

9/8/2020



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

### BZA Application Form

Plan Number:

#### General Information

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

Special Permit: XVariance:       Appeal:       PETITIONER: Jonathan Weisman C/O Davide VecchiPETITIONER'S ADDRESS: 85 Cross St, Belmont, MA 02478LOCATION OF PROPERTY: 384 Broadway, Cambridge, MATYPE OF OCCUPANCY: residentialZONING DISTRICT: c1

#### REASON FOR PETITION:

/Change windows back side of the kitchen. Currently there is only one window 2' 2" x 3' 5". The window is going to be substituted by 2 windows that are 2' 6" x 4' 5".

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

Substitute the kitchen window that face the backside of the house. Currently there is only one window 2ft 2 inches x 3ft and 5 inches. The window is going to be substituted by 2 windows that are 2ft 6 inches x 4ft 5 inches.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000      Section: 5.31 Table of Dimensional Requirements  
Article: 8.000      Section: 8.22.2.C (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner(s) / Owner)

Jonathan Weisman

(Print Name)

Address:

Tel. No.                      8572109584  
E-Mail Address:      davide.vecchi1@gmail.com

Date: September 3, 2020

**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 384 Broadway, 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:

The requirements of the ordinance will be met because the house dimensions remain unchanged

**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 windows enlargement in back of the house will not cause changes in traffic or congestion

**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 windows enlargement in back of the house does not changes continued operations or the development of adjacent uses because not any impact on either of them, as there is no change from current situation

**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:

Because the enlargement of the windows in the kitchen create no nuisance or health/safety hazard

**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:

because it does not change zoning, the house dimensions.

**\*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:** Jonathan Weisman**Present Use/Occupancy:** residential**Location:** 85 Cross St**Zone:** c1**Phone:** 8572109584**Requested Use/Occupancy:** residential

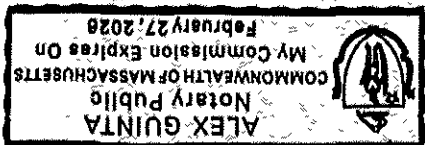
|   | <b><u>Existing<br/>Conditions</u></b> | <b><u>Requested<br/>Conditions</u></b> | <b><u>Ordinance<br/>Requirements</u></b> |        |
|---|---------------------------------------|--|--|--------|
| <b><u>TOTAL GROSS<br/>FLOOR AREA:</u></b>                                 | n/a                                   | n/a                                    | 6500                                     | (max.) |
| <b><u>LOT AREA:</u></b>   | 5999                                  | 5999                                   | 5000                                     | (min.) |
| <b><u>RATIO OF GROSS<br/>FLOOR AREA TO<br/>LOT AREA: <sup>2</sup></u></b> | .68                                   | .68                                    | .75                                      |        |
| <b><u>LOT AREA OF<br/>EACH DWELLING<br/>UNIT</u></b>                      | n/a                                   | n/a                                    | n/a                                      |        |
| <b><u>SIZE OF LOT:</u></b>  |                                       |  |  |        |
| WIDTH   | 75'                                   | 75'                                    | 50                                       |        |
| DEPTH   | 69'                                   | 69'                                    | n/a                                      |        |
| <b><u>SETBACKS IN FEET:</u></b>   |                                       |  |  |        |
| FRONT   | 19                                    | 19                                     | 10                                       |        |
| REAR  | 12                                    | 12                                     | 20                                       |        |
| LEFT<br>SIDE  | 17                                    | 17                                     | 7.5                                      |        |
| RIGHT<br>SIDE   | 16                                    | 16                                     | 7.5                                      |        |
| <b><u>SIZE OF BUILDING:</u></b>   |                                       |  |  |        |
| HEIGHT  | 35'                                   | 35'                                    | 35'                                      |        |
| WIDTH   | 38'3 1/2 "                            | 38' 3 1/2 "                            | n/a                                      |        |
| <b><u>RATIO OF USABLE<br/>OPEN SPACE TO<br/>LOT AREA:</u></b>             | 44%                                   | 44%                                    | 30%                                      |        |
| <b><u>NO. OF DWELLING<br/>UNITS:</u></b>                                  | 1                                     | 1                                      | 1  |        |
| <b><u>NO. OF PARKING<br/>SPACES:</u></b>                                  | 1                                     | 1                                      | 1  |        |
| <b><u>NO. OF LOADING<br/>AREAS:</u></b>                                   | n/a                                   | n/a                                    | n/a                                      |        |
| <b><u>DISTANCE TO<br/>NEAREST BLDG.<br/>ON SAME LOT</u></b>               | n/a                                   | n/a                                    | n/a                                      |        |

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'.

(ATTACHMENT B - PAGE 3)

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



(Notary Seal)

My commission expires 2/27/2026

Notary

The above-name JONATHAN WESTMAN, and made oath that the above statement is true, this 10th of SEP, 2020.

Commonwealth of Massachusetts, County of MIDDLESEX

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

SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT

Book \_\_\_\_\_ Page \_\_\_\_\_

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

\*Pursuant to a deed of duly recorded in the date February 20, 2020, Middlesex South County Registry of Deeds at Book 72331, Page 471, or \_\_\_\_\_, or \_\_\_\_\_

The record title of this property is in the name of JONATHAN WESTMAN

which is the subject of this zoning application.

State that I/we own the property located at 384 Broadway

Address: 384 Broadway

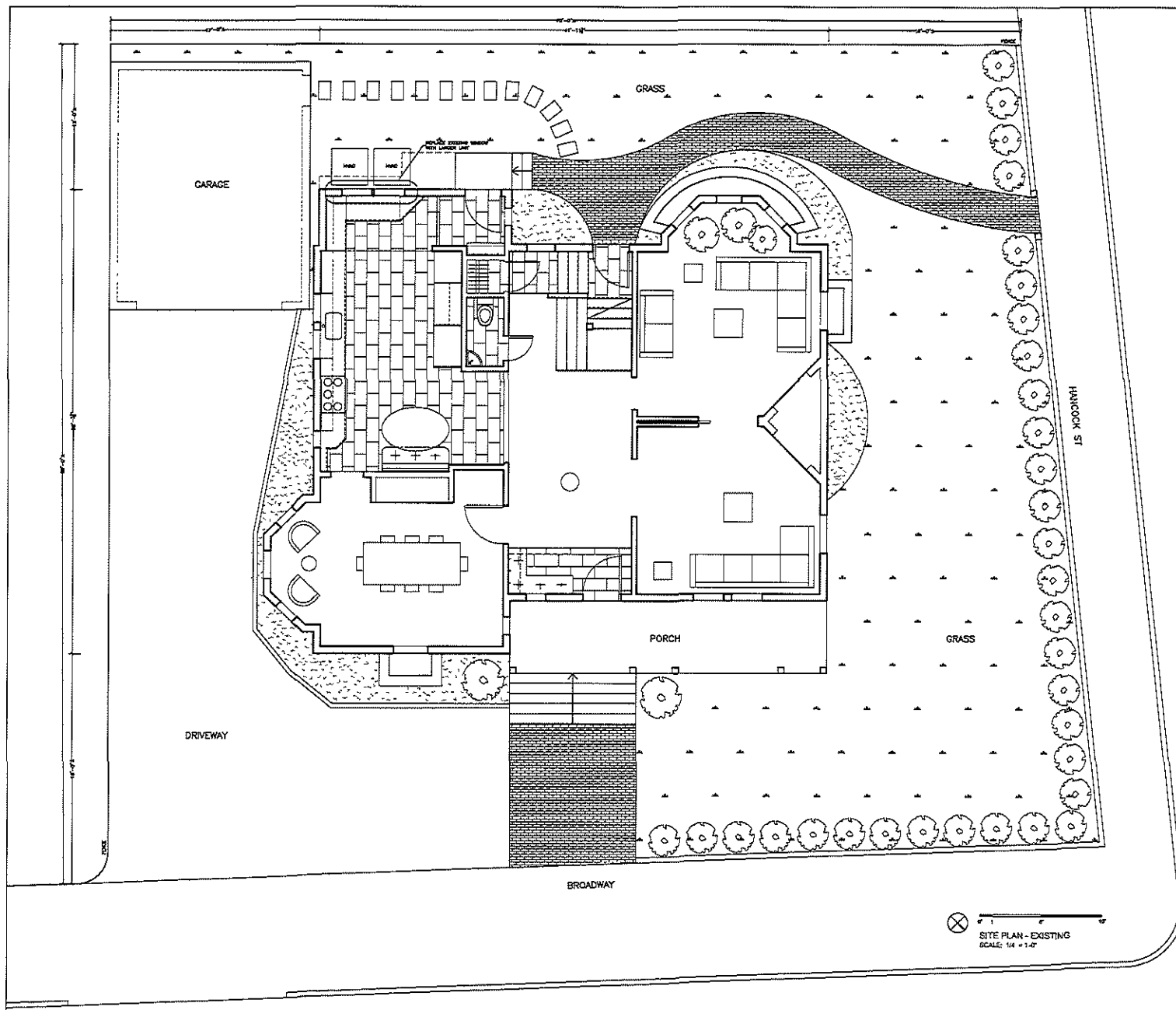
(OWNER)

I/we JONATHAN WESTMAN

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

BZA APPLICATION FORM - OWNERSHIP INFORMATION





# GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST RECENT EDITIONS OF THE BUILDING DEPARTMENT MANUAL, ADDRESS, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE BUILDING AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

## PROJECT NAME/OWNER'S NAME:

JONATHAN WEISSMAN &  
CECILIA COTTA-RAMUSINO  
Owners

384 Broadway, Cambridge MA 02139  
email jonathan.weissman@ucsf.edu  
email cecilia.cotta@gmail.com  
cell (415) 284-0494

## ARCHITECT:

I-KANDA ARCHITECTS, LLC  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit 429  
Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

## STRUCTURAL ENGINEER:



## GENERAL CONTRACTOR:

|      |          |    |
|------|----------|----|
| Rev. | 05-15-20 | DD |
|      | 05-04-20 | DD |
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |

384 BROADWAY  
CAMBRIDGE, MA 02139

I-KANDA ARCHITECTS, LLC  
384 Main Street, Charlestown, MA 02129  
tel: 646-228-1040 • info@i-kanda.com

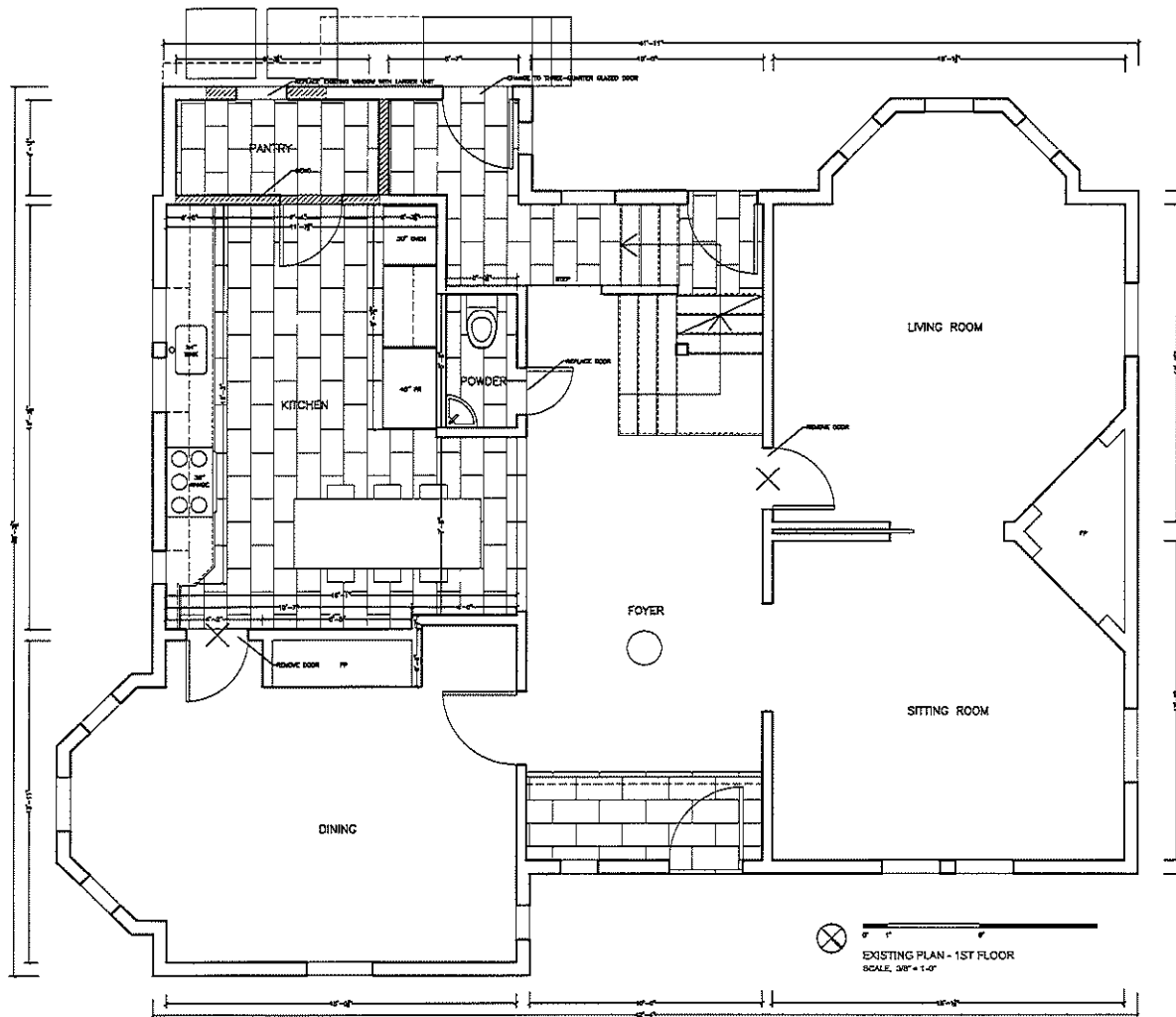
## drawing title:

**SITE PLAN  
NEW**

sheet no.

**A1.01**





EXISTING PLAN - 1ST FLOOR  
SCALE: 3/8" = 1'-0"

#### GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, AND ALL OTHER DOCUMENTS ARE USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:  
JONATHAN WEISSMAN &  
CECILIA COTTA-RAMUSINO  
Owners

384 Broadway, Cambridge MA 02139  
email: jonathan.weissman@ucsf.edu  
email: cecilia.cotta@gmail.com  
cell: (415) 264-0454

#### ARCHITECT:

I-KANDA ARCHITECTS, LLC  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit 429  
Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

#### STRUCTURAL DRAWING:



#### GENERAL CONTRACTOR:

|      |          |    |
|------|----------|----|
| date | 05.15.20 | 00 |
|      | 09.04.20 | 01 |
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |

384 BROADWAY  
CAMBRIDGE, MA 02139

I-KANDA ARCHITECTS, LLC  
300 Main Street, Charlestown, MA 02129  
PH: 617.228.1040 or info@i-kanda.com

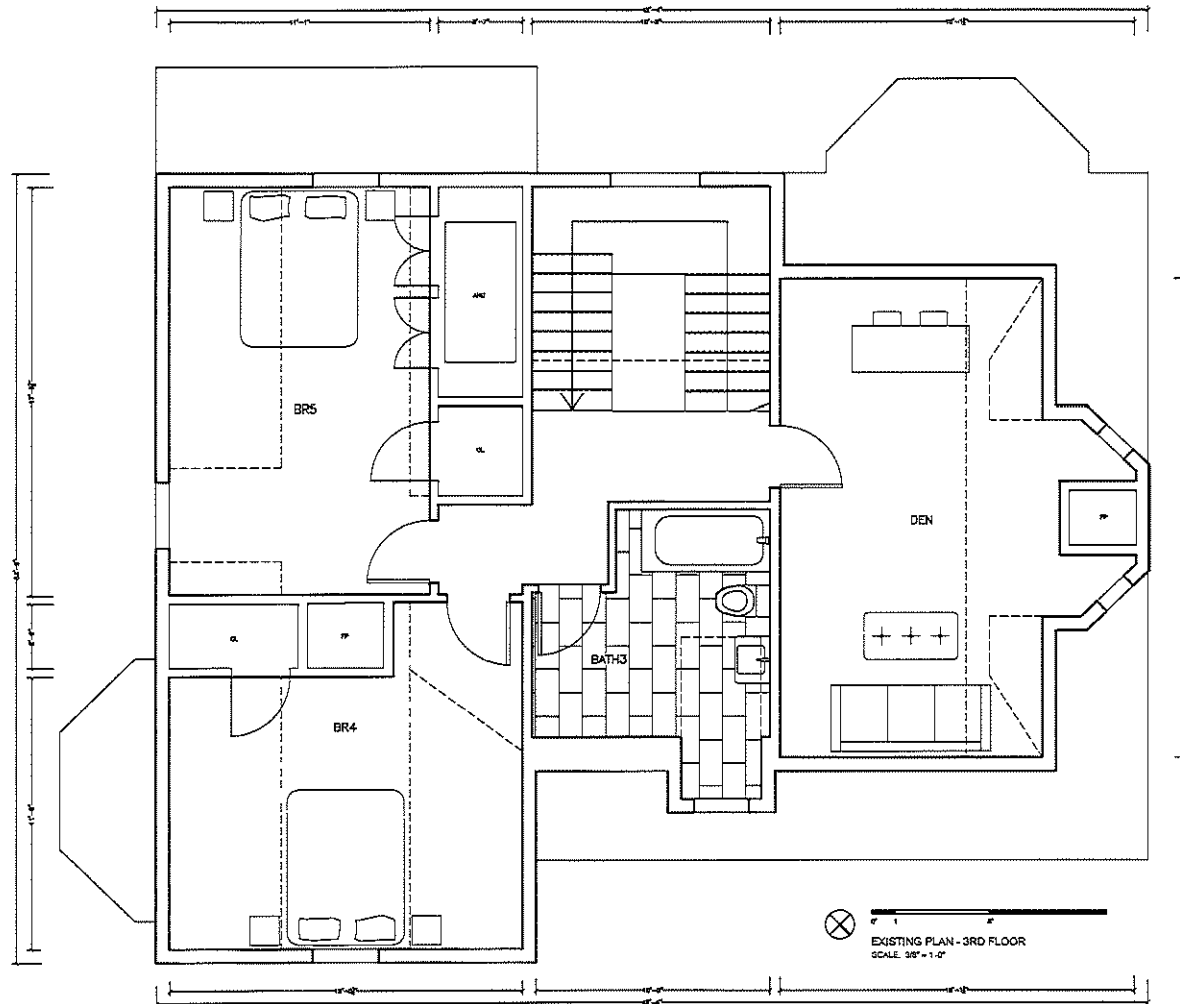
#### drawing title

EXISTING PLAN  
1ST FLOOR

sheet no.

A2.01

# NO TOUCH



EXISTING PLAN - 3RD FLOOR  
SCALE: 3/8" = 1'-0"

## GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, AND ALL OTHER DOCUMENTS ARE USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:  
JONATHAN WEISSMAN &  
CECILIA COTTA-RAMUSINO  
Owners

384 Broadway, Cambridge MA 02139  
email: jonathan.weissman@ucsf.edu  
email: cecilia.cotta@gmail.com  
cell: (415) 264-0434

ARCHITECT:  
H-KANDA ARCHITECTS, LLC  
Issamu Kanda, Principal

50 Terminal St.  
Bldg 2, Unit#429  
Charlestown, MA 02129

email: info@h-kanda.com  
cell: 648-228-1040

STRUCTURAL ENGINEER:



GENERAL CONTRACTOR:

|       |          |    |
|-------|----------|----|
| date: | 05.15.20 | 00 |
|       | 08.04.20 | 01 |
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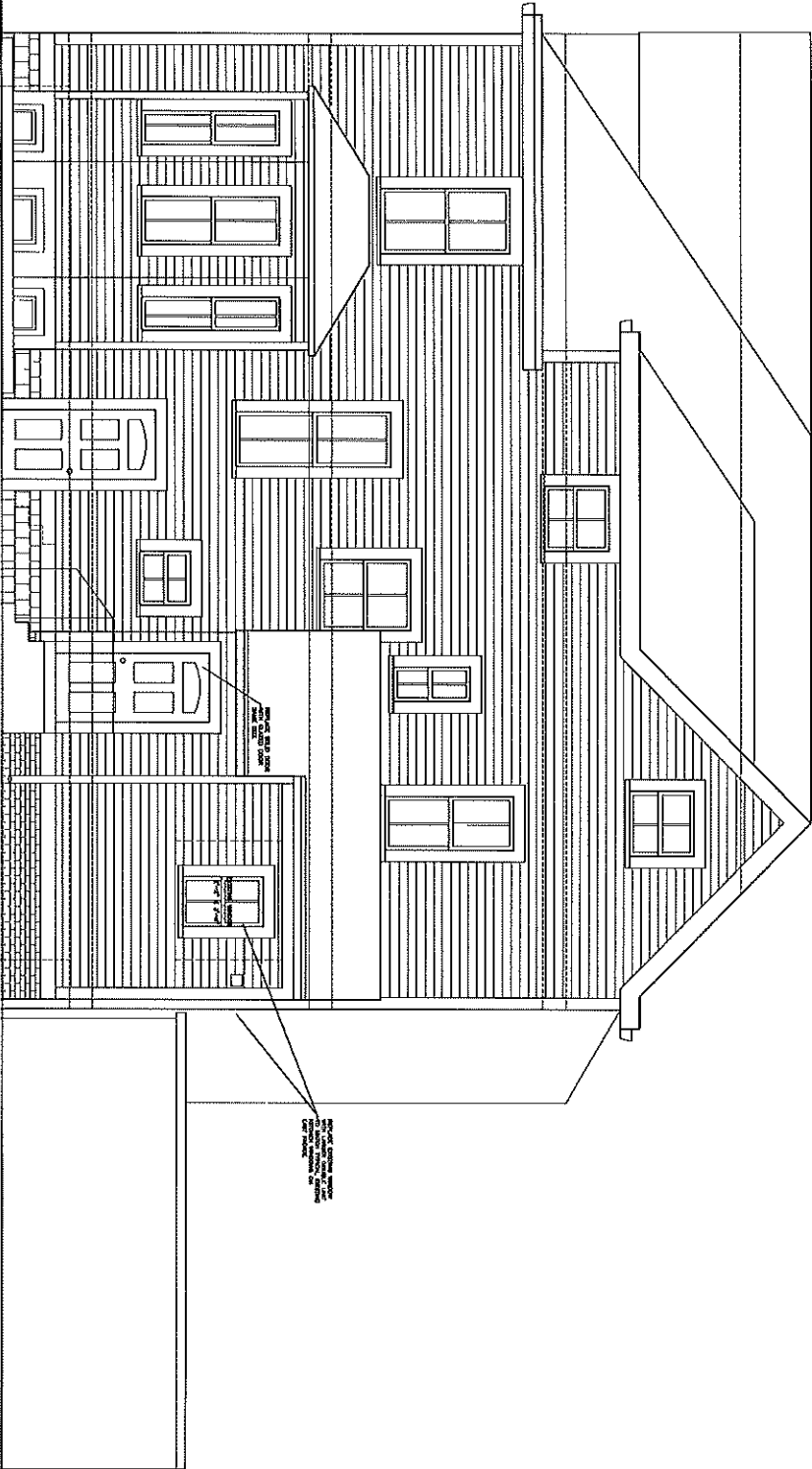
384 BROADWAY  
CAMBRIDGE, MA 02139

H-KANDA ARCHITECTS, LLC  
384 South Street, Charlestown, MA 02129  
Tel: 648-228-1040 or info@h-kanda.com

drawing title:  
**EXISTING PLAN  
3RD FLOOR**

sheet no.  
**A2.03**





EXISTING ELEVATION - REAR (SOUTH)  
SCALE: 3/8" = 1'-0"

#### GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT MANAGER: JAMES  
JONATHAN WESSMAN &  
CECILIA COTTA-PAULINO  
OWNER

384 Broadway, Cambridge MA 02139  
email: jonathan.wessman@jwc.edu  
email: cecilia.cotta@jwc.edu  
cell: (617) 254-0547

#### ARCHITECT

HAKADA ARCHITECTS, LLC  
Isamu Kondo, Principal  
50 Taimond St.  
Bldg 2 Unit 429  
Charlestown MA 02129  
email: info@hakada.com  
cell: 617-228-1040

#### PROFESSIONAL DESIGNER



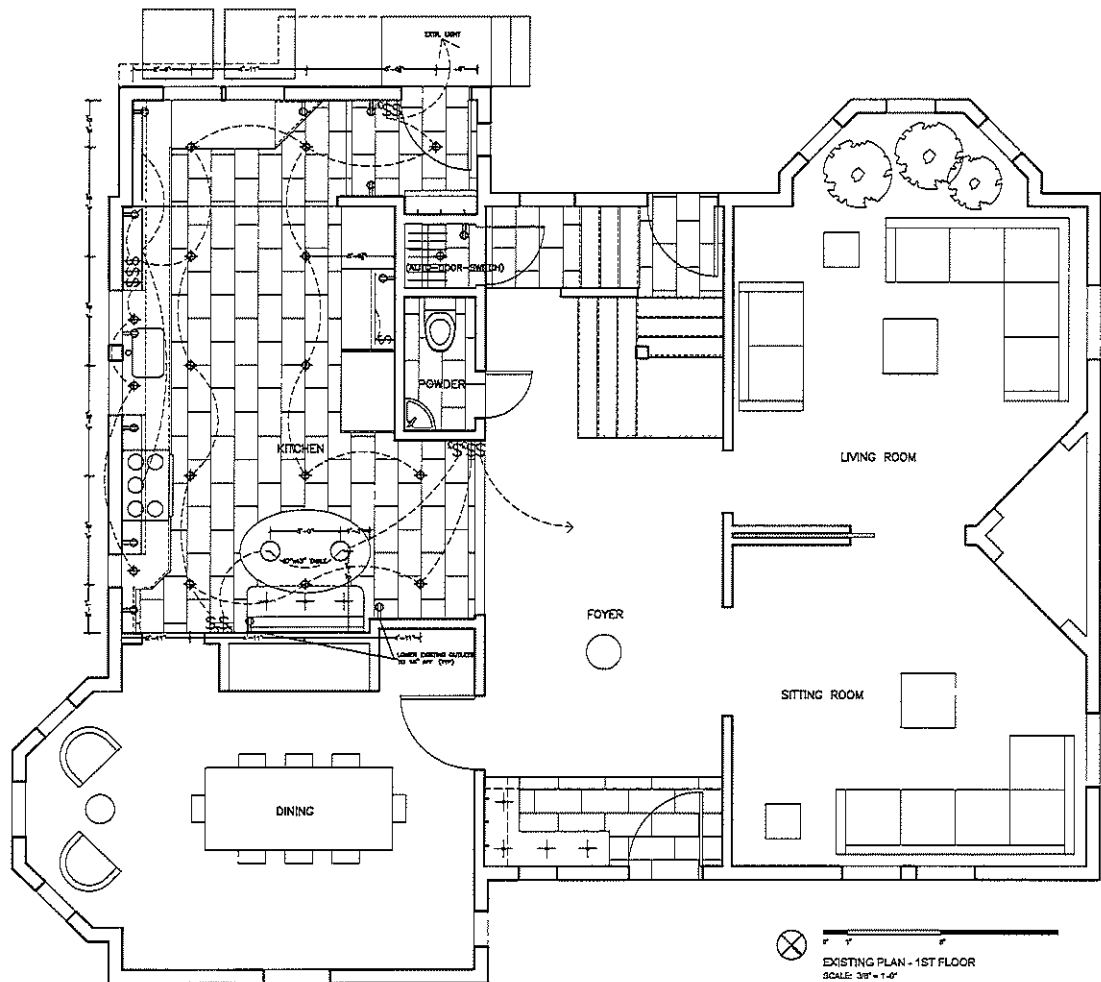
#### GENERAL CONTRACTOR

DATE: 12.12.2018  
BY: [Signature]  
CHECKED: 08.02.2019  
DATE: 08.02.2019  
BY: [Signature]

384 BROADWAY  
CAMBRIDGE, MA 02139  
HAKADA ARCHITECTS, LLC  
384 BROADWAY, CAMBRIDGE, MA 02139  
TEL: 617-228-1040  
WWW.HAKADA.COM

EXIST. ELEV.  
REAR

A4.00



#### ELECTRICAL OUTLET TYPES

- WALL MOUNTED DUPLEX OUTLET
- WALL MOUNTED QUAD OUTLET
- SWITCHED OUTLET
- UNDER COUNTER DUPLEX OUTLET
- UNDER COUNTER QUAD OUTLET
- SPECIALTY OUTLET AS NOTED (FRIDGE)
- UNDER COUNTER SPECIALTY OUTLET
- BUILT INTO BASEBOARD

#### LIGHTING KEY

- SINGLE-POLE SWITCH
- 3-WAY SWITCH
- DIMMER
- CEILING MOUNT
- WALL MOUNT
- PENDANT
- 4" LED RECESSED
- FLUORESCENT
- LINEAR LED
- CO/SMOKE DETECTOR



EXISTING PLAN - 1ST FLOOR  
SCALE: 3/8" = 1'-0"

#### GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT APPROVED SPECIFICATIONS PROJECT MANUAL ADDENDUMS AND SUPPLEMENTAL INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:  
JONATHAN WEISSMAN &  
CECILIA COTTA-RAMUSINO  
Owners

384 Broadway, Cambridge MA 02139  
email: jonathan.weissman@ucsf.edu  
email: cecilia.cotta@gmail.com  
cell: (415) 254-0434

#### ARCHITECT:

WKANDA ARCHITECTS, LLC  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown MA 02129

email: info@w-kanda.com  
cell: 646-228-1040

#### STRUCTURAL ENGINEER:



#### GENERAL CONTRACTOR:

|       |          |    |
|-------|----------|----|
| Date: | 05.15.20 | 00 |
|       | 05.04.20 | 01 |
|       |          |    |
|       |          |    |
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|       |          |    |

384 BROADWAY  
CAMBRIDGE, MA 02139

WKANDA ARCHITECTS, LLC  
50a South St, Charlestown, MA 02129  
Tel: 617.271.1515 # info@w-kanda.com

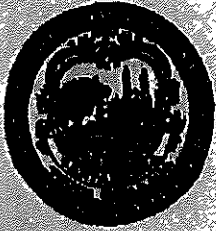
#### DRAWING TITLE

**ELECTRIC PLAN  
1ST FLOOR**

Sheet No.

**E1.01**

9/8/2020



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

### BZA Application Form

Plan Number:

#### General Information

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

Special Permit: X

Variance: \_\_\_\_\_

Appeal: \_\_\_\_\_

PETITIONER: Jonathan Weisman C/O Davide VecchiPETITIONER'S ADDRESS: 85 Cross St, Belmont, MA 02478LOCATION OF PROPERTY: 384 Broadway, Cambridge, MATYPE OF OCCUPANCY: residentialZONING DISTRICT: G1

#### REASON FOR PETITION:

/Change windows back side of the kitchen. Currently there is only one window 2' 2" x 3' 5". The window is going to be substituted by 2 windows that are 2' 6" x 4' 5" /

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

Substitute the kitchen window that face the backside of the house. Currently there is only one window 2ft 2 inches x 3ft and 5 inches. The window is going to be substituted by 2 windows that are 2ft 6 inches x 4ft 5 inches

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 Table of Dimensional Requirements.

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner (s) / Owner)

Jonathan Weisman

(Print Name)

Address:

Tel. No: 8572109584  
E-Mail Address: davide.vecchi1@gmail.com

Date: September 3, 2020

**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 384 Broadway, 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:
- The requirements of the ordinance will be met because the house dimensions remain unchanged
- 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 windows enlargement in back of the house will not cause changes in traffic or congestion
- 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 windows enlargement in back of the house does not changes continued operations or the development of adjacent uses because not any impact on either of them, as there is no change from current situation
- 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:
- Because the enlargement of the windows in the kitchen create no nuisance or health/safety hazard
- 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:
- because it does not change zoning, the house dimensions.

**\*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:** Jonathan Weisman**Present Use/Occupancy:** residential**Location:** 85 Cross St**Zone:** c1**Phone:** 8572109584**Requested Use/Occupancy:** residential

|  | <u>Existing<br/>Conditions</u> | <u>Requested<br/>Conditions</u> | <u>Ordinance<br/>Requirements</u> |        |
|--|--------------------------------|---------------------------------|-----------------------------------|--------|
| <u>TOTAL GROSS<br/>FLOOR AREA:</u>                                 | n/a                            | n/a                             | 6500                              | (max.) |
| <u>LOT AREA:</u>   | 5999                           | 5999                            | 5000                              | (min.) |
| <u>RATIO OF GROSS<br/>FLOOR AREA TO<br/>LOT AREA: <sup>2</sup></u> | .68                            | .68                             | .75                               |        |
| <u>LOT AREA OF<br/>EACH DWELLING<br/>UNIT</u>                      | n/a                            | n/a                             | n/a                               |        |
| <u>SIZE OF LOT:</u>  |                                |                                 |                                   |        |
| WIDTH  | 75'                            | 75'                             | 50                                |        |
| DEPTH  | 69'                            | 69'                             | n/a                               |        |
| <u>SETBACKS IN FEET:</u>   |                                |                                 |                                   |        |
| FRONT  | 19                             | 19                              | 10                                |        |
| REAR   | 12                             | 12                              | 20                                |        |
| LEFT<br>SIDE   | 17                             | 17                              | 7.5                               |        |
| RIGHT<br>SIDE  | 16                             | 16                              | 7.5                               |        |
| <u>SIZE OF BUILDING:</u>   |                                |                                 |                                   |        |
| HEIGHT   | 35'                            | 35'                             | 35'                               |        |
| WIDTH  | 38'3 1/2 "                     | 38' 3 1/2 "                     | n/a                               |        |
| <u>RATIO OF USABLE<br/>OPEN SPACE TO<br/>LOT AREA:</u>             | 44%                            | 44%                             | 30%                               |        |
| <u>NO. OF DWELLING<br/>UNITS:</u>                                  | 1                              | 1                               | 1                                 |        |
| <u>NO. OF PARKING<br/>SPACES:</u>                                  | 1                              | 1                               | 1                                 |        |
| <u>NO. OF LOADING<br/>AREAS:</u>                                   | n/a                            | n/a                             | n/a                               |        |
| <u>DISTANCE TO<br/>NEAREST BLDG.<br/>ON SAME LOT</u>               | n/a                            | n/a                             | n/a                               |        |

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'.

**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 Jonathan Weissman  
(OWNER)

Address: 384 Broadway

State that I/We own the property located at 384 Broadway,  
which is the subject of this zoning application.

The record title of this property is in the name of Jonathan  
Weissman

\*Pursuant to a deed of duly recorded in the date February 20, Middlesex South  
County Registry of Deeds at Book 72231, Page 471, or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

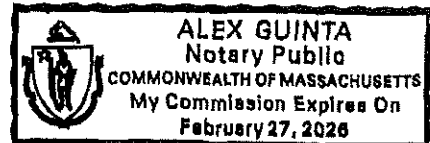
[Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name JONATHAN WEISSMAN personally appeared before me,  
this 10<sup>th</sup> of SEPT, 2020, and made oath that the above statement is true.

My commission expires 2/27/2026 (Notary Seal).



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

(ATTACHMENT B - PAGE 3)

9/8/2020



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

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Plan Number:

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Appeal: \_\_\_\_\_

PETITIONER: Jonathan Weisman C/O Davide Vecchi

PETITIONER'S ADDRESS: 85 Cross St, Belmont, MA 02478

LOCATION OF PROPERTY: 384 Broadway, Cambridge, MA

TYPE OF OCCUPANCY: residential

ZONING DISTRICT: c1

#### REASON FOR PETITION:

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Article: 8.000 Section: 8.22:2.C (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner(s) / Owner)

Jonathan Weisman

(Print Name)

Address:

Tel. No. 8572109584

E-Mail Address: davide.vecchi1@gmail.com

Date: September 3, 2020



## 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 384 Broadway, 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:
- The requirements of the ordinance will be met because the house dimensions remain unchanged
- 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 windows enlargement in back of the house will not cause changes in traffic or congestion
- 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 windows enlargement in back of the house does not changes continued operations or the development of adjacent uses because not any impact on either of them, as there is no change from current situation
- 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:
- Because the enlargement of the windows in the kitchen create no nuisance or health/safety hazard
- 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:
- because it does not change zoning, the house dimensions.

**\*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:** Jonathan Weisman**Present Use/Occupancy:** residential**Location:** 85 Cross St**Zone:** c1**Phone:** 8572109584**Requested Use/Occupancy:** residential

|  | <u>Existing<br/>Conditions</u> | <u>Requested<br/>Conditions</u> | <u>Ordinance<br/>Requirements</u> |        |
|--|--------------------------------|---------------------------------|-----------------------------------|--------|
| <u>TOTAL GROSS<br/>FLOOR AREA:</u>                                 | n/a                            | n/a                             | 6500                              | (max.) |
| <u>LOT AREA:</u>   | 5999                           | 5999                            | 5000                              | (min.) |
| <u>RATIO OF GROSS<br/>FLOOR AREA TO<br/>LOT AREA: <sup>2</sup></u> | .68                            | .68                             | .75                               |        |
| <u>LOT AREA OF<br/>EACH DWELLING<br/>UNIT</u>                      | n/a                            | n/a                             | n/a                               |        |
| <u>SIZE OF LOT:</u>  |                                |                                 |                                   |        |
| WIDTH  | 75'                            | 75'                             | 50                                |        |
| DEPTH  | 69'                            | 69'                             | n/a                               |        |
| <u>SETBACKS IN FEET:</u>   |                                |                                 |                                   |        |
| FRONT  | 19                             | 19                              | 10                                |        |
| REAR   | 12                             | 12                              | 20                                |        |
| LEFT<br>SIDE   | 17                             | 17                              | 7.5                               |        |
| RIGHT<br>SIDE  | 16                             | 16                              | 7.5                               |        |
| <u>SIZE OF BUILDING:</u>   |                                |                                 |                                   |        |
| HEIGHT   | 35'                            | 35'                             | 35'                               |        |
| WIDTH  | 38'3 1/2 "                     | 38' 3 1/2 "                     | n/a                               |        |
| <u>RATIO OF USABLE<br/>OPEN SPACE TO<br/>LOT AREA:</u>             | 44%                            | 44%                             | 30%                               |        |
| <u>NO. OF DWELLING<br/>UNITS:</u>                                  | 1                              | 1                               | 1                                 |        |
| <u>NO. OF PARKING<br/>SPACES:</u>                                  | 1                              | 1                               | 1                                 |        |
| <u>NO. OF LOADING<br/>AREAS:</u>                                   | n/a                            | n/a                             | n/a                               |        |
| <u>DISTANCE TO<br/>NEAREST BLDG.<br/>ON SAME LOT</u>               | n/a                            | n/a                             | n/a                               |        |

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'.

**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 Jonathan Weissman  
(OWNER)

Address: 384 Broadway

State that I/We own the property located at 384 Broadway,  
which is the subject of this zoning application.

The record title of this property is in the name of Jonathan  
Weissman

\*Pursuant to a deed of duly recorded in the date February 20, Middlesex South  
County Registry of Deeds at Book 72231, Page 471; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

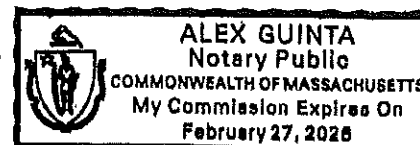
[Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name JONATHAN WEISSMAN personally appeared before me,  
this 10<sup>th</sup> of SEPT, 2020, and made oath that the above statement is true.

My commission expires 2/27/2026 (Notary Seal).



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

(ATTACHMENT B - PAGE 3)



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 22 PM 12:03

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

Plan Number: 90713

### General Information

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

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

**PETITIONER:** Jonathan Weisman C/O Davide Vecchi

**PETITIONER'S ADDRESS:** 85 Cross St, Belmont, MA 02478

**LOCATION OF PROPERTY:** 384 Broadway, Cambridge, MA

**TYPE OF OCCUPANCY:** residential

**ZONING DISTRICT:** c1

### **REASON FOR PETITION:**

/Change windows back side of the kitchen Currently there is only one window 2' 2" x 3' 5". The window is going to be substituted by 2 window s that are 2' 6" x 4' 5"/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Substitute the kitchen window that face the backside of the house. Currently there is only one window 2ft' 2 inches x 3ft and 5 inches. The window is going to be substituted by 2 window s that are 2ft 6inches x 4ft 5 inches

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000 Section: 5.31 Table of Dimensional Requirements

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner (s) / Owner)

Jonathan Weisman

(Print Name)

Address:

Tel. No. 8572109584

E-Mail Address: davide.vecchi1@gmail.com

Date: September 3, 2020

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To be completed by OWNER, signed before a notary and returned to  
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(OWNER)

Address: 384 Broadway

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Book \_\_\_\_\_ Page \_\_\_\_\_.

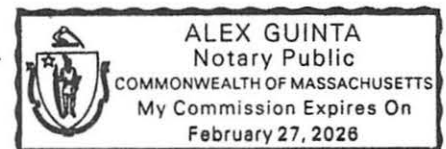
[Signature]  
SIGNATURE BY LAND OWNER OR  
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\*Written evidence of Agent's standing to represent petitioner may be requested.

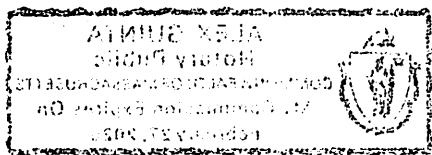
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name JONATHAN WEISSMAN personally appeared before me,  
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[Signature] Notary  
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|   | <b><u>Existing<br/>Conditions</u></b> | <b><u>Requested<br/>Conditions</u></b> | <b><u>Ordinance<br/>Requirements</u></b> |        |
|---|---------------------------------------|--|--|--------|
| <b><u>TOTAL GROSS<br/>FLOOR AREA:</u></b>                                 | n/a                                   | n/a                                    | 6500                                     | (max.) |
| <b><u>LOT AREA:</u></b>   | 5999                                  | 5999                                   | 5000                                     | (min.) |
| <b><u>RATIO OF GROSS<br/>FLOOR AREA TO<br/>LOT AREA: <sup>2</sup></u></b> | .68                                   | .68                                    | .75                                      |        |
| <b><u>LOT AREA OF<br/>EACH DWELLING<br/>UNIT</u></b>                      | n/a                                   | n/a                                    | n/a                                      |        |
| <b><u>SIZE OF LOT:</u></b>  |                                       |  |  |        |
| WIDTH   | 75'                                   | 75'                                    | 50                                       |        |
| DEPTH   | 69'                                   | 69'                                    | n/a                                      |        |
| <b><u>SETBACKS IN FEET:</u></b>   |                                       |  |  |        |
| FRONT   | 19                                    | 19                                     | 10                                       |        |
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| LEFT<br>SIDE  | 17                                    | 17                                     | 7.5                                      |        |
| RIGHT<br>SIDE   | 16                                    | 16                                     | 7.5                                      |        |
| <b><u>SIZE OF BUILDING:</u></b>   |                                       |  |  |        |
| HEIGHT  | 35'                                   | 35'                                    | 35'                                      |        |
| WIDTH   | 38'3 1/2 "                            | 38' 3 1/2 "                            | n/a                                      |        |
| <b><u>RATIO OF USABLE<br/>OPEN SPACE TO<br/>LOT AREA:</u></b>             | 44%                                   | 44%                                    | 30%                                      |        |
| <b><u>NO. OF DWELLING<br/>UNITS:</u></b>                                  | 1                                     | 1                                      | 1  |        |
| <b><u>NO. OF PARKING<br/>SPACES:</u></b>                                  | 1                                     | 1                                      | 1  |        |
| <b><u>NO. OF LOADING<br/>AREAS:</u></b>                                   | n/a                                   | n/a                                    | n/a                                      |        |
| <b><u>DISTANCE TO<br/>NEAREST BLDG.<br/>ON SAME LOT</u></b>               | n/a                                   | n/a                                    | n/a                                      |        |

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.

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3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

This is a detailed street map of a residential neighborhood in Northampton, Massachusetts. The map shows a grid of streets including Highland Ave, Broadway, Maple Ave, Chatham St, Hancock St, Hancock Pk, and Lee St. Numerous property lots are labeled with their addresses, such as 112-23, 112-104, 112-110, 112-111, 112-112, 112-113, 112-114, 112-124, 112-125, 112-139, 112-140, 112-66, 113-65, 113-82, 113-2, 113-80, 113-81, 113-1, 113-80, 113-81, 113-82, 113-83, 113-84, 113-85, 113-86, 113-87, 113-88, 113-89, 113-90, 113-91, 113-92, 113-93, 113-94, 113-95, 113-96, 113-97, 113-98, 113-99, 113-100, 113-101, 113-102, 113-103, 113-104, 113-105, 113-106, 113-107, 113-108, 113-109, 113-110, 113-111, 113-112, 113-113, 113-114, 113-115, 113-116, 113-117, 113-118, 113-119, 113-120, 113-121, 113-122, 113-123, 113-124, 113-125, 113-126, 113-127, 113-128, 113-129, 113-130, 113-131, 113-132, 113-133, 113-134, 113-135, 113-136, 113-137, 113-138, 113-139, 113-140, 113-141, 113-142, 113-143, 113-144, 113-145, 113-146, 113-147, 113-148, 113-149, 113-150, 113-151, 113-152, 113-153, 113-154, 113-155, 113-156, 113-157, 113-158, 113-159, 113-160, 113-161, 113-162, 113-163, 113-164, 113-165, 113-166, 113-167, 113-168, 113-169, 113-170, 113-171, 113-172, 113-173, 113-174, 113-175, 113-176, 113-177, 113-178, 113-179, 113-180, 113-181, 113-182, 113-183, 113-184, 113-185, 113-186, 113-187, 113-188, 113-189, 113-190, 113-191, 113-192, 113-193, 113-194, 113-195, 113-196, 113-197, 113-198, 113-199, 113-200, 113-201, 113-202, 113-203, 113-204, 113-205, 113-206, 113-207, 113-208, 113-209, 113-210, 113-211, 113-212, 113-213, 113-214, 113-215, 113-216, 113-217, 113-218, 113-219, 113-220, 113-221, 113-222, 113-223, 113-224, 113-225, 113-226, 113-227, 113-228, 113-229, 113-230, 113-231, 113-232, 113-233, 113-234, 113-235, 113-236, 113-237, 113-238, 113-239, 113-240, 113-241, 113-242, 113-243, 113-244, 113-245, 113-246, 113-247, 113-248, 113-249, 113-250, 113-251, 113-252, 113-253, 113-254, 113-255, 113-256, 113-257, 113-258, 113-259, 113-260, 113-261, 113-262, 113-263, 113-264, 113-265, 113-266, 113-267, 113-268, 113-269, 113-270, 113-271, 113-272, 113-273, 113-274, 113-275, 113-276, 113-277, 113-278, 113-279, 113-280, 113-281, 113-282, 113-283, 113-284, 113-285, 113-286, 113-287, 113-288, 113-289, 113-290, 113-291, 113-292, 113-293, 113-294, 113-295, 113-296, 113-297, 113-298, 113-299, 113-300, 113-301, 113-302, 113-303, 113-304, 113-305, 113-306, 113-307, 113-308, 113-309, 113-310, 113-311, 113-312, 113-313, 113-314, 113-315, 113-316, 113-317, 113-318, 113-319, 113-320, 113-321, 113-322, 113-323, 113-324, 113-325, 113-326, 113-327, 113-328, 113-329, 113-330, 113-331, 113-332, 113-333, 113-334, 113-335, 113-336, 113-337, 113-338, 113-339, 113-340, 113-341, 113-342, 113-343, 113-344, 113-345, 113-346, 113-347, 113-348, 113-349, 113-350, 113-351, 113-352, 113-353, 113-354, 113-355, 113-356, 113-357, 113-358, 113-359, 113-360, 113-361, 113-362, 113-363, 113-364, 113-365, 113-366, 113-367, 113-368, 113-369, 113-370, 113-371, 113-372, 113-373, 113-374, 113-375, 113-376, 113-377, 113-378, 113-379, 113-380, 113-381, 113-382, 113-383, 113-384, 113-385, 113-386, 113-387, 113-388, 113-389, 113-390, 113-391, 113-392, 113-393, 113-394, 113-395, 113-396, 113-397, 113-398, 113-399, 113-400, 113-401, 113-402, 113-403, 113-404, 113-405, 113-406, 113-407, 113-408, 113-409, 113-410, 113-411, 113-412, 113-413, 113-414, 113-415, 113-416, 113-417, 113-418, 113-419, 113-420, 113-421, 113-422, 113-423, 113-424, 113-425, 113-426, 113-427, 113-428, 113-429, 113-430, 113-431, 113-432, 113-433, 113-434, 113-435, 113-436, 113-437, 113-438, 113-439, 113-440, 113-441, 113-442, 113-443, 113-444, 113-445, 113-446, 113-447, 113-448, 113-449, 113-450, 113-451, 113-452, 113-453, 113-454, 113-455, 113-456, 113-457, 113-458, 113-459, 113-460, 113-461, 113-462, 113-463, 113-464, 113-465, 113-466, 113-467, 113-468, 113-469, 113-470, 113-471, 113-472, 113-473, 113-474, 113-475, 113-476, 113-477, 113-478, 113-479, 113-480, 113-481, 113-482, 113-483, 113-484, 113-485, 113-486, 113-487, 113-488, 113-489, 113-490, 113-491, 113-492, 113-493, 113-494, 113-495, 113-496, 113-497, 113-498, 113-499, 113-500, 113-501, 113-502, 113-503, 113-504, 113-505, 113-506, 113-507, 113-508, 113

384 Broadway

Petitioner

115-23  
ERIKSON, RAYMOND L. & DONNA A. ERICKSON  
176 HANCOCK ST., #1  
CAMBRIDGE, MA 02139

112-113  
WEINTRAUB, MARIA EVELINA E. L.  
383 BROADWAY  
CAMBRIDGE, MA 02139-1602

115-11  
WEISSMAN, JONATHAN SETH  
384 BROADWAY  
CAMBRIDGE, MA 02139

112-112  
WEBER, ROBERT L. &  
PAMELA L. ENDERS, TRUSTEES  
385 BROADWAY  
CAMBRIDGE, MA 02139

113-1  
IANELLI, JOSEPH J. & NINA IANELLI TRUSTEE  
80 PARK AVE  
CAMBRIDGE, MA 02138

DAVIDE VECCHI  
85 CROSS STREET  
BELMONT, MA 02478

115-12  
KNIGHT, DEBORAH J. & WALTER C. LENK,  
TRUSTEES OF THE BROADWAY TRUST  
380 BROADWAY  
CAMBRIDGE, MA 02139-1717

115-22  
DAVIS, CHARLES C. & ANGELINE A. UYHAM  
172 HANCOCK ST  
CAMBRIDGE, MA 02139-1719

115-104  
THE ROMAN CATHOLIC PONTIFICAL LAY  
ASSOCIATION MEMORES DOMINI  
218 76TH STREET  
BROOKLYN, NY 11209-3004

115-24  
BUNEVICH, JOHN. E  
TRUSTEE OF THE BUNEVICH NOMINEE TR  
2 HANCOCK PK  
CAMBRIDGE, MA 02139-1713

115-76  
WALKER HANCOCK, LLC  
C/O RICHARD MACNAIR  
59 WALKER ST  
CAMBRIDGE, MA 02138

115-38  
NIERMAN, MEREDITH A.  
185 HANCOCK ST., UNIT #4  
CAMBRIDGE, MA 02139

115-38  
SEMEL, BETH M. & DONNA R. SEMEL  
185 HANCOCK ST., #3  
CAMBRIDGE, MA 02139

115-38  
MANNING, ANTHONY M.  
185 HANCOCK ST. UNIT#2  
CAMBRIDGE, MA 02139

115-103  
ISHII, HIROSHI & AKIKO TRSTEEES OF THE  
HIROSHI & AKIKO ISHII LIVING TRUST  
378 BROADWAY UNIT #2  
CAMBRIDGE, MA 02139

115-103  
HANSEN, PETER J. & KATHRYN E. HANSEN  
378 BROADWAY., #1  
CAMBRIDGE, MA 02139

115-38  
REYNOLDS, MARY E.  
185 HANCOCK ST UNIT 1  
CAMBRIDGE, MA 02139

115-23  
STANZLER, MATTHEW & MORGEN STANZLER  
176-178 HANCOCK ST., # 2  
CAMBRIDGE, MA 02139

112-111  
DEMANCHE, JOSEPH P. & PATRICIA L. DRAKE  
387 BROADWAY  
CAMBRIDGE, MA 02139





INTERNATIONAL RESIDENTIAL CODE 2015 (IRC)  
MASS AMENDMENTS TO THE IRC 9TH EDITION  
INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)  
MASS AMENDMENTS 780 CMR 115.00

|                    |               |
|--------------------|---------------|
| PARCEL ADDRESS:    | 384 BROADWAY  |
| CLASS CODE:        | 104           |
| PROPERTY TYPE:     | 2-FAM         |
| ZONING DISTRICT:   | RESIDENCE C-1 |
| MAP LOT:           | 115-11        |
| CONSTRUCTION TYPE: | 5A            |
| USE GROUP:         | R-3           |

|                            |                      |      |
|----------------------------|----------------------|------|
| LOT AREA:                  | 5,999                | SQFT |
| FAR:                       | 0.75                 |      |
| PERMITTED FLOOR AREA:      | 5,999 X 0.75 = 4,499 | SQFT |
|                            |                      |      |
|                            |                      |      |
| EXISTING FLOOR AREAS:      |                      |      |
| BASEMENT (NOT FAR COUNTED) | 1,294                | SQFT |
| FIRST FLOOR                | 1,458                | SQFT |
| SECOND FLOOR               | 1,351                | SQFT |
| THIRD FLOOR                | 952                  | SQFT |
| GARAGE                     | 338                  | SQFT |
| TOTAL EXISTING FLOOR AREA: | 4,099                | SQFT |
|                            |                      |      |
| EXISTING FLOOR AREAS:      |                      |      |
| BASEMENT                   | NO CHANGE            | SQFT |
| FIRST FLOOR                | NO CHANGE            | SQFT |
| SECOND FLOOR               | NO CHANGE            | SQFT |
| THIRD FLOOR                | NO CHANGE            | SQFT |
| GARAGE                     | NO CHANGE            | SQFT |
| TOTAL PROPOSED FLOOR AREA: | NO CHANGE            | SQFT |

KITCHEN REMODEL INCLUDING REPLACEMENT/ENLARGING OF EXISTING KITCHEN WINDOW  
REPLACE EXISTING SOLID EXTERIOR DOOR WITH GLAZED DOOR UNIT SAME SIZE  
NO CHANGE TO FINISH SQUARE FOOTAGE

| CAMBRIDGE RESIDENCE C-1 DISTRICT           |          |          |           |              |
|--|----------|----------|-----------|--------------|
|  | REQUIRED | EXISTING | PROPOSED  | RELIEF REQ'D |
| LOT AREA (SF) MIN.                         | 5000     | 5999     | NO CHANGE | N            |
| ADDITIONAL LOT AREA PER DWELLING (SF) MIN. | 1500     | N/A      | N/A       | N            |
| LOT WIDTH (FEET) MIN.                      | 50       | 75       | NO CHANGE | N            |
| FLOOR AREA RATIO MAX.                      | 0.75     | 0.68     | NO CHANGE | N            |
| BUILDING HEIGHT (STORIES) MAX.             | 3        | 2.75     | NO CHANGE | N            |
| BUILDING HEIGHT (FEET) MAX.                | 35       | 35       | NO CHANGE | N            |
| FRONT YARD DEPTH (FT) MIN.                 | 10       | 19       | NO CHANGE | N            |
| SIDE YARD WIDTH LH (FT) MIN.               | 7.5      | 17       | NO CHANGE | N            |
| SIDE YARD WIDTH RH (FT) MIN.               | 7.5      | 16       | NO CHANGE | N            |
| REAR YARD DEPTH (FT) MIN.                  | 20       | 12       | NO CHANGE | E.N.C. *     |
| RATIO PRIVATE OPEN SPACE MIN.              | 30%      | 44%      | NO CHANGE | N            |
| * E.N.C. = EXISTING NON-CONFORMING         |          |          |           |              |

| FOR MASSACHUSETTS 5A           |            |           |              |
|--------------------------------|------------|-----------|--------------|
|                                | REQUIRED   | PROPOSED  | DRAWING REF. |
| FENESTRATION U-FACTOR =        | 0.32       | 0.31      | -            |
| SKYLIGHT U-FACTOR =            | 0.55       | 0.44      | -            |
| GLAZED FENESTRATION U-FACTOR = | NR         | -         | -            |
| CEILING R-VALUE =              | 49         | 49        | -            |
| WOOD FRAME WALL R-VALUE =      | 20 or 13+5 | 20        | -            |
| MASS WALL R-VALUE =            | 13/17      | -         | -            |
| FLOOR R-VALUE =                | 30         | -         | -            |
| BASEMENT WALL R-VALUE =        | 15/19      | 19 cavity | -            |
| SLAB R-VALUE & DEPTH =         | 10, 2 ft   | -         | -            |
| CRAWL SPACE R-VALUE =          | 15/19      | 19 cavity | -            |

[illegible]

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2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

**JONATHAN WEISSMAN &  
CECILIA COTTA-RAMUSINO**  
Owners

384 Broadway, Cambridge MA 02139  
email: jonathan.weissman@ucsf.edu  
email: cecilia.cotta@gmail.com  
cell: (415) 264-0494

I-KANDA ARCHITECTS, LLC  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown, MA 02129

email: [info@i-kanda.com](mailto:info@i-kanda.com)  
cell: 646-228-1040

**GENERAL CONTRACTOR:**

|       |          |   |
|-------|----------|---|
| date: | 05.15.20 | 0 |
|       | 06.04.20 | 0 |
|       | 06.10.20 | 0 |
|       | 07.29.20 | 0 |

384 BROADWAY  
CAMBRIDGE, MA 02139

**I-KANDA ARCHITECTS, LLC**  
364 Main Street, Charlestown, MA 02129  
m: 848.228.1040 e: info@i-kanda.com

drawing title:

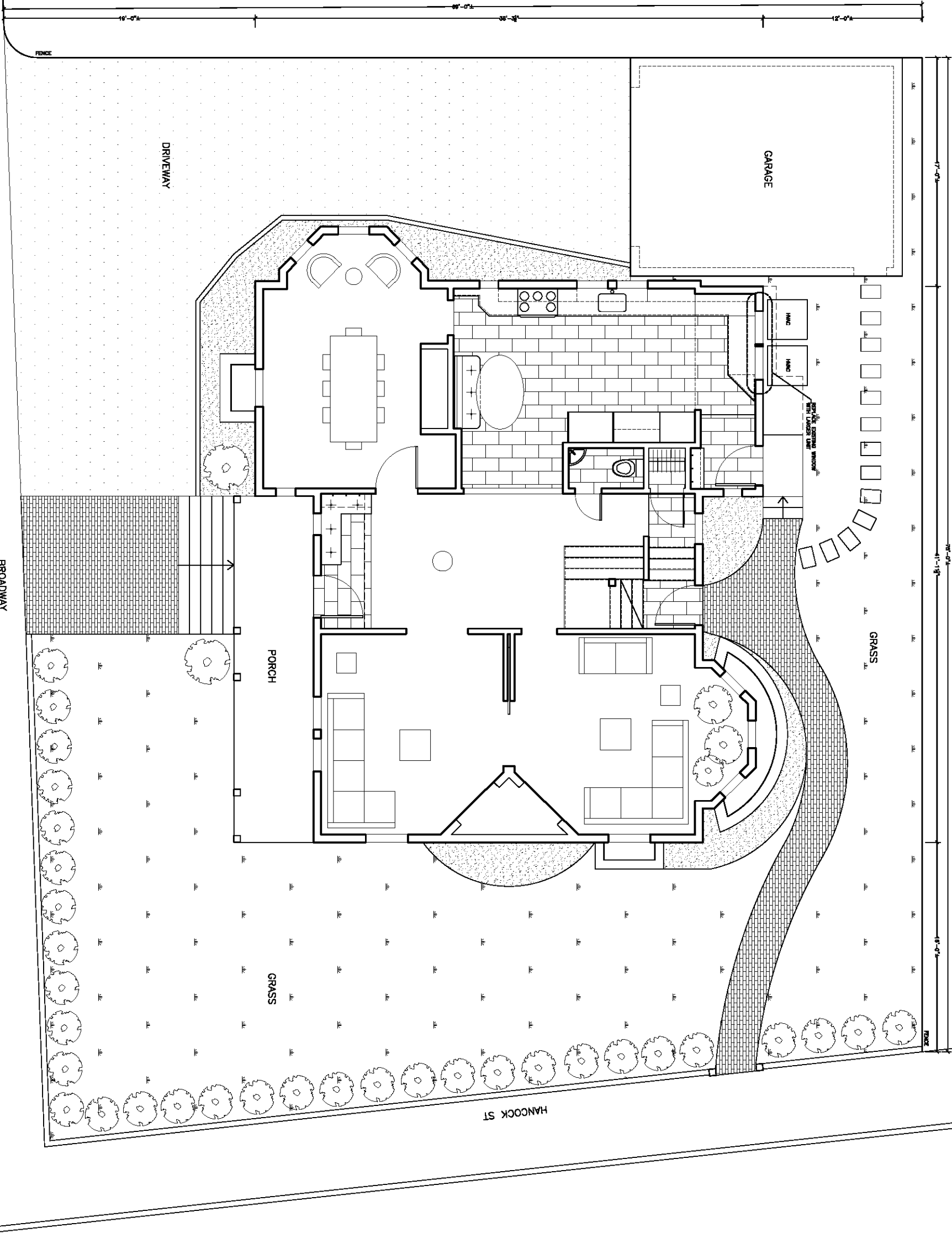
**TITLE  
PAGE**

dwg no.

**A0.00**







- GENERAL NOTES:
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Charlestown, MA 02129  
email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:



GENERAL CONTRACTOR:

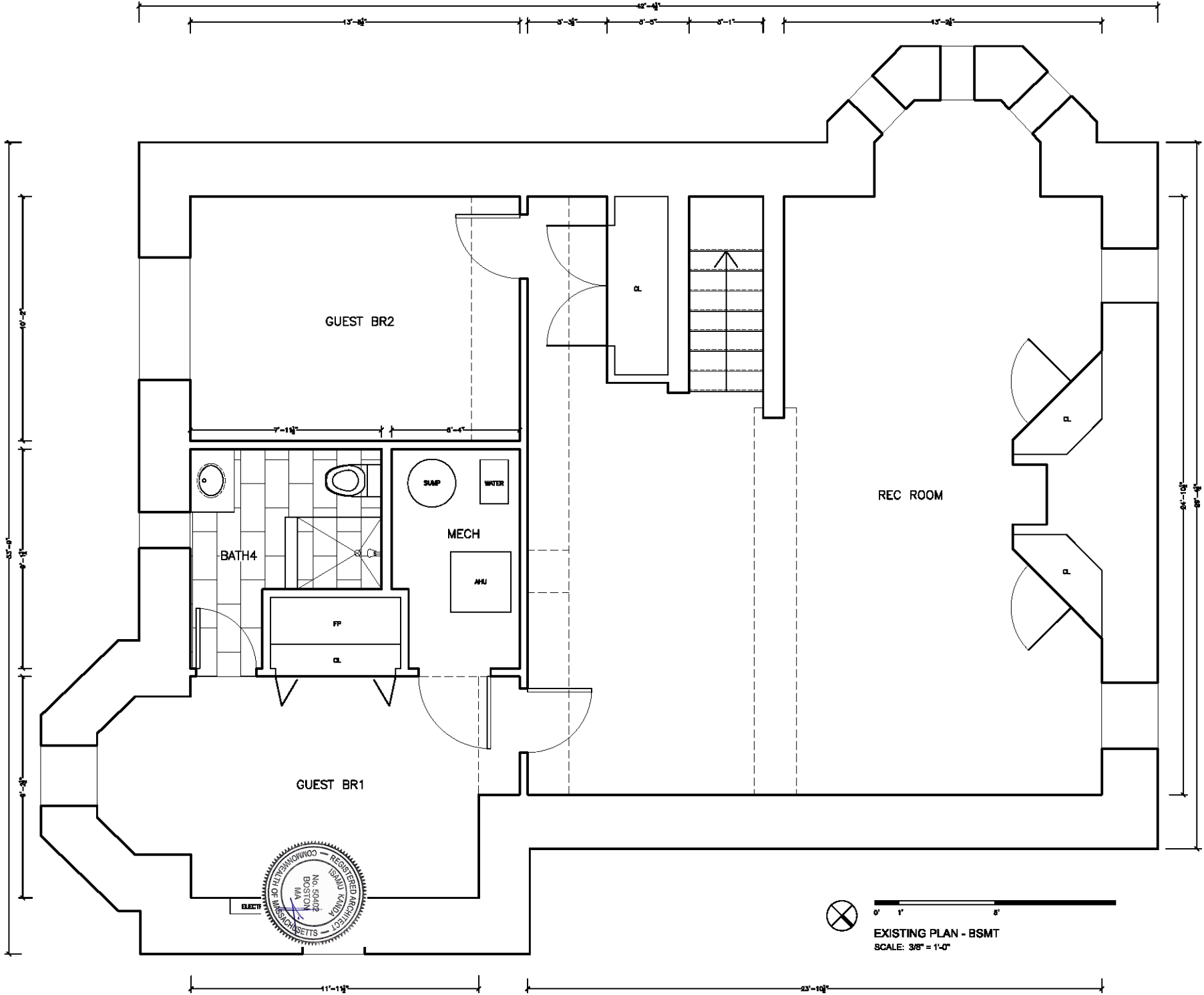
384 BROADWAY  
CAMBRIDGE, MA 02139  
I-KANDA ARCHITECTS, LLC  
384 Broadway, Cambridge, MA 02139  
m: 646-228-1040 e: info@i-kanda.com

drawing title:  
SITE PLAN  
NEW

sheet no.:  
A1.01



NO TOUCH



EXISTING PLAN - BSMT  
SCALE: 3/8" = 1'-0"

GENERAL NOTES:

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cell: 646-228-1040

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

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384 BROADWAY  
CAMBRIDGE, MA 02139

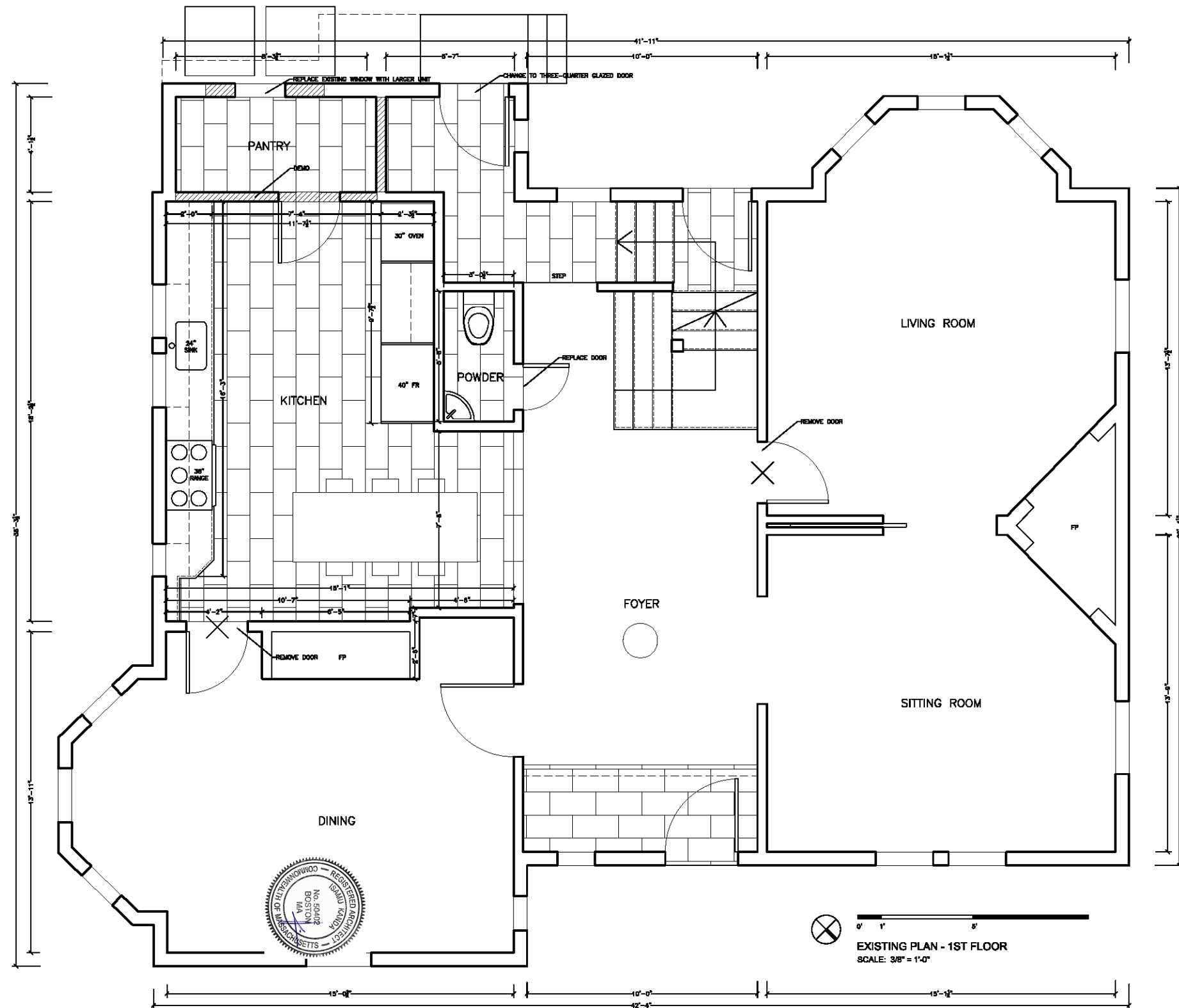
I-KANDA ARCHITECTS, LLC  
384 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

drawing title:

EXISTING PLAN  
BSMT

dwg no.

A2.00



GENERAL NOTES:

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GENERAL CONTRACTOR:

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384 BROADWAY  
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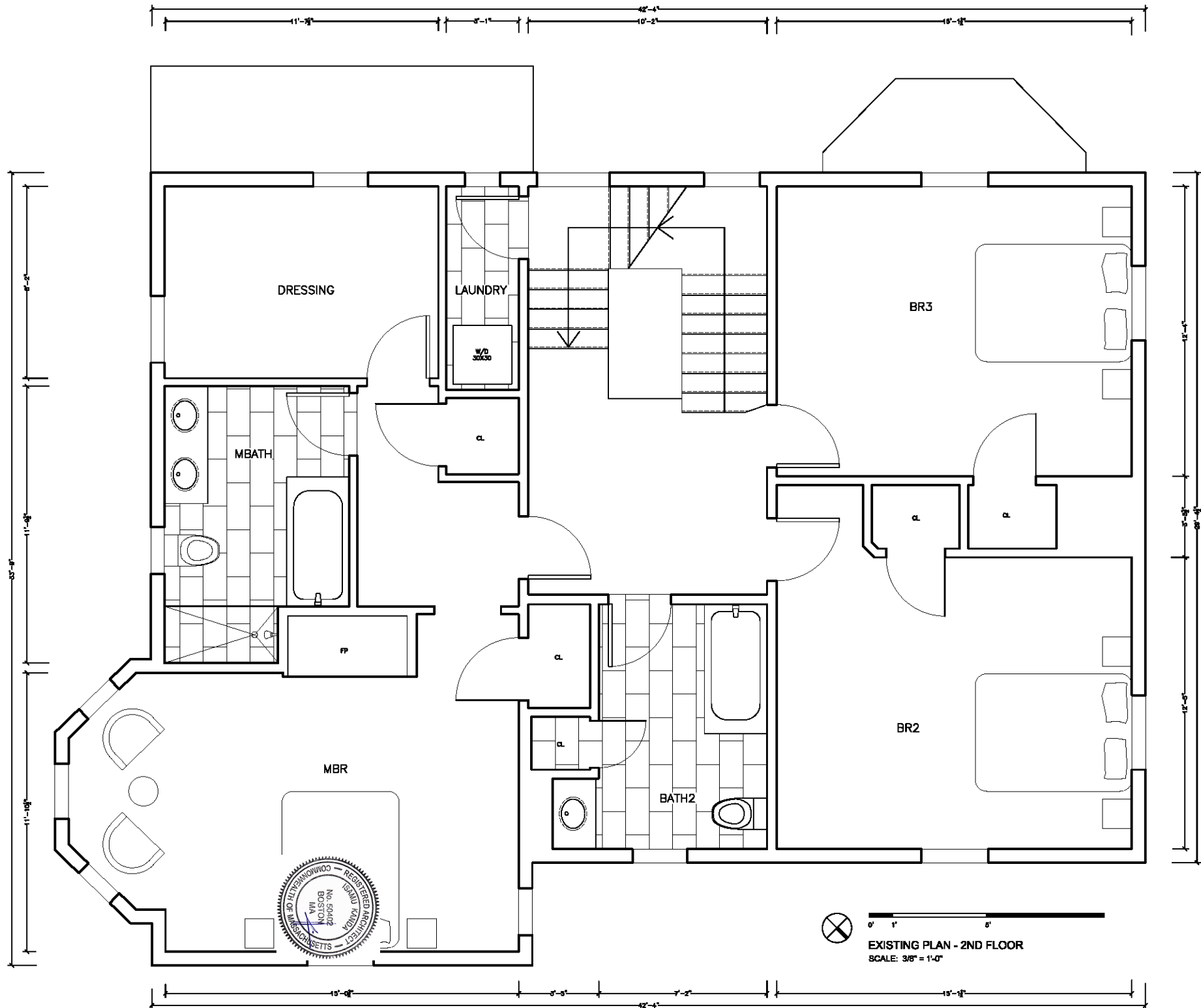
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EXISTING PLAN  
1ST FLOOR

deg no.

A2.01

# NO TOUCH



GENERAL NOTES:

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STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

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384 BROADWAY  
CAMBRIDGE, MA 02139

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384 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

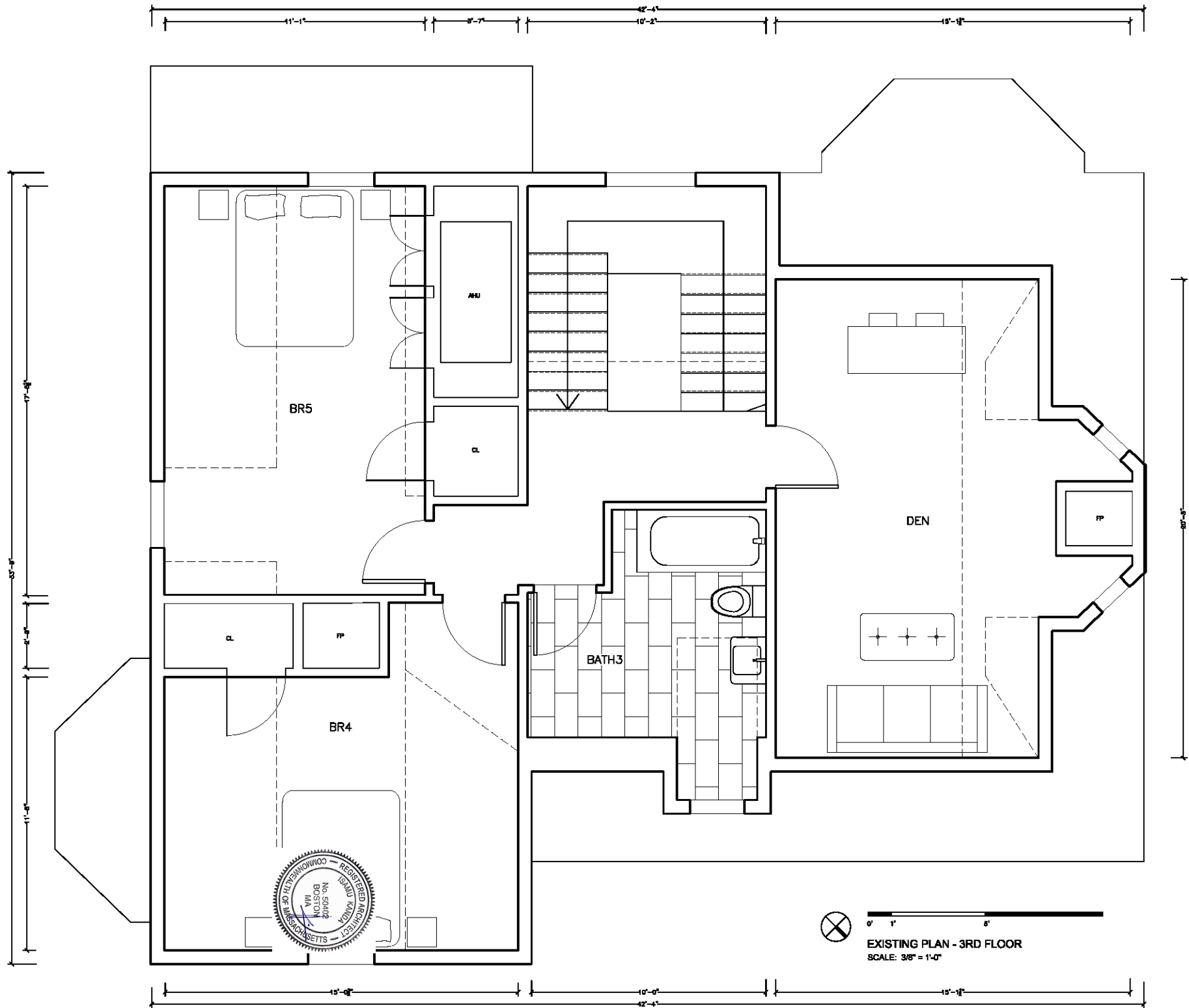
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EXISTING PLAN  
2ND FLOOR

des. no.

A2.02

NO TOUCH



GENERAL NOTES:

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STRUCTURAL ENGINEER:

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384 BROADWAY  
CAMBRIDGE, MA 02139

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384 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

drawing title:

EXISTING PLAN  
3RD FLOOR

deg no.

A2.03





EXISTING ELEVATION - REAR (SOUTH)  
SCALE: 3/8" = 1'-0"



GENERAL NOTES:

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email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

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384 BROADWAY  
CAMBRIDGE, MA 02139

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384 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

drawing title:  
**EXIST. ELEV.  
REAR**

sheet no.  
**A4.00**



NEW ELEVATION - REAR  
SCALE: 3/8" = 1'-0"



GENERAL NOTES:

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STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

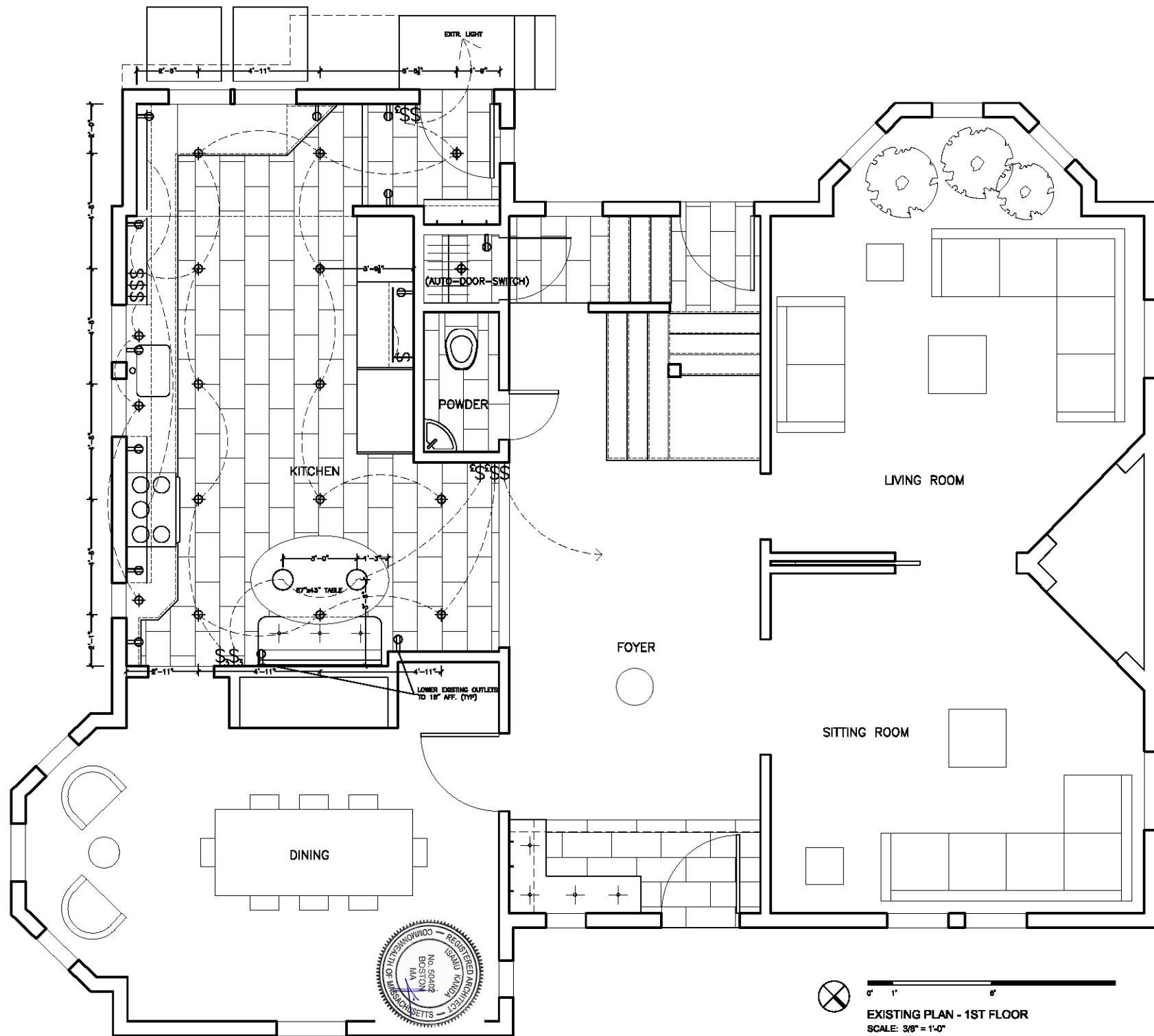
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**384 BROADWAY  
CAMBRIDGE, MA 02139**  
  
I-KANDA ARCHITECTS, LLC  
384 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

drawing title:  
**NEW ELEV.  
REAR**

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| deg no. | <b>A4.01</b> |
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### ELECTRICAL OUTLET TYPES

- WALL MOUNTED DUPLEX OUTLET
- WALL MOUNTED QUAD OUTLET
- SWITCHED OUTLET
- UNDER COUNTER DUPLEX OUTLET
- UNDER COUNTER QUAD OUTLET
- FRIDGE: SPECIALTY OUTLET AS NOTED (FRIDGE)
- RANGE: UNDER COUNTER SPECIALTY OUTLET
- BSSD: BUILT INTO BASEBOARD

### LIGHTING KEY

- SINGLE-POLE SWITCH
- 3-WAY SWITCH
- DIMMER
- CEILING MOUNT
- WALL MOUNT
- PENDANT
- 4" LED RECESSED
- FLUORESCENT
- LINEAR LED
- CO/SMOKE DETECTOR

EXISTING PLAN - 1ST FLOOR  
SCALE: 3/8" = 1'-0"

### GENERAL NOTES:

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Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

### STRUCTURAL ENGINEER:

### GENERAL CONTRACTOR:

date: 05.15.20 00  
06.04.20 01

384 BROADWAY  
CAMBRIDGE, MA 02139

I-KANDA ARCHITECTS, LLC  
384 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

### drawing title:

ELECTRIC PLAN  
1ST FLOOR

### desig. no.

E1.01

Pacheco, Maria

B7A-90713

**From:** davide vecchi <davide.vecchi1@gmail.com>  
**Sent:** Thursday, October 15, 2020 9:45 PM  
**To:** Pacheco, Maria  
**Subject:** Picture of the board at 384 Broadway st



Sent from my iPhone





















## Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: [histsncds@cambridgema.gov](mailto:histsncds@cambridgema.gov)  
[www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgenced](http://www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgenced)

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, *Members*  
Margaret McMahon, *Alternate*

### CERTIFICATE OF NON-APPLICABILITY

Property: 384 Broadway

Applicant: Davide Vecchi

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Window alteration, not visible from public way.

ISD Record #75051

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 6026

Date of Certificate: September 30, 2020

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on September 30, 2020.

By Tony Hsiao/aac, Chair

\*\*\*\*\*

Twenty days have elapsed since the filing of this decision. No appeal has been filed \_\_\_\_.  
Appeal has been filed \_\_\_\_. Date \_\_\_\_\_ City Clerk: \_\_\_\_\_





# 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: Sue-Mei Portuguese Date: 10/7/2020  
(Print)

Address: 384 Broadway

Case No. BZA-90713

Hearing Date: 10/22/20

Thank you,  
Bza Members