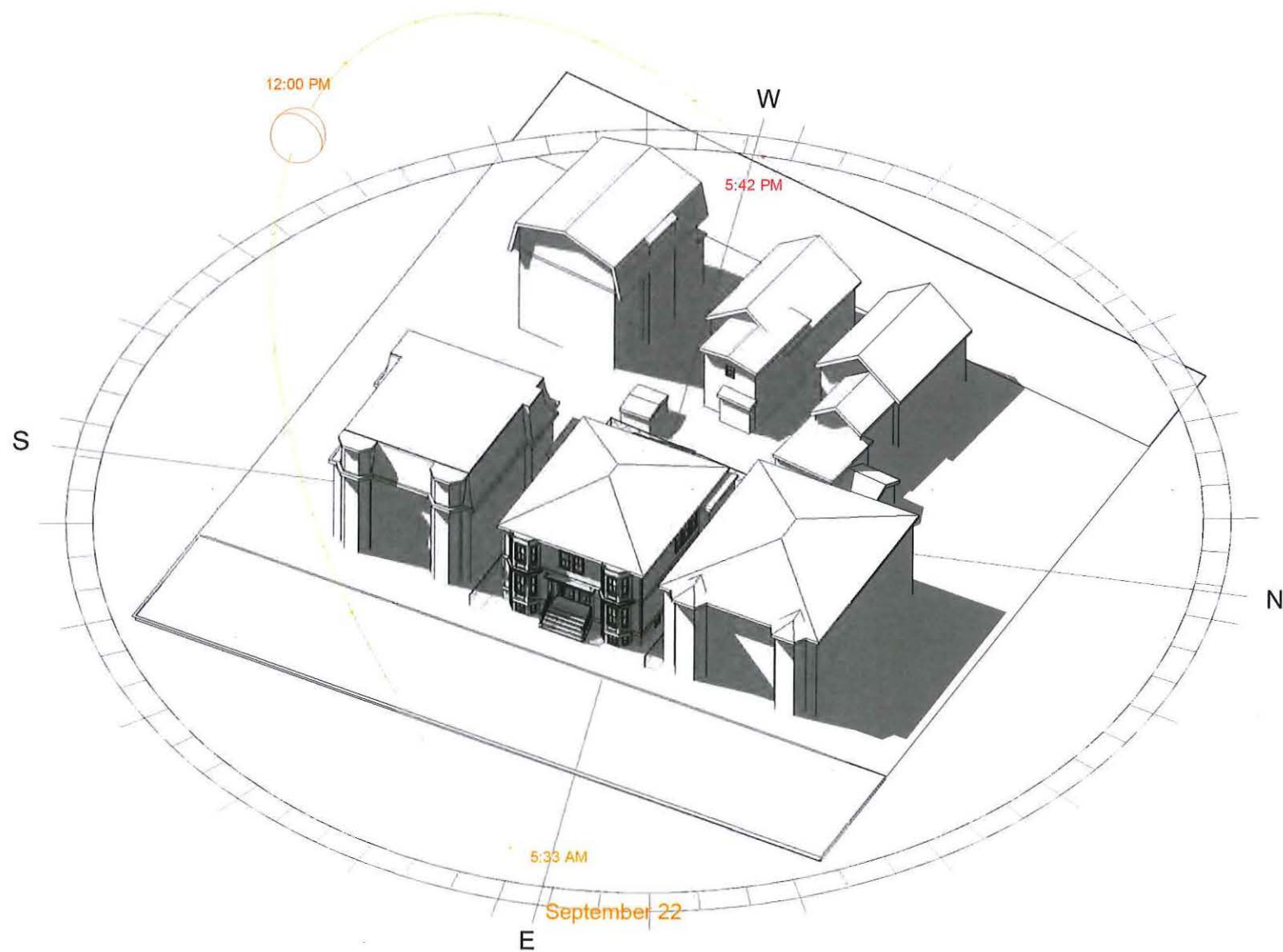
ajglassman@hotmail.com
 www.glassmanchungdesign.com

383-385 Windsor St.
 Cambridge, MA

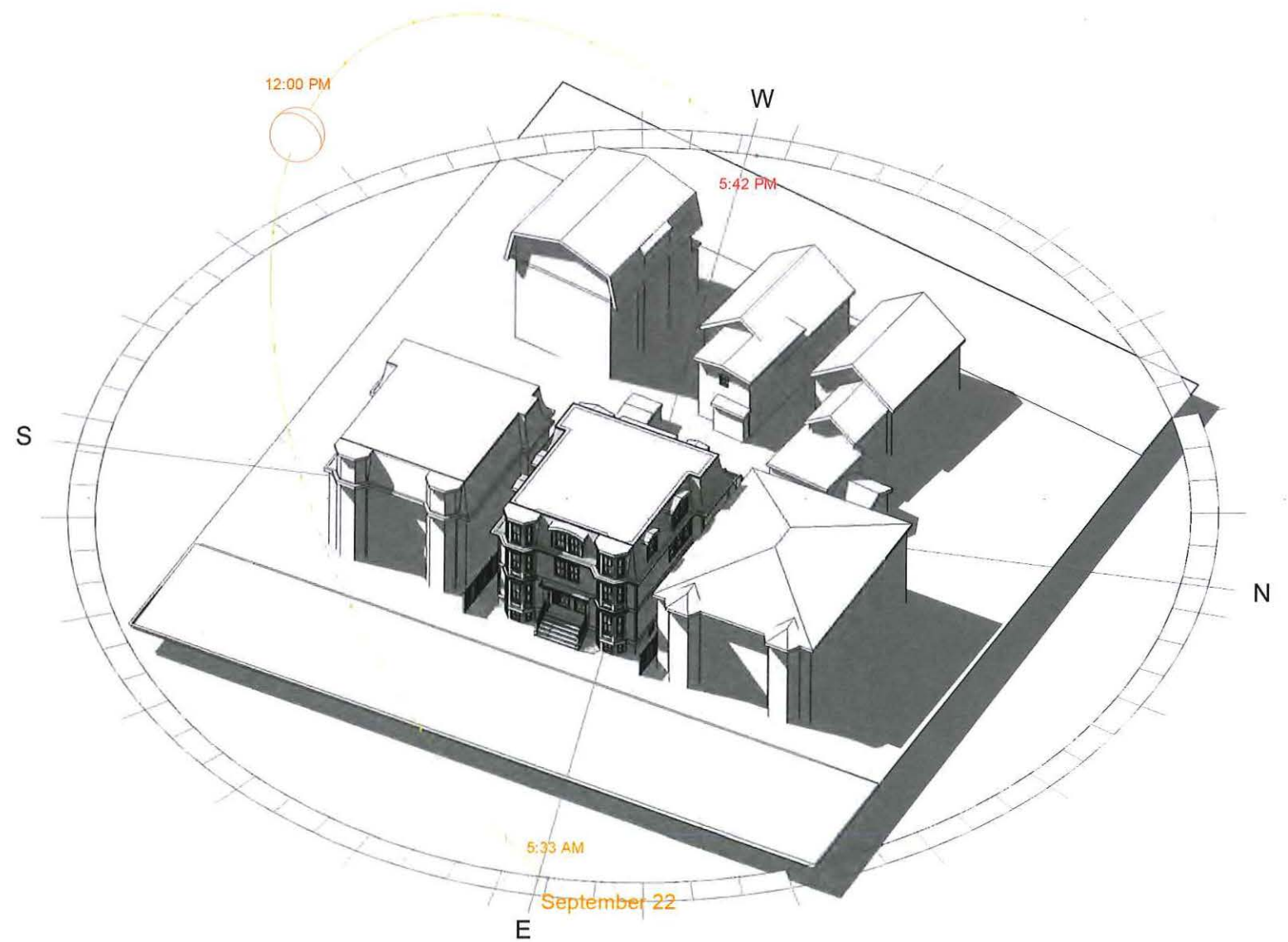
FALL 8 AM

Project number	A160.00
Date	03/05/2021
Drawn by	Author
Checked by	Checker

4
Scale



① FALL 12 PM EXTG.



② FALL 12 PM PROPOSED

GCD ARCHITECTS

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

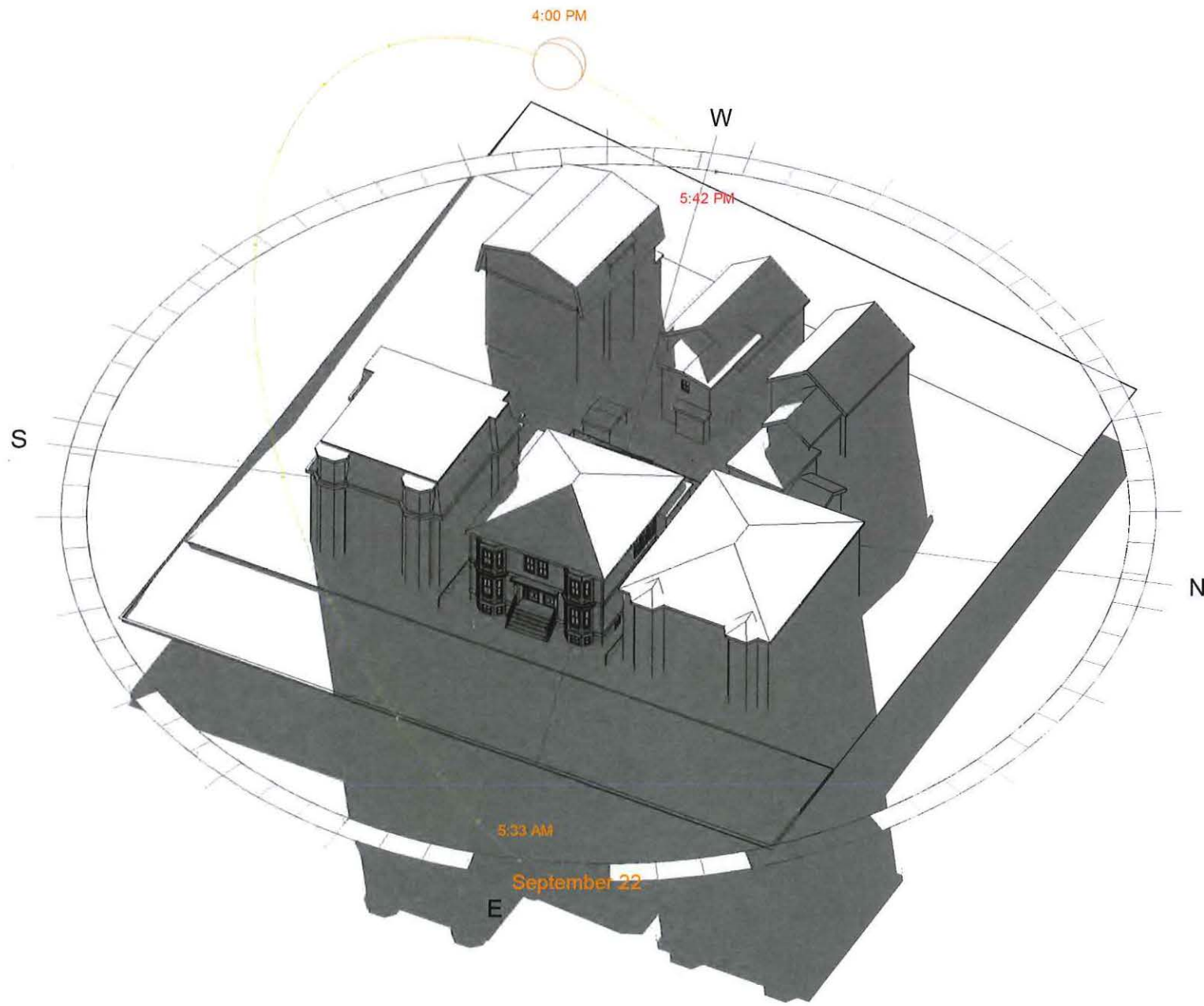
383-385 Windsor St.
 Cambridge, MA

FALL 12 PM

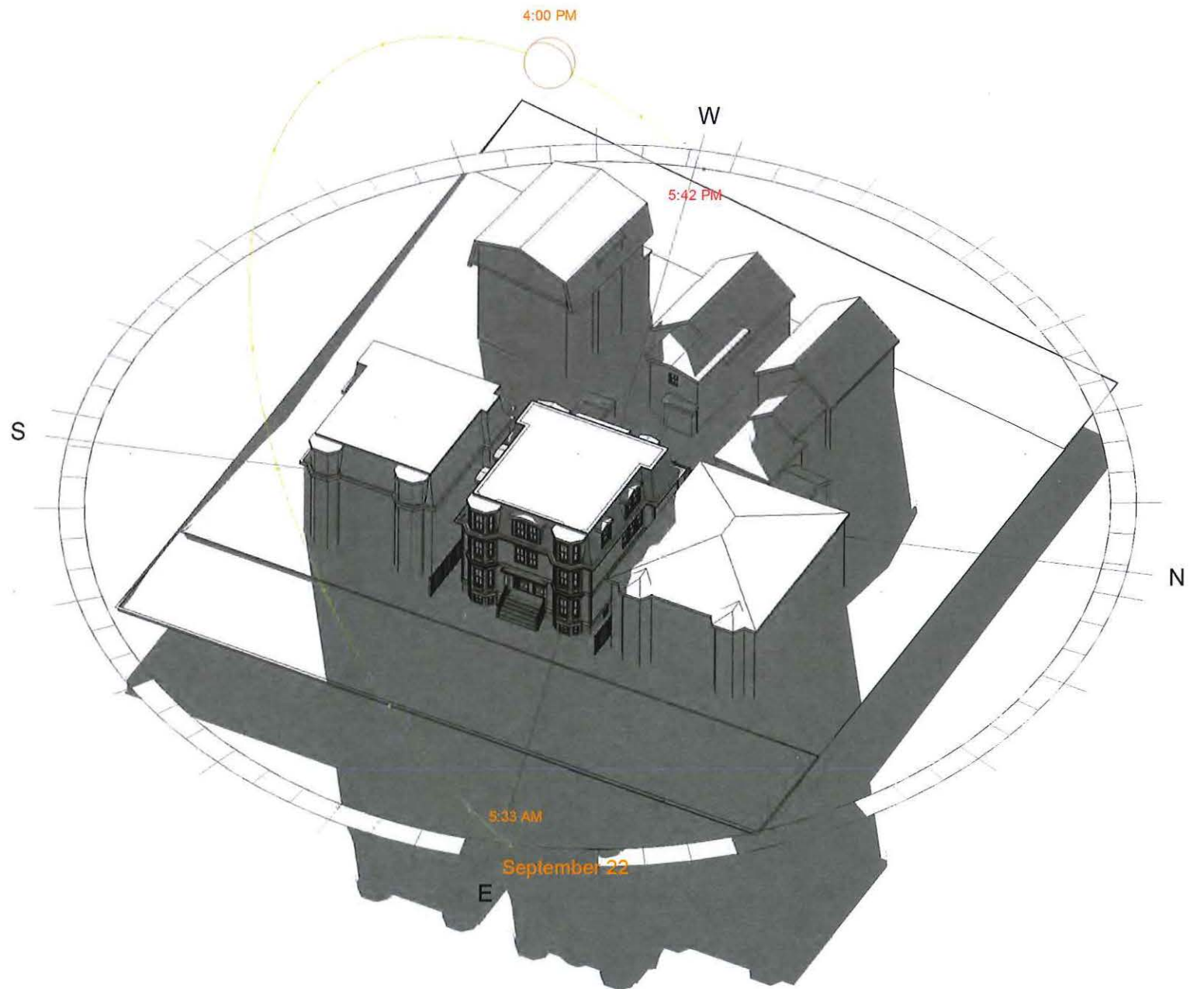
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Date	03/05/2021
Drawn by	Author
Checked by	Checker

5

Scale



① FALL 4 PM EXTG.



② FALL 4 PM PROPOSED

GCD ARCHITECTS

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

ajglassman@hotmail.com
 www.glassmanchungdesign.com

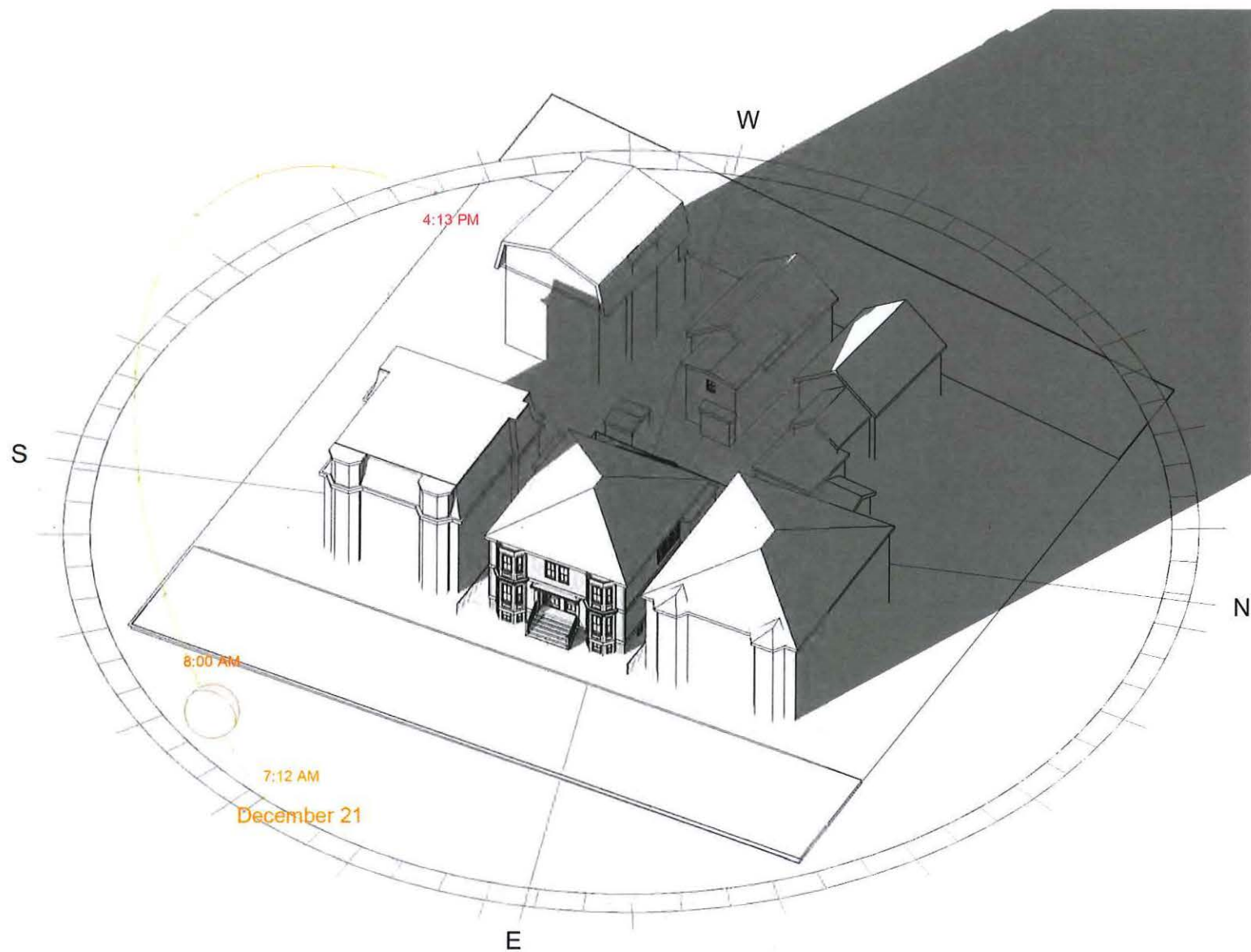
383-385 Windsor St.
 Cambridge, MA

FALL 4 PM

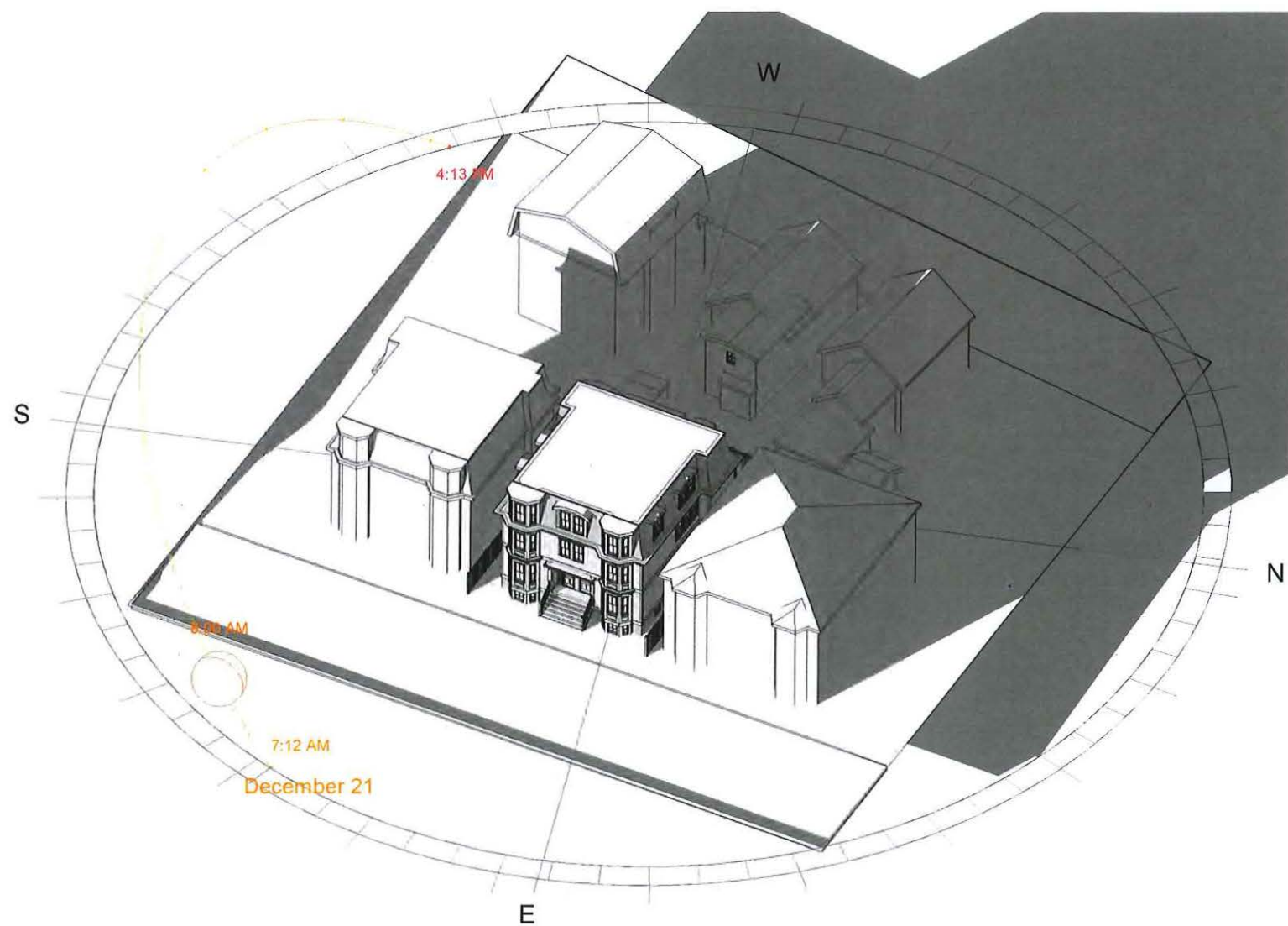
Project number	A160.00
Date	03/05/2021
Drawn by	Author
Checked by	Checker

6

Scale



① WINTER 8 AM EXTG.



② WINTER 8 AM PROPOSED

GCD ARCHITECTS

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

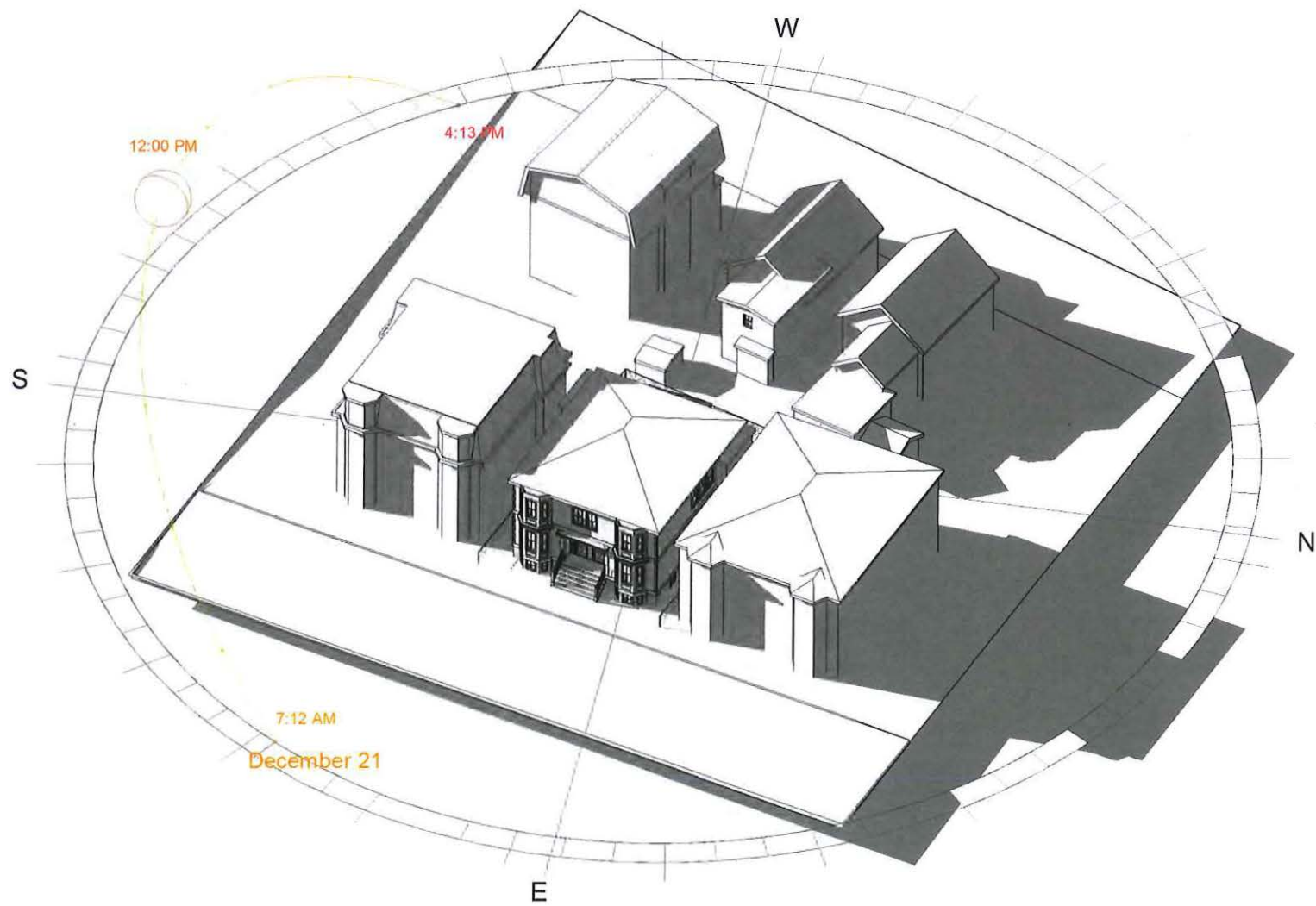
383-385 Windsor St.
 Cambridge, MA

WINTER 8 AM

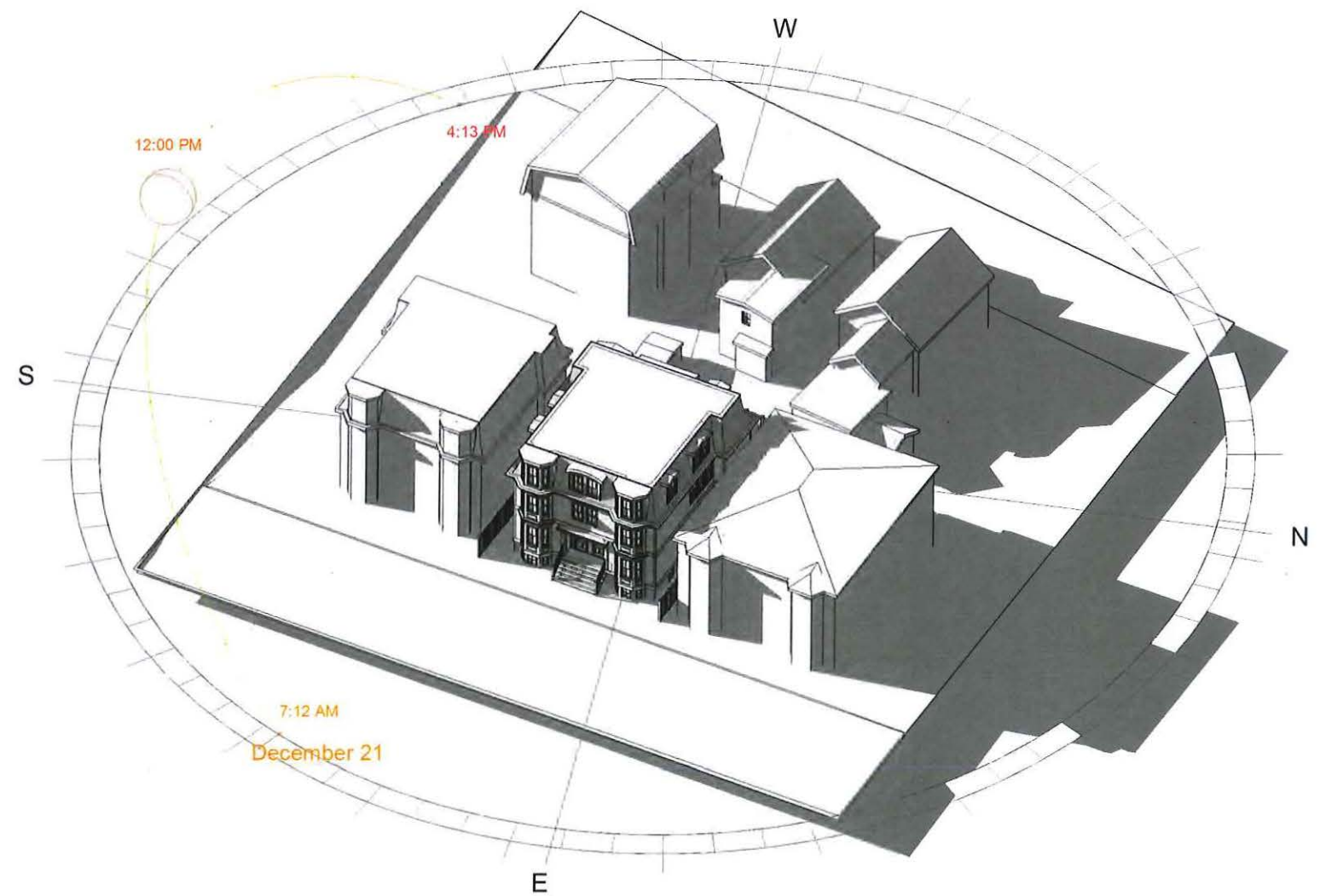
Project number	A160.00
Date	03/05/2021
Drawn by	Author
Checked by	Checker

Scale

7



① WINTER 12 PM EXTG.



② WINTER 12 PM PROPOSED

GCD ARCHITECTS

2 Worthington St
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 Tel. 617-412-8450

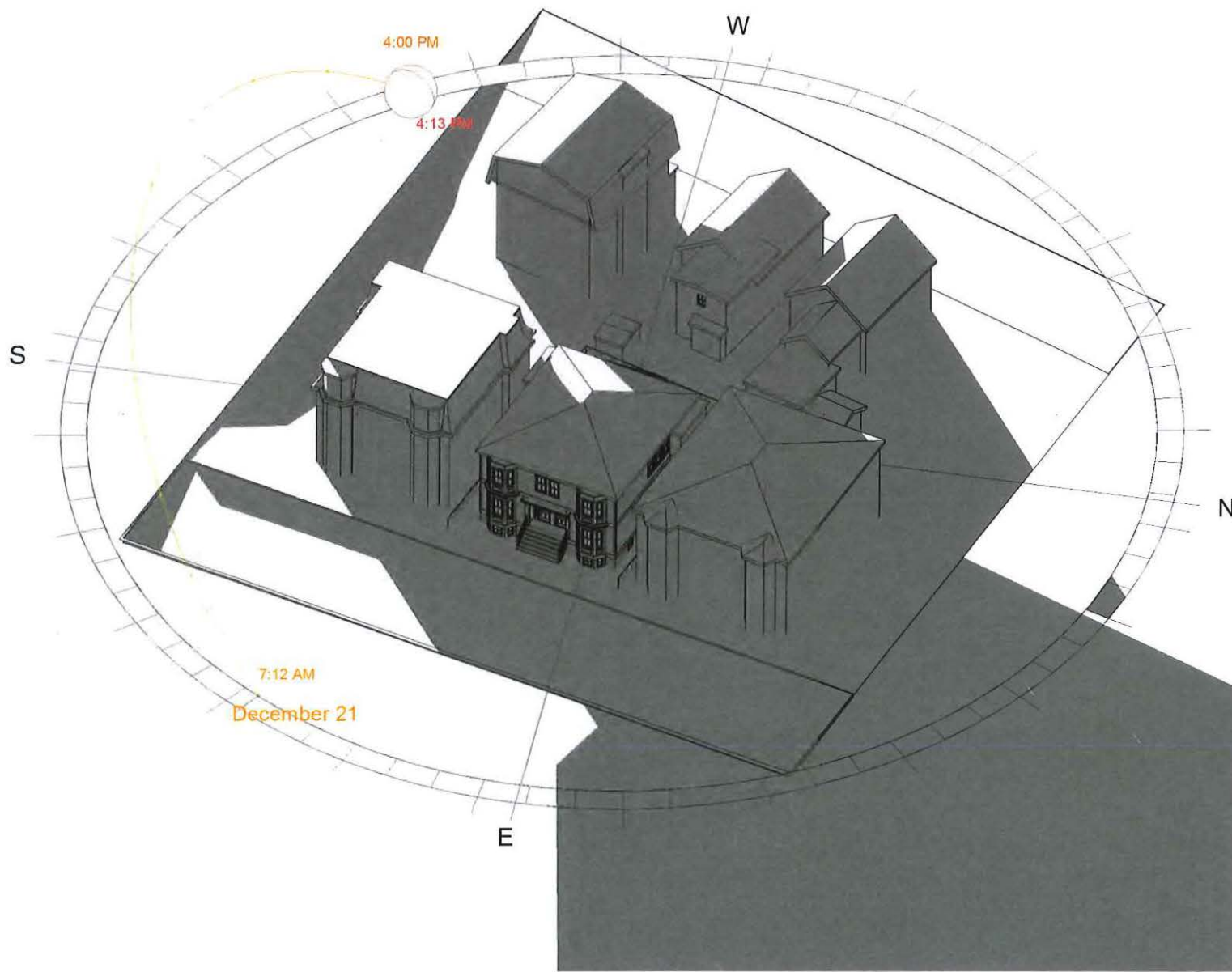
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 www.glassmanchungdesign.com

383-385 Windsor St.
 Cambridge, MA

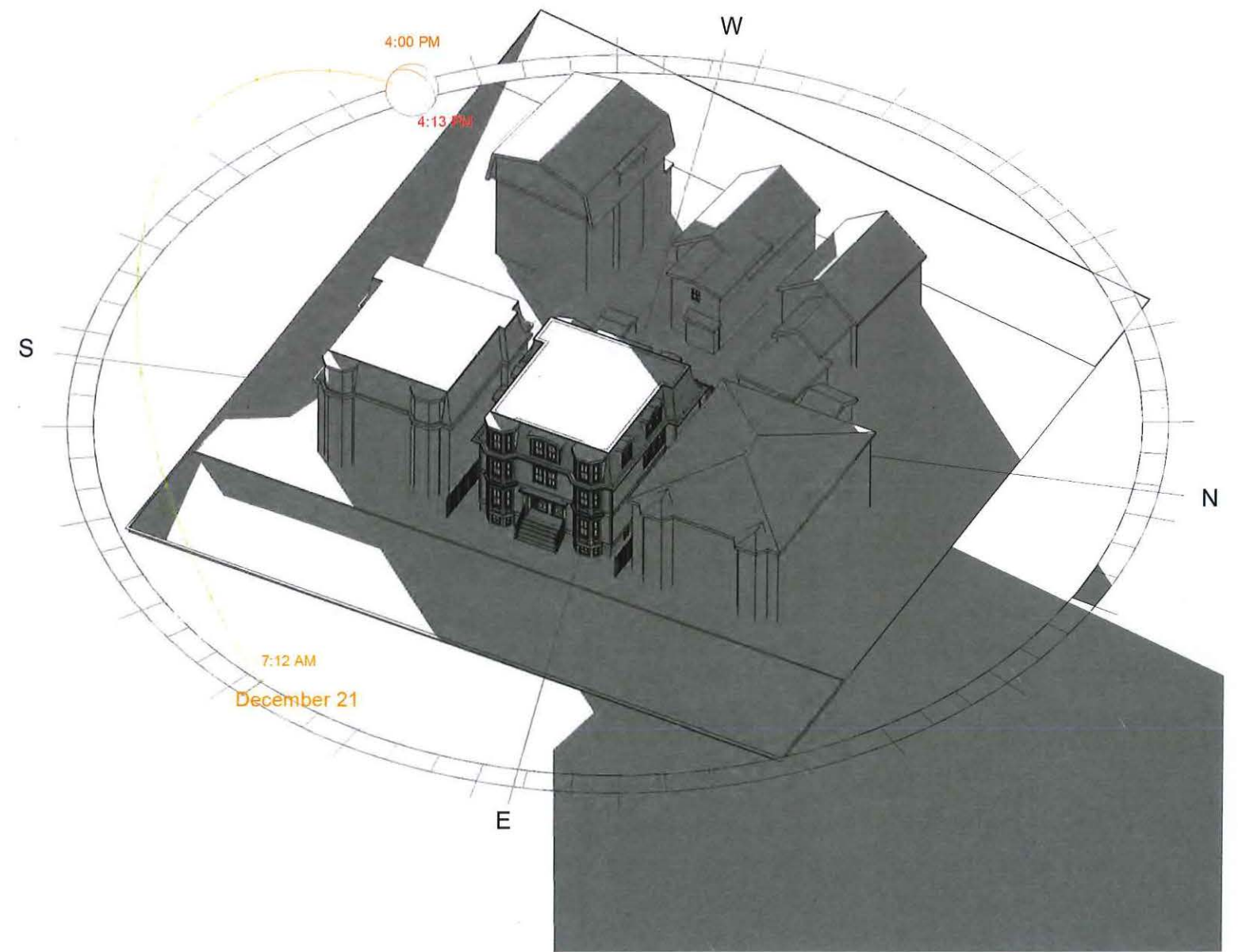
WINTER 12 PM

Project number A160.00
 Date 03/05/2021
 Drawn by Author
 Checked by Checker

8
 Scale



① WINTER 4 PM EXTG.



② WINTER 4 PM PROPOSED

GCD ARCHITECTS

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

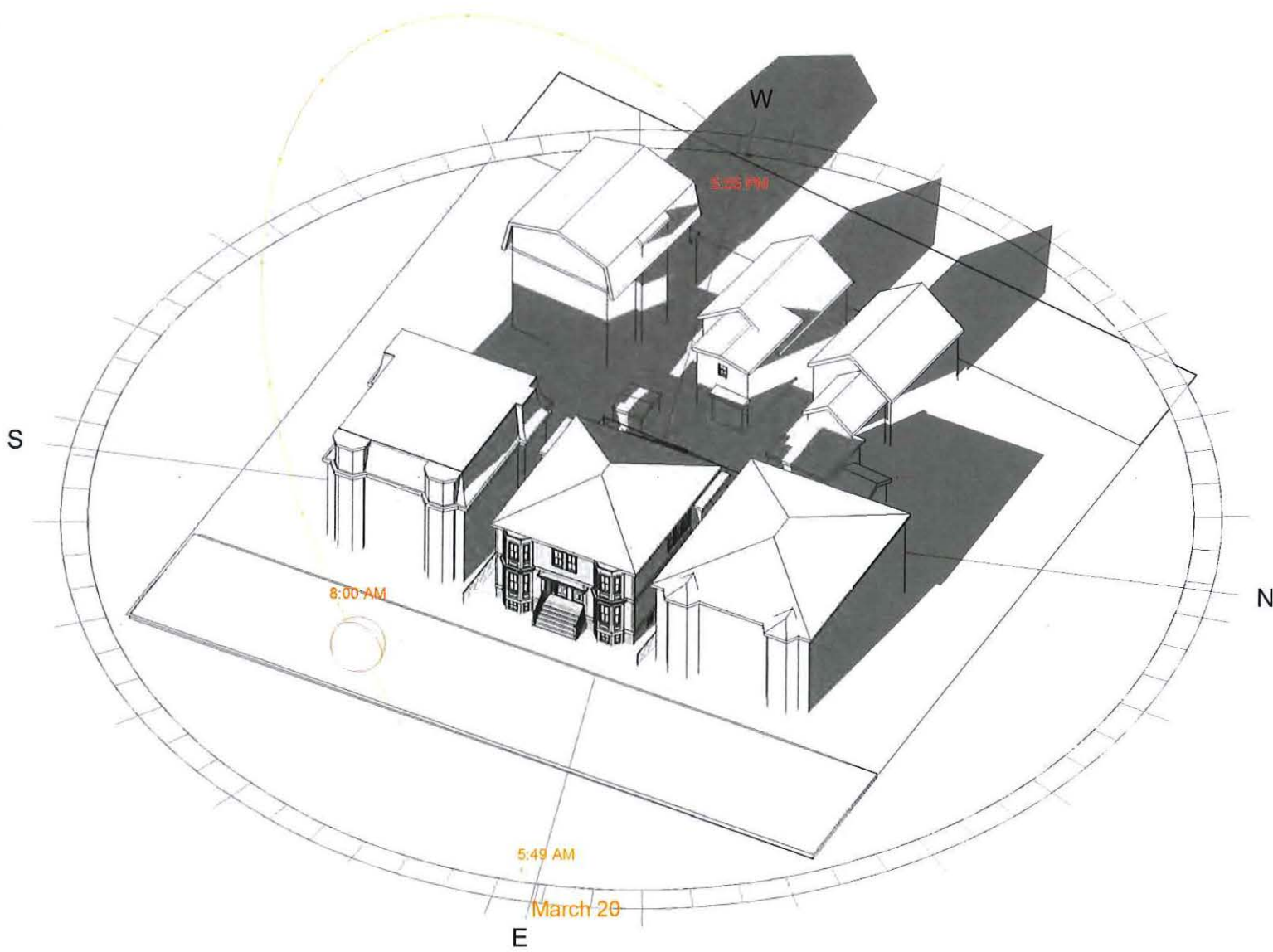
ajglassman@hotmail.com
 www.glassmanchungdesign.com

383-385 Windsor St.
 Cambridge, MA

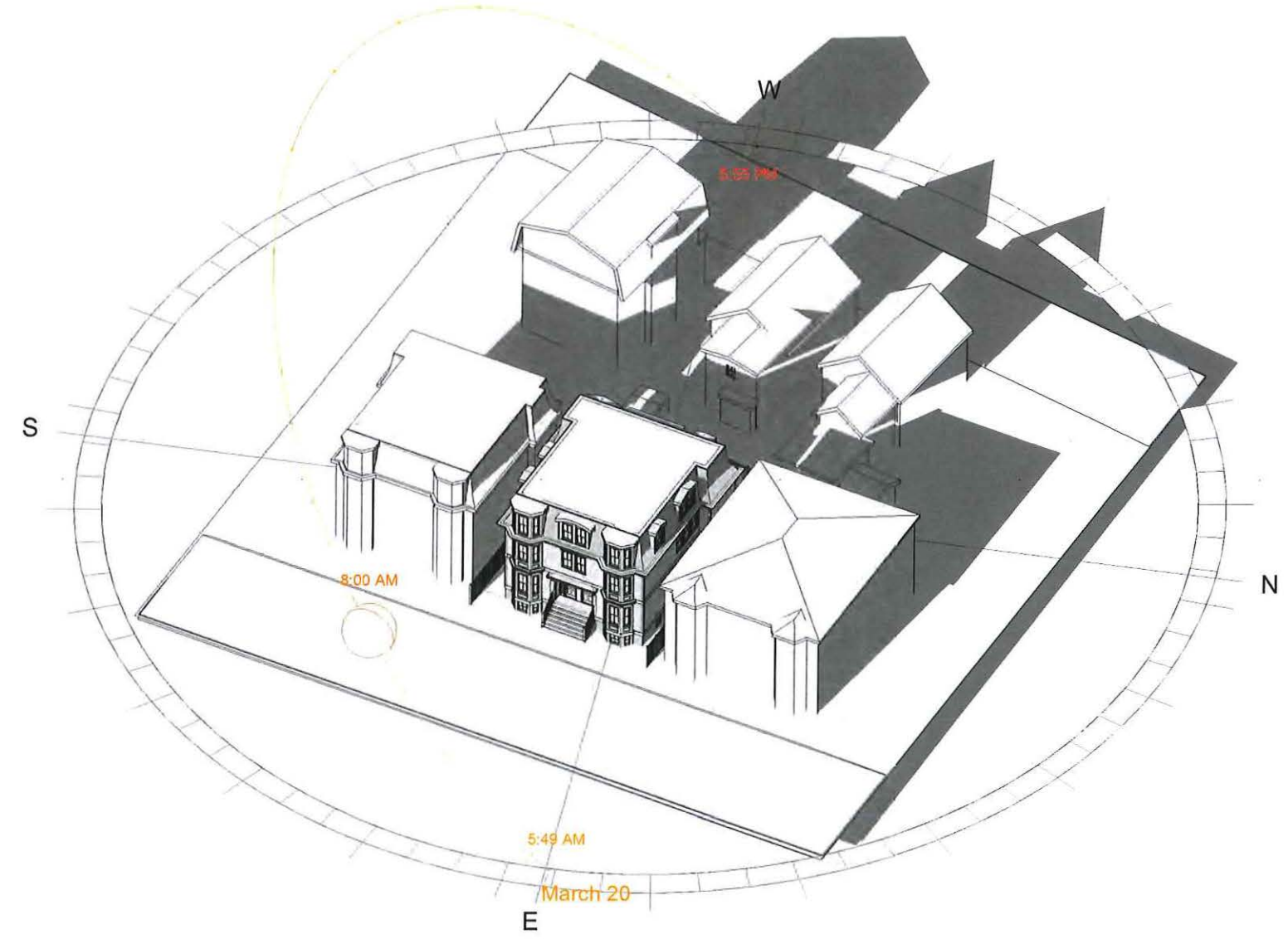
WINTER 4 PM

Project number	A160.00
Date	03/05/2021
Drawn by	Author
Checked by	Checker

9
Scale



① SPRING 8 AM EXTG.



② SPRING 8 AM PROPOSED

GCD ARCHITECTS

2 Worthington St
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 www.glassmanchungdesign.com

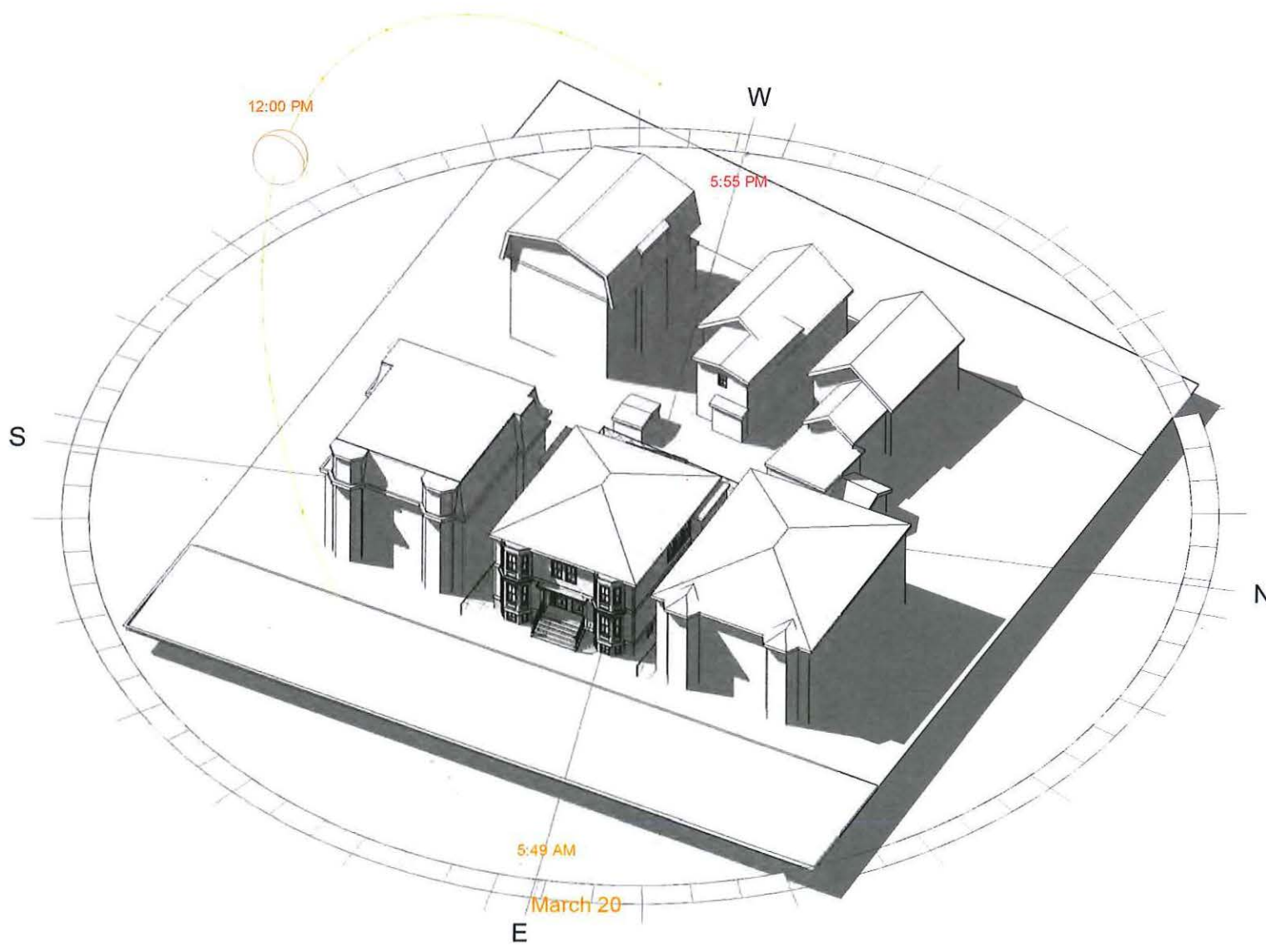
383-385 Windsor St.
 Cambridge, MA

SPRING 8 AM

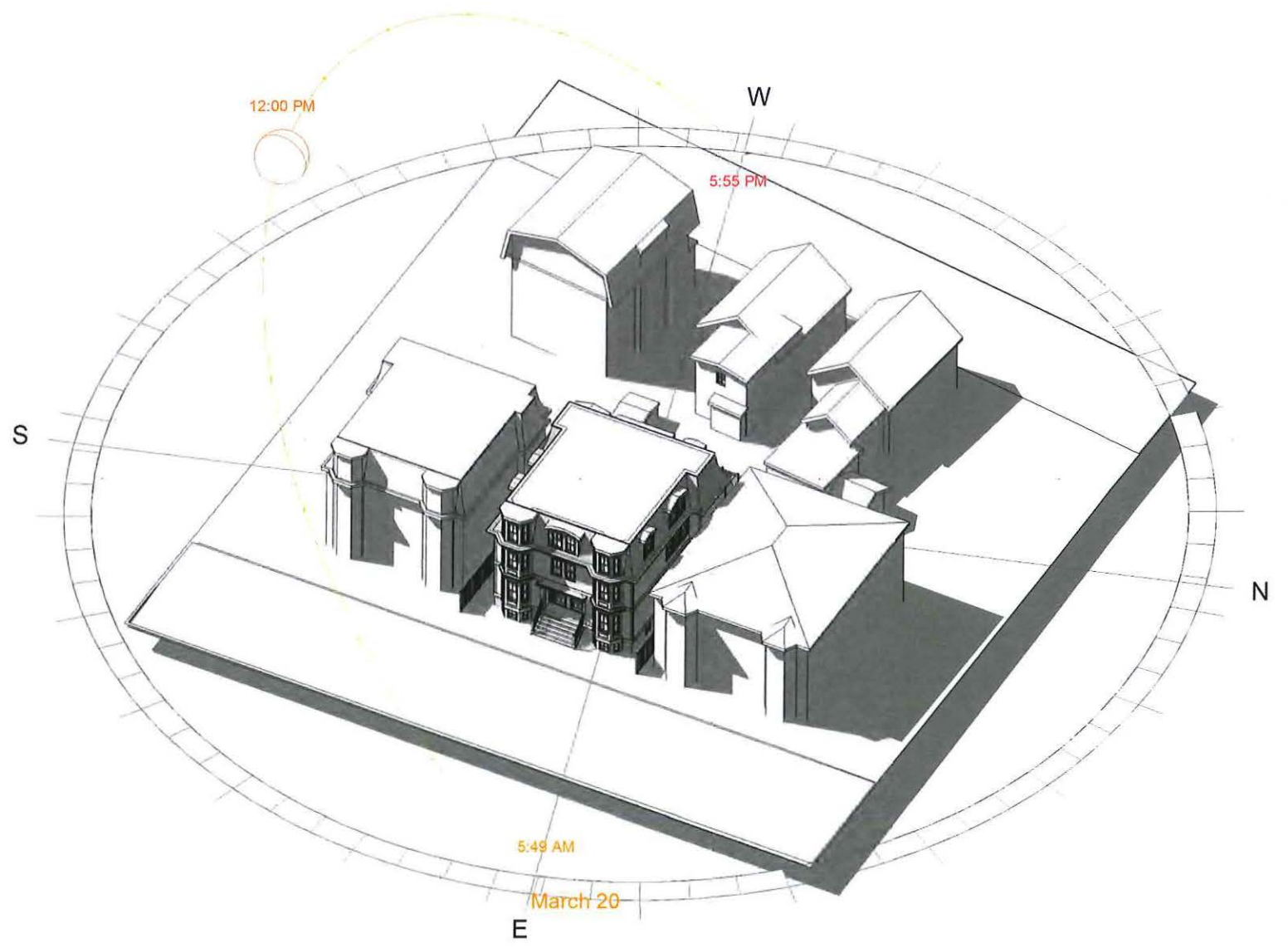
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Date	03/05/2021
Drawn by	Author
Checked by	Checker

10

Scale



① SPRING 12 PM EXTG.



② SPRING 12 PM PROPOSED

GCD ARCHITECTS

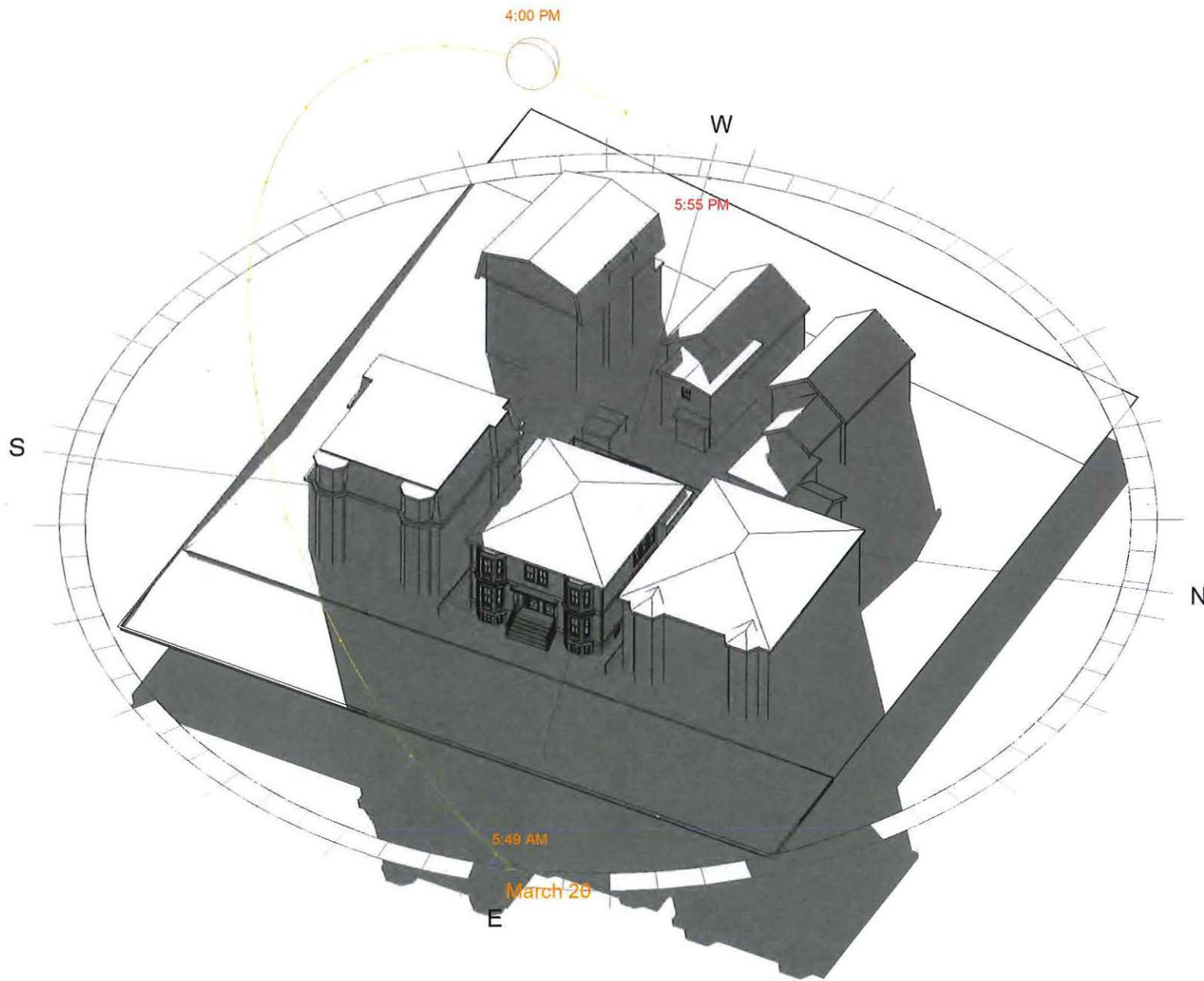
2 Worthington St
 Cambridge, MA 02138 ajglassman@hotmail.com
 Tel. 617-412-8450 www.glassmanchungdesign.com

383-385 Windsor St.
 Cambridge, MA

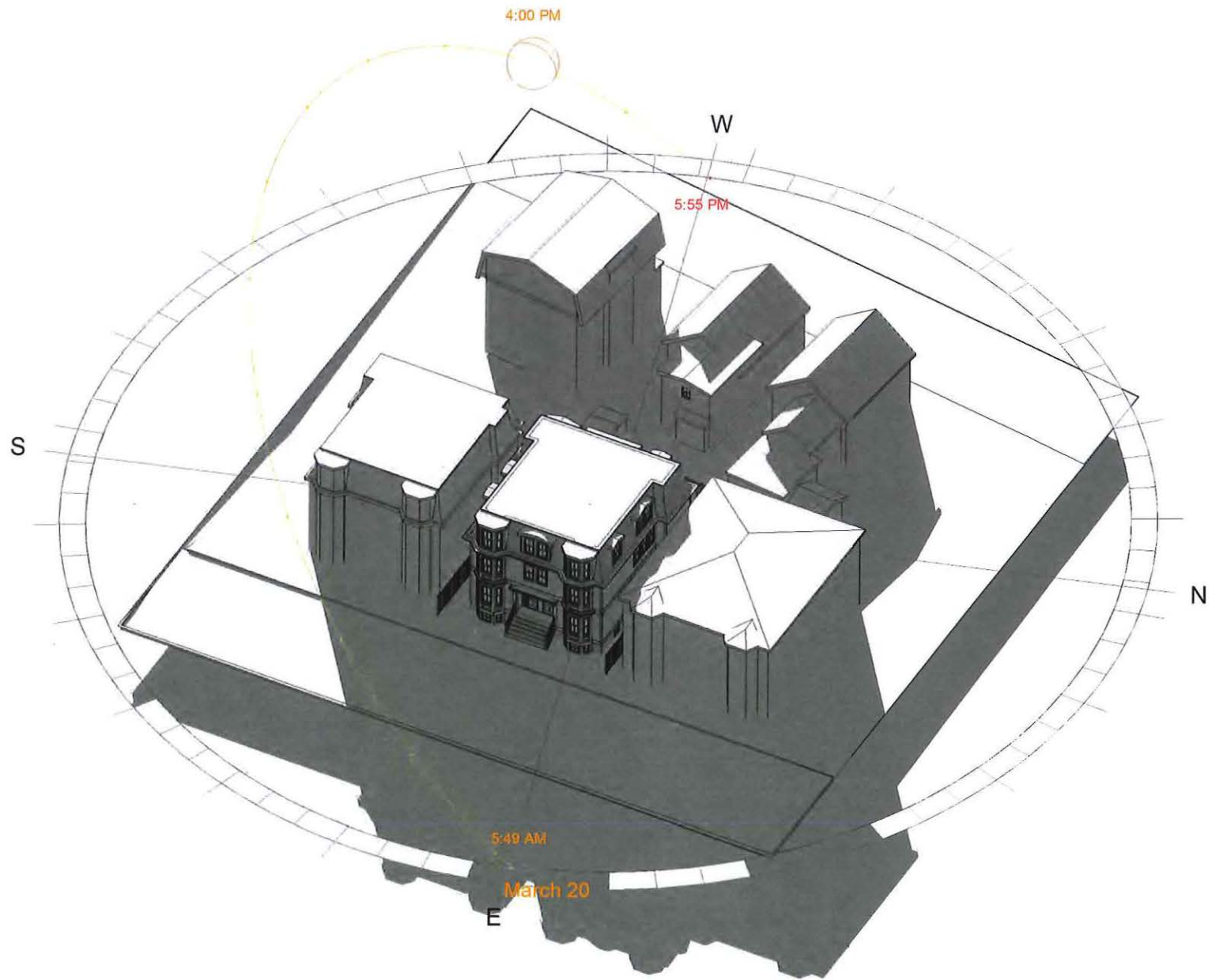
SPRING 12 PM

Project number A160.00
 Date 03/05/2021
 Drawn by Author
 Checked by Checker

11
 Scale



① SPRING 4 PM EXTG.



② SPRING 4 PM PROPOSED

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 Cambridge, MA

SPRING 4 PM

Project number	A160.00
Date	03/05/2021
Drawn by	Author
Checked by	Checker

12

Scale

City of Cambridge

Board of Zoning Appeal

My name is Melvin Caton and I am one of the owners of 389/391 Windsor Street.

I am writing about 383/385 Case #BZA-105803. I am opposed to having a 3rd floor addition to this property and the porches in the rear. I believe this will take away the sunlight, limit privacy in our back yards and home and increase the noise level. In addition I'm concerned the property will not be owner occupied. With 3 bedrooms and 3 bathrooms on each floor the number of occupants is sure to increase potentially creating additional issues in an already over-crowded neighborhood.

Other concerns are construction related. In the past 5 years this section of Windsor Street has lived through several construction projects all creating noise, parking issues, dust, debris, trash, rodents, etc. Below are my questions and concerns related to the construction of this project.

- 1- How long will this project take from start to finish? How many parking spots will be taken up for dumpsters and for how long?
- 2- We have tenants working from home due to the virus and NOISE will be a PROBLEM. Our house is right next door and you can hear everything. With the warm weather coming, windows are open and noise will be much louder. Certainly, there are other residents working from home as well who will be impacted by the noise.
- 3- Parking is limited on the street and current residences already have to park on alternative streets. During recent construction in the neighborhood with multiple contractors taking up parking spaces residences were inconvenienced.
- 4- Deliveries being made have been another issue blocking the street/streets and making all sorts of noise. They also tend to block the handicap spot in front of my house.
- 5- Where is the dumpster going? In the past the owners didn't care and never had anyone clean up after the mess that is always made. Also this is an attraction for rodents. What is the plan to address it?
- 6- What is the plan to protect the adjacent properties from all the dust and debris? Is there a plan to power wash the adjacent homes when the project is complete?
- 7- What is the pitch of the roof? The properties are all very close and during the winter snow storms the snow sliding off the roof could be an issue if it hits an adjacent house.
- 8- With all of this construction what is the drilling/vibration impact on the foundation of the surrounding homes? During recent construction of several homes behind ours the plaster on my walls cracked. My home is not the only home to experience this in the neighborhood.

Yes, I understand that work has to be done but the needs of the current residents need to be taken into consideration.

Thank You

Melvin Caton

Pacheco, Maria

From: maristed <maristed@mac.com>
Sent: Saturday, March 20, 2021 7:37 PM
To: Pacheco, Maria
Subject: Proposed Construction at 383-385 Union Street
Attachments: Proposed Construction at 383-385 Union Street.eml

Winston

Hello Marie and Cambridge BZA Members,

Please find attached detailed correspondence between the petitioners and me regarding proposed changes to the original construction plan.

One question please, regarding the hearing to take place on the 25th March at 6pm. At the first hearing, which took place by phone rather than Zoom, I was muted out except for a 'glitch' moment when I managed to speak to you all briefly (then again muted.) Is this standard policy? Will I and any other interested parties other than the petitioners again be muted next week?

With best regards,

Karen

Karen von Bismarck
48 Union Street
Cambridge, MA 02141

CEO, The Technology Exchange Lab
One Broadway, 14th Floor
Cambridge, MA 02142
www.techxlab.org

US tel: 508 612 7208
kvonbismarck@techxlab.org

Pacheco, Maria

From: Karen von Bismarck <kvonbismarck@icloud.com>
Sent: Saturday, March 20, 2021 7:23 PM
To: Jamie; Adam Glassman
Cc: Ck B; Gregory B. Baecher; david bazazi
Subject: Proposed Construction at 383-385 Union Street

Hello Jamie and Adam,

Thank you for your email below and for forwarding your revisions to the proposal for 383-385 Windsor Street.

It has taken some time for me to be able to reach and discuss with my neighbors. As you will know, abutter Cyrus Bazizi has stated that he is in agreement with the response you'll find here. Also, the trustee at 44 Union Street, on the other side of my house, has kindly contributed an opinion which you'll find below.

Unfortunately, we do not find the current proposal acceptable as is. While **the change from two upper story decks to 'juliette balconies'** is significant and will reduce the likelihood of noise, it does not completely mitigate the privacy infringement. Compared to the existing structure, there will be not only larger windows but also large floor to ceiling sliding doors at the rear, very close to and facing our houses and gardens. This with the addition of a third story, would feel overbearing and intrusive.

The new proposal doesn't address our **objection to a third story addition**, except through theoretical shadow studies. (One error there is that in my yard a grape arbor is depicted as a solid building.) Even without additional shading (and I believe that in fact there would be some) having a much taller building with large windows and walk-out balconies up so close to my house and garden, and Mr Bazizi's, completely alters the privacy situation. By 'much taller' I mean an additional full story. To say this 'only increases the roof height by one foot' is a specious argument, given that the current roof shape is a low triangle and you are measuring from the apex. Simply eye-balling the plans shows that the new structure would block out at least twice the amount of sky as the present one does. Again, a big loss when you are 'cheek and jowl.'

The quoted opinion below points out the proposed 'trade' of basement space for third story space. In my lay opinion this would be in fact not an even trade but a net gain for the development, since the basement remains and will be semi-finished for storage and even a proposed playroom according to the drawings.

I wonder if going back to the approved original use might not be a good idea. Incorporate finished basement space as living area in the renovation, as many rehabs in this neighborhood have done.

Another question is net impact on the neighborhood. The amount of built-up space would increase, while number of units goes down. The cost of living per unit will go up considerably. Those moving into new, three bed three bath units may well bring two cars per unit to compete for on-street parking.

Finally, a more personal note: a few weeks ago while standing in my kitchen I saw a man enter my driveway, then my yard, with a camera. He was taking pictures of the Windsor Street property. Thinking this might be one of you, I saw an opportunity to meet and started putting on my coat etc. But by the time I opened my front door said person was leaving Mr. Bazizi's property and getting into a car. Whoever the photographer was, I found the trespassing, picture-taking and stealth upsetting.

With best regards,

Karen von Bismarck
48 Union St.
Cambridge, MA 02141

Comments from our neighbor at 44 Union Street:

Hi Karen,

I just looked at the plans in some detail . Some factual observations :

From original : two major items

They took the new Regs that allow basement habitation and traded it for habitable third floor by asking for relief of a little over a foot of roof height in order to transfer the 1800 sf basement footage to the third floor . This is a creative stretch of zoning interpretation and I do not know if this is encouraged in the ordinance or whether this is a creative trade .

They reduced the number of current units from four to three

New:

They reduced the upper decks to within the setback envelope which is a fairly serious concession. As those decks are basically unfurnishable as drawn. By the way , use of grilles of gas or charcoal forbidden by mass law on ANY balcony , no matter the construction . So that will not happen on second and third floors .

Other:

Looks like backyard at grade is strictly for first floor unit . Correct me if I am wrong .

The sciagraphy. (shadow studies) are thorough , presumably accurate .
Surprisingly They do not appear to represent a significant increase over current shadow patterns in all seasons .

As I said before, they bought into a known hardship or necessity for variance which is not a strong argument for hardship relief .

Also they have done nothing to aid in providing additional off street parking .

If they did that I could see possibly granting hardship relief .

Finally, correct me if I am wrong , there appears no provision for second means of egress (back stair fire enclosure)from second and third floors! The first is ok w back deck and front stair. Unless the plans include a scissors stair solution which I do not see. This would show in a building section, which is not in this set of plans, as well as on floor plans . In my opinion the plans as drawn have no chance of getting a building permit for this apparent oversight and seemingly egregious omission. As drawn, this is DOA.

De: Jamie <jamesonrogersphd@gmail.com>

Date: 12 mars 2021 à 14:29:31 UTC-5

À: Kai Maristed <kvonbismarck@icloud.com>, Adam Glassman
<ajglassman.ra@gmail.com>

Objet: Rép. : Improvements on Windsor St

Hi Karen,

I hope you are doing well. Adam and I have made several adjustments to the plans based on our interpretation of the concerns raised in your letter. I would have preferred to discuss the changes with you ahead of time to confirm that the design rework would indeed address your concerns; however, based on your request to minimize conversation, we have gone ahead with changes we hope will make the project an overall positive for you.

We have removed the 2nd and 3rd floor decks and replaced them with Juliette balconies that have less than 2.5ft of depth. We chose this depth to make it impossible for anyone to gather there and cause you disturbance. We also added plans to remove the current 4ft chain link fence, and replace it with a 7ft wood fence that increases the privacy of your backyard (and also increases the depth of your backyard by 1-2 ft, as this new fence will be closer to my building than the current fence). Although the proposed plans only increase the height of the building by about 1ft, we went ahead and analyzed the impact that squaring-off the existing roofline would have on shadows. We found that there is little-to-no change in shadows beyond what is already cast by the existing buildings. You can find the details of the updated proposal in the attached document.

I hope these changes and analysis adequately address your concerns about the project. I would be happy to meet over Zoom to talk through the changes - but I also respect your wishes to avoid discussion. If you do wish to speak, I have availability Monday 3/15 before 1pm, Wednesday 3/17 before 12:30pm and Thursday 3/18 before 11am.

Thank you for your consideration - I really hope these adjustments make this an exciting project for you!

Best wishes,

Jamie

Karen von Bismarck
CEO, The Technology Exchange Lab
One Broadway, 14th Floor
Cambridge, MA 02142
www.techxlab.org

France tel: 06 33 47 12 69
US tel: 508 612 7208
kvonbismarck@techxlab.org

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Sunday, March 21, 2021 11:34 AM
To: david bazazi
Cc: Ck B; Gregory B. Baecher; Jamie; Karen von Bismarck
Subject: Re: Proposed Construction at 383-385 Union Street
Windsor

Dear Mr. Bazazi and Ms. Bismarck,

As you might know I am the architect working with Jamie Rogers on the proposed renovations to his property at 383 Windsor St.

I am just reading the last round of emails today, and I want to unconditionally apologize to you both for walking onto your driveways. I did so thinking about the photos I wanted to take of Jamie's property to be able to fully understand your perspective and to be able to most effectively address your concerns in good faith about the proposed work, and how this work could impact you. Regrettably, I was not thinking about how my presence could impact your sense of privacy. For that I am terribly sorry, it won't happen again. I certainly didn't mean to bother you, or cause you any concern.

Most Sincerely,

Adam

Adam Glassman, RA
617-412-8450

On Sun, Mar 21, 2021 at 10:54 AM david bazazi <dbazazi@yahoo.com> wrote:

Hello James and Adam,

My name is David Bazazi ,I am a tenant at 50 Union st ,I really do not appreciate contractors coming into the property with cameras without my consent ,I do have two minor children in particular a nine year daughter that do live here during my parenting time ,please let your contractors now I will not tolerate this type of behavior under any circumstances.

Obviously there is a lot of tensions that has been been created in the neighborhood with proposed construction of your property and let's not add anymore fuel to this fire.

Thank you for for your consideration
Best,
David Bazazi

[Sent from Yahoo Mail for iPhone](#)

On Saturday, March 20, 2021, 7:22 PM, Karen von Bismarck <kvonbismarck@icloud.com> wrote:

Hello Jamie and Adam,

Thank you for your email below and for forwarding your revisions to the proposal for 383-385 Windsor Street.

It has taken some time for me to be able to reach and discuss with my neighbors. As you will know, abutter Cyrus Bazizi has stated that he is in agreement with the response you'll find here. Also, the trustee at 44 Union Street, on the other side of my house, has kindly contributed an opinion which you'll find below.

Unfortunately, we do not find the current proposal acceptable as is. While **the change from two upper story decks to 'juliette balconies'** is significant and will reduce the likelihood of noise, it does not completely mitigate the privacy infringement. Compared to the existing structure, there will be not only larger windows but also large floor to ceiling sliding doors at the rear, very close to and facing our houses and gardens. This with the addition of a third story, would feel overbearing and intrusive.

The new proposal doesn't address our **objection to a third story addition**, except through theoretical shadow studies. (One error there is that in my yard a grape arbor is depicted as a solid building.) Even without additional shading (and I believe that in fact there would be some) having a much taller building with large windows and walk-out balconies up so close to my house and garden, and Mr Bazizi's, completely alters the privacy situation. By 'much taller' I mean an additional full story. To say this 'only increases the roof height by one foot' is a specious argument, given that the current roof shape is a low triangle and you are measuring from the apex. Simply eye-balling the plans shows that the new structure would block out at least twice the amount of sky as the present one does. Again, a big loss when you are 'cheek and jowl.'

The quoted opinion below points out the proposed 'trade' of basement space for third story space. In my lay opinion this would be in fact not an even trade but a net gain for the development, since the basement remains and will be semi-finished for storage and even a proposed playroom according to the drawings.

I wonder if going back to the approved original use might not be a good idea. Incorporate finished basement space as living area in the renovation, as many rehabs in this neighborhood have done.

Another question is net impact on the neighborhood. The amount of built-up space would increase, while number of units goes down. The cost of living per unit will go up considerably. Those moving into new, three bed three bath units may well bring two cars per unit to compete for on-street parking.

Finally, a more personal note: a few weeks ago while standing in my kitchen I saw a man enter my driveway, then my yard, with a camera. He was taking pictures of the Windsor Street property. Thinking this might be one of you, I saw an opportunity to meet and started putting on my coat etc. But by the time I opened my front door said person was leaving Mr. Bazizi's property and getting into a car. Whoever the photographer was, I found the trespassing, picture-taking and stealth upsetting.

With best regards,

Karen von Bismarck
[48 Union St.](#)

[Cambridge, MA 02141](#)

Comments from our neighbor at 44 Union Street:

Hi Karen,

I just looked at the plans in some detail . Some factual observations :

From original : two major items

They took the new Regs that allow basement habitation and traded it for habitable third floor by asking for relief of a little over a foot of roof height in order to transfer the 1800 sf basement footage to the third floor . This is a creative stretch of zoning interpretation and I do not know if this is encouraged in the ordinance or whether this is a creative trade .

They reduced the number of current units from four to three

New:

They reduced the upper decks to within the setback envelope which is a fairly serious concession. As those decks are basically unfurnishable as drawn. By the way , use of grilles of gas or charcoal forbidden by mass law on ANY balcony , no matter the construction . So that will not happen on second and third floors .

Other:

Looks like backyard at grade is strictly for first floor unit . Correct me if I am wrong .

The sciagraphy. (shadow studies) are thorough , presumably accurate .
Surprisingly They do not appear to represent a significant increase over current shadow patterns in all seasons .

As I said before, they bought into a known hardship or necessity for variance which is not a strong argument for hardship relief .

Also they have done nothing to aid in providing additional off street parking .

If they did that I could see possibly granting hardship relief .

Finally, correct me if I am wrong , there appears no provision for second means of egress (back stair fire enclosure)from second and third floors! The first is ok w back deck and front stair. Unless the plans include a scissors stair solution which I do not see. This would show in a building section, which is not in this set of plans, as well as on floor plans . In my opinion the plans as drawn have no chance of getting a building permit for this apparent oversight and seemingly egregious omission. As drawn, this is DOA.

De: Jamie <jamesonrogersphd@gmail.com>

Date: 12 mars 2021 à 14:29:31 UTC-5

À: Kai Maristed <kvonbismarck@icloud.com>, Adam Glassman
<ajglassman.ra@gmail.com>

Objet: Rép. : Improvements on Windsor St

Hi Karen,

I hope you are doing well. Adam and I have made several adjustments to the plans based on our interpretation of the concerns raised in your letter. I would have preferred to discuss the changes with you ahead of time to confirm that the design rework would indeed address your concerns; however, based on your request to minimize conversation, we have gone ahead with changes we hope will make the project an overall positive for you.

We have removed the 2nd and 3rd floor decks and replaced them with Juliette balconies that have less than 2.5ft of depth. We chose this depth to make it impossible for anyone to gather there and cause you disturbance. We also added plans to remove the current 4ft chain link fence, and replace it with a 7ft wood fence that increases the privacy of your backyard (and also increases the depth of your backyard by 1-2 ft, as this new fence will be closer to my building than the current fence). Although the proposed plans only increase the height of the building by about 1ft, we went ahead and analyzed the impact that squaring-off the existing roofline would have on shadows. We found that there is little-to-no change in shadows beyond what is already cast by the existing buildings. You can find the details of the updated proposal in the attached document.

I hope these changes and analysis adequately address your concerns about the project. I would be happy to meet over Zoom to talk through the changes - but I also respect your wishes to avoid discussion. If you do wish to speak, I have availability Monday 3/15 before 1pm, Wednesday 3/17 before 12:30pm and Thursday 3/18 before 11am.

Thank you for your consideration - I really hope these adjustments make this an exciting project for you!

Best wishes,

Jamie

Karen von Bismarck
CEO, The Technology Exchange Lab
One Broadway, 14th Floor
Cambridge, MA 02142
www.techxlab.org

France tel: 06 33 47 12 69
US tel: 508 612 7208
kvonbismarck@techxlab.org

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

Pacheco, Maria

BZA-105802 ✓

From: Jamie <jamesonrogersphd@gmail.com>
Sent: Friday, March 12, 2021 2:29 PM
To: Kai Maristed; Adam Glassman
Subject: Re: Improvements on Windsor St
Attachments: Updated 383-385 Windsor Street Plans.pdf

Hi Karen,

I hope you are doing well. Adam and I have made several adjustments to the plans based on our interpretation of the concerns raised in your letter. I would have preferred to discuss the changes with you ahead of time to confirm that the design rework would indeed address your concerns; however, based on your request to minimize conversation, we have gone ahead with changes we hope will make the project an overall positive for you.

We have removed the 2nd and 3rd floor decks and replaced them with juliette balconies that have less than 2.5ft of depth. We chose this depth to make it impossible for anyone to gather there and cause you disturbance. We also added plans to remove the current 4ft chain link fence, and replace it with a 7ft wood fence that increases the privacy of your backyard (and also increases the depth of your backyard by 1-2 ft, as this new fence will be closer to my building than the current fence). Although the proposed plans only increase the height of the building by about 1ft, we went ahead and analyzed the impact that squaring-off the existing roofline would have on shadows. We found that there is little-to-no change in shadows beyond what is already cast by the existing buildings. You can find the details of the updated proposal in the attached document.

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Thank you for your consideration - I really hope these adjustments make this an exciting project for you!

Best wishes,

Jamie

On Fri, Mar 5, 2021 at 11:26 AM Kai Maristed <kvonbismarck@icloud.com> wrote:

Jamie,

Good to hear from you. Thanks for your understanding. I and my fellow abutters would be glad to see your changes when you are ready.

All best,

Karen

Envoyé de mon iPhone

Le 5 mars 2021 à 10:35, Jamie <jamesonrogersphd@gmail.com> a écrit :

Karen,

I appreciate your reply and respect your preference not to speak with me. Adam and I have carefully reviewed your letter. We will do our best to interpret your objections and implement changes that address your concerns. If it would be ok, I would like to share the updated plans for your review once they are ready.

Best wishes,

Jamie

On Tue, Mar 2, 2021 at 7:04 PM Karen von Bismarck <kvonbismarck@icloud.com> wrote:

Hi Jamie,

Thank you for your invitation to meet by Zoom. However, I am not at all versed in the practice and legalities of development, while you and Adam are professionals. You have read our written objections. My neighbors and I believe the appropriate place for any negotiation is a public forum.

With best regards,

Karen

Karen von Bismarck
CEO, The Technology Exchange Lab
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Cambridge, MA 02142
www.techxlab.org

France tel: 06 33 47 12 69
US tel: 508 612 7208
kvonbismarck@techxlab.org

On Feb 28, 2021, at 11:19, Jamie <jamesonrogersphd@gmail.com> wrote:

Hi Karen,

I hope you are doing well. I am following up on my previous notes (see below) regarding the improvements on Windsor St. The next BZA hearing is scheduled for 3/25, which means any updates to the plans are due by 3/22. Since that is only 3 weeks away, I am hoping we can meet early this week to start collaborating on adjustments. I'm noting a few times that I'm available below - please let me know what would be most convenient for you!

- Monday 3/1 before 1pm
- Tuesday 3/2 before 12:30pm
- Wednesday 3/3 before 1pm

Best wishes,

Jamie

On Fri, Feb 26, 2021 at 10:37 AM Jamie <jamesonrogersphd@gmail.com> wrote:
Hi Karen,

Thank you for joining the BZA meeting yesterday evening. I wanted to follow up on my email below to learn more about how we can adjust our plans to ensure the result is an overall improvement to your rear views and that we do not detract from your ability to enjoy your backyard.

I'm cc'ing my architect Adam Glassman on this note so that we can find some time to brainstorm the best path forward. Please let us know if there is a convenient time for a video call over the next few days - I'm looking forward to meeting you and collaborating on a solution!

Best wishes,

Jamie Rogers

On Sat, Feb 13, 2021 at 10:23 AM Jamie <jamesonrogersphd@gmail.com> wrote:
Hi Karen,

I hope you are doing well. I am reaching out because I am your rear neighbor at 383 Windsor St. I found your contact info through the Cambridge property database, which lists you as the owner at 48 Union St.

I am planning on making some updates to my building, which I think will really enhance the streetscape in our corner of Cambridge.

The proposal requires approval from the Cambridge Board of Zoning Appeals because the existing building is within the lot setbacks. I'm attaching the package that I submitted to the city for you to review. The biggest external changes will be converting the existing attic into an actual 3rd floor, rearranging the windows and replacing the old wooden siding.

When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.

For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.

Please let me know if you have any feedback or suggestions for the proposal. I will be happy to make adjustments.

I very much appreciate your assistance - I look forward to hearing your response!

Best wishes,

Jamie Rogers

Jameson Rogers, PhD
Product Manager, Digital Health
Healthcare & Life Sciences



[LinkedIn](#)

Pacheco, Maria

From: Jamie <jamesonrogersphd@gmail.com>
Sent: Friday, March 12, 2021 3:00 PM
To: Ck B; Adam Glassman
Subject: Re: Improvements on Windsor St
Attachments: Updated 383-385 Windsor Street Plans.pdf

Hi Cyrus,

I hope you are doing well. I understand that you would like to delegate your opinion of our project to your neighbors, but since you submitted a letter to the city opposing the project, I felt it was important to address your concerns directly. I would have preferred to discuss the proposed changes with you ahead of time to confirm that the design rework would address your objections. However, because of your delegation to Karen, and her reluctance to speak with me or Adam, we have gone ahead with changes we hope will make the project an overall positive for you.

We have removed the 2nd and 3rd floor decks and replaced them with juliette balconies that have less than 2.5ft of depth. We chose this depth to make it impossible for anyone to gather there and cause your tenants disturbance. We also added plans to remove the current 4ft chain link fence, and replace it with a 7ft wood fence that increases the privacy of your backyard (and also increases the depth of your backyard by 1-2 ft, as this new fence will be closer to my building than the current fence). Although the proposed plans only increase the height of the building by about 1ft, we went ahead and analyzed the impact that squaring-off the existing roofline would have on shadows. We found that there is little-to-no change in shadows beyond what is already cast by the existing buildings.

With these changes, the plans are compliant with the zoning ordinance with regards to the rear setback and building height. You can find the details of the updated proposal in the attached document. You can also see renderings of the finished product from the perspective of Union St - I really do think this will add significant value to the homes in the neighborhood, as it replaces an older worn out facade with a fresh and beautiful exterior.

I hope these changes and analysis adequately address your concerns about the project. I would be happy to meet over Zoom to talk through the changes - but I also respect your wish to delegate your position to your neighbor. If you do wish to speak, I have availability Monday 3/15 before 1pm, Wednesday 3/17 before 12:30pm and Thursday 3/18 before 11am.

Thank you for your consideration - I really hope these adjustments make this an exciting project for you!

Best wishes,

Jamie

On Fri, Mar 5, 2021 at 12:30 PM Ck B <cyrus320@msn.com> wrote:

Hello Jaime,

I share the same concerns as Karen & Adam. Please review their proposals and if you they are ok with your proposed plan, I would be fine with it as well. Thank you for reaching out .

all the best,

Cyrus

From: Jamie <jamesonrogersphd@gmail.com>

Sent: Friday, March 5, 2021 7:54 AM

To: cbazazi@yahoo.com <cbazazi@yahoo.com>; cyrus@firstprimex.com <cyrus@firstprimex.com>; Adam Glassman <ajglassman.ra@gmail.com>; cyrus320@msn.com <cyrus320@msn.com>

Subject: Re: Improvements on Windsor St

Hi Cyrus,

Good morning - I just wanted to follow up on my two notes below and see if there might be a time you are available to meet over video conference so that my architect and I can learn more about your concerns and collaborate on solutions. We are happy to work around your schedule, so please suggest any time that is convenient for you. In the meantime, Adam and I will carefully review your letter and do our best to interpret and address your concerns.

Best wishes,

Jamie

On Mon, Mar 1, 2021 at 7:22 PM Jamie <jamesonrogersphd@gmail.com> wrote:

Hi Cyrus,

I hope you are doing well. I just received the letter that you shared with the city regarding the proposed improvements on Windsor St. I wanted to follow up on my email below to learn more about how we can adjust our plans to ensure the result is an overall improvement to the neighborhood and that we do not inconvenience your tenants.

I'm cc'ing my architect Adam Glassman on this note so that we can find some time to brainstorm the best path forward. Please let us know if there is a convenient time for a video call over the next few days - I'm looking forward to meeting you and collaborating on a solution!

A few times that are available for me include:

- Tuesday 3/2 before 12pm
- Wednesday 3/3 before 1pm
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Best wishes,

Jamie Rogers

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I am planning on making some updates to my building, which I think will really enhance the streetscape in our corner of Cambridge.

The proposal requires approval from the Cambridge Board of Zoning Appeals because the existing building is within the lot setbacks. I'm attaching the package that I submitted to the city for you to review. The biggest external changes will be converting the existing attic into an actual 3rd floor, rearranging the windows and replacing the old wooden siding.

When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.

For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.

Please let me know if you have any feedback or suggestions for the proposal. I will be happy to make adjustments.

I very much appreciate your assistance - I look forward to hearing your response!

Best wishes,

Jamie Rogers

--

Jameson Rogers, PhD
Product Manager, Digital Health
Healthcare & Life Sciences



[LinkedIn](#)

Pacheco, Maria

BZA 105802 ✓

From: Jamie <jamesonrogersphd@gmail.com>
Sent: Friday, March 5, 2021 10:35 AM
To: Karen von Bismarck; Adam Glassman
Subject: Re: Improvements on Windsor St

Karen,

I appreciate your reply and respect your preference not to speak with me. Adam and I have carefully reviewed your letter. We will do our best to interpret your objections and implement changes that address your concerns. If it would be ok, I would like to share the updated plans for your review once they are ready.

Best wishes,

Jamie

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With best regards,

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Karen von Bismarck
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Best wishes,

Jamie

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Thank you for joining the BZA meeting yesterday evening. I wanted to follow up on my email below to learn more about how we can adjust our plans to ensure the result is an overall improvement to your rear views and that we do not detract from your ability to enjoy your backyard.

I'm cc'ing my architect Adam Glassman on this note so that we can find some time to brainstorm the best path forward. Please let us know if there is a convenient time for a video call over the next few days - I'm looking forward to meeting you and collaborating on a solution!

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When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.

For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.

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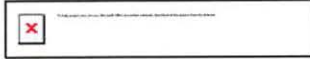
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Jamie Rogers

--

Jameson Rogers, PhD
Product Manager, Digital Health
Healthcare & Life Sciences



[LinkedIn](#)

Pacheco, Maria

From: Jamie <jamesonrogersphd@gmail.com>
Sent: Friday, March 5, 2021 10:55 AM
To: cbazazi@yahoo.com; cyrus@firstprimex.com; Adam Glassman; cyrus320@msn.com
Subject: Re: Improvements on Windsor St

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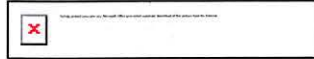
I very much appreciate your assistance - I look forward to hearing your response!

Best wishes,

Jamie Rogers

--

Jameson Rogers, PhD
Product Manager, Digital Health
Healthcare & Life Sciences



[LinkedIn](#)

Pacheco, Maria

From: Ck B <cyrus320@msn.com>
Sent: Friday, February 26, 2021 2:37 PM
To: Pacheco, Maria
Subject: Proposed addition to 383 Winsor Av

Dear Maria Pacheco and Cambridge BZA,

We own the property at 50 Union Street, behind the 383-385 Windsor Street property under discussion.

We have not recieved any notice in ref to the petition filed for any addition proposed by the owner of 383 - 385 Windsor St property. Our property at 50 Union Street will suffer with negative impacts due to new proposed height and the new decks. I donot see enough set back to yield privacy and noise barrier with the proposed project, the proposed construction of the third floor will also cause blockade of the morning sun. This project will also effect the value of our property at 50 Union St. We pay our taxes and abide by the all the rules & regulation by city of Cambridge. We expect a careful impact review of this project, we also oppose the addition and the three decks as proposed.

Thank you for your prompt attention to this matter.

all the best,

Cyrus Bazazi, Simin Fahim

310 985 9500

Pacheco, Maria

From: maristed <maristed@mac.com>
Sent: Tuesday, February 23, 2021 8:41 PM
To: Pacheco, Maria
Cc: Gregory B. Baecher
Subject: CASE NO. BZA-105802

Dear Maria Pacheco and Cambridge BZA,

I live at and own 48 Union Street, directly behind the 383-385 Windsor Street property under discussion.

I have hesitated to put my thoughts on this project in writing because I don't wish to cause ill-feeling among neighbors. On the other hand, there has been no neighborhood outreach by the petitioners that I know of.

(Note: The rear-abutting houses left and right of me on Union St are long-term rentals, and I'm not sure their absent owners will respond. I only found out about this petition via a mailed notice from your office which I saw only recently.)

I sympathize with the desire of side-abutters on Windsor Street to see the property in question improved, especially since the changes won't affect them. My property, however, would suffer multiple negative impacts from the proposed changes.

The significantly raised height of this proposed construction--higher than either of its two adjacent buildings on Windsor,, and much higher than my two-story house—situated south of my property will cut off sunlight to my house and garden. The (three!) new decks and windows will bring the whole livable area closer to an already very tight setback, and definitely do away with privacy. In addition there's the probability of loud noise from only a few feet away. (People understandably like to go out and party on their porches. And I often work from home.)

Finally, while we the owners have no plans currently to sell our house, we believe these factors will significantly reduce its value.

We, the direct abutters, oppose the addition of a third story and three decks as proposed. We would be open to a design revision that takes our needs and concerns into account.

With best regards,

Karen von Bismarck-Baecher
48 Union St.
Cambridge MA 02141

Karen von Bismarck, President
The Technology Exchange Lab, Inc.
www.techxlab.org

US tel: 508 612 7208
kvonbismarck@techxlab.org

Pacheco, Maria

From: Jamie <jamesonrogersphd@gmail.com>
Sent: Friday, February 26, 2021 10:07 AM
To: jabranco@bu.edu; Adam Glassman; Pacheco, Maria
Subject: Re: Improvements on Windsor St

Hi Jo-Ann,

I wanted to follow up on this email and thank you for attending the BZA meeting yesterday. I don't think you had an opportunity to speak, so I wanted to check in and see if you had any feedback or concerns. Please don't hesitate to get in touch!

Best wishes,

Jameson Rogers

On Sun, Jan 31, 2021 at 5:12 PM Jamie <jamesonrogersphd@gmail.com> wrote:

Hi Jo-Ann,

I hope you are doing well. I am reaching out because I am your neighbor at 383 Windsor St. I found your contact info through the Cambridge property database, which lists you as one of the owners at 391 Windsor St.

I am planning on making some updates to the building, which I think will really enhance the streetscape on our stretch of Windsor.

The proposal requires approval from the Cambridge Board of Zoning Appeals because the existing building is within the lot setbacks. I'm attaching the package that I submitted to the city for you to review. The biggest external changes will be converting the existing attic into an actual 3rd floor, rearranging the windows and replacing the old wooden siding.

When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.

For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.

Please let me know if you have any feedback or suggestions for the proposal. I will be happy to make adjustments.

I very much appreciate your assistance - I look forward to hearing your response!

Best wishes,

Jamie Rogers

--

Jameson Rogers, PhD
Product Manager, Digital Health
Healthcare & Life Sciences



Pacheco, Maria

From: Jamie Rogers <jkrogers@google.com>
Sent: Sunday, February 28, 2021 12:12 PM
To: Adam Glassman
Cc: Daglian, Sisia; Pacheco, Maria; Singanayagam, Ranjit
Subject: Re: 383 Windsor St BZA-105802

Thanks for noting this Adam. One small correction:

- Ms von Bismarck submitted a letter of opposition for her property at 48 Union St
- Ms von Bismarck read a letter of opposition from 50 Union St (from someone she noted was an out-of-state landlord that she had reached out to, but that I haven't been able to receive a response from despite my attempts)
- Ms Branco from 391 Windsor St joined the BZA hearing on 2/25, but did not speak (she has not expressed support or opposition; I have reached out to her multiple times)

I'm happy to provide any additional information about neighborhood reach-out if that would be helpful.

Thank you and best wishes,

Jamie Rogers

--

Jameson Rogers, PhD

On Sun, Feb 28, 2021 at 11:55 AM Adam Glassman <ajglassman.ra@gmail.com> wrote:
Hi Maria,

Please see below, I think here should be a record in the file of our correspondence to date with the abutters, as Mr Rogers has been reaching out (both before and after our hearing) to discuss this application and we are still waiting for responses.

We are still waiting for replies from Karen von Bismarck, owner of 48 Union St and Jo-Ann Branco, owner of 50 Union St. Both are rear abutters who oppose this application.

Ms von Bismarck sent an opposition letter to ISD on February 23. (Which I missed)

Ms Branco called in to express her opposition on Feb 25, the night of the hearing.

However, We reached out to both abutters well before the hearing and we never heard back from them.

Ms Branco:
first on January 31 and again on February 26.

Ms Von Bismarck:
first on February 13 and again on February 26 and again on February 28.

We confirmed that the email addresses we are using are correct.

Neither abutter has responded to our emails, or reached out to us directly by phone.

We have been doing the best we can to communicate directly in good faith with these abutters. I will let you know if we hear back from them, as we hope to be able to discuss and address their concerns in a timely manner.

Thank you,

Adam

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

From: **Jamie** <jamesonrogersphd@gmail.com>

Date: Sun, Feb 28, 2021 at 11:20 AM

Subject: Re: Improvements on Windsor St

To: <karen@kaimaristed.net>, Adam Glassman <ajglassman.ra@gmail.com>, <kvonbismarck@techxlab.org>, <maristed@mac.com>

Hi Karen,

I hope you are doing well. I am following up on my previous notes (see below) regarding the improvements on Windsor St. The next BZA hearing is scheduled for 3/25, which means any updates to the plans are due by 3/22. Since that is only 3 weeks away, I am hoping we can meet early this week to start collaborating on adjustments. I'm noting a few times that I'm available below - please let me know what would be most convenient for you!

- Monday 3/1 before 1pm
- Tuesday 3/2 before 12:30pm
- Wednesday 3/3 before 1pm

Best wishes,

Jamie

On Fri, Feb 26, 2021 at 10:37 AM Jamie <jamesonrogersphd@gmail.com> wrote:

Hi Karen,

Thank you for joining the BZA meeting yesterday evening. I wanted to follow up on my email below to learn more about how we can adjust our plans to ensure the result is an overall improvement to your rear views and that we do not detract from your ability to enjoy your backyard.

I'm cc'ing my architect Adam Glassman on this note so that we can find some time to brainstorm the best path forward. Please let us know if there is a convenient time for a video call over the next few days - I'm looking forward to meeting you and collaborating on a solution!

Best wishes,

Jamie Rogers

On Sat, Feb 13, 2021 at 10:23 AM Jamie <jamesonrogersphd@gmail.com> wrote:

Hi Karen,

I hope you are doing well. I am reaching out because I am your rear neighbor at 383 Windsor St. I found your contact info through the Cambridge property database, which lists you as the owner at 48 Union St.

I am planning on making some updates to my building, which I think will really enhance the streetscape in our corner of Cambridge.

The proposal requires approval from the Cambridge Board of Zoning Appeals because the existing building is within the lot setbacks. I'm attaching the package that I submitted to the city for you to review. The biggest external changes will be converting the existing attic into an actual 3rd floor, rearranging the windows and replacing the old wooden siding.

When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.

For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.

Please let me know if you have any feedback or suggestions for the proposal. I will be happy to make adjustments.

I very much appreciate your assistance - I look forward to hearing your response!

Best wishes,

Jamie Rogers

--

Jameson Rogers, PhD
Product Manager, Digital Health
Healthcare & Life Sciences



[LinkedIn](#)

--
Adam J. Glassman, R.A.
Cambridge, MA
C: [617.412.8450](tel:617.412.8450)
www.glassmanchungdesign.com

Pacheco, Maria

BZA-105802

From: Jamie <jamesonrogersphd@gmail.com>
Sent: Monday, March 1, 2021 7:23 PM
To: cbazazi@yahoo.com; cyrus@firstprimex.com; Adam Glassman; cyrus320@msn.com
Subject: Re: Improvements on Windsor St

Hi Cyrus,

I hope you are doing well. I just received the letter that you shared with the city regarding the proposed improvements on Windsor St. I wanted to follow up on my email below to learn more about how we can adjust our plans to ensure the result is an overall improvement to the neighborhood and that we do not inconvenience your tenants.

I'm cc'ing my architect Adam Glassman on this note so that we can find some time to brainstorm the best path forward. Please let us know if there is a convenient time for a video call over the next few days - I'm looking forward to meeting you and collaborating on a solution!

A few times that are available for me include:

- Tuesday 3/2 before 12pm
- Wednesday 3/3 before 1pm
- Wednesday 3/4 before 11:30am

Best wishes,

Jamie Rogers

On Sat, Feb 13, 2021 at 10:30 AM Jamie <jamesonrogersphd@gmail.com> wrote:

Hi Cyrus,

I hope you are doing well. I am reaching out because I am your rear neighbor at 383 Windsor St. I found your contact info through the Cambridge property database, which lists you as the owner at 50 Union St.

I am planning on making some updates to my building, which I think will really enhance the streetscape in our corner of Cambridge.

The proposal requires approval from the Cambridge Board of Zoning Appeals because the existing building is within the lot setbacks. I'm attaching the package that I submitted to the city for you to review. The biggest external changes will be converting the existing attic into an actual 3rd floor, rearranging the windows and replacing the old wooden siding.

When the city considers my request, they will be looking to see whether the proposal benefits the neighborhood. I think that it does, and so I am asking my closest neighbors to provide letters that express that sentiment.

For your convenience, I've drafted a letter of support that you can adjust to your liking (you are also welcome to use it as-is if that is most convenient for you). If you email the completed letter back to me, I can upload it to the city directly.

Please let me know if you have any feedback or suggestions for the proposal. I will be happy to make adjustments.

I very much appreciate your assistance - I look forward to hearing your response!

Best wishes,

Jamie Rogers

--

Jameson Rogers, PhD
Product Manager, Digital Health
Healthcare & Life Sciences



[LinkedIn](#)

617-349-6107

From: THERESA LIMA <theresalima@comcast.net>
Sent: Wednesday, February 24, 2021 11:39 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Questions from Theresa Lima for Feb. 25 BZA meeting

Hello, I registered for the meeting tomorrow regarding 383 Windsor Street. My cousin and I own a duplex at 389-391 Windsor Street (I live on the second floor of 389 which is the side next to 383 and I have a tenant on my first floor. My cousin lives on the other side with a tenant on his second floor).

My concerns are with the impact on parking on the street--the number of construction trucks there will be and dumpsters. How long do they anticipate the work will take? We've had two houses renovated across the street and one of them took over 3 years to complete. Also, I see that a third level is being proposed, and my concern is how much this will impact the available daylight from my side of our house.

I will click into the meeting using the link sent.

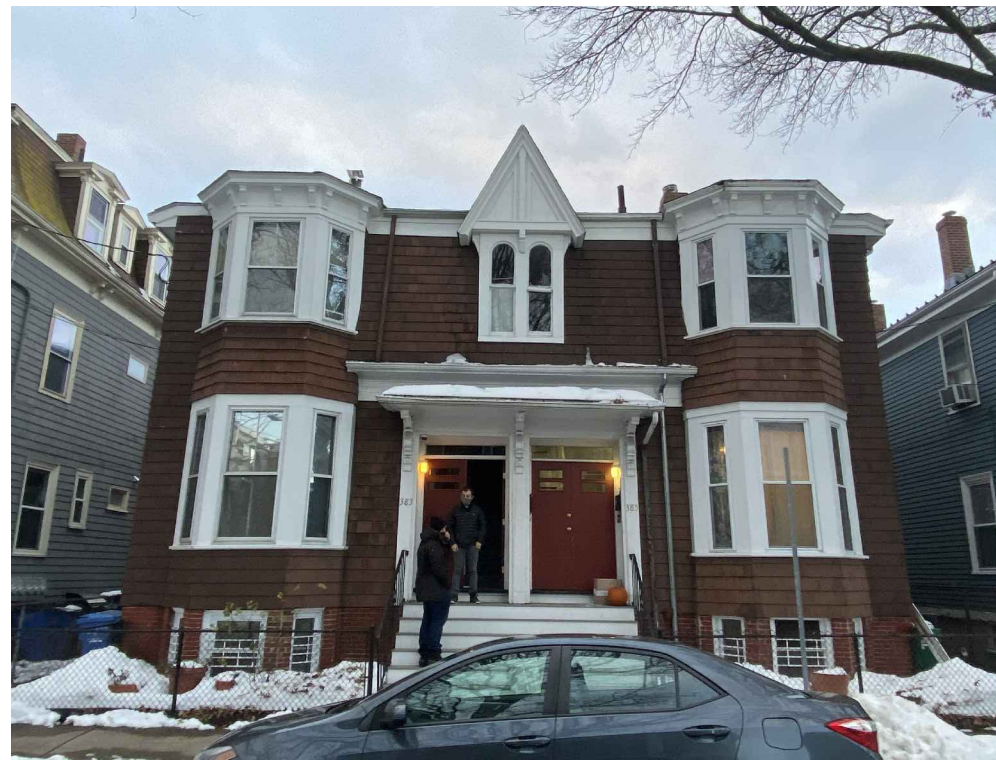
Thank you

Theresa Lima

617-864-2045



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

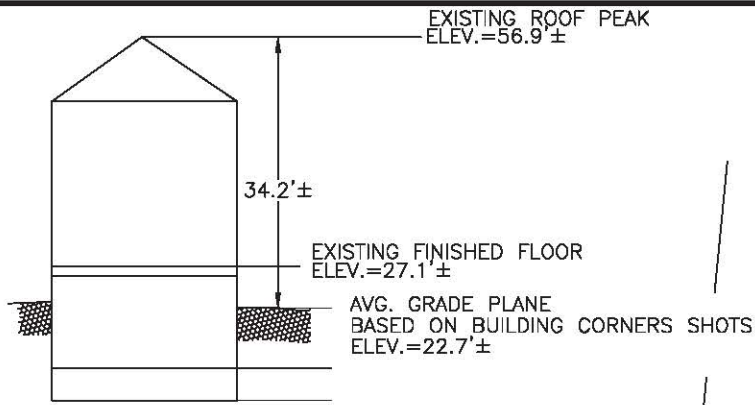
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
C1

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

EXISTING LEGEND

SS	SEWER LINE
S	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
FD	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
CB	CATCH BASIN
F	FENCE
205	CONTOUR LINE (MIR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
DM	DRAIN MANHOLE
H	HYDRANT
T	TREE



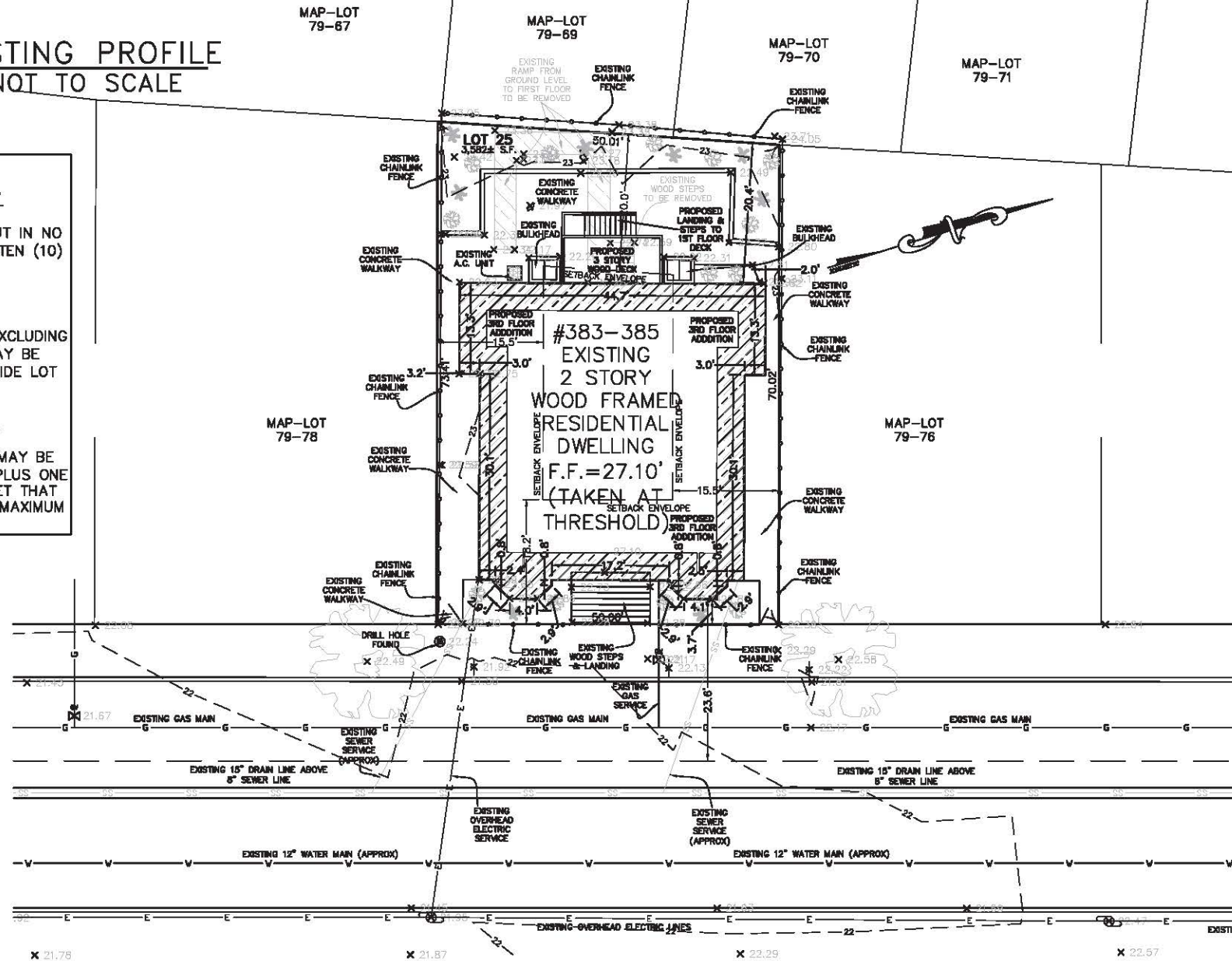
**EXISTING PROFILE
NOT TO SCALE**

SETBACK CALCULATIONS:

FRONT = $H+L/4 = 34.2' + 38.7' / 4 = 18.2'$
 (MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.)

SIDE = $H+L/5 = 34.2' + 43.4' / 5 = 15.5'$
 (IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.)

REAR = $H+L/4 = 34.2' + 44.7' / 4 = 19.7'$
 (IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET)



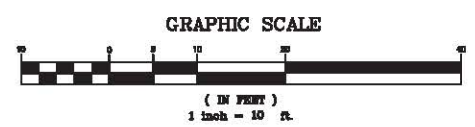
**WINDSOR STREET
(PUBLIC WAY-50' WIDE)**

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	-	-



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DEFECTS, WHETHER SUBSEQUENT OR PREVIOUSLY DISCOVERED BY THE CONTRACTOR, AND FOR THE EFFECTS OF FAILURE OF COMPONENTS EXISTING, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK ACCORDING TO THE CONTRACT DOCUMENTS.
 THE RIGHT OF PETER NOLAN & ASSOCIATES LLC FOR THIS PLAN IS LIMITED TO THE SCOPE OF THE PLAN AND SHALL NOT BE TRANSFERRED.
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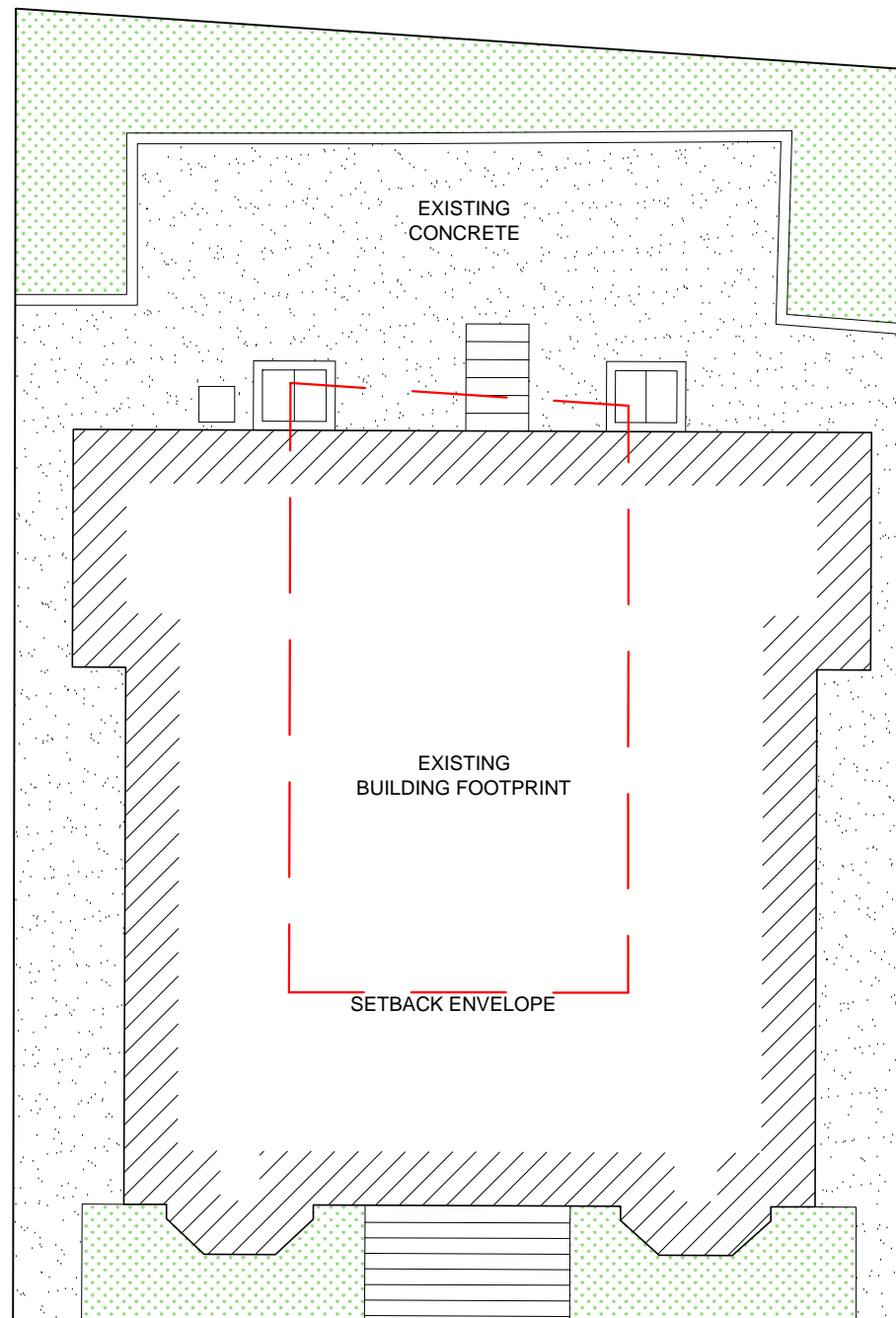
SCALE	1"=10'
DATE	01/13/2021
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	383-385 WINDSOR STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY:	PROPOSED PLAN
CHKD BY:	P.N.
APPD BY:	P.N.

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

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

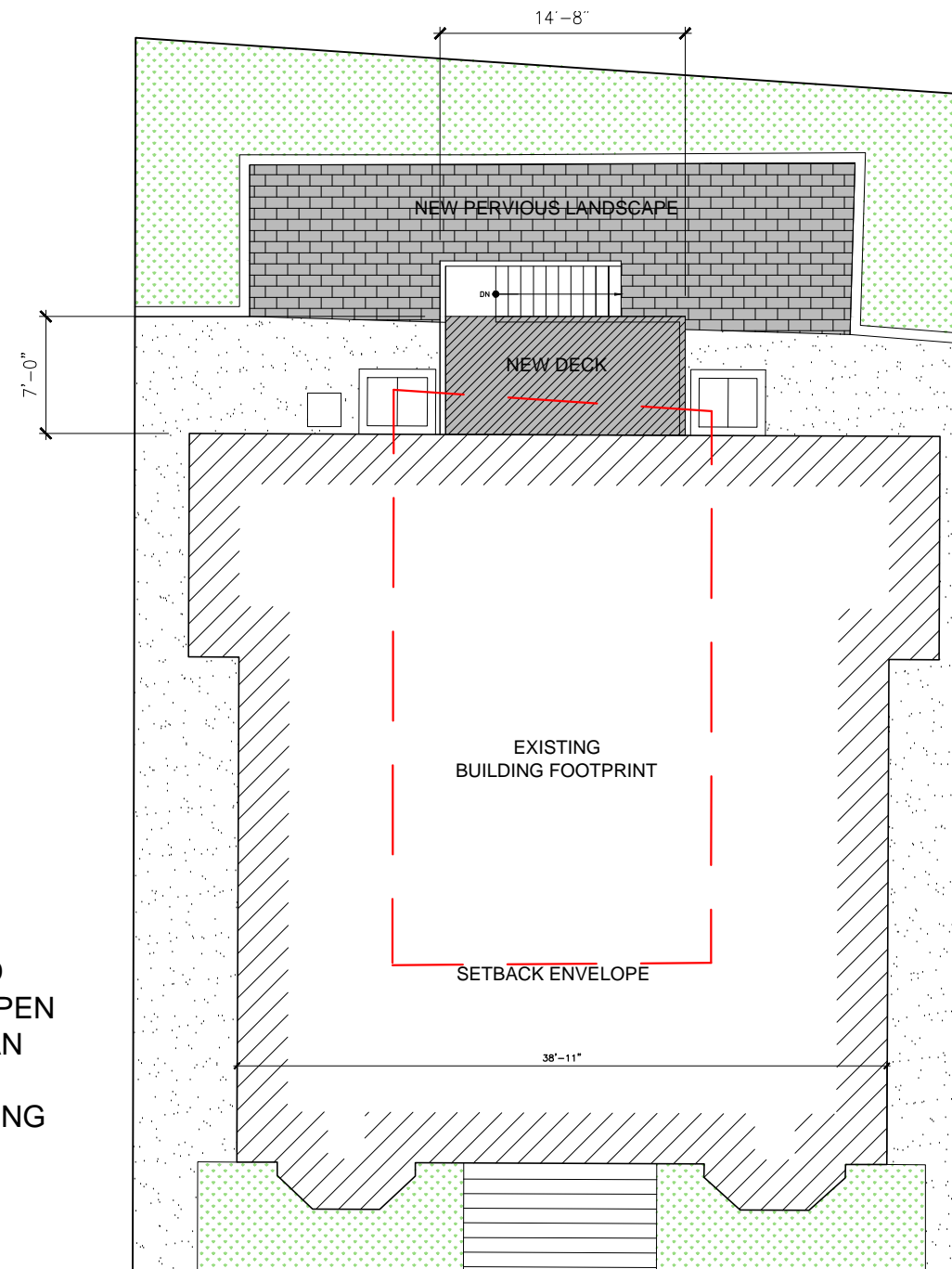
PERVIOUS SURFACE
559.0 SF / 3,582.0 SF LOT = 15% EXISTING

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

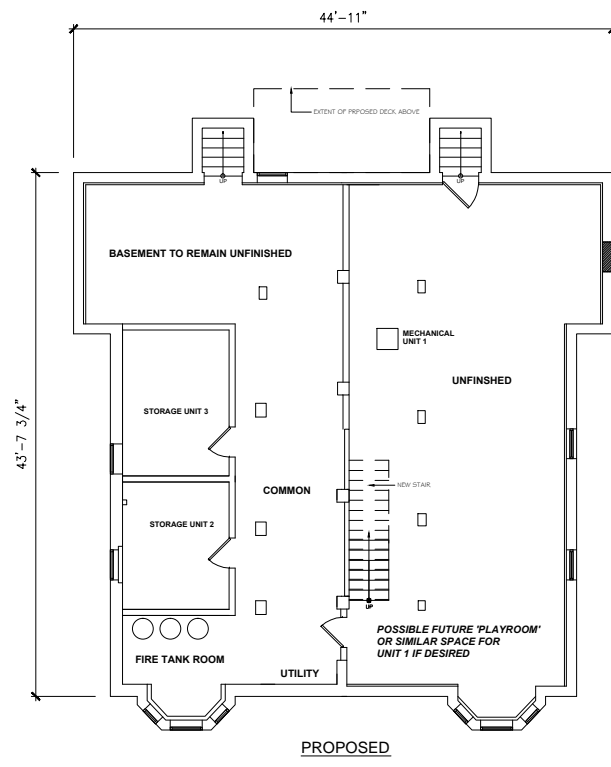
Date: 15 January 2021

Drawing No. :

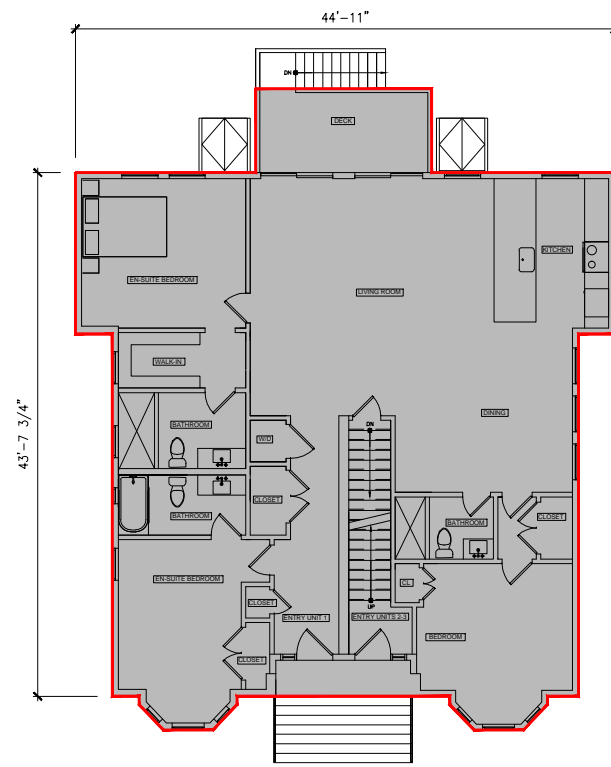
L.1

ARCHITECT:
GCD ARCHITECTS

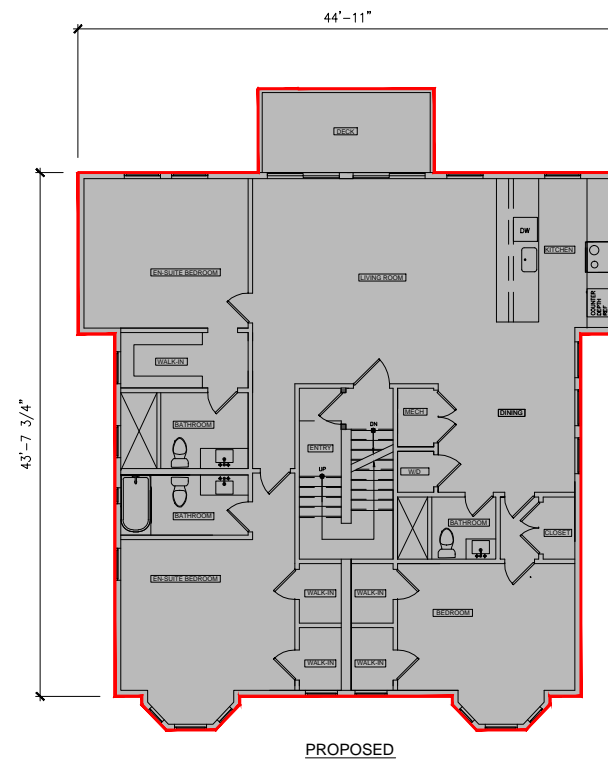
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



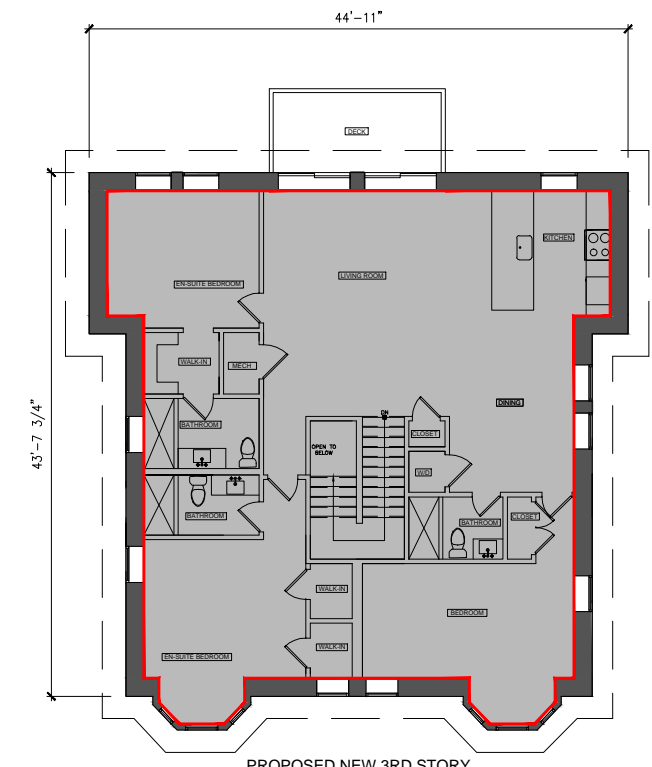
BASEMENT PLAN - 0.0 GSF
Ceiling Height = 7'-7"



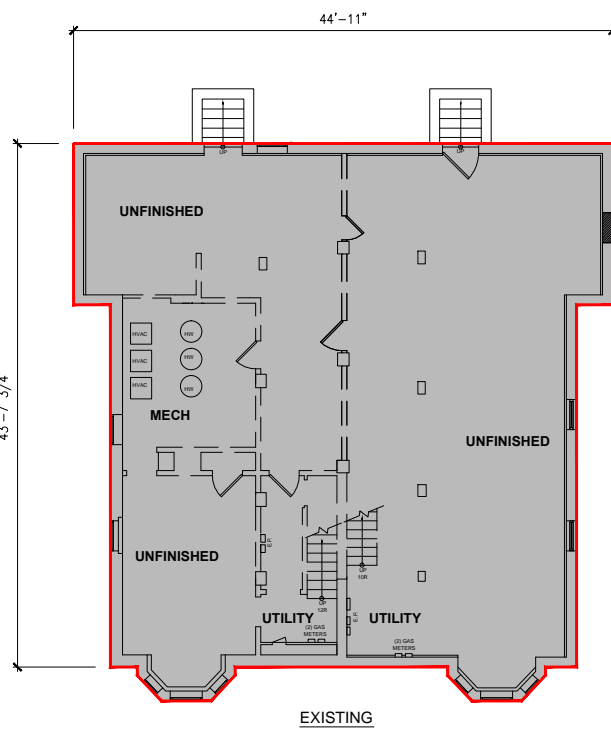
FIRST FLOOR PLAN 1,917.0 GSF
Ceiling Height = 9'-5"



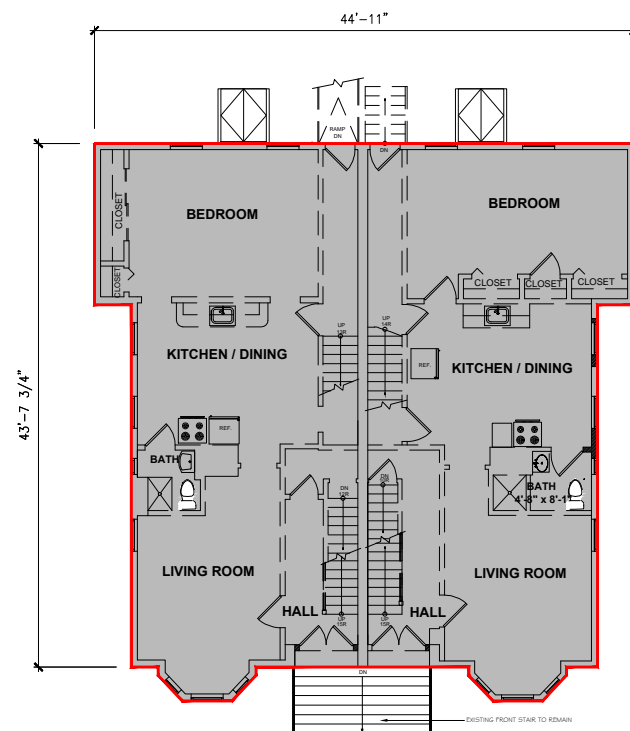
SECOND FLOOR PLAN 1,917.0 GSF
Ceiling Height = 9'-3"



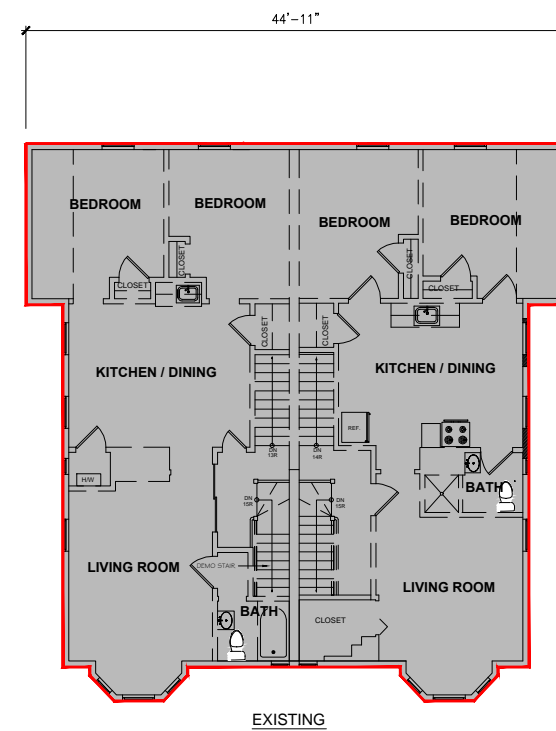
THIRD FLOOR PLAN - 1,568.0 GSF
Ceiling Height = 7'-10" +/-



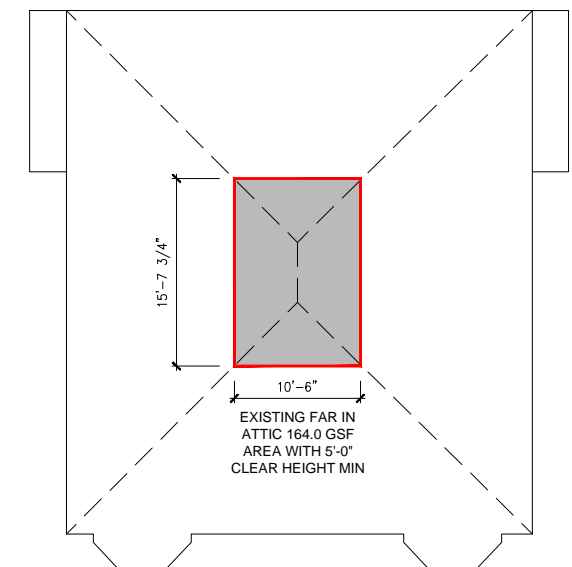
BASEMENT PLAN - 1,814.0 GSF
Ceiling Height = 7'-7"



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



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



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

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

KEY:
[Red outline box] = HABITABLE AREA

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

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.glassmanchungdesign.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.glassmanchungdesign.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.glassmanchungdesign.com



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

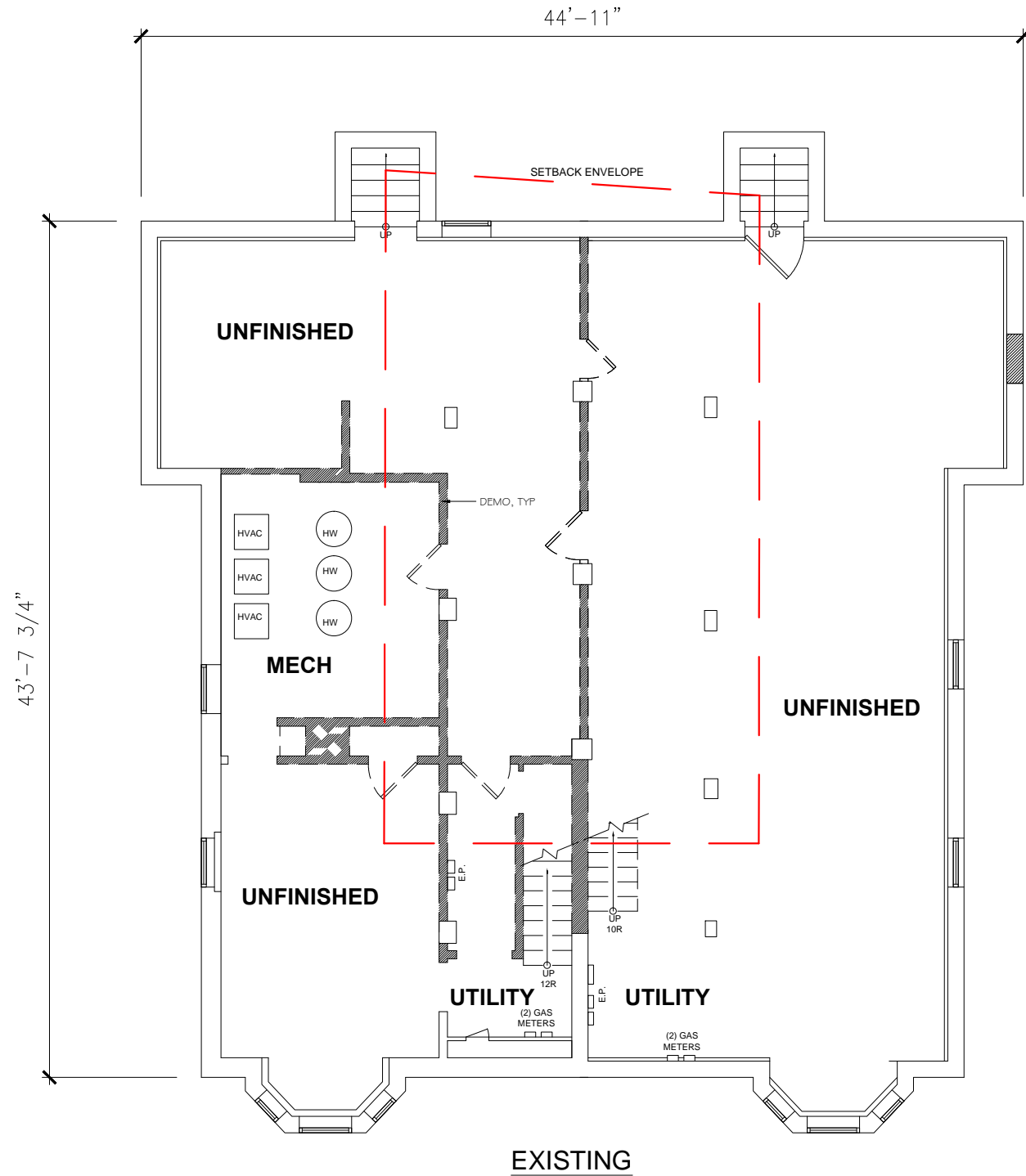
RENDERING OF PROPOSED PROJECT - STREET VIEW

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

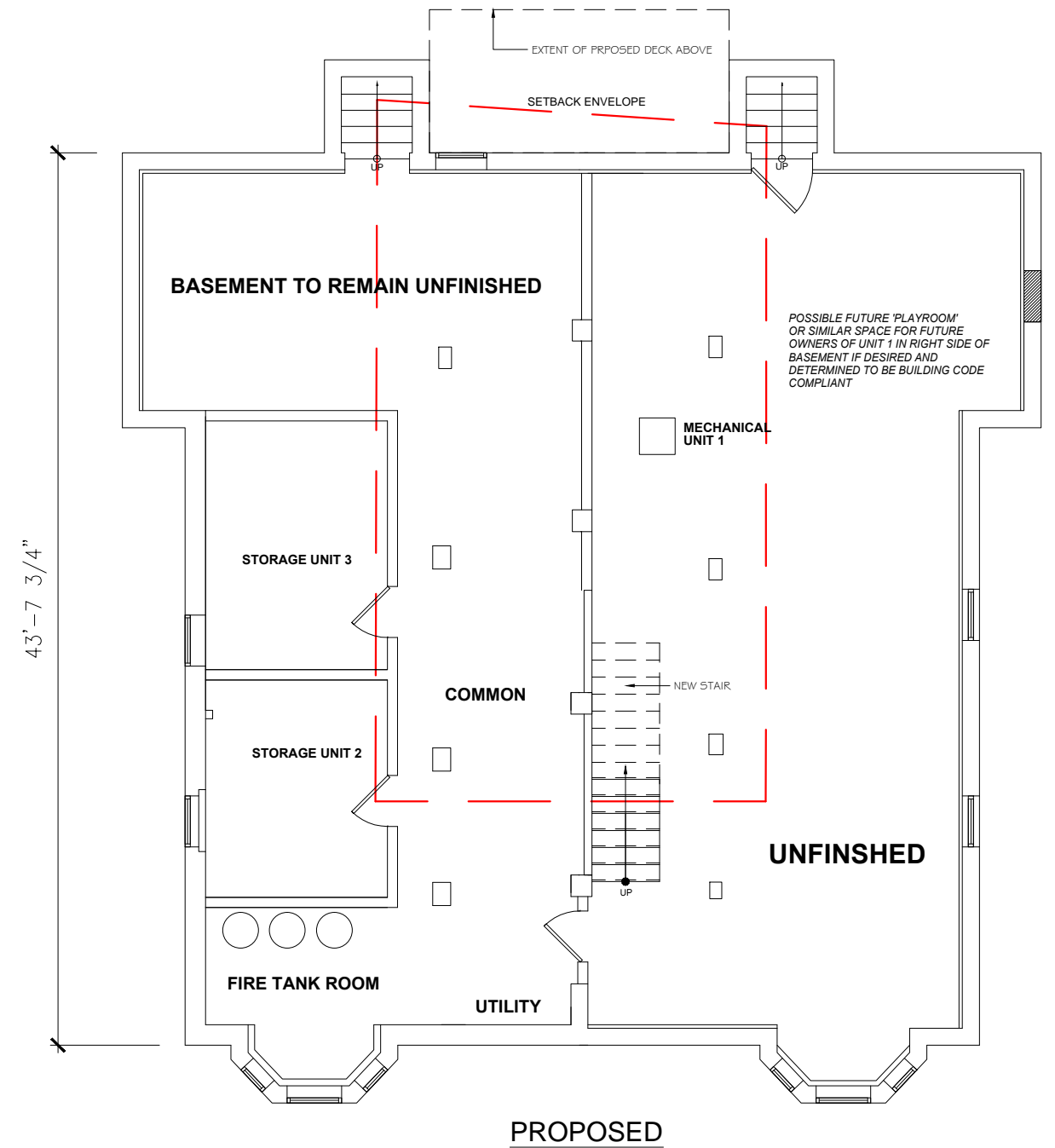
Drawing No. :

R4

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



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



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

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS

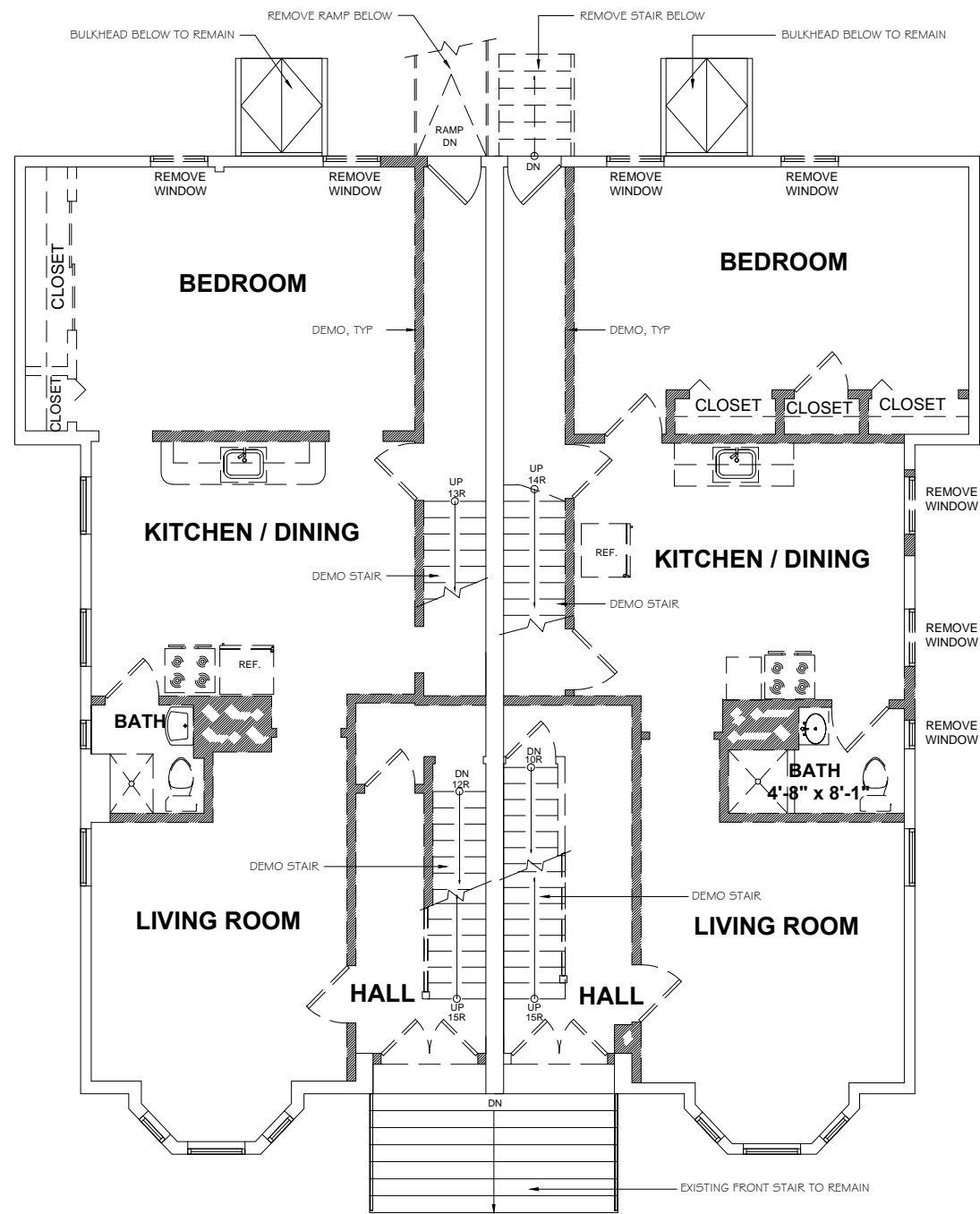
383-385 WINDSOR ST
CAMBRIDGE, MA

**EXISTING & PROPOSED FLOOR PLANS
BASEMENT**

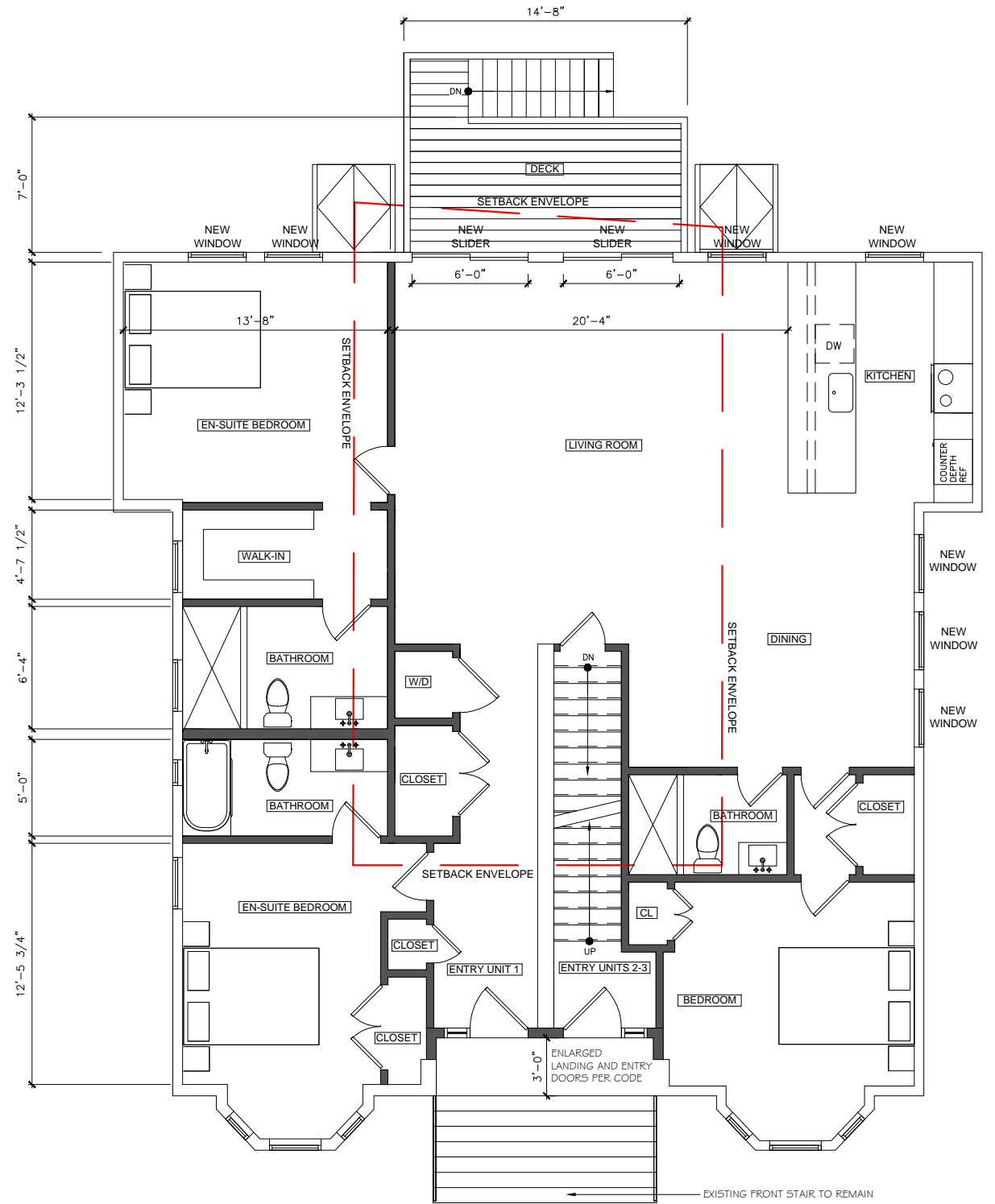
Scale: 1/8" = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A1.0

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



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



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

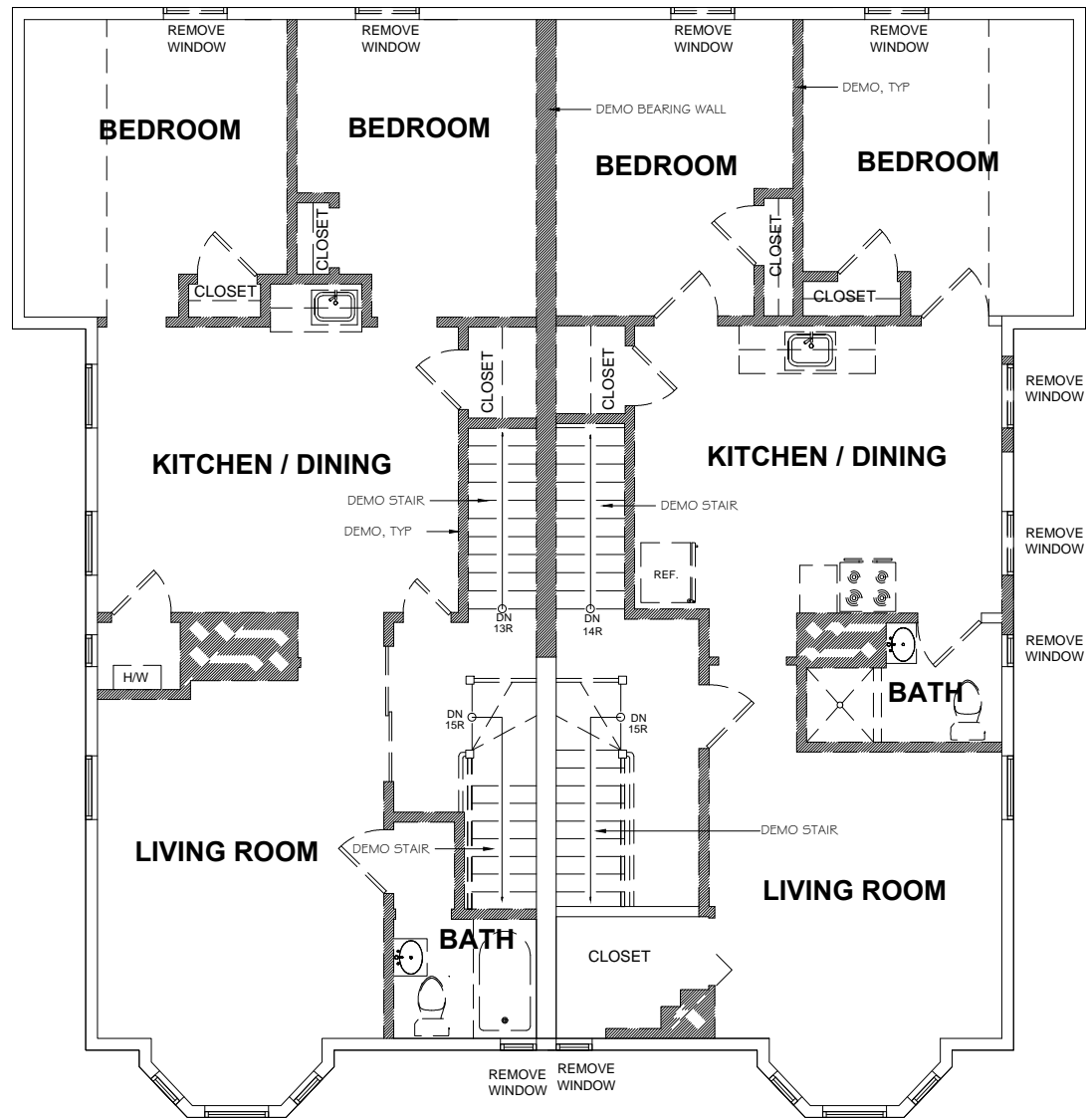
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

EXISTING & PROPOSED FLOOR PLANS FIRST FLOOR

Scale: 1/8" = 1'-0"
 Job No.: A160.00
 Date: 15 January 2021

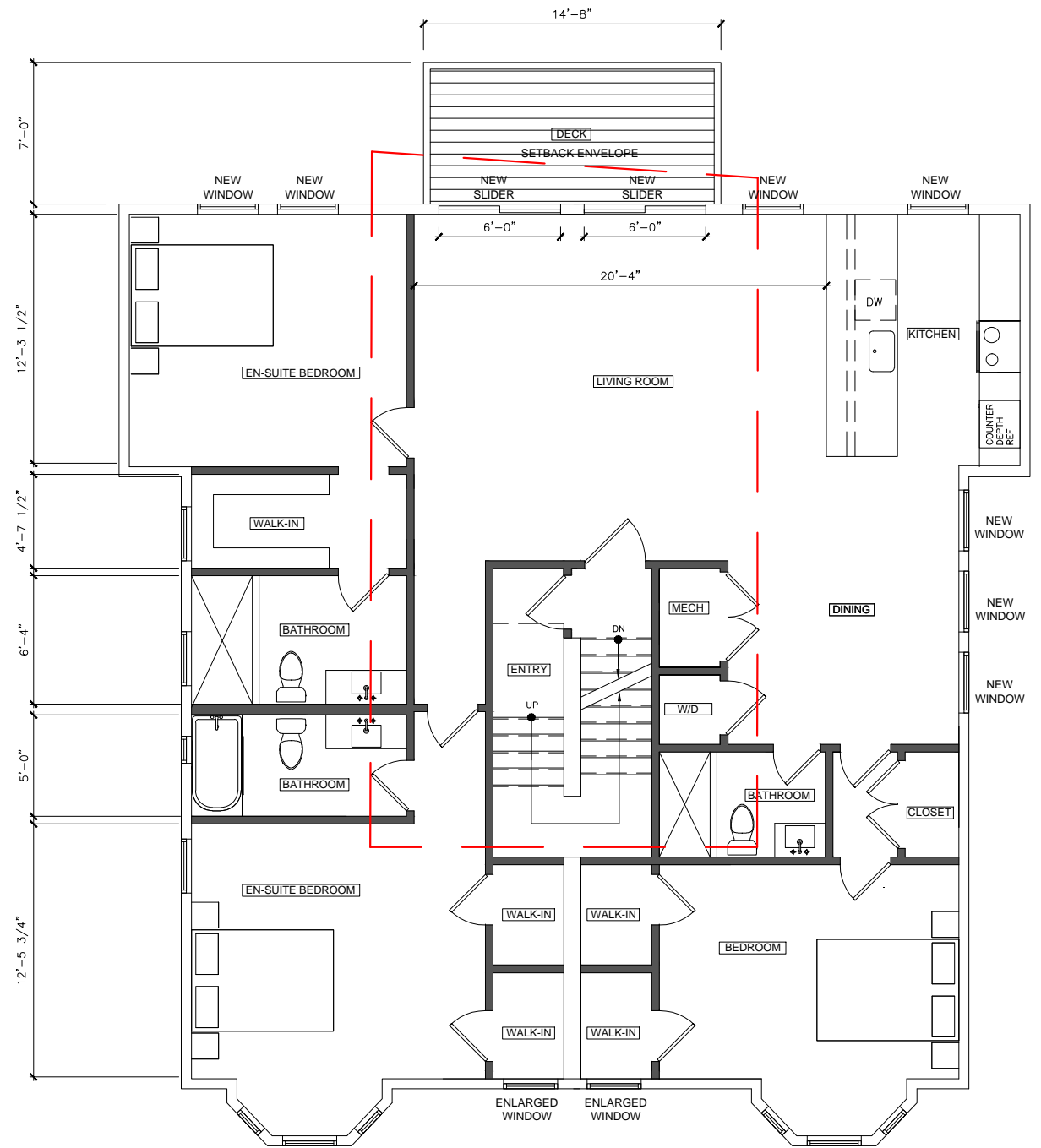
Drawing No. :
A1.1

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



EXISTING

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



PROPOSED

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

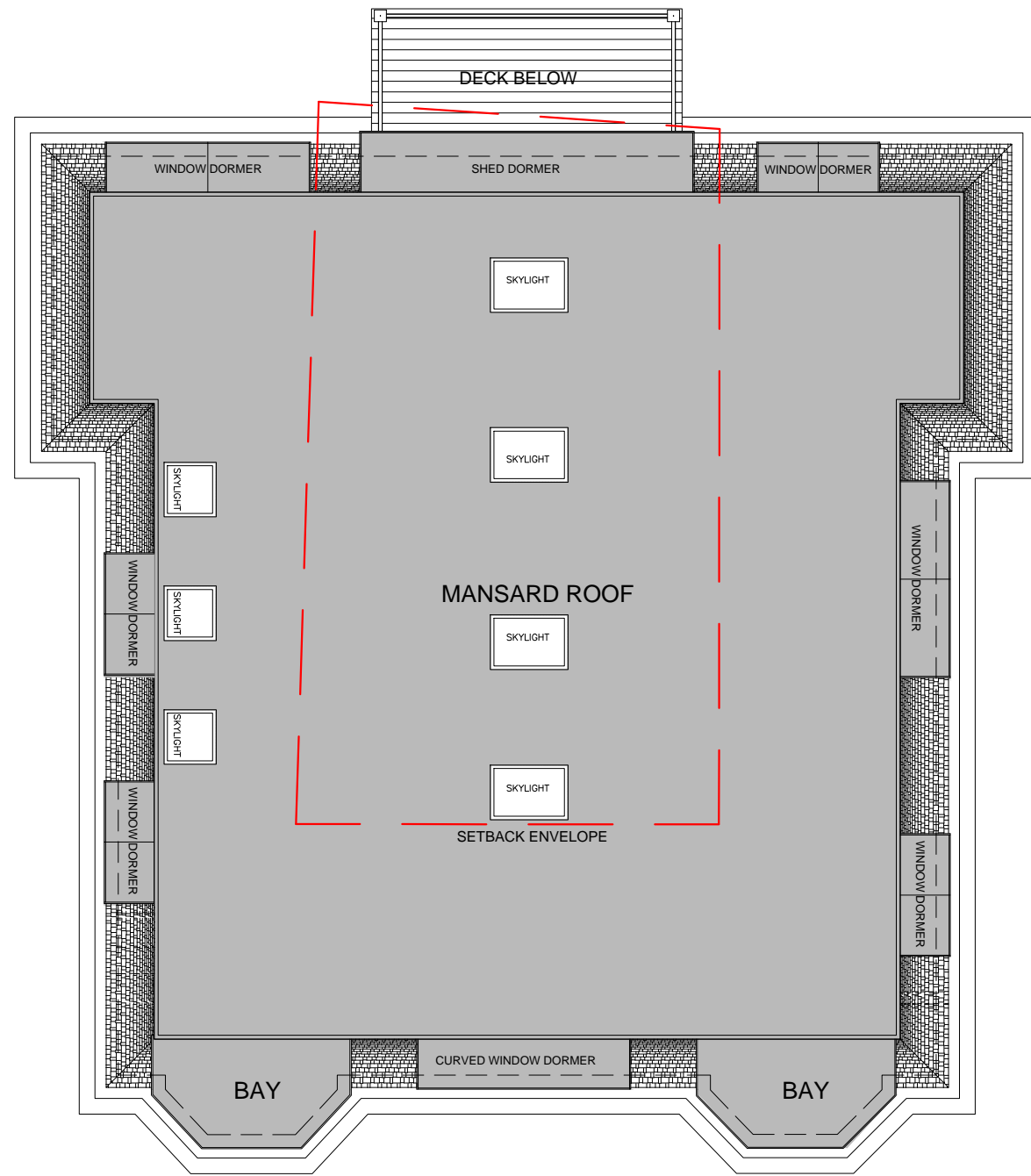
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
383-385 WINDSOR ST
CAMBRIDGE, MA

EXISTING & PROPOSED FLOOR PLANS SECOND FLOOR

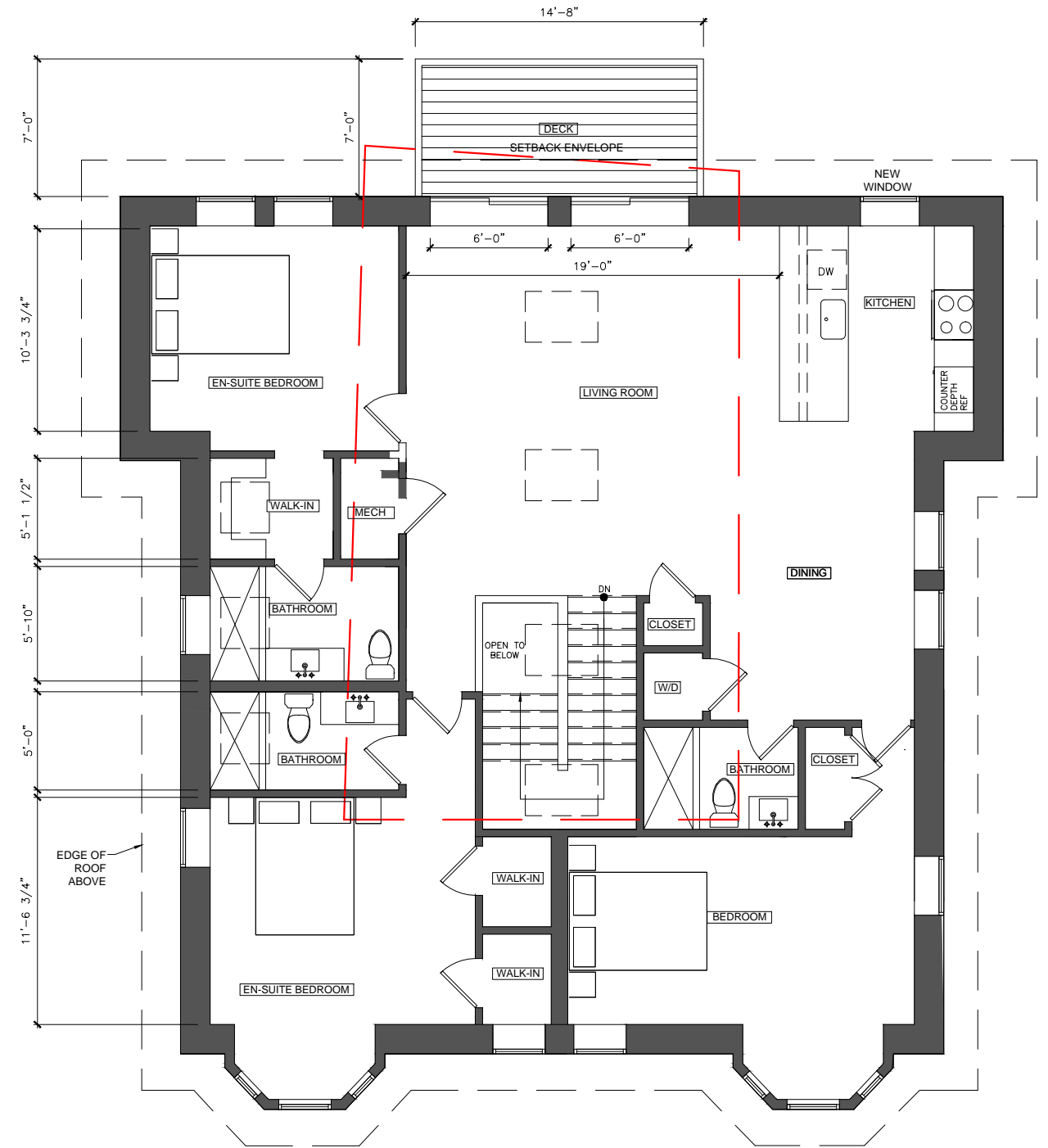
Scale: 1/8" = 1'-0"
Job No.: A160.00
Date: 15 January 2021

Drawing No. :
A1.2

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



PROPOSED NEW MANSARD ROOF



PROPOSED NEW 3RD STORY

THIRD FLOOR PLAN

Ceiling Height = 8'-0" +/-

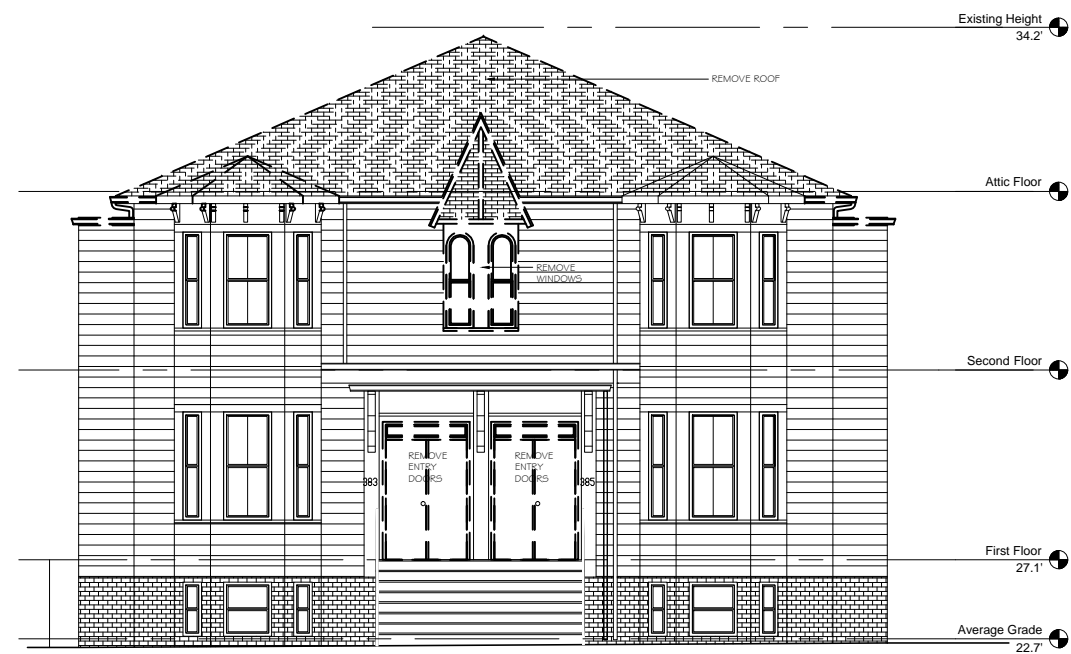
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

PROPOSED FLOOR PLANS
 THIRD FLOOR AND ROOF

Scale: 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.glassmanchungdesign.com



FRONT EXISTING



FRONT PROPOSED

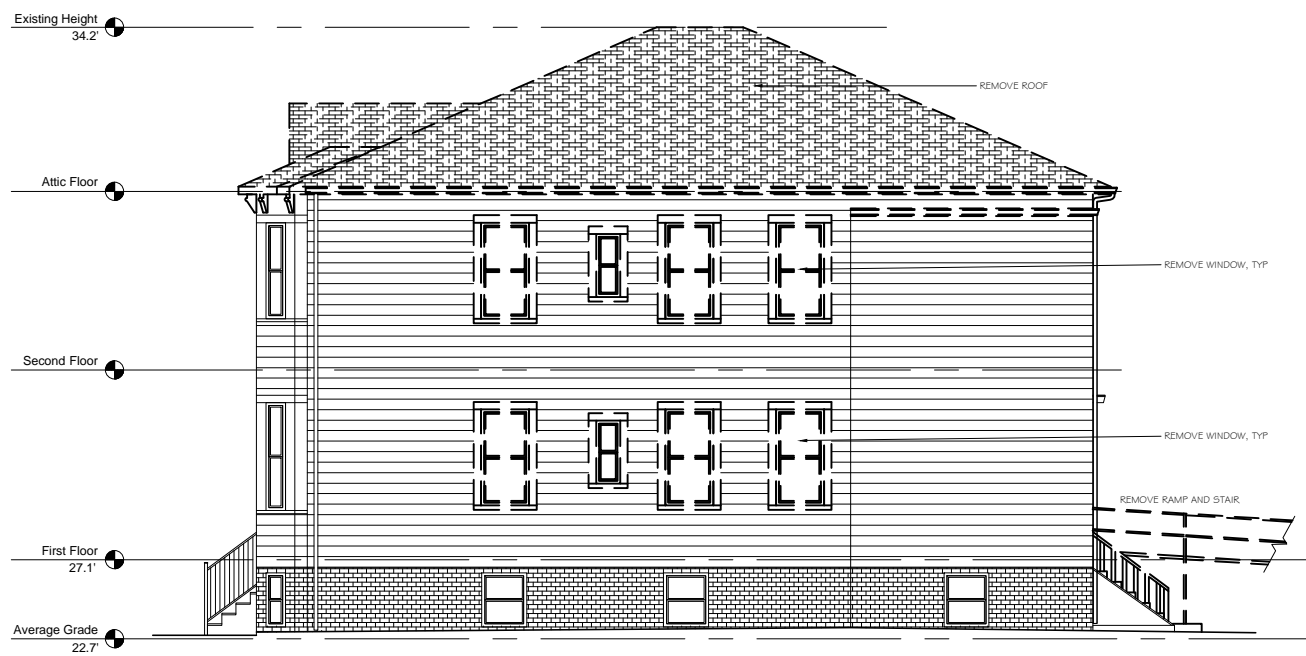
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

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.glassmanchungdesign.com



RIGHT SIDE EXISTING



RIGHT SIDE PROPOSED

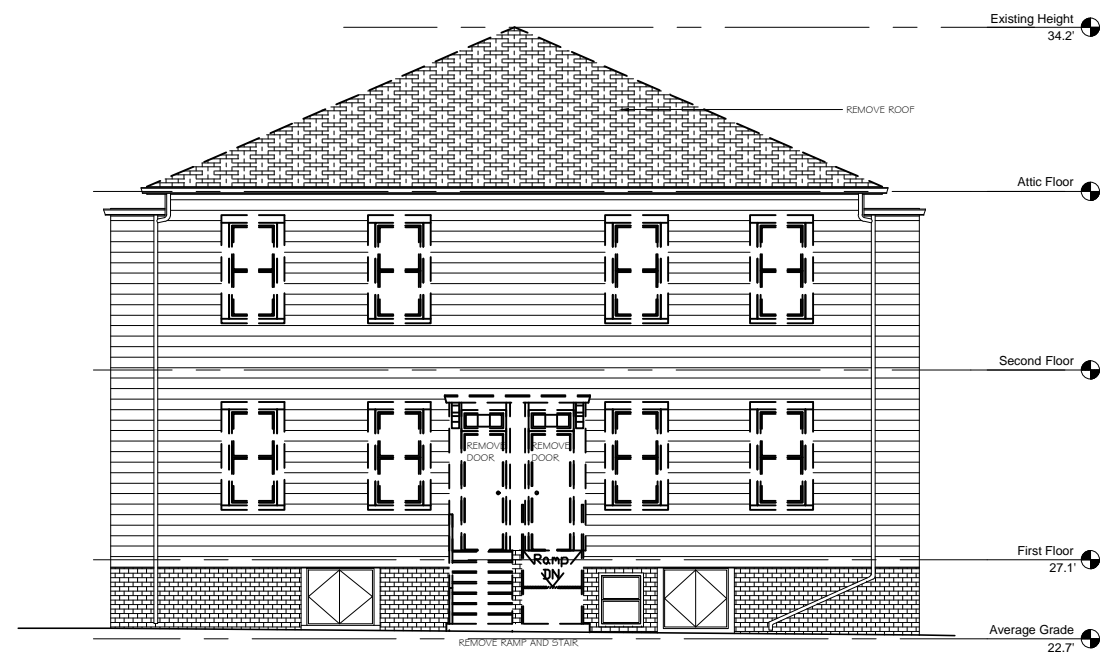
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

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.glassmanchungdesign.com



REAR EXISTING



REAR PROPOSED

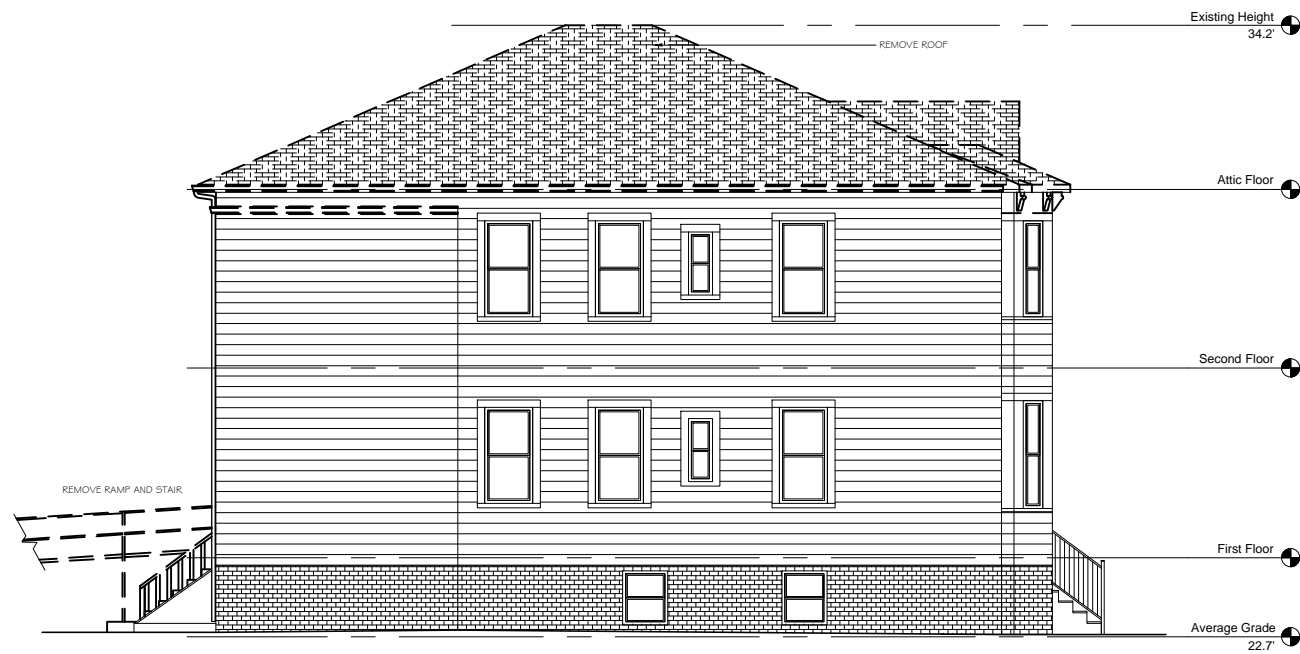
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 383-385 WINDSOR ST
 CAMBRIDGE, MA

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.glassmanchungdesign.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.glassmanchungdesign.com



① Front Elevation
3/16" = 1'-0"

GCD ARCHITECTS

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



① Rear Elevation
3/16" = 1'-0"

GCD ARCHITECTS

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

ajglassman@hotmail.com
www.glassmanchungdesign.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.glassmanchungdesign.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 compliments 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.

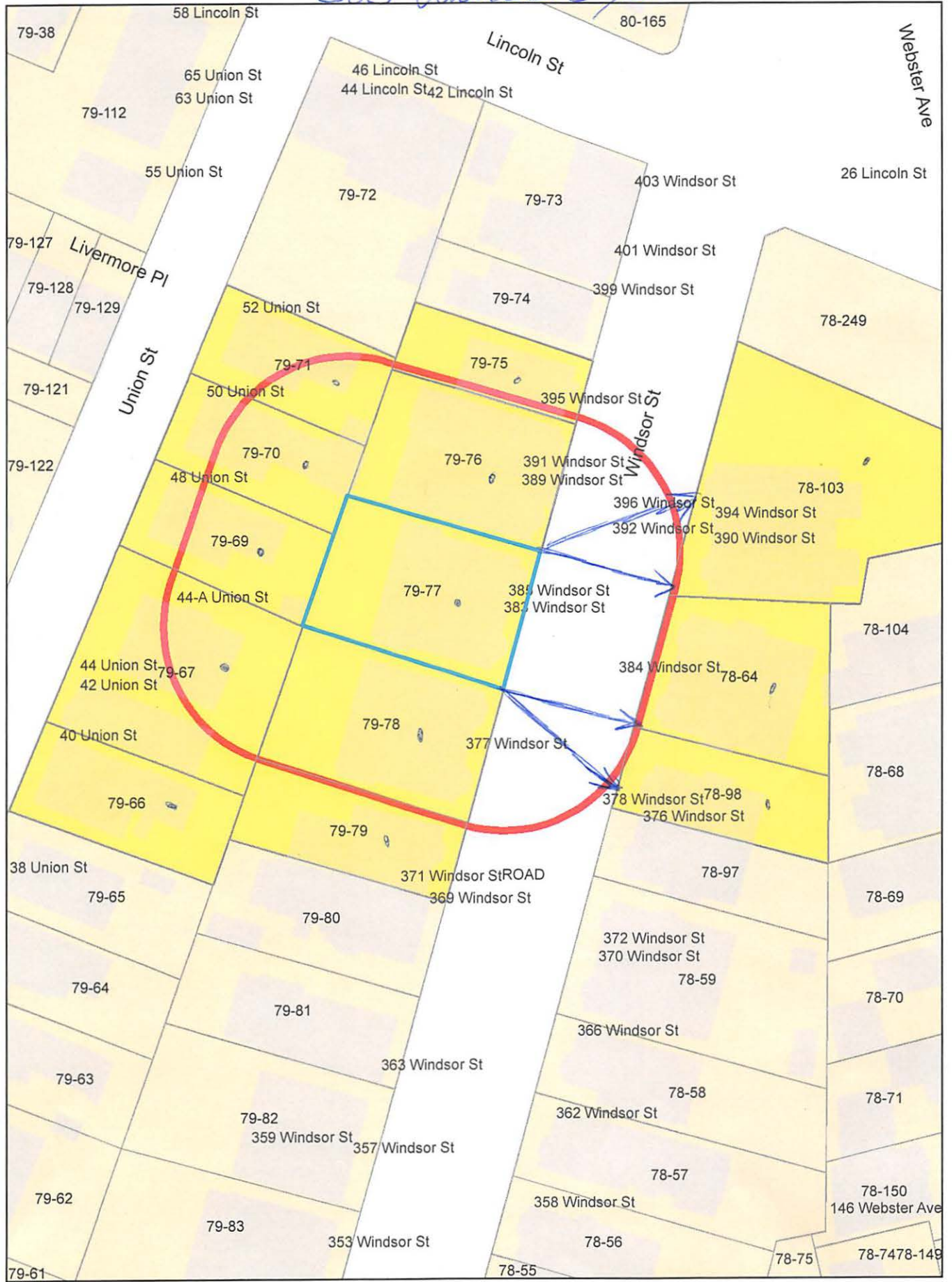
Sincerely,

Joseph Bisognano

376-378 Windsor St

January 19, 2021

383 Windsor St.



383 Windsor St.

Retirees

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 WORTHINGTON 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

21 February 2021

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

Dear Cambridge BZA,

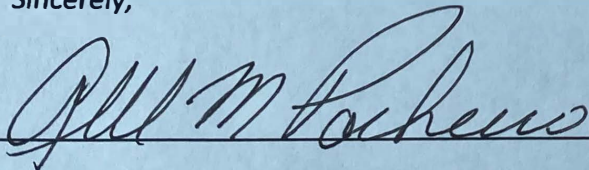
I approve of the the project at 383-385 Windsor Street which is seeking zoning relief.

The exterior design is very nice, the extent of the work is modest, and as the renderings show this fits in to our neighborhood extremely well in terms of size and style.

The existing structure is badly in need of upgrades, it is an eyesore and it is outdated housing. The existing 4 unit layout does not accommodate families looking to live in our neighborhood. The proposed changes will make this house attractive for families, We are very supportive of removing 1 illegal unit and making this structure a proper and legal 3 family dwelling unit. Enlarging and converting the attic to create three comfortable and functional dwelling units is a benefit to our neighborhood.

The proposed work would not have any negative impacts on our neighborhood and will make our neighborhood more beautiful.

Sincerely,



Signature

3/3/21 Date

Albert Pacheco

396 Windsor St

Cambridge, MA 02141



City of Cambridge

MASSACHUSETTS

2021 MAR -1 PM 12:41

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-105802

Address: 383 Windsor St.

Owner, Petitioner, or Representative: Adam J. Glassman, AEA
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 3/1/21

Adam J. Glassman, R.A. 03/01/2021
Signature

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* * * * *

(6:45 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Matina Williams and
Jason Marshall

CONSTANTINE ALEXANDER: Okay. It's now 6:45 and
we'll resume this hearing. The Chair will now call Case
Number 105802 -- 383 Windsor Street. Anyone here wishing to
be heard on this matter?

ADAM GLASSMAN: Good evening. This is Adam
Glassman, 2 Worthington Street in Cambridge. And I'm here
with the building owner, Jamie Rogers. We're here seeking
relief, both a variance and a special permit. Should we
start with the special permit?

CONSTANTINE ALEXANDER: Up to you.

ADAM GLASSMAN: All right.

CONSTANTINE ALEXANDER: Whichever way you want to
do it.

ADAM GLASSMAN: Let's start with the special
permit, which is seeking relief to discount the basement
from the gross square footage which in a three-family
requires a special permit and new window openings in walls

1 within setbacks. This ties very closely into our
2 application for the variance.

3 Maybe I should just walk you through the whole set
4 of plans.

5 CONSTANTINE ALEXANDER: And you have to --

6 ADAM GLASSMAN: So --

7 CONSTANTINE ALEXANDER: -- for the special permit
8 you have to address what is required -- what are the
9 provisions of Section 216 of our ordinance.

10 ADAM GLASSMAN: Yeah, so excluding the basement
11 for a special permit will -- you know, cause no detriment to
12 the community. The use of this structure and abutting
13 structures will remain unchanged. There will be no change
14 to parking patterns or traffic patterns.

15 And actually, we'd like to keep it unfinished;
16 we're not looking to convert it.

17 CONSTANTINE ALEXANDER: You also have to address
18 [59:55 simultaneous speech] which has a separate -- for
19 relief.

20 ADAM GLASSMAN: -- calculable FAR.

21 CONSTANTINE ALEXANDER: Specifically, if I can
22 find it -- one second, let me -- I'm trying to pull it out

1 of the ordinance -- we have to make a finding that the uses
2 occupying such exempted GFA support the character of the
3 neighborhood or district in which the applicable lot is
4 located.

5 ADAM GLASSMAN: Agreed. And the basement, which
6 is currently unfinished, supports the use of this structure
7 as a place for mechanical and storage and that won't change.

8 CONSTANTINE ALEXANDER: Okay. Thank you. And you
9 were going through the other list -- wont cause -- the
10 other requirements of special permit before I interrupted
11 you. Why don't you finish your description of that?

12 ADAM GLASSMAN: All right, essentially we're
13 causing no detriment to the community. There will be no
14 change in the traffic patterns, no increase in noise or
15 light pollution, use of structure remains unchanged, ability
16 of adjacent properties to maintain their use remains
17 unchanged.

18 CONSTANTINE ALEXANDER: Okay. People -- anyone
19 have any questions at this point regarding the special
20 permit, before we move on to the variance? Brendan?

21 BRENDAN SULLIVAN: Brendan Sullivan, I have no
22 questions.

1 CONSTANTINE ALEXANDER: No questions. Andrea?

2 ANDREA HICKEY: No questions.

3 CONSTANTINE ALEXANDER: Jason?

4 JASON MARSHALL: Jason Marshall, no questions.

5 CONSTANTINE ALEXANDER: Matina?

6 MATINA WILLIAMS: Matina Williams, no questions.

7 CONSTANTINE ALEXANDER: I don't have any questions
8 either. But let's move on to the variance part of the case.
9 Mr. Glassman?

10 [Pause]

11 Mr. Glassman?

12 ADAM GLASSMAN: Can you hear me?

13 CONSTANTINE ALEXANDER: Now I can.

14 ADAM GLASSMAN: Yeah. You've been going in and
15 out. I don't know if it's me or you, so I'm sorry.

16 CONSTANTINE ALEXANDER: I'm sorry. I didn't catch
17 what you just said, sir.

18 ADAM GLASSMAN: So would you like me to walk you
19 through the entire set of plans?

20 CONSTANTINE ALEXANDER: Your presentation, you've
21 got to supply --

22 ADAM GLASSMAN: Okay, let's do that.

1 CONSTANTINE ALEXANDER: Excuse me. Keep in mind -
2 - I'm sure you're aware of it -- there is opposition to what
3 you're proposing with regard to the variance. And it is
4 from your owner's --

5 ADAM GLASSMAN: The pictures -- I can't -- you're
6 going in and out.

7 SISIA DAGLIAN: Adam, you can use your telephone
8 and call in as well.

9 ADAM GLASSMAN: All right. I'll try that. I'm
10 sorry. Can you hear me now?

11 SISIA DAGLIAN: Yep.

12 CONSTANTINE ALEXANDER: Yes.

13 ADAM GLASSMAN: So did you start to say that there
14 were letters of opposition?

15 CONSTANTINE ALEXANDER: What about the letter of
16 opposition? You want to hear it?

17 [Pause]

18 Hello?

19 ADAM GLASSMAN: I'm going to try to call in.

20 CONSTANTINE ALEXANDER: Well -- the joys of remote
21 hearings.

22 [Pause]

1 ADAM GLASSMAN: Sisia, can you e-mail me the
2 number?

3 SISIA DAGLIAN: Sure.

4 ADAM GLASSMAN: Okay. I think I got it. Okay. I
5 got it. I'm here.

6 KAREN VON BISMARCK: Hello? Can anyone there hear
7 me?

8 ADAM GLASSMAN: I'm here. Can you hear me?
9 Sisia?

10 KAREN VON BISMARCK: Mmm..

11 ANDREA HICKEY: Adam, this is Andrea Hickey. I
12 can hear you, but no one else is responding.

13 BRENDAN SULLIVAN: We can hear.

14 JASON MARSHALL: I also hear you.

15 BRENDAN SULLIVAN: Yeah -- Brendan Sullivan -- we
16 can hear you up here.

17 ANDREA HICKEY: Okay.

18 CONSTANTINE ALEXANDER: We can hear.

19 BRENDAN SULLIVAN: Yeah. So just go ahead, Adam.

20 ADAM GLASSMAN: Okay. One second here.

21 BRENDAN SULLIVAN: I think the question was about
22 the -- regarding the letter of opposition. Is that correct?

1 ADAM GLASSMAN: Yeah, actually we --

2 CONSTANTINE ALEXANDER: Do you want me to read the
3 letter of opposition Mr. Glassman?

4 ADAM GLASSMAN: We didn't know there was
5 opposition.

6 CONSTANTINE ALEXANDER: I'm sorry.

7 ADAM GLASSMAN: We did not know there was
8 opposition.

9 SISIA DAGLIAN: He didn't know there was
10 opposition.

11 BRENDAN SULLIVAN: One more time.

12 SISIA DAGLIAN: Oh, there was opposition.

13 CONSTANTINE ALEXANDER: Oh. Well, I can read the
14 letter now, or I can read it later. What would you prefer,
15 Mr. Glassman? Or do you want to continue the case until you
16 can consider the letter of opposition and talk to the
17 opposing neighbor? It's up to you.

18 KAREN VON BISMARCK: Hello? Can anyone hear me?

19 CONSTANTINE ALEXANDER: Who just spoke?

20 KAREN VON BISMARCK: My name is Karen Von Bismark,
21 and I wrote one of two opposing letters. Hello, everyone.

22 CONSTANTINE ALEXANDER: I think only saw one in

1 our files.

2 KAREN VON BISMARCK: I think the other only went in
3 yesterday when I alerted my neighbor to this situation and
4 he said that he hadn't received any notification at all. I
5 have a copy of the letter that he sent in to Maria Pacheco,
6 but it may have gone too late to reach your client.

7 CONSTANTINE ALEXANDER: It's not in our files. I
8 have two letters of support, and then we have your letter of
9 opposition.

10 KAREN VON BISMARCK: Mm-hm. Well, another has been
11 written and sent, because I have that in my hand. I can --

12 CONSTANTINE ALEXANDER: All right. Why don't you
13 read --

14 KAREN VON BISMARCK: -- forward --

15 CONSTANTINE ALEXANDER: -- to us that other letter
16 which we don't have, and we therefore haven't seen?

17 KAREN VON BISMARCK: Okay. I'd be happy to. Let
18 me just have a look in my e-mail. Could take a second.
19 Here we go. Yes, I have it here.

20 "Dear Maria Pacheco [if I'm pronouncing that
21 correctly] and Cambridge BZA,

22 "We own the property at 50 Union Street behind the

1 385-383 (sic) Windsor Street Property under discussion. We
2 have not received any notice -- [oh, shoot, "dispute it"?
3 Where did that come from? Patience, people, please. I'm
4 kind of nervous about this whole thing. Okay] -- in
5 reference to the petition filed for any addition proposed by
6 the owner of 383-385 Windsor Street property.

7 "Our property at 50 Union Street will suffer with
8 negative impact, due to new proposed height and a new deck.
9 I do not see enough setback to yield privacy and a noise
10 barrier for the proposed projects.

11 "The proposed construction of the third floor will
12 also cause blockade of the morning sun.

13 "This project will also affect the value of our
14 property at 50 Union Street. We pay our taxes and abide by
15 all the rules and regulations by the city of Cambridge. We
16 expect a careful impact review of this project. We also
17 propose the addition on the three decks of proposed."

18 And that, if I can just get my mail to --

19 CONSTANTINE ALEXANDER: Okay, we have your letter,
20 or the Board does, but I take it the petitioner, or the
21 petitioner's architect has not seen that letter? Therefore,
22 I'm wondering -- I hate to do this -- I'm wondering whether

1 we should continue this case to allow, well two things; one,
2 to get the letter that we haven't received into our files,
3 and two --

4 KAREN VON BISMARCK: Mm-hm.

5 CONSTANTINE ALEXANDER: -- to allow the petitioner
6 to review both of these letters, and if he decides to, to
7 meet with you and to see if you can work things out.

8 I think that's better than trying to do it on a
9 basis where everybody seems to be at a little bit of a
10 disadvantage. Mr. Glassman's at a disadvantage, and to some
11 extent we are at a disadvantage.

12 Mr. Glassman, do you have a problem with that?

13 [Pause]

14 Hello?

15 SISIA DAGLIAN: Adam, you're muted.

16 BRENDAN SULLIVAN: He's on mute. This is Brendan
17 Sullivan. Mr. Rogers --

18 ADAM GLASSMAN: Hello?

19 BRENDAN SULLIVAN: You're audible.

20 ADAM GLASSMAN: Hello?

21 SISIA DAGLIAN: We can hear you.

22 CONSTANTINE ALEXANDER: Yes.

1 ADAM GLASSMAN: Okay. So this is what I want to
2 say. A lot of effort went into this proposal, and Jamie did
3 reach out to all the abutters, including the woman who just
4 spoke. I'm sorry they didn't -- they weren't able to
5 connect.

6 The board has been posted in public view as
7 required, so I think before we go right to a continuance, it
8 might be fair for us to make our presentation and receive
9 some feedback from the Board.

10 CONSTANTINE ALEXANDER: We'll go forward. That
11 would mean if this case is continued, it's a case heard. So
12 it may complicate when we can reschedule, as you know. The
13 other thing is, is I'm not sure what you gain by that.

14 It seems to me what would make more sense would be
15 you and/or your client to talk to the opposing abutters and
16 finding out maybe they're misinformed, maybe you can reach
17 some accommodation.

18 It certainly would enhance your ability to get
19 zoning relief --

20 ADAM GLASSMAN: Okay.

21 CONSTANTINE ALEXANDER: -- which is not to say we
22 would not grant this if you don't do that --

1 ADAM GLASSMAN: Yeah.

2 CONSTANTINE ALEXANDER: -- but that's usually the
3 way people proceed --

4 ADAM GLASSMAN: All right.

5 CONSTANTINE ALEXANDER: -- in situations like
6 this.

7 ADAM GLASSMAN: Okay. We will continue with the
8 abutter and continue the case.

9 CONSTANTINE ALEXANDER: Okay. So we'll continue
10 this case as a case not heard. We never got into any of the
11 merits. Sisia, did we have -- what's the next, not two
12 weeks, four weeks?

13 SISIA DAGLIAN: That's the -- March 25, we can do
14 one more.

15 CONSTANTINE ALEXANDER: March --

16 SISIA DAGLIAN: Twenty-fifth.

17 CONSTANTINE ALEXANDER: Twenty-fifth. Okay, March
18 25 work for you, Mr. Glassman?

19 ADAM GLASSMAN: It does. Jamie, are you here? Is
20 there anything you want to say?

21 JAMIE ROGERS: Yes. I'm here. Hi, everyone.

22 I'm Jamie Rogers. That date works fine for me, and I'm very

1 interested in hearing the concerns of the neighbors and
2 working to an agreeable solution for those.

3 I think the contact information that I had I get
4 was not accurate. So I think there -- in the proposal,
5 there is Adam's e-mail address and phone number in there.
6 So perhaps the neighbors could send a message there with
7 their contact information so that we could follow up
8 directly, so we don't have the challenges of obtaining each
9 other's contact info.

10 CONSTANTINE ALEXANDER: I'm going to make a motion
11 for the Board to consider. The Chair moves that this case
12 be continued as a case not heard, which means that we don't
13 have to have the same five people who are on the call
14 tonight be present at the continued case, which is March 25.

15 So with that by way of background, the Chair again
16 moves that we continue this case as a case not heard until
17 6:00 p.m. on March 25, subject to the following conditions:

18 One, that the petitioner or his representative
19 assign a waiver of time for decision. That waiver must be
20 in our files or in the files of the Zoning Department no
21 later than 5:00 p.m. on a week from Monday. If that is not
22 done, then this case will be automatically dismissed and the

1 relief will be denied -- the relief being sought will be
2 denied.

3 That's Condition Number 1. So make sure, sir,
4 that you see Maria Pacheco or someone else in the Zoning
5 Department and get that waiver of time for a decision
6 signed.

7 And Mr. Glassman can -- if you have questions
8 about what this is all about, I think Mr. Glassman is
9 sufficiently experienced to answer that. It's a standard
10 requirement -- I just will say it's a standard requirement
11 in the continued cases.

12 Second, that the posting sign that you have
13 maintained so far must be modified or a new one obtained,
14 and to modify simply you can just change the date. And I
15 don't even think you have to change -- and the time -- on
16 the sign, you can do it with a magic marker, if you will.

17 And that modified sign, or the new modified sign,
18 it must be maintained for the 14 days before March 25, just
19 as you maintained the sign for the 14 days prior to
20 tonight's hearing.

21 And lastly, to the extent as a result of the
22 discussions with neighbors or otherwise, we want to make

1 some revisions to the plans, drawings, specifications or
2 other information. That must be in our files no later than
3 5:00 p.m. on the Monday before March 25. Mr. Glassman's
4 familiar with those requirements. They're standard for
5 continued cases.

6 Brendan, how do you vote?

7 BRENDAN SULLIVAN: Brendan Sullivan, yes to the
8 continuance.

9 CONSTANTINE ALEXANDER: Andrea?

10 ANDREA HICKEY: Andrea Hickey yes to the
11 continuance.

12 CONSTANTINE ALEXANDER: Jason?

13 JASON MARSHALL: Jason Marshall yes to the
14 continuance.

15 CONSTANTINE ALEXANDER: Matina?

16 MATINA WILLIAMS: Matina Williams yes to the
17 continuance.

18 CONSTANTINE ALEXANDER: And the Chair votes yes as
19 well.

20 [All vote YES]

21 So this case is continued until March 25.

22 [CASE CONTINUED]

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We'll speak again. Thank you.

JAMIE ROGERS: Thank you. Take care, everyone.