



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 207647

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

2023 JAN 17 PM 2:45
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: 401 Concord Ave, LLC C/O Andrew Plumb

PETITIONER'S ADDRESS: 186 Alewife Brook Pkwy #1209, Cambridge, MA 02138

LOCATION OF PROPERTY: 401 Concord Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single Family Dwelling

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests Variance relief to 1) construct a new two-family dwelling on a corner lot within the two front yard setbacks, 2) reduce the minimum lot area per dwelling unit from 2,500 sf / D.U. to 1,957 sf / D.U., 3) increase the maximum FAR to 0.93, and 4) reduce the minimum dimensions of private open space.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Andrew Plumb

(Print Name)

Address:

186 ALEWIFE BROOK PKWY # 1209

Tel. No.

(617) 458-1410

E-Mail Address:

andrew@aamodtplumb.com

CAMBRIDGE, MA
02138

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 401 Concord Ave, LLC
Location: 401 Concord Ave., Cambridge, MA
Phone: (617) 458-1410

Present Use/Occupancy: Single Family Dwelling
Zone: Residence B Zone
Requested Use/Occupancy: Two Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,756	3,645	1,957	(max.)
<u>LOT AREA:</u>		3,914	3,914	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.45	0.93	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,914	1,957	2,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	40	40	50	
	<u>DEPTH</u>	100	100	100	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	14'-5" (Concord Ave side of corner lot)	9'-0" to Covered Porch, 15'-0" to Building (Concord Ave side of corner lot))	15'-0" (Concord Ave side of corner lot)	
	<u>REAR</u>	8'-2" (Corporal Burns Road side of corner lot)	11'-0" (Corporal Burns Road side of corner lot)	15'-0" (Corporal Burns Road side of corner lot)	
	<u>LEFT SIDE</u>	4'-6" (East Side Yard)	7'-6" (East Side Yard)	7'-6" (East Side Yard, per 5.21.1)	
	<u>RIGHT SIDE</u>	8'-0" (North Side Yard)	22'-6" (North Side Yard)	7'-6" (North Side Yard, per 5.21.1)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	24'-9"	35'-0"	35'-0"	
	<u>WIDTH</u>	41'-6" house, 18'-0" garage	68'-6" including 6'-0" front porch	N/A	
	<u>LENGTH</u>	24'-6" house, 18'-0" garage	21'-6"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		per 5.22.1, 49% (770 SF), per 5.22.3, 92% (1,437 SF)	per 5.22.1, 50% (785 SF), per 5.22.3, 76% (1,187 SF)	per 5.22.1, 50% (783 SF), per 5.22.3, 50% (783 SF)	
<u>NO. OF DWELLING UNITS:</u>		1	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	1 per D.U.	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		17'-9"	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.:

There is an existing detached garage on the property. Wood framed and very badly deteriorated.

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

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The literal enforcement of the provisions of this Ordinance would only allow for a single dwelling unit. The property is zoned for and capable of supporting two dwelling units in a similar manner to several other adjacent properties along Concord Avenue.

A literal enforcement of the Ordinance would prevent the petitioner from expanding the city's inventory of housing and from creating dwelling units of a size and quality that attract and support long term residents in the neighborhood.

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

The hardship is due to the lot having less than the minimum required lot area and width and the fact that the lot is located on a corner. These facts combined with a maximum FAR that was contemplated for larger, more generous lots results in greater restrictions on the number and size of dwelling units than are typically allowed by the ordinance. If literally enforced, the Ordinance would require a single family home to be built on a lot that is zoned for and can readily support a two-family dwelling.

- 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 dwelling continues the existing pattern of two family buildings along Concord Avenue, stays within the district height limit, conforms to City of Cambridge dormer guidelines, will be a high performance, all electric building and will contribute to the City's storm water management goals with landscaped, permeable yards and an on site infiltration system.

The existing dwelling and detached garage have been neglected for decades, are uninhabitable and beyond repair. The existing structures are a blight in an otherwise lovely neighborhood. The proposed dwelling will provide new, sustainably built, additional housing to the neighborhood.

The size and massing of the proposed dwelling relates to both those along Concord Avenue and Corporal Burns Road with its use of covered porches on the Concord Avenue facade and by breaking down the massing into two volumes on the Corporal Burns Road side. The proposed front entries for both units face Corporal Burns Road which will further enliven the streetscape and give a human scale at a busy intersection.

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

Among the purposes of the Ordinance are to "encourage the most rational use of land throughout the city" and "the protection of residential neighborhoods from incompatible activities." Granting the requested relief will continue a well established and good pattern of development along Concord Avenue. It will increase the amount of housing in the neighborhood while respecting the scale of the homes that are already present. This is a rational use of the land and protective of the integrity of the neighborhood.

There are many two family properties located along Concord Avenue and along Corporal Burns Road.

All of the two family dwellings along Concord Avenue occupy lots that have less than the required lot area and width and each of these properties exceed the maximum FAR indicated by the Ordinance. Accordingly, for any of these dwellings to be built today, similar relief would be requested.

Granting relief for this proposal would allow a reasonable proposal to move forward and build a 21st century version of the dwellings that compose the fabric of this neighborhood. Relief would not set a precedent that derogates from the intent or purpose of the Ordinance because the type of relief being sought is similar to conditions that already exist in the surrounding 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 - OWNERSHIP INFORMATION

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


I/We Andrew Plumb
(OWNER)

Address: 64 GRAFTON STREET, ARLINGTON, MA 02474

State that I/We own the property located at 401 CONCORD AVE
CAMBRIDGE, MA 02138,
which is the subject of this zoning application.

The record title of this property is in the name of _____
401 CONCORD AVE, LLC

*Pursuant to a deed of duly recorded in the date 10/7/2022, Middlesex South
County Registry of Deeds at Book 80803, Page 191; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

 1/11/2023
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

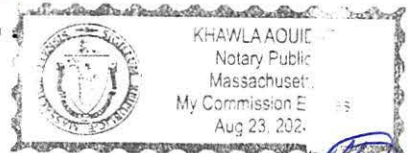
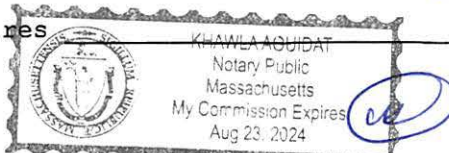
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew Plumb personally appeared before me,
this 11 of January 2023, and made oath that the above statement is true.

 Notary

My commission expires _____ (Notary Seal)



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

Pacheco, Maria

From: Alan Price <ap02138@gmail.com>
Sent: Monday, February 6, 2023 4:03 PM
To: Gina LaRoche; Pacheco, Maria
Subject: RE: 401 Concord Avenue, Case No. BZA 207647

TO: The Boards of Zoning Appeals, Cambridge, MA
FROM: Alan Price & Gina LaRoche at
7 Corporal Burns Rd, Cambridge, MA 02138
DATE: Monday, February 6th, 2023
RE: 401 Concord Avenue, Case No. BZA-207647

We write in opposition to the development (as currently proposed) at 401 Concord Avenue. There is general agreement in the neighborhood that the developer is a good, friendly, and collaborative person, and there is a general willingness to accommodate him. We can personally attest to the amount of time and attention he has invested in partnering with the neighbors to gather input. However, the fact remains that the requests to overbuild the site have not been justified and will certainly have a negative impact both in this instance and as a precedent for future developments.

Community concerns (almost doubling the FAR!) have been met with cosmetic improvements, which are nice but do not address the true concerns that have been raised. The developer claims hardship, but does not substantiate any real hardship. The developer claims that this development will welcome families into the neighborhood, but his vision for attracting families is unrealistic and self-serving.

The developer purchased the lot and building with full knowledge of the FAR and other constraints/regulations and has failed to demonstrate any reason to be granted an exception. As you may notice, none of the abutting neighbors actually support this proposed project. They have essentially stood aside (effectively abstained) by neither opposing nor supporting the development. We do not agree with this approach. We welcome this developer but we do not welcome this proposed development.

The Developer has stated on numerous occasions that if he cannot get the requested exemptions, he would simply build a single family home that does comply with the FAR. We find this to be a perfectly acceptable Plan B.

Thank you for considering our concerns.

Yours,
Alan Price and Gina LaRoche
7 Corporal Burns Road



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: Andrew Plumb Date: 1/24/2023
(Print)

Address: 401 Concord Ave

Case No. BZA-207647

Hearing Date: 2/9/23

Thank you,
Bza Members

February 3, 2023

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

**RE: Community Outreach Process for 401 Concord Avenue
BZA Application No. 207647**

Dear Members of the Board,

Prior to submitting our application to the BZA, we conducted an extensive Community Outreach Process that I would like to summarize here and have included as part of our application.

As Architects and Builders, we believe it is important to engage with the community we intend to build within as early in the design process as possible. It is important to meet the people who will be directly affected by and will live near our project in order to understand their point of view, any concerns they might have about the project and to provide an opportunity for interested parties to provide input into the design process.

We began our community outreach process for 401 Concord Ave in October of 2022 and prior to having any specific design in place for the project. We first wanted to meet interested members of the community and to have them meet us and learn about our approach to design and construction. What followed were several rounds of zoom meetings and design updates to clarify the primary concerns of the neighborhood and to show how the design of the project was responding to the feedback we were receiving.

We believe that we had a robust community discussion and that the design of the project evolved in meaningful ways as a direct result of this process. A high

level timeline of our community process is summarized below. Materials that were presented at each touchpoint are included as well for reference.

Summary of how the Community Process shaped the final Design

- A single volume massing located towards Concord Ave was chosen to give space to the abutter at 8 Corporal Burns Road and to have the new building sit in line with adjacent two families along Concord Ave.
- FAR was reduced from the early proposals.
- Windows were changed to double hung to give a more personal scale and to relate more to other existing homes in the neighborhood.
- Porches were added along Concord Ave to relate architecturally with the adjacent homes.
- The massing along Corporal Burns Road was broken into two volumes each of a similar width to the adjacent single families.
- Dormers were reduced in size, lowered in height and moved in from the edges of the main roof to reduce their scale.

Community Outreach Timeline

Week of October 24, 2022

- Flyering
 - Flyers were placed in mailboxes of all dwelling units along Fern St, Corporal Burns Rd and Alpine St as well as along Concord Ave and Field St between Fern St and Alpine St.
 - The purpose of the flyers was to invite interested members of the neighborhood to a Zoom meeting and Question and Answer Session about the forthcoming project at 401 Concord Avenue.

November 2, 2022

- Community Meeting 1 via Zoom
 - This was a meet and greet where we introduced ourselves as the Architects and Builders for the project and explained the Mission of our work and our relationship to the developer for the project. We explained our goals for the project and why we chose this particular property.

December 1, 2022

- Community Meeting 2 via Zoom
 - We presented the zoning requirements at the property and the types of relief that we would be requesting from the BZA.
 - We presented three options for the massing and location of the proposed new building on the property and how it related to the adjacent buildings.
 - We presented street level perspectives of the different options.
 - This meeting was recorded and made available to all interested parties who couldn't make the meeting in person.
- Feedback from Attendees
 - The abutter at 8 Corporal Burns Road expressed a preference for the schemes which located the new building furthest away from their property as they had a bay window on the side of their house facing the new project and were planning to install solar panels and were concerned about shadows on their roof.
 - Shadow studies were requested.
 - Some attendees expressed concerns about Option C which had two volumes feeling too massive.
 - Some attendees expressed that they needed to see more detail about the design including exterior windows and floor plans in order to understand the design better.
 - A comparison of the footprint of the new building vs the existing building was requested.
 - Some attendees asked for a more specific description of the types of relief we were seeking.
 - Some attendees asked whether we could reduce the amount of FAR further.
 - Some attendees asked how much the third floor was contributing to the proposed FAR.
- Response to feedback
 - We decided to pursue a design strategy with a single building volume aligned to the Concord Ave end of the property. This would give more space to the abutter at 8 Corporal Burns Rd and would give us a massing more similar to the adjacent two family dwellings along Concord Ave.

- We prepared more detailed 3D views and floor plans.
- We prepared a comparison of the existing vs proposed footprints.
- We prepared a more detailed accounting of the relief we were seeking.
- We reduced the FAR in the design from 0.95 to 0.89

December 13, 2022

- Community Meeting 3 via Zoom
 - Animated shadow studies were presented of the three options previously presented.
 - An elaborated design for Option A, a single building volume aligned to the Concord Ave end of the property was presented.
 - 3D views showing exterior windows & doors and floor plans were presented.
 - We clarified the reduction in FAR from 0.95 to 0.89 and that we were now proposing to move the building 5 feet further away from Concord Ave to make the building set more in line with adjacent two families along Concord Ave.
 - This meeting was recorded and made available to all interested parties who couldn't make the meeting in person.
- Feedback from Attendees
 - Some attendees expressed that the dormers seemed too large or projected too much from the main roof of the building.
 - Some attendees expressed that the windows seemed too sharp in their appearance.
 - Further discussion about what was driving the size of the proposed units.
- Response to Feedback
 - We prepared a follow up presentation and recording to clarify the main points raised by attendees.

December 16, 2022

- Design Update Email & Video Recording
 - An FAR analysis of the existing adjacent two family properties along Concord Ave was presented showing that all of these properties currently exceed the Ordinance requirement.

- A comparison of historic vs modern construction methods was presented to explain one of the reasons why modern buildings would require more FAR than historic ones for the same amount of interior space.
- We explained that our proposal was seeking 0.2 FAR above the average of the adjacent properties in order to build a modern, high performance version of the two families that are already there.

Week of December 19, 2022

- Further Conversations with Interested Parties
 - We reached out to all of the participants of the prior zoom meeting and requested further feedback about the project from them if they were interested. Several parties reached out and we conducted one on one phone calls with them to understand what parts of the project they supported and what parts they had concerns about if any.
- Feedback from conversations
 - The approach of building 2 units with their entries facing Corporal Burns Road made sense to everyone and they supported it.
 - All parties commented on wanting the new building to feel like it was trying to be a part of the neighborhood and that it was related to both the buildings on Concord Avenue and on Corporal Burns.
 - There was less concern about the specific FAR of the proposed building and more about wanting to make the scale of the building feel right.
- Response to Feedback
 - We prepared an update to the design that addressed these concerns by adding porches on the Concord Ave side to relate with the abutting two families and by creating a 2nd floor balcony carve-out on the Corporal Burns Side to break up the massing along that face of the building. Effectively making the building read more like two of the single families that are adjacent to the property along Corporal Burns.

- We also changed most windows to double hung and reduced the scale and feel of the dormers.

January 19, 2023

- Design Update Email
 - Following all of the rounds of meetings and one on one conversations, we finalized the design and prepared the submission to the BZA that we are reviewing at the February 9th hearing. We circulated the BZA submission to the community group as we had promised so that they would be well aware of the final proposal prior to the BZA hearing.
- Summary of how the Community Process shaped the final Design
 - A single volume massing located towards Concord Ave was chosen to give space to the abutter at 8 Corporal Burns Road and to have the new building sit in line with adjacent two families along Concord Ave.
 - FAR was reduced from the early proposals.
 - Windows were changed to double hung to give a more personal scale and to relate more to other existing homes in the neighborhood.
 - Porches were added along Concord Ave to relate architecturally with the adjacent homes.
 - The massing along Corporal Burns Road was broken into two volumes each of a similar width to the adjacent single families.
 - Dormers were reduced in size, lowered in height and moved in from the edges of the main roof to reduce their scale.

Week of October 24, 2022
Flyering

Q & A

401 CONCORD AVE

Dear Neighbors,

The developer at 401 Concord Ave has hired Aamodt / Plumb to design and build a sustainable new two-family home and we want your input.

Aamodt / Plumb's mission is to create homes that are good, clean and fair. Their Scandinavian-inspired designs are modern and elegant, and their values are based on slow living, a conscious, ethical and sustainable lifestyle.

Please join us!

Community Input Zoom Meeting
Wednesday Nov 2, 2022, 6:30-7:30

Mette Aamodt and Andrew Plumb, partners of Aamodt / Plumb, will make a short presentation followed by a question-and-answer session.

To register for zoom meeting please email andrew@aamodtplumb.com.

November 2, 2022
Community Meeting 1 via Zoom

Who We Are



Mette Aamodt, RA



Andrew Plumb, AIA, LCS

Our Mission is to Create Homes that are Good, Clean and Fair.



Good



Clean



Fair



The developer of the property is 401 Concord Avenue, LLC and it is managed by Andrew and Mette.

Why we chose this property

- We look for empty land or tear downs so that we can build new, energy efficient housing. The existing house and garage are beyond reasonable repair.
- We look for opportunities where we can add additional units of housing.
- This property is well suited for two housing units.

Questions & Answers



Corporal Burns Rd

La Saison Bakery

Corporal Burns Rd

Concord Ave

Aamodt / Plumb

401 Concord Avenue

Please support us in creating two new housing units that are good, clean and fair.

We welcome your questions and comments. Please reach out to andrew@aamodtplumb.com

December 1, 2022
Community Meeting 2 via Zoom

401 Concord Avenue

Corporal Burns Rd

La Saison Bakery

Corporal Burns Rd

Concord Ave

Aamodt / Plumb

Agenda for Tonight

- Why We Need More Housing
- Zoning Overview & Relief
- Design Options
- Timeline

Our Mission is to Create Homes that are Good, Clean and Fair.



Good



Clean



Fair

Why We Need More Housing

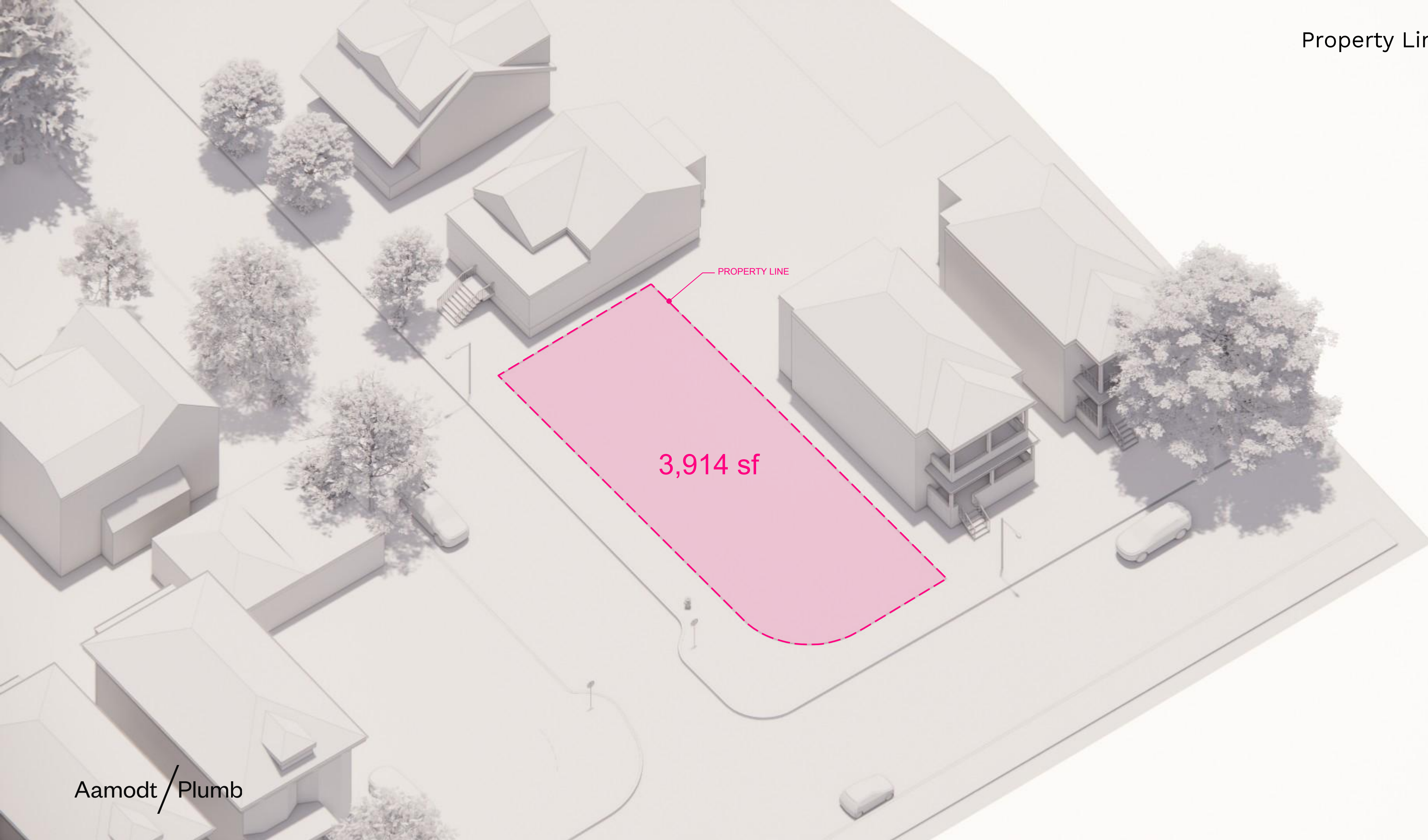
- Housing crisis in the region and in Cambridge specifically
- Cambridge has under 2% vacancy rate
- Affordability crisis driven by lack of supply
- Additional housing units, market rate or affordable, help to relieve housing shortage and affordability
- Zoning in Cambridge has historically been restrictive to excluded people. Zoning adopted in the 1920's was in response to proliferation of multi-family buildings to “maintain Cambridge's genteel quality.”
- Much of the beloved housing stock that makes up Cambridge neighborhoods would not be able to be built today without zoning relief

Zoning Overview

- **Residence B District Allows 2 Family or Semi-Detached Dwellings**
 - Additional requirements make that difficult
 - Minimum Lot Size is 5,000 sf
 - Minimum Lot Area per Dwelling Unit is 2,500 sf
 - Floor to Area Ratio is 0.5
 - Adhering to these restrictions results in only 1 unit on this lot
- **Example: Typical 2 Family on Concord Ave does not meet these Requirements**
 - Lot Size is too small
 - Lot Area per Dwelling Unit is too low
 - Floor to Area Ratio is higher
- **Proposed 2 Family Requires Some Zoning Relief**
 - Lot size is also too small
 - Lot Area per Dwelling Unit is too low
 - Proposed Floor to Area Ratio is higher

Buildable Envelope

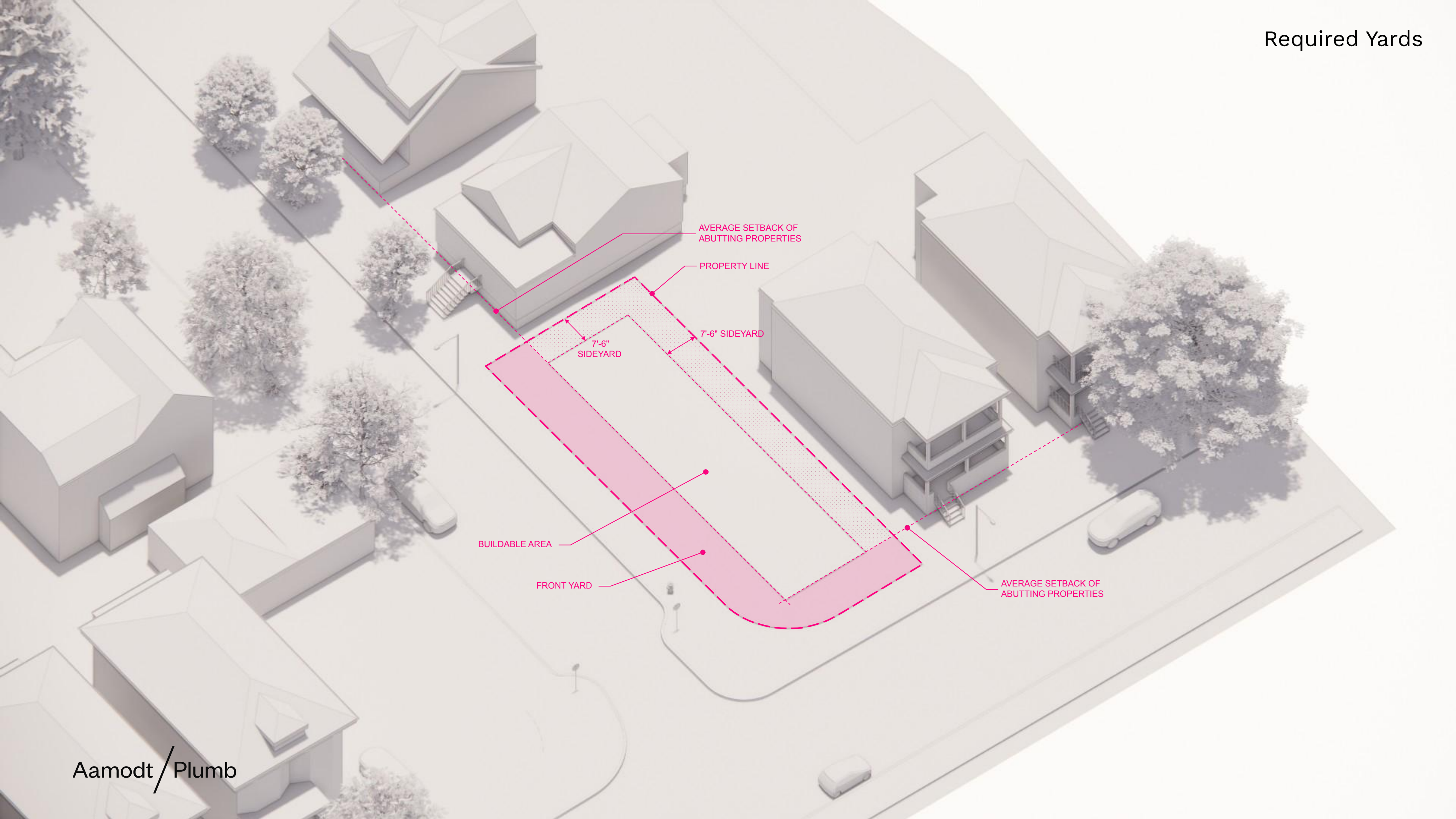
- **Corner Lot**
 - Two front yards and two side yards, no rear yards
 - Front yard setbacks can align with average of adjacent properties
- **Side yard setbacks can be 7'-6" wide**
- **Maximum building height is 35 feet**



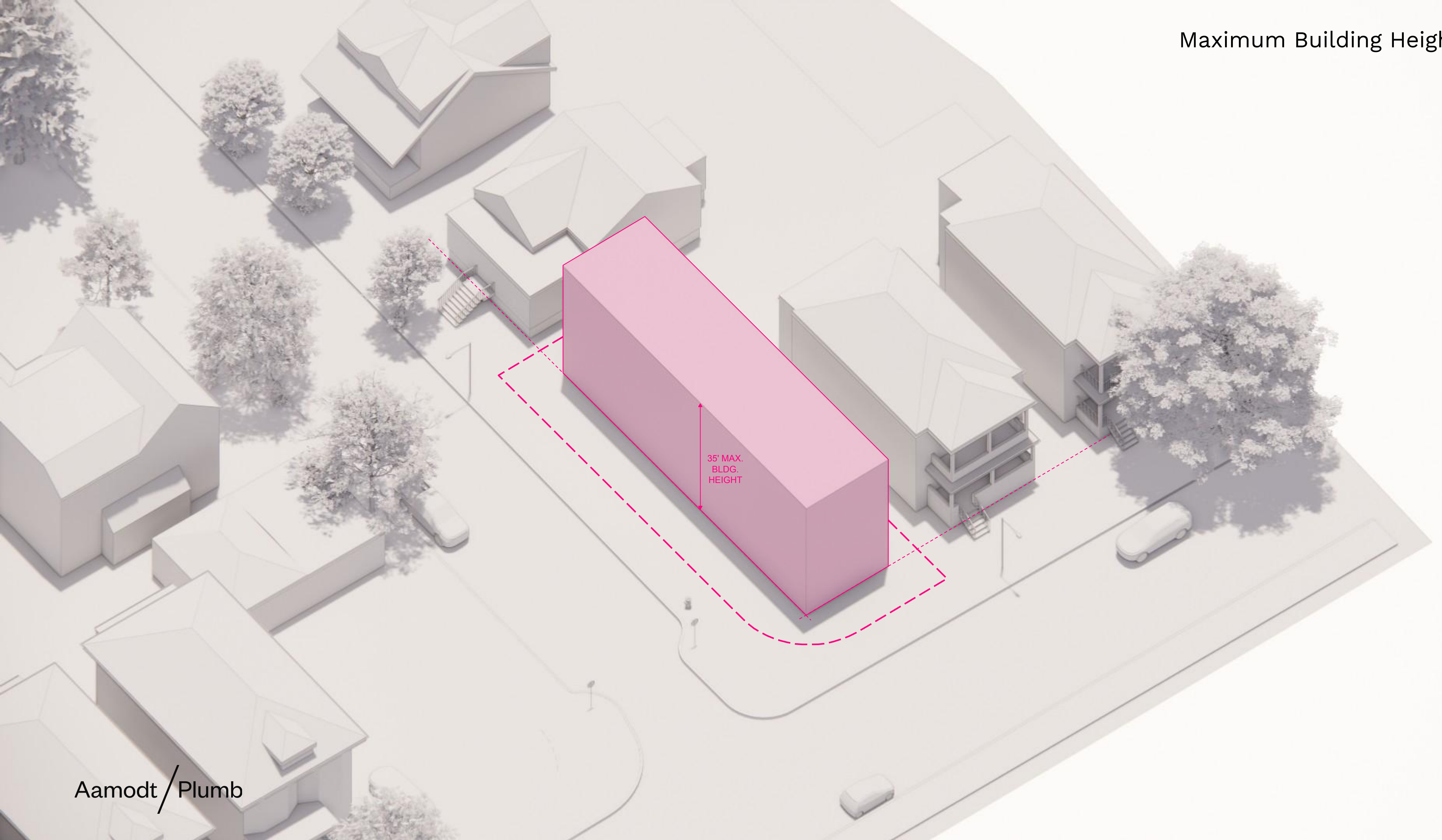
PROPERTY LINE

3,914 sf

Required Yards



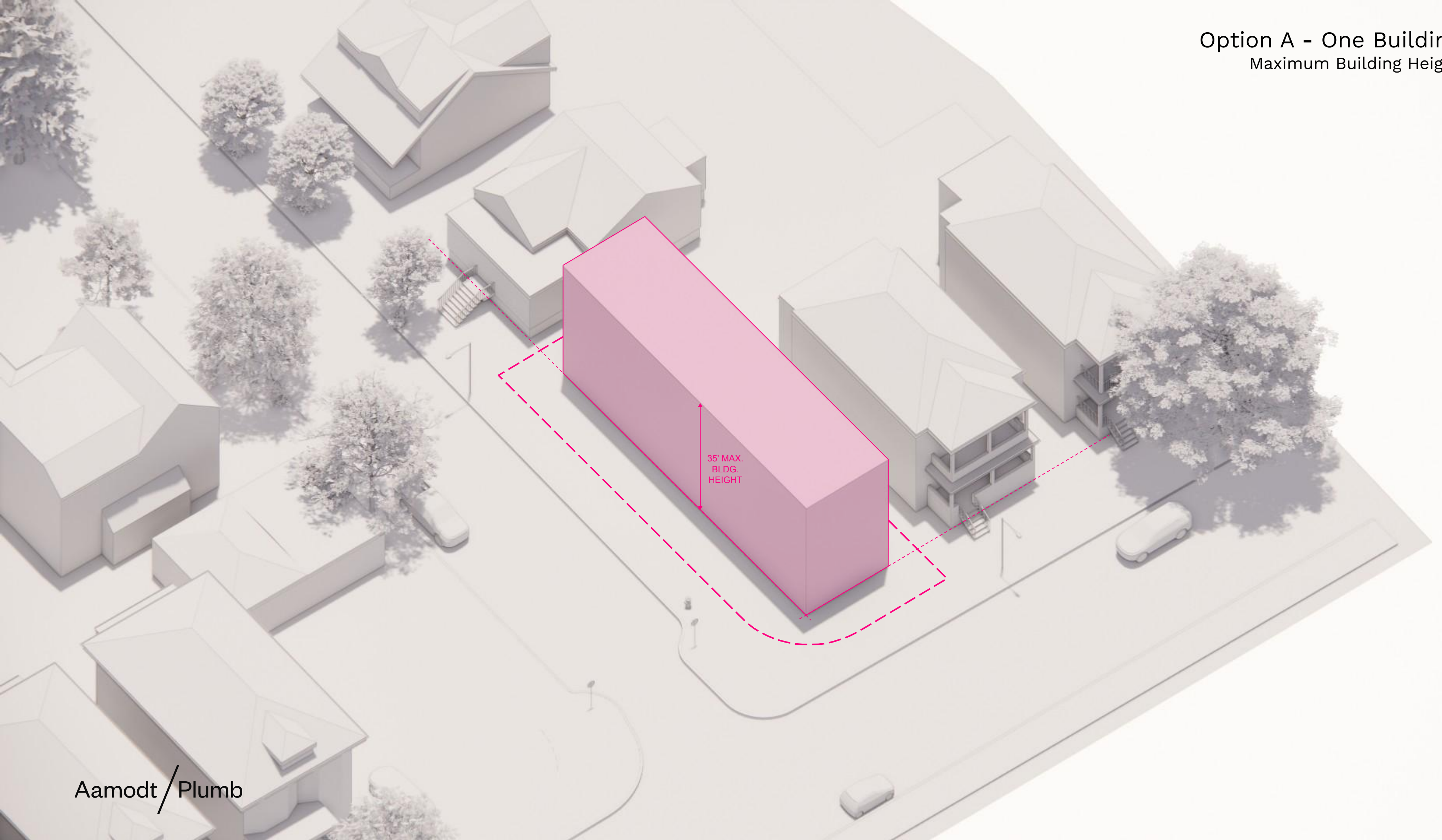
Maximum Building Height



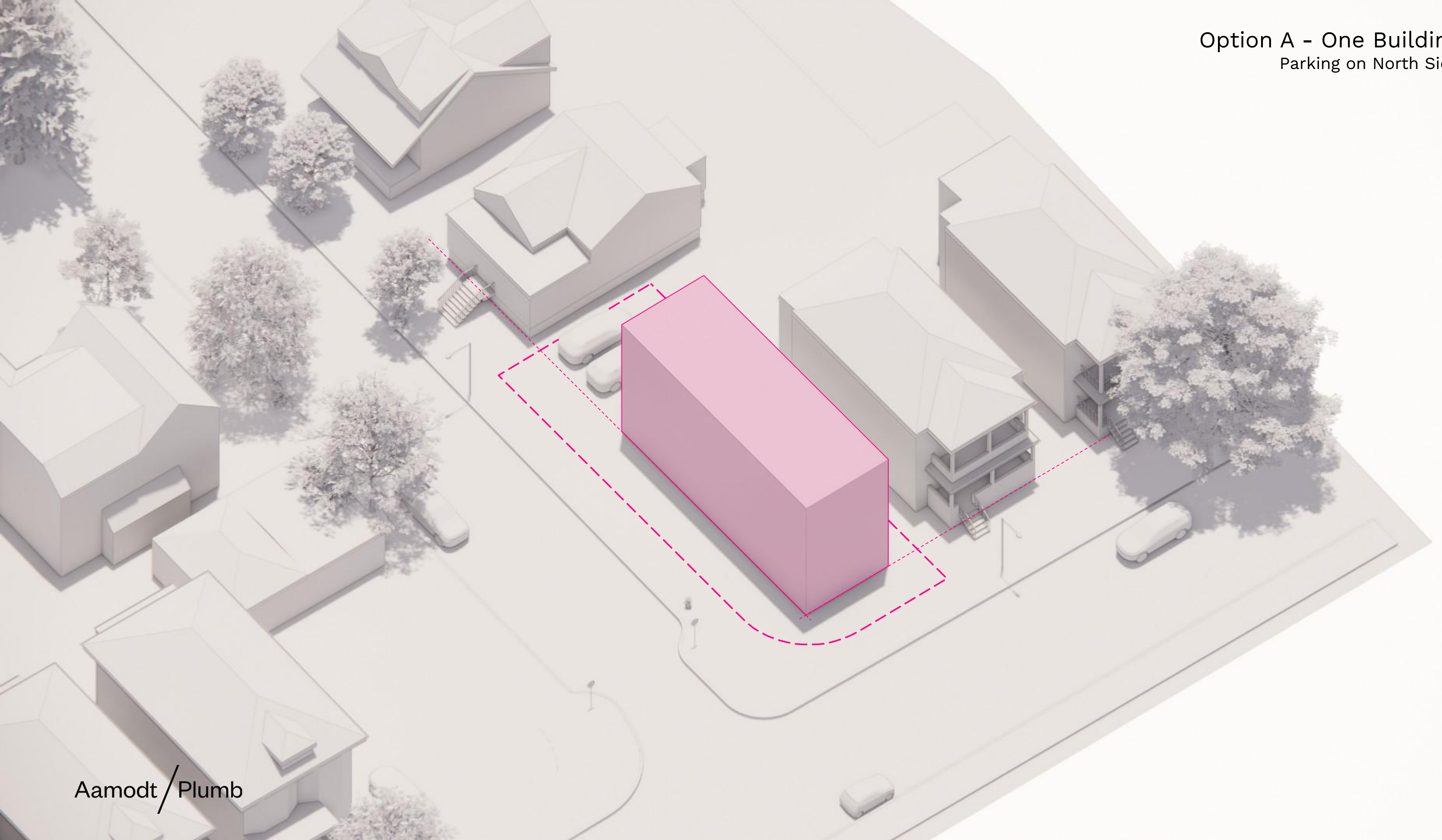
Zoning Relief

- **We Are Seeking Zoning Relief in Order to Build 2 Dwelling Units**
- **Lot Area per Dwelling Unit**
 - We are asking for 1,957 sf per Dwelling Unit
 - 2,500 sf per Dwelling Unit is allowed as of right
- **Floor to Area Ratio**
 - We are asking for an FAR of 0.95 which is 3,700 gross sf
 - This allows for two 4 bedroom units with 1,450 net sf above grade
 - An FAR of 0.5 which is 1,957 gross sf is allowed as of right
 - This would only be enough for 1 Family sized unit with 1,565 net sf above grade
- **Open Space Proportion**
 - We have more open space than required but need relief on the proportion of some of that space

Option A - One Building
Maximum Building Height



Option A - One Building
Parking on North Side



Open Space Requirements

1,566 SF TOTAL IS REQUIRED

1,813 SF IS PROPOSED

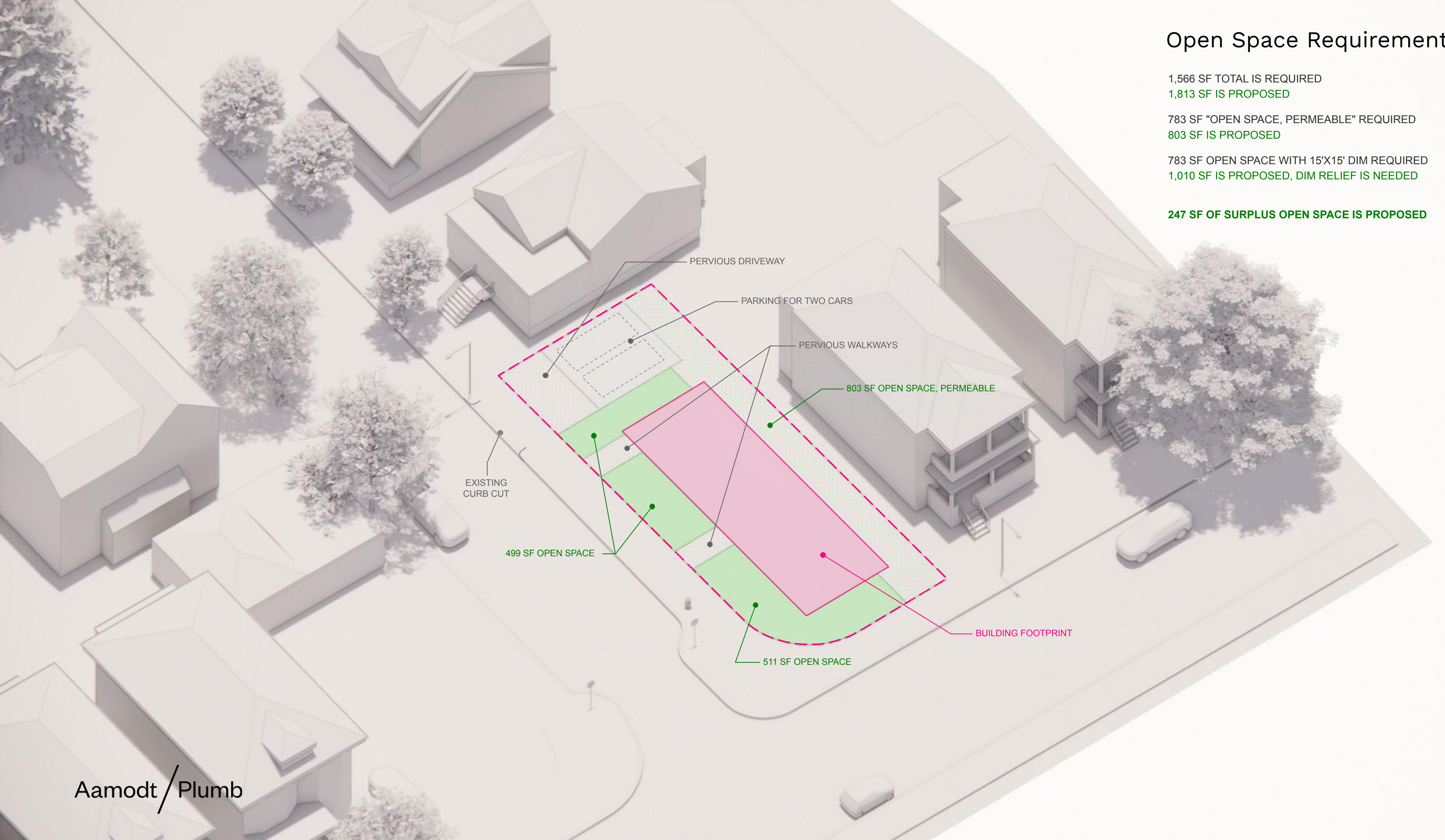
783 SF "OPEN SPACE, PERMEABLE" REQUIRED

803 SF IS PROPOSED

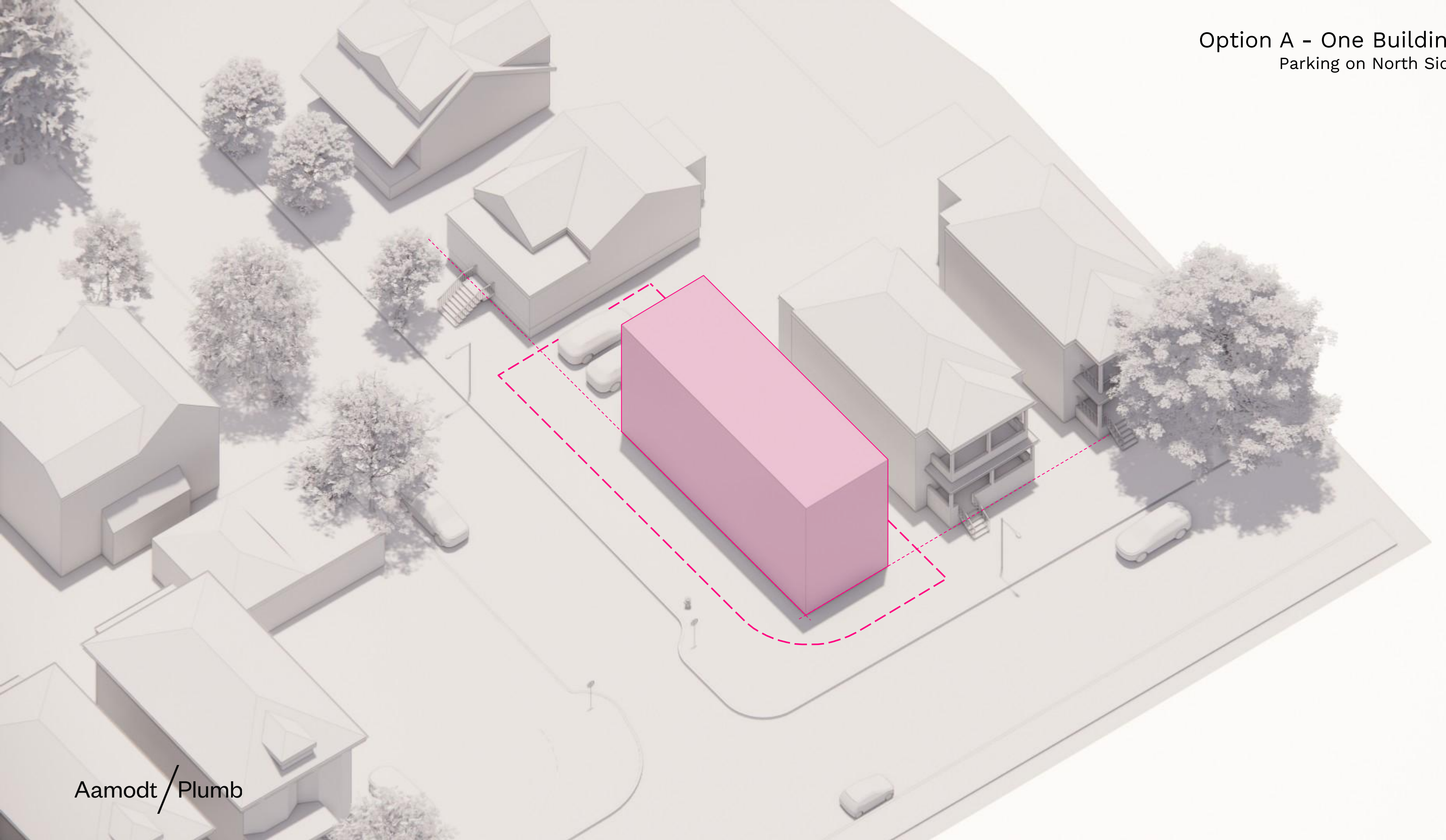
783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED

1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

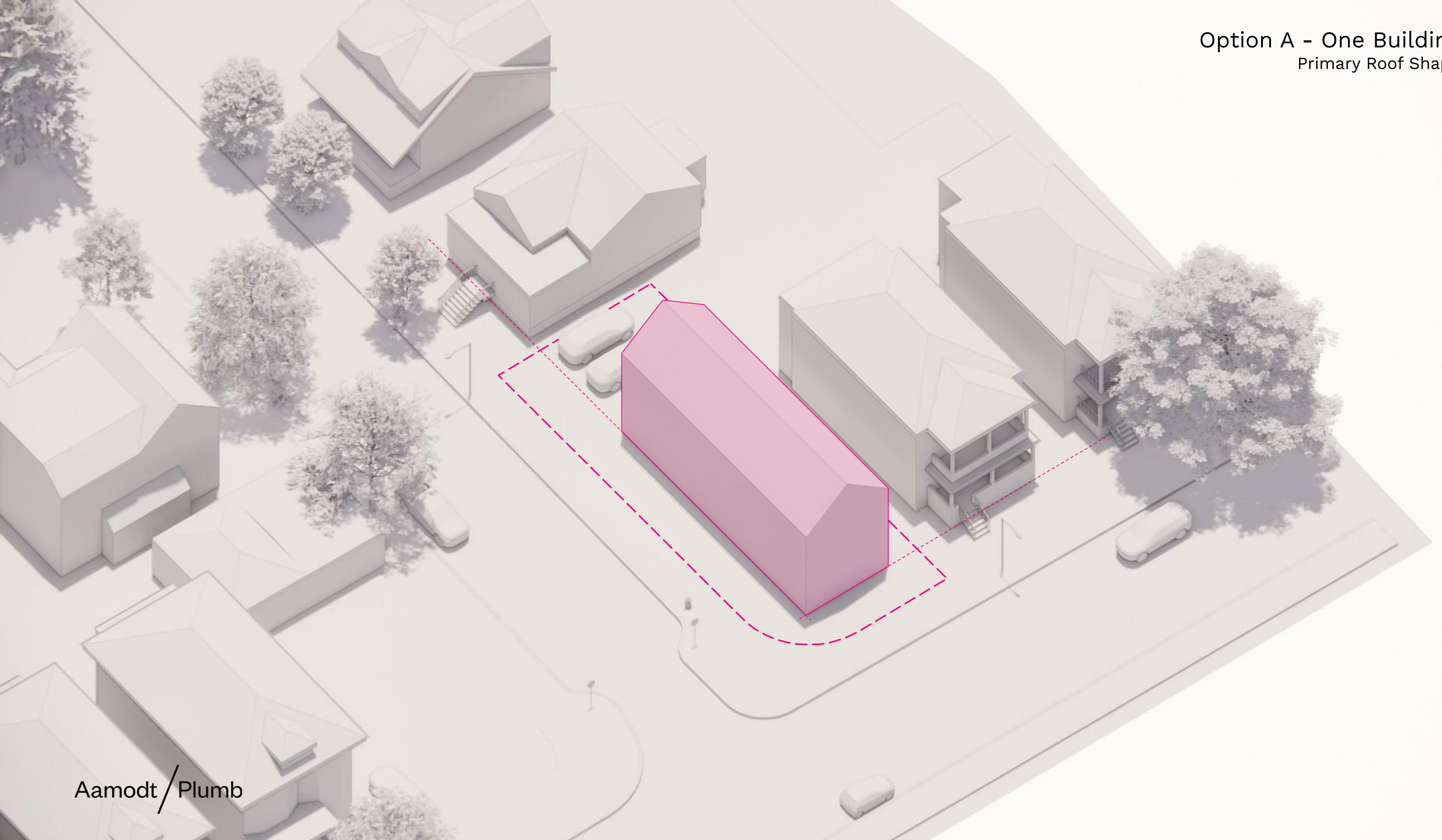
247 SF OF SURPLUS OPEN SPACE IS PROPOSED



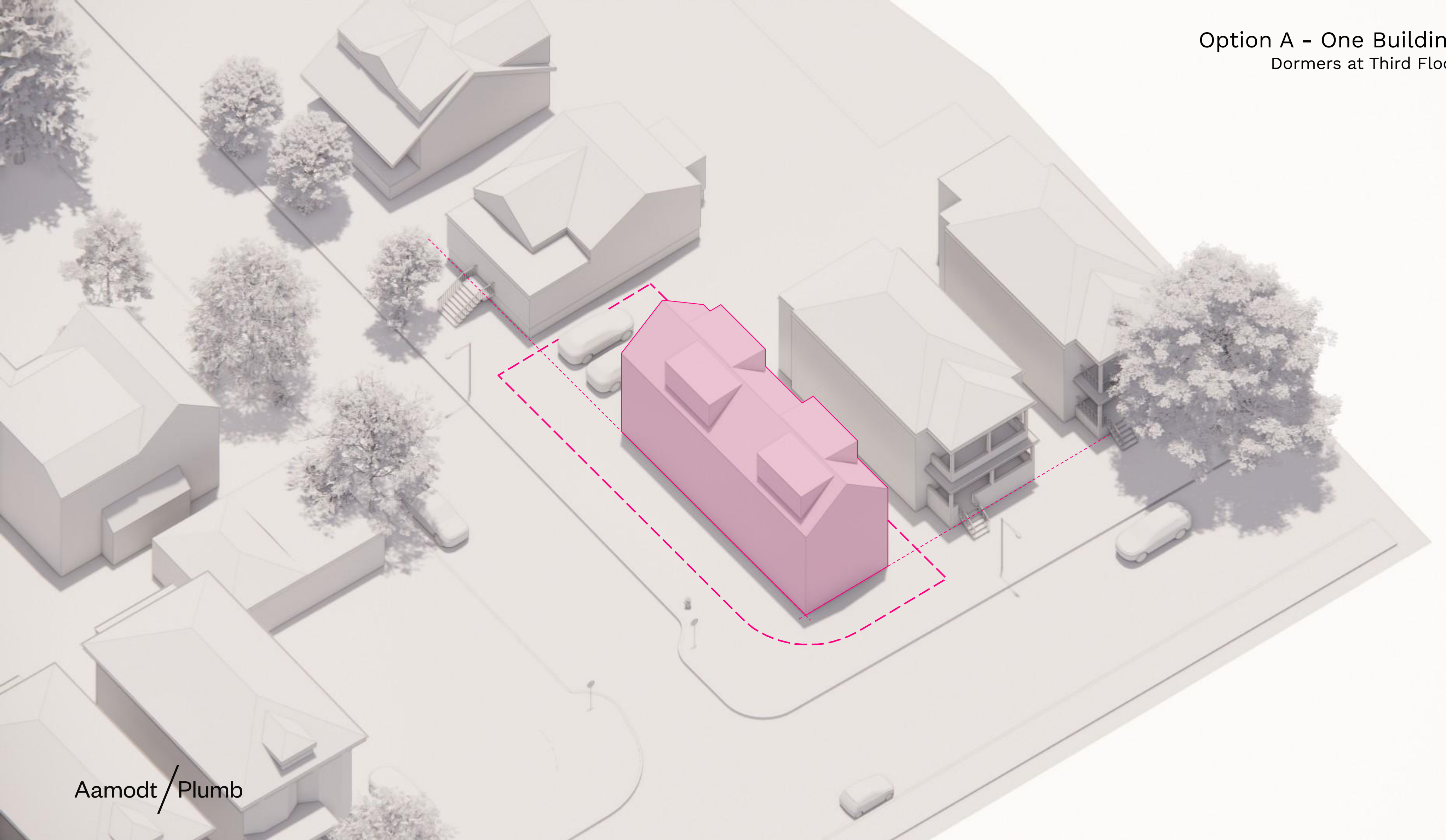
Option A - One Building
Parking on North Side



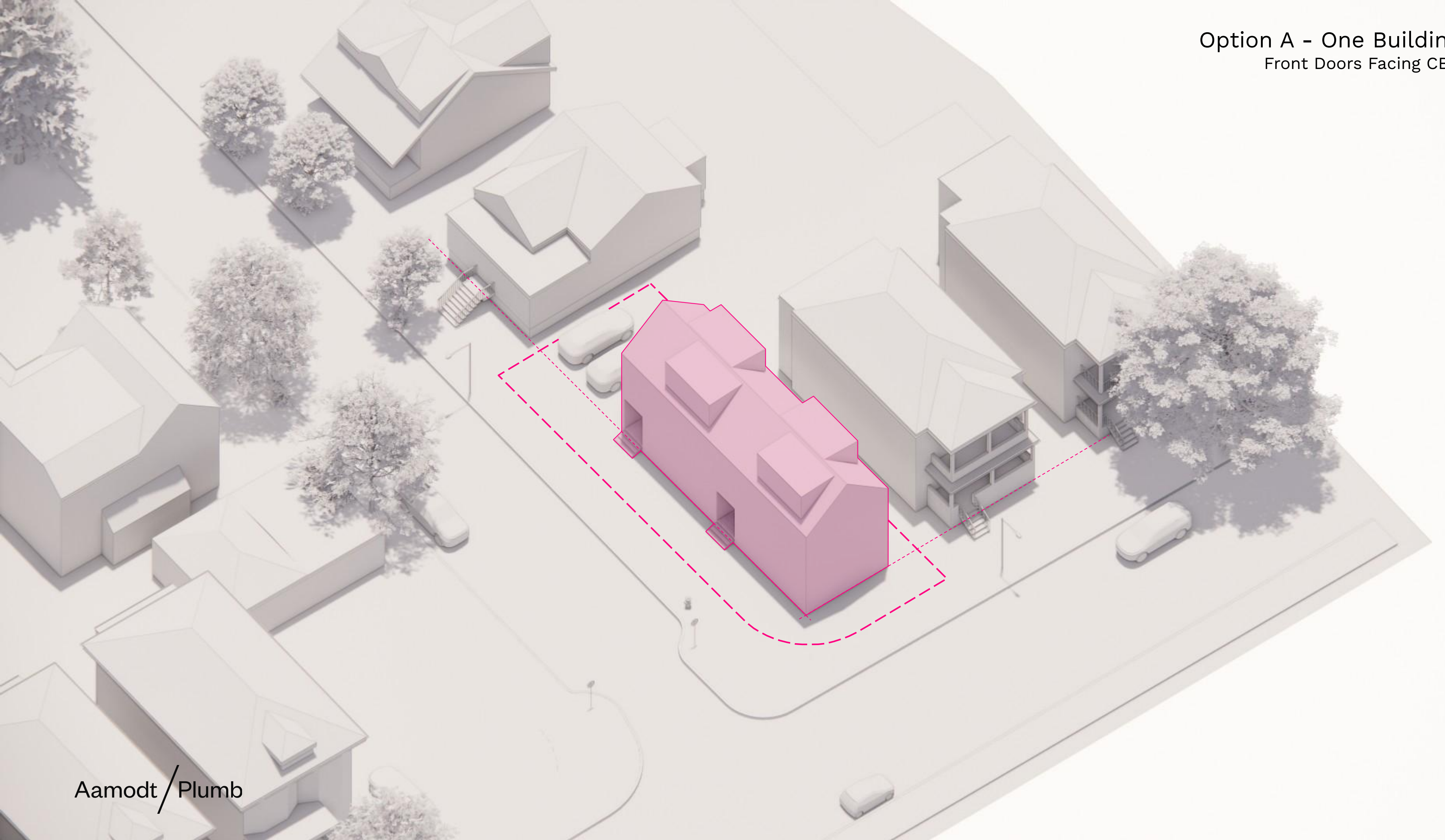
Option A - One Building
Primary Roof Shape



Option A - One Building
Dormers at Third Floor



Option A - One Building
Front Doors Facing CBR



Option A - One Building
View from CBR towards Concord Ave



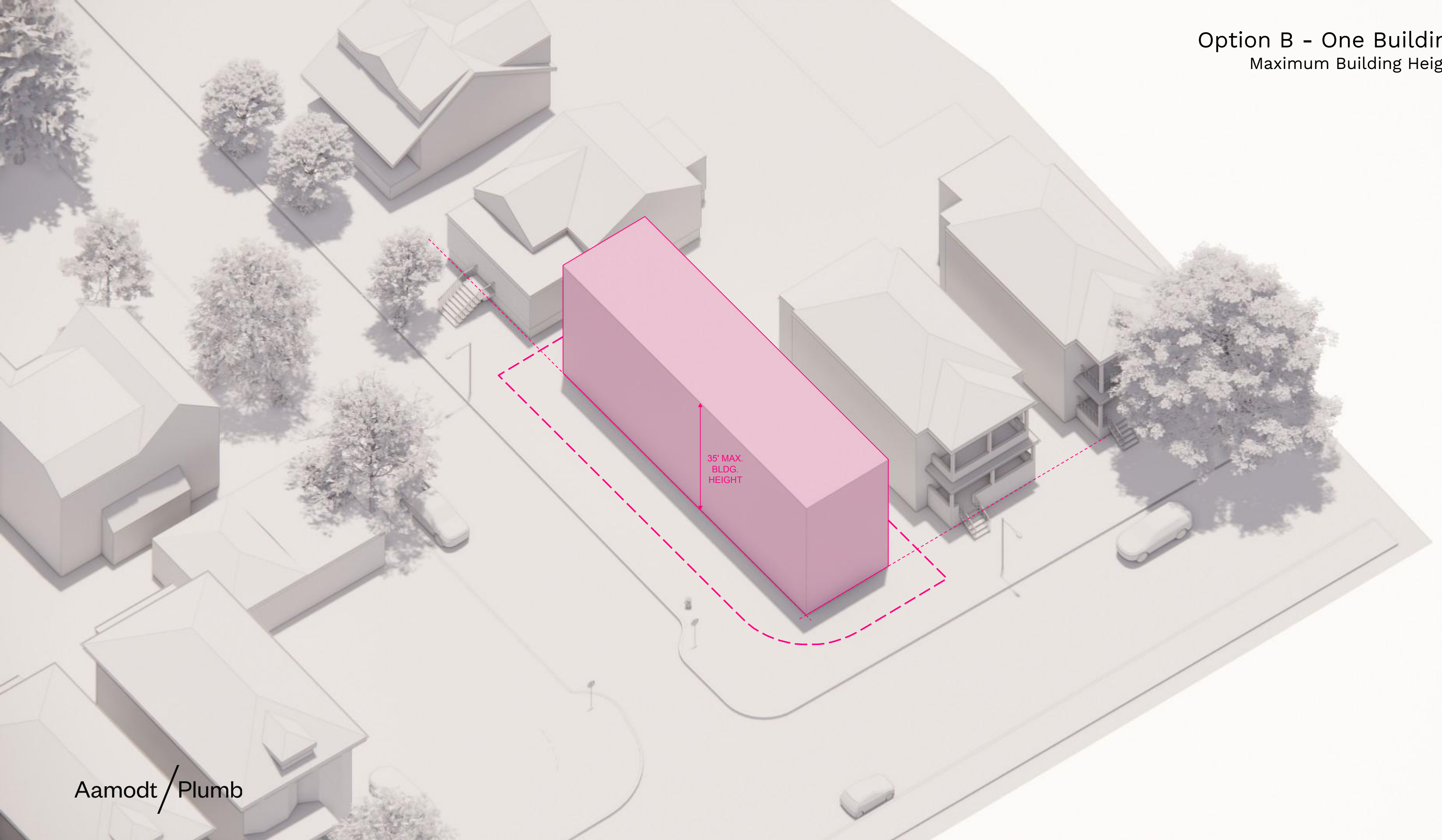
Option A - One Building
View from Concord Ave towards CBR



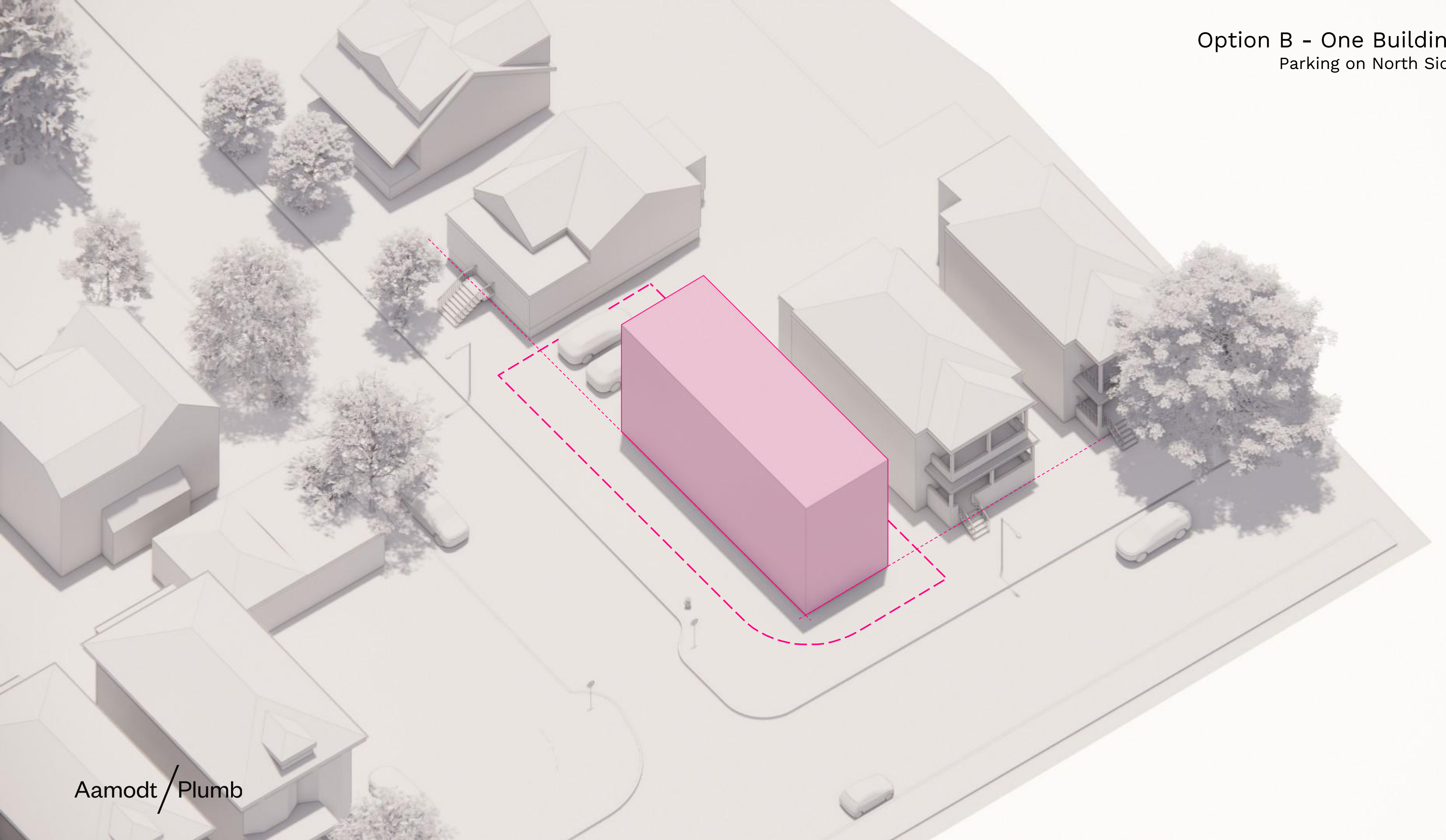
Option A - One Building
View from Concord Ave looking West



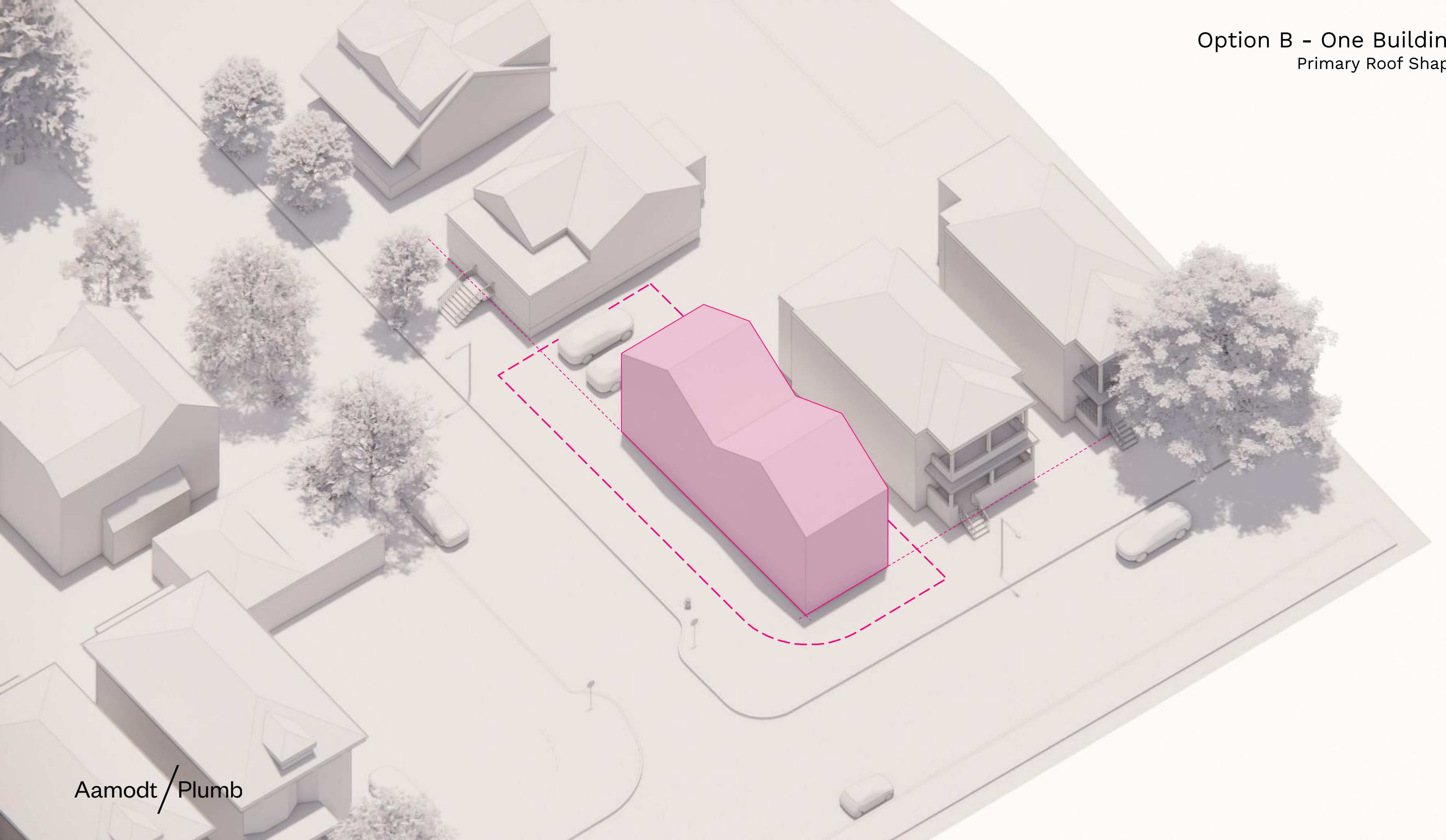
Option B - One Building
Maximum Building Height



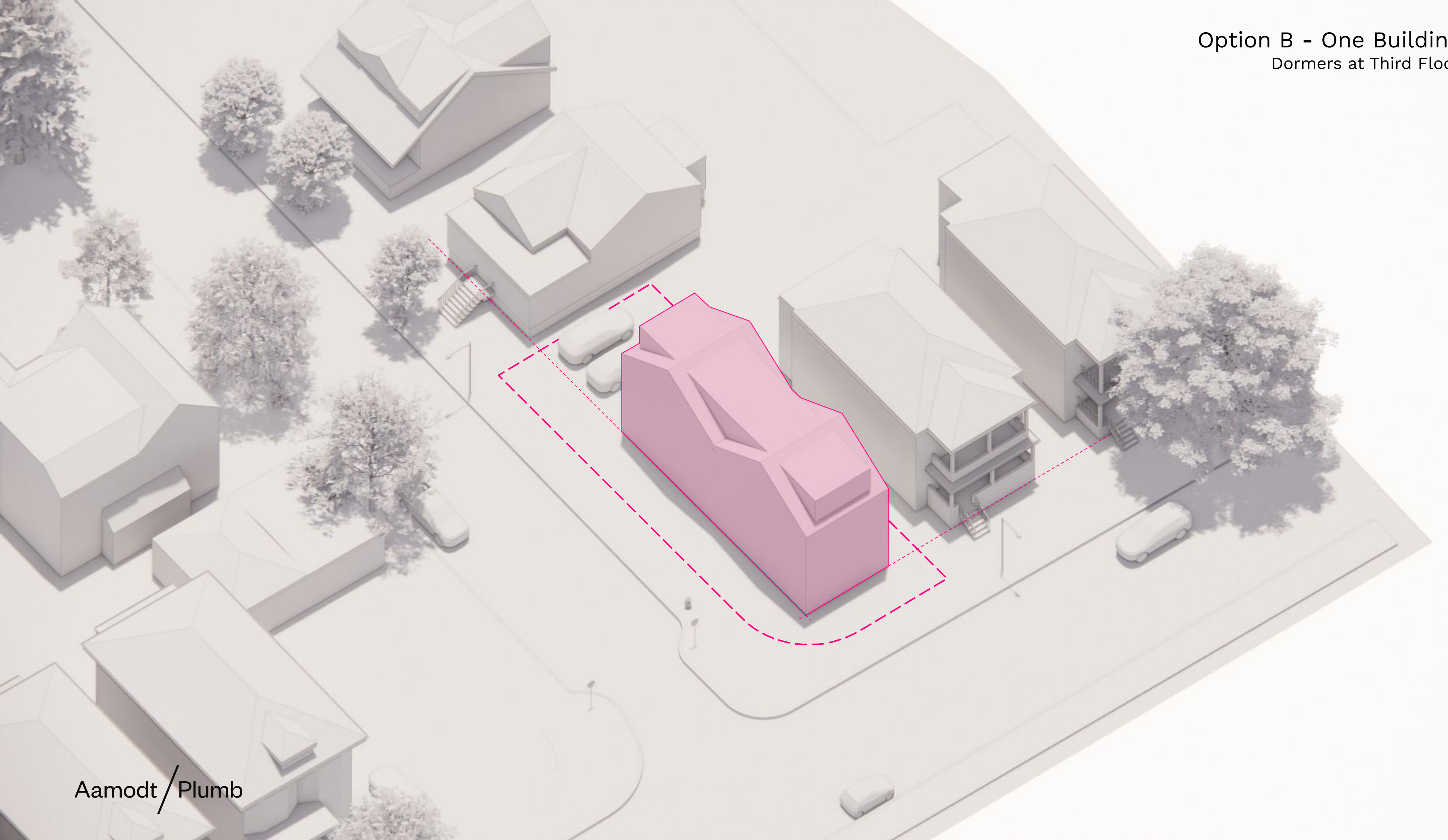
Option B - One Building
Parking on North Side



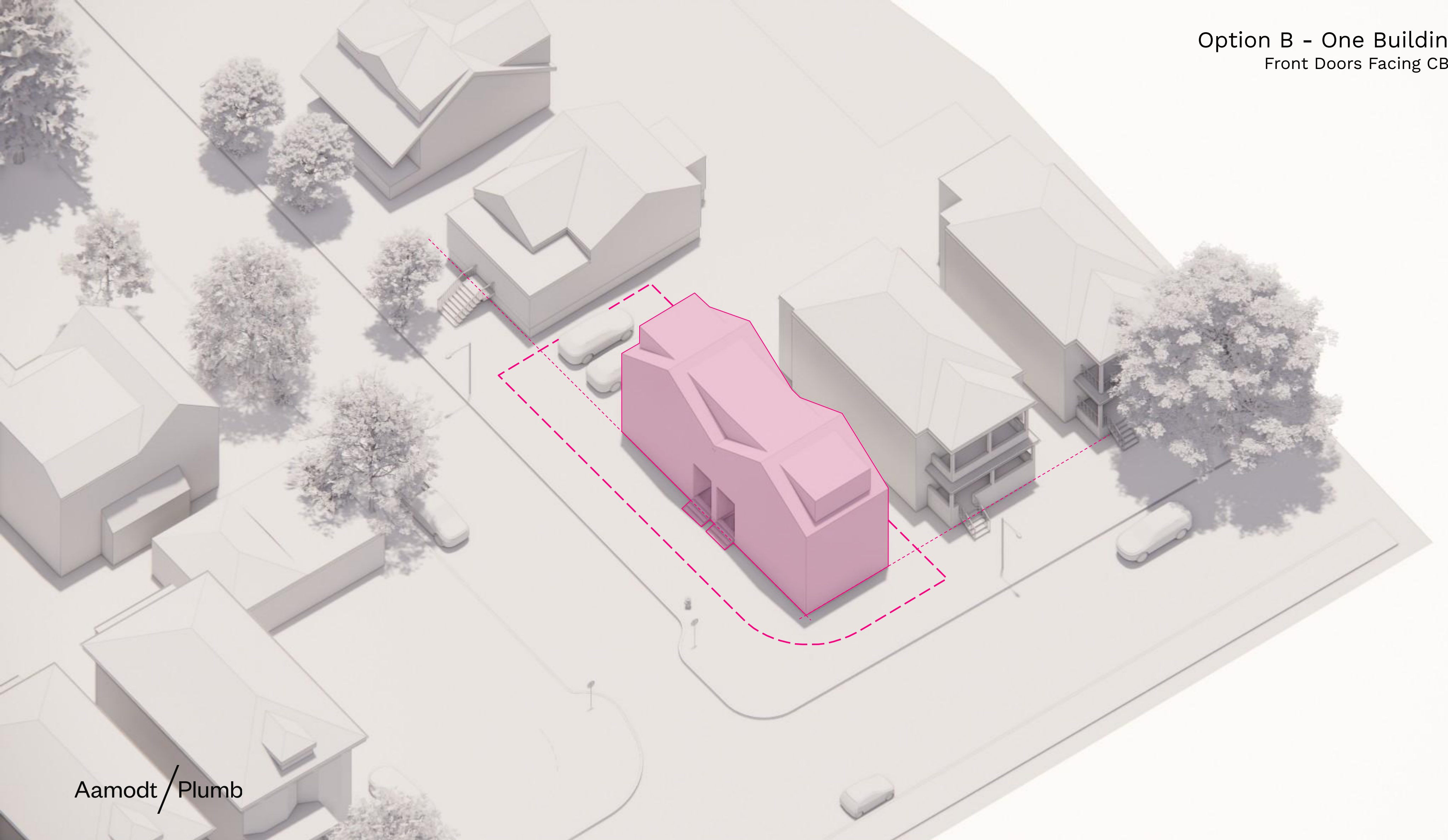
Option B - One Building
Primary Roof Shape



Option B - One Building
Dormers at Third Floor



Option B - One Building
Front Doors Facing CBR



Option B - One Building
View from CBR towards Concord Ave



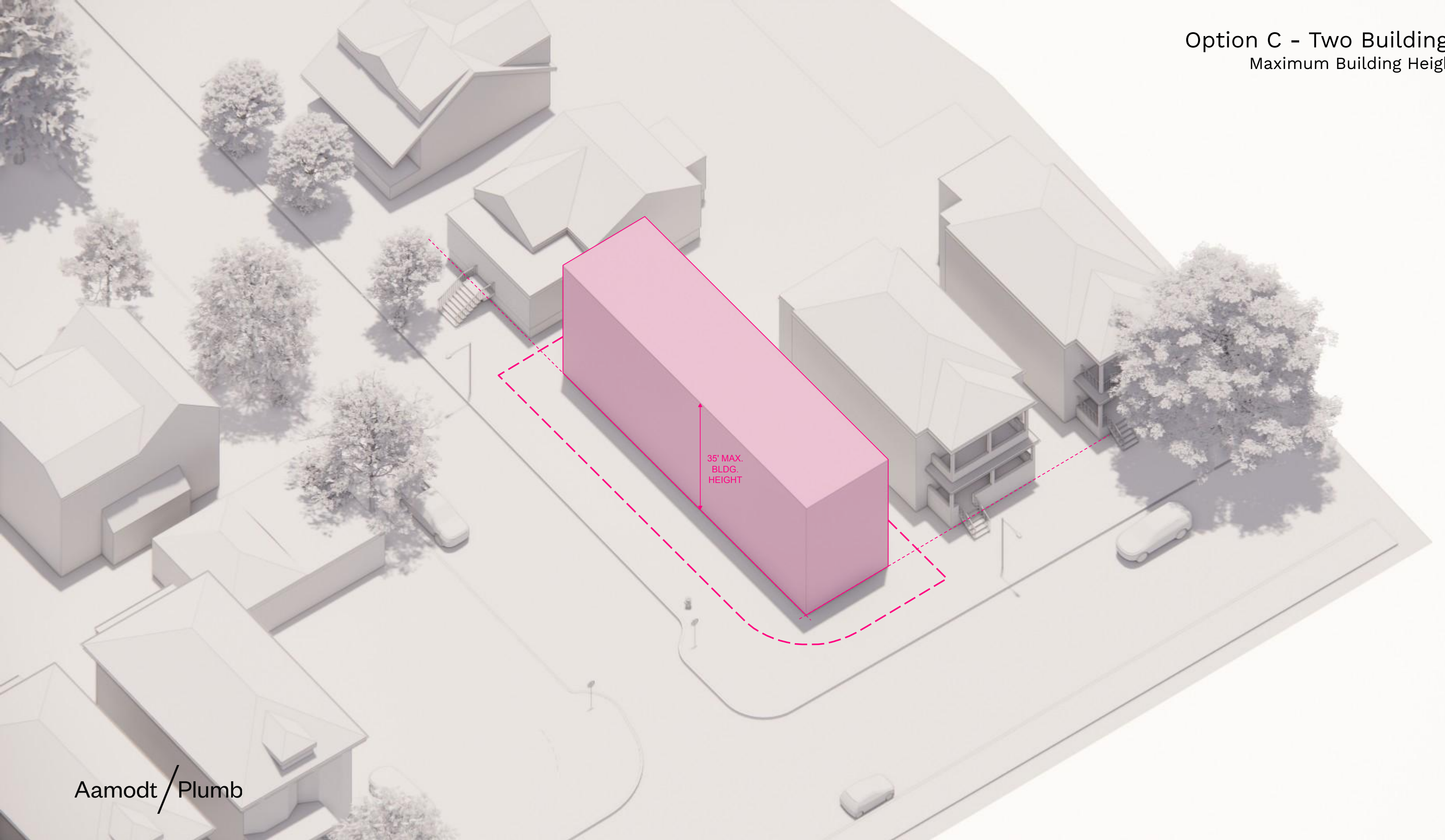
Option B - One Building
View from Concord Ave towards CBR



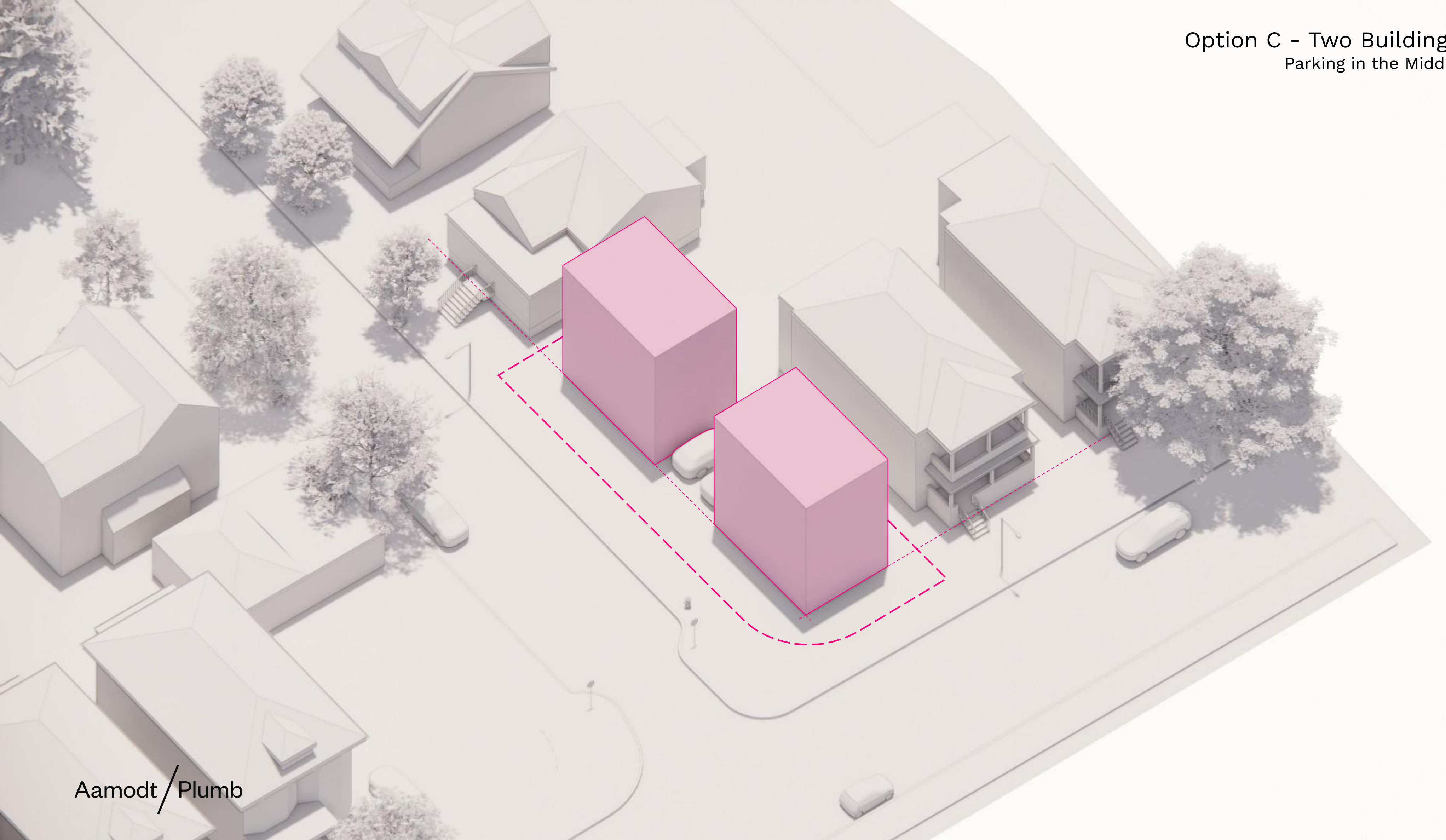
Option B - One Building
View from Concord Ave looking West



Option C - Two Buildings
Maximum Building Height



Option C - Two Buildings
Parking in the Middle



Open Space Requirements

1,566 SF TOTAL IS REQUIRED

1,813 SF IS PROPOSED

783 SF "OPEN SPACE, PERMEABLE" REQUIRED

803 SF IS PROPOSED

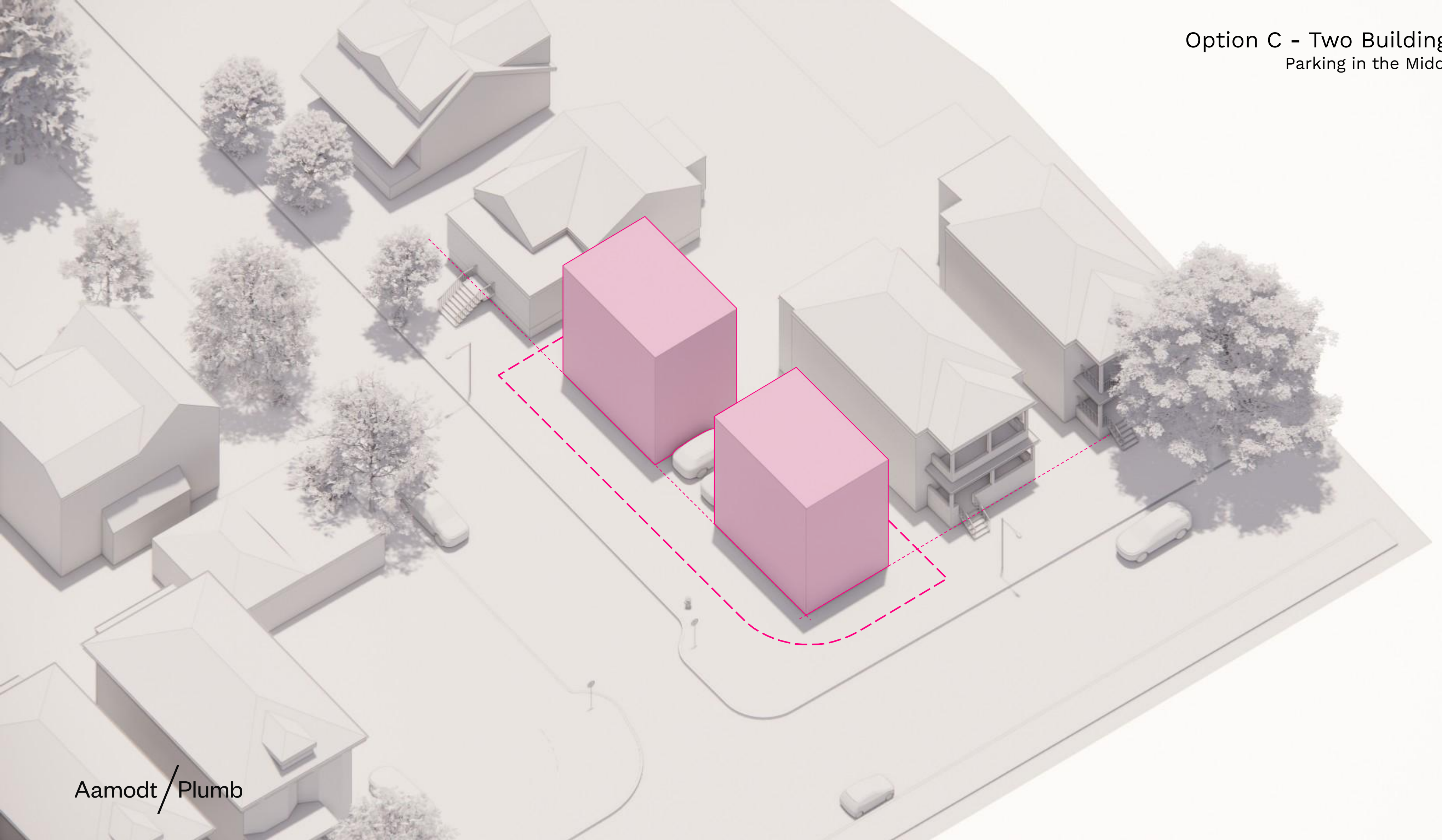
783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED

1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

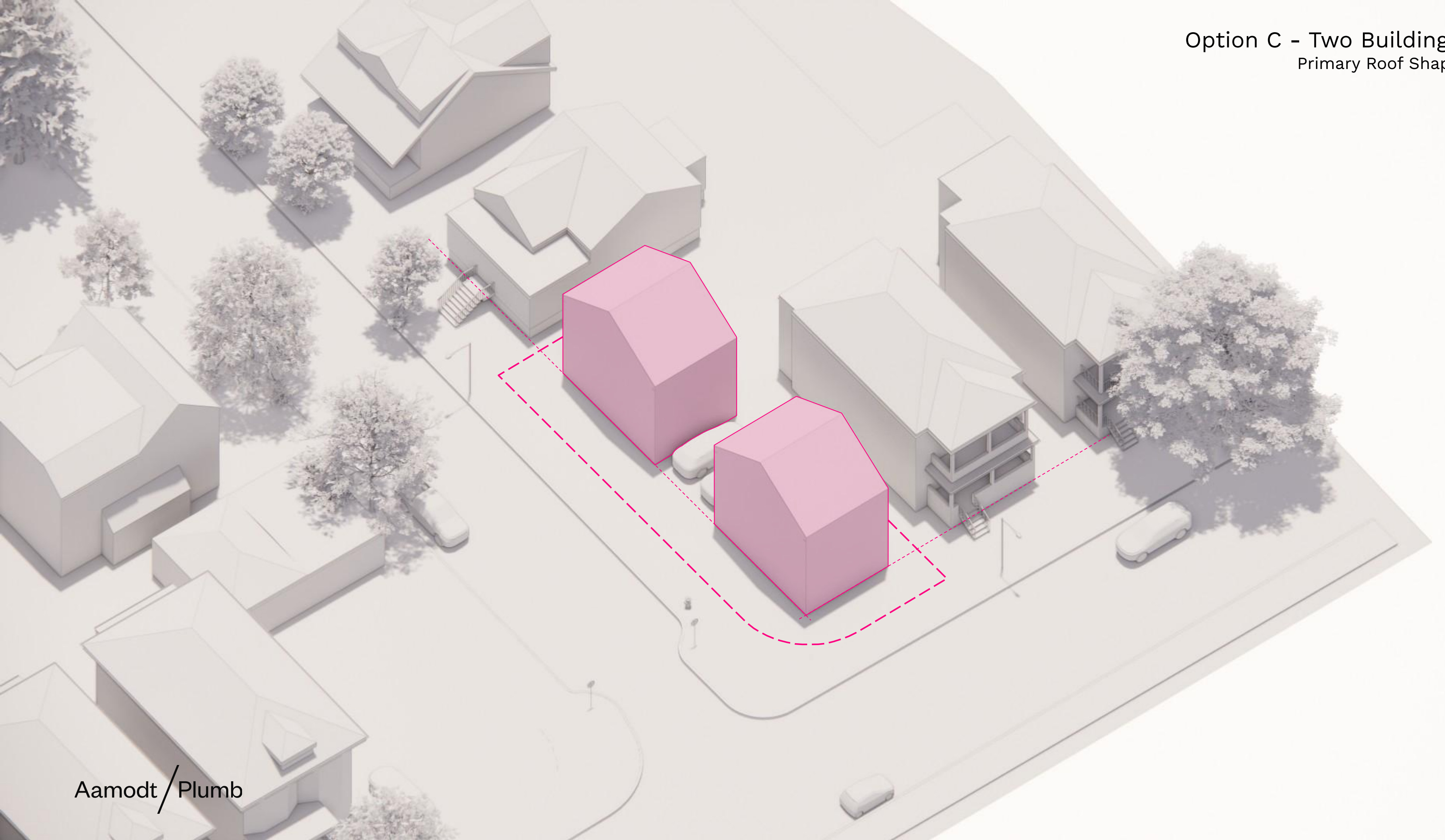
247 SF OF SURPLUS OPEN SPACE IS PROPOSED



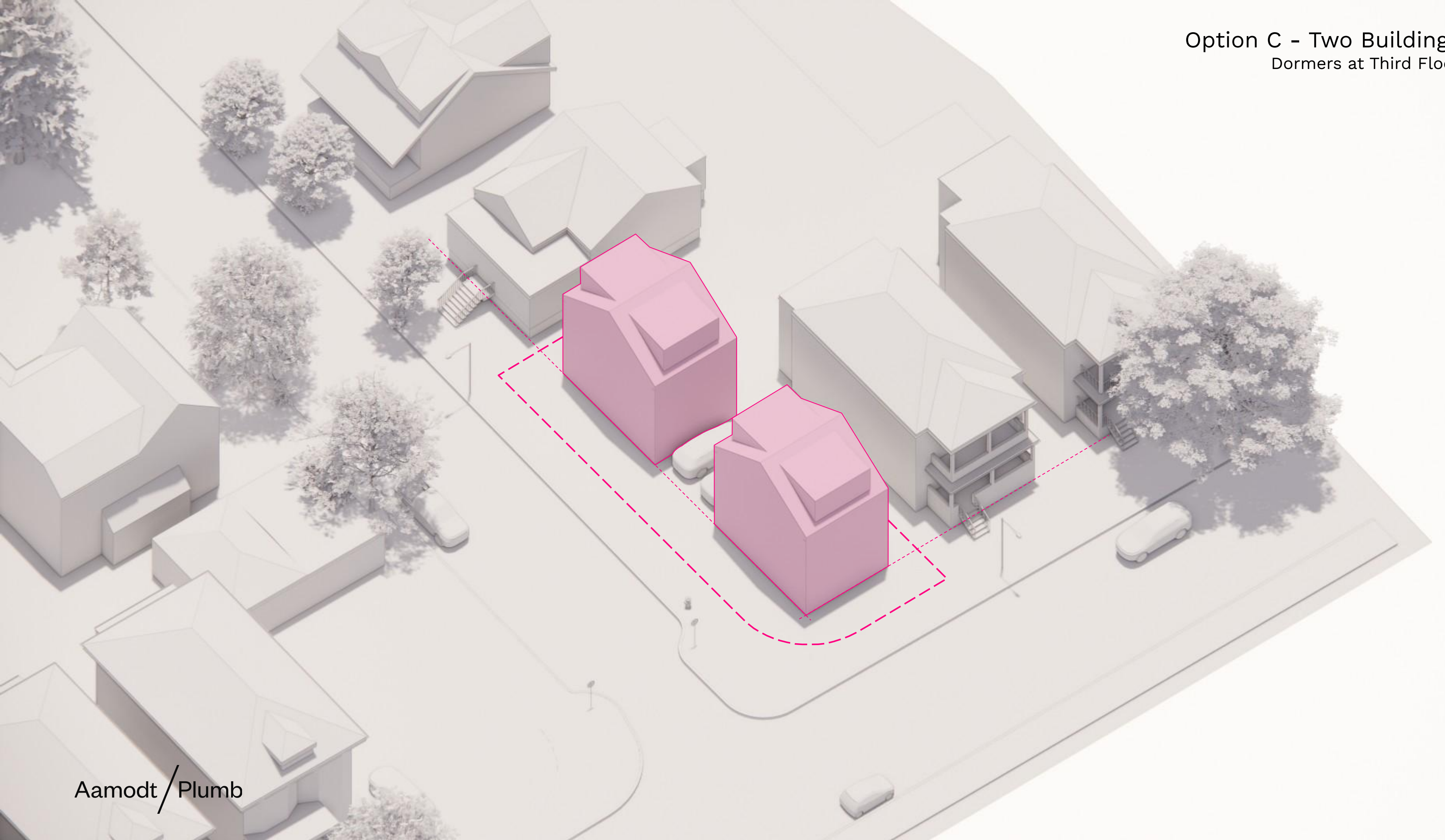
Option C - Two Buildings
Parking in the Middle



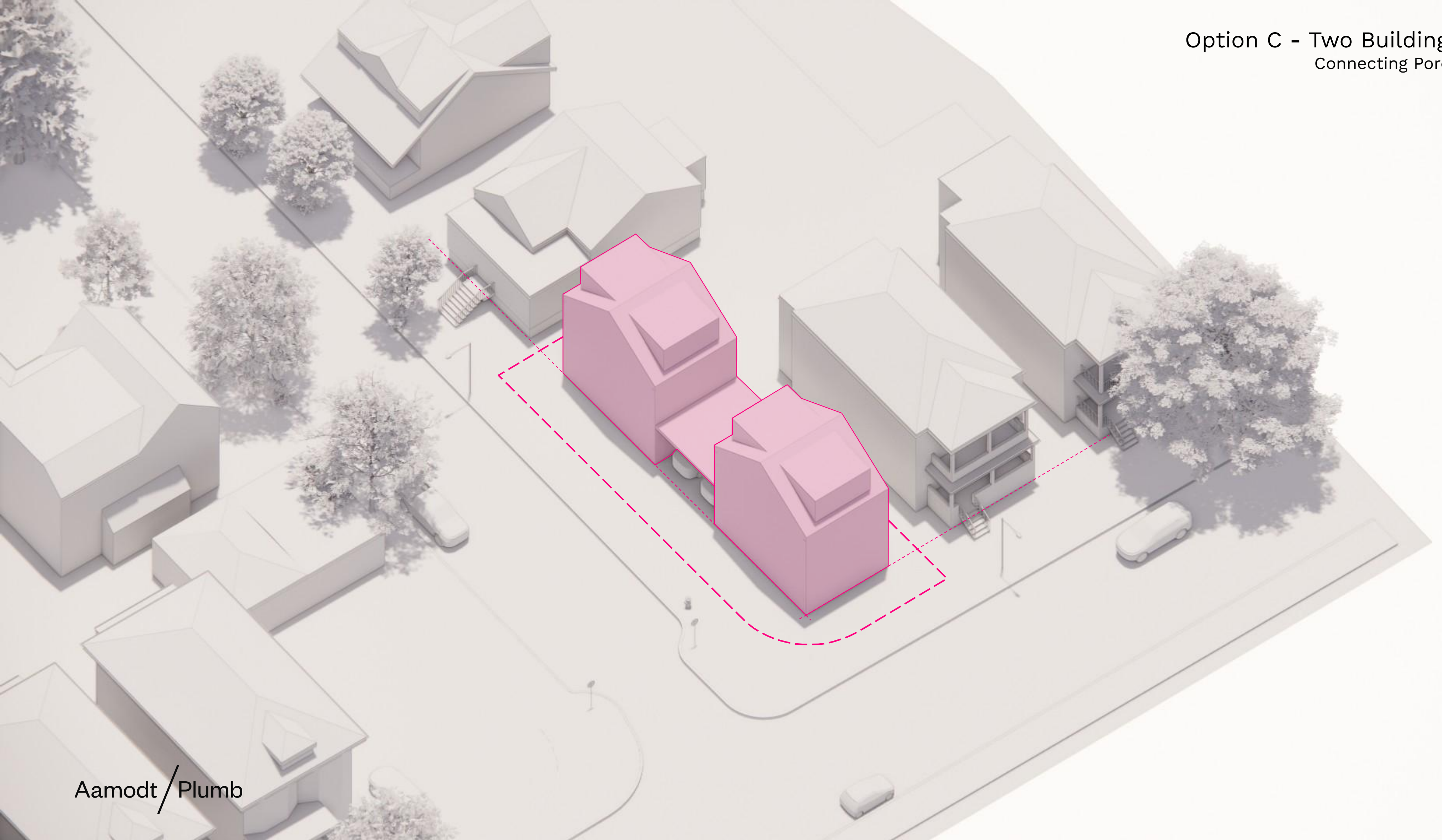
Option C - Two Buildings
Primary Roof Shape



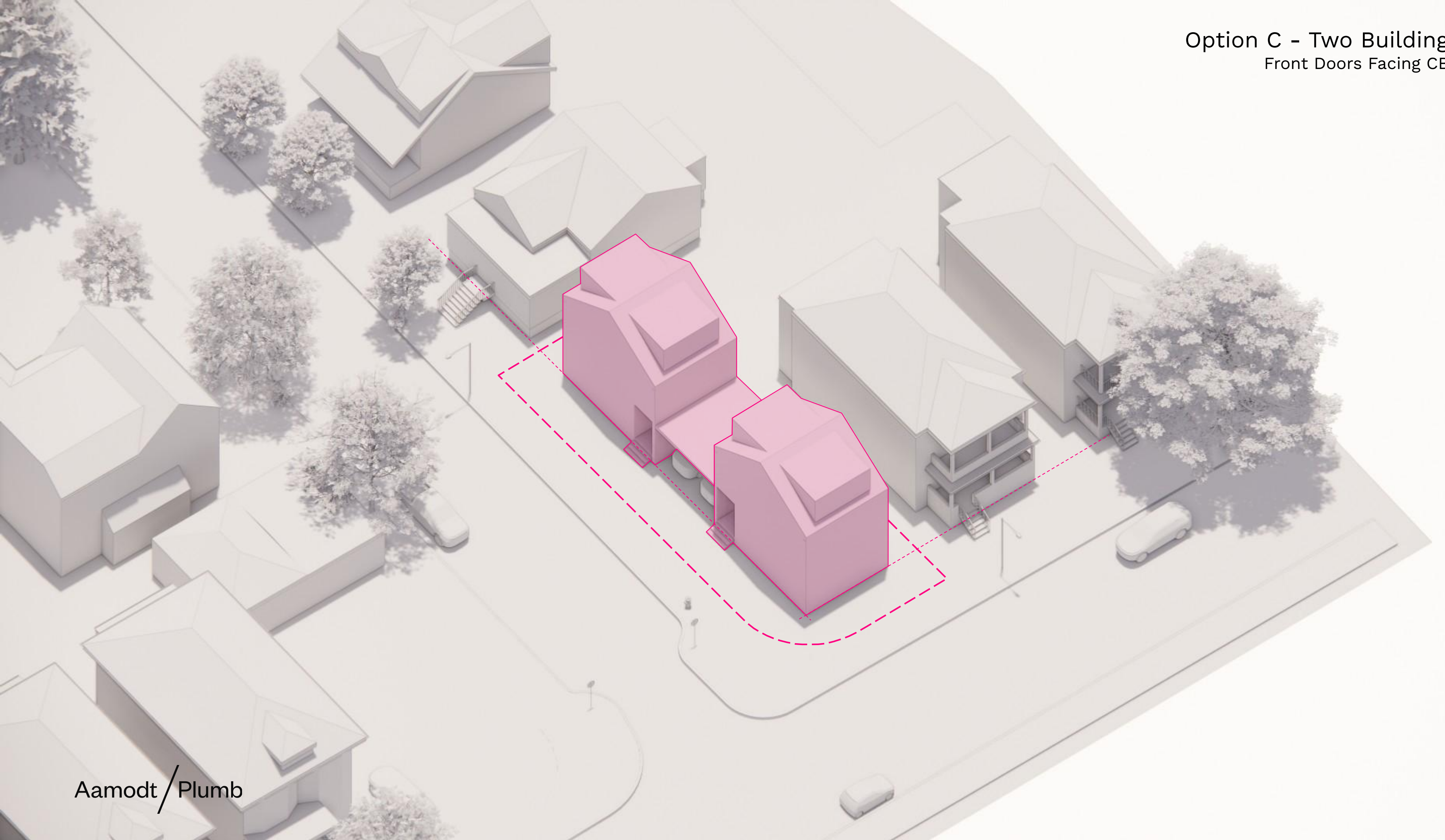
Option C - Two Buildings
Dormers at Third Floor



Option C - Two Buildings
Connecting Porch



Option C - Two Buildings
Front Doors Facing CBR



Option C - Two Buildings
View from CBR towards Concord Ave



Option C - Two Buildings
View from Concord Ave towards CBR



Option C - Two Buildings
View from Concord Ave looking West



Please support us in creating two new housing units that are good, clean and fair.

We welcome your questions and comments. Please reach out to andrew@aamodtplumb.com

December 13, 2022
Community Meeting 3 via Zoom

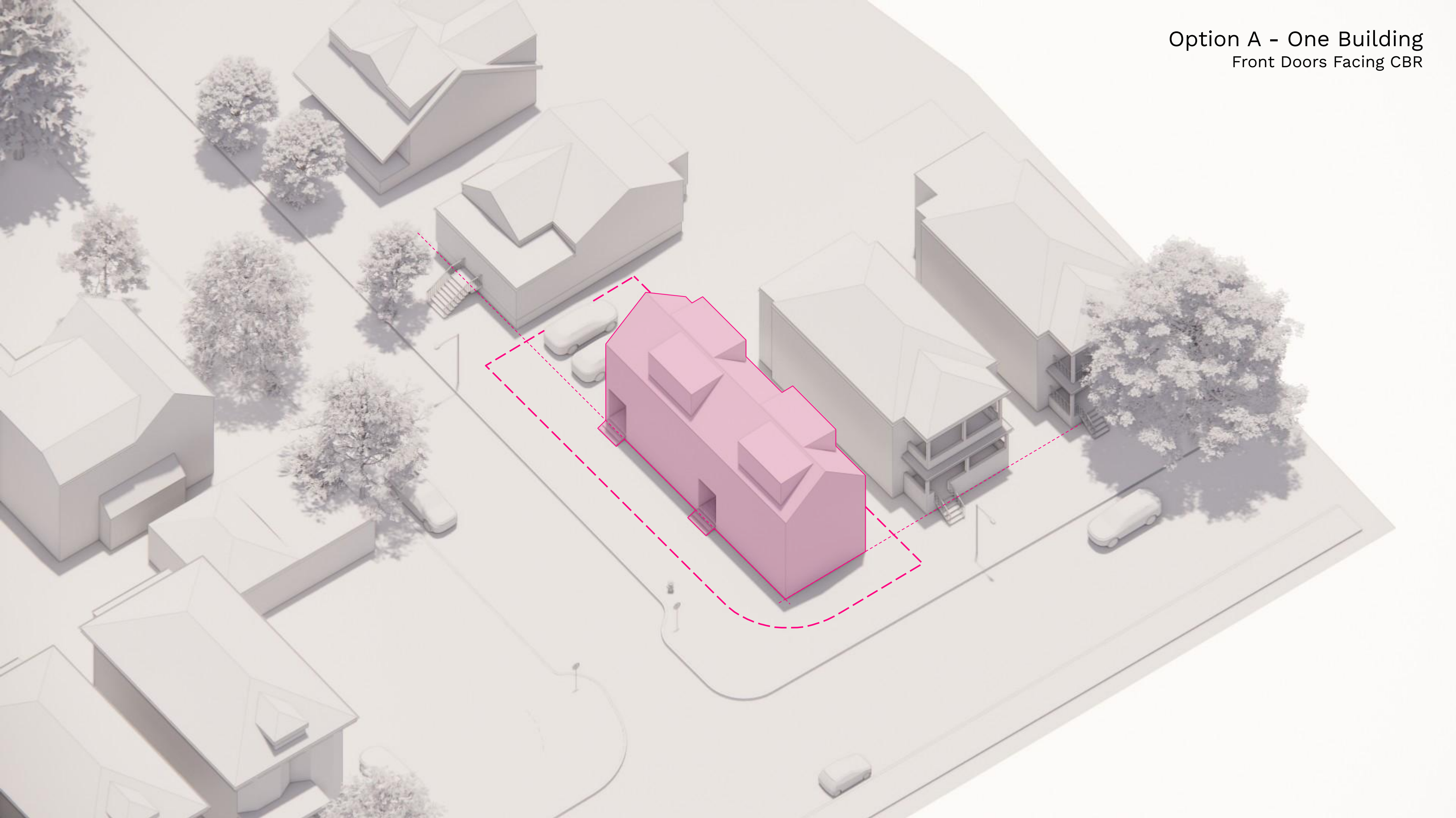
401 Concord Avenue

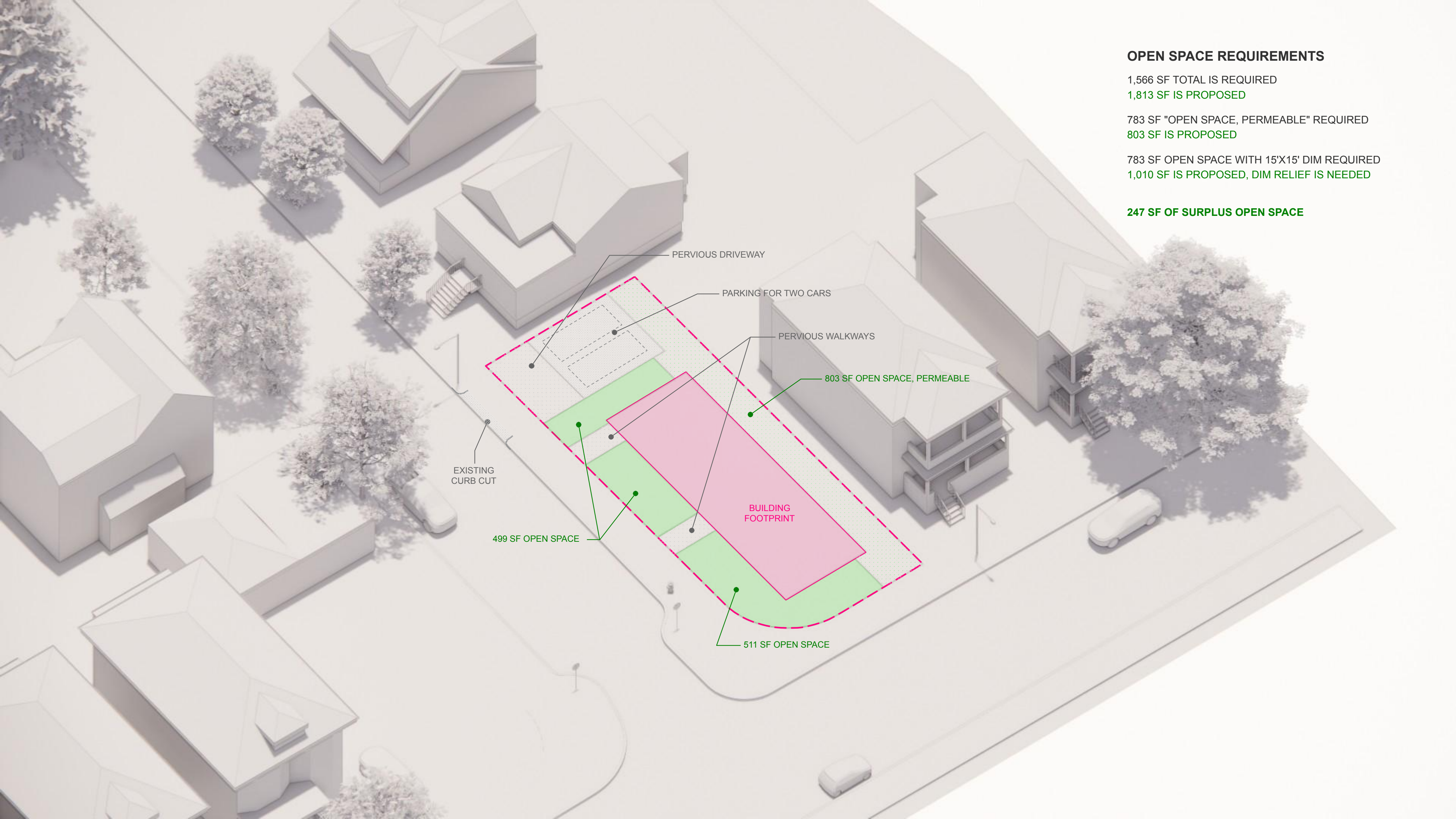


Agenda for Tonight

- Shadow Studies
- Design Updates
- Zoning Relief - Updates
- Timeline

Option A - One Building
Front Doors Facing CBR





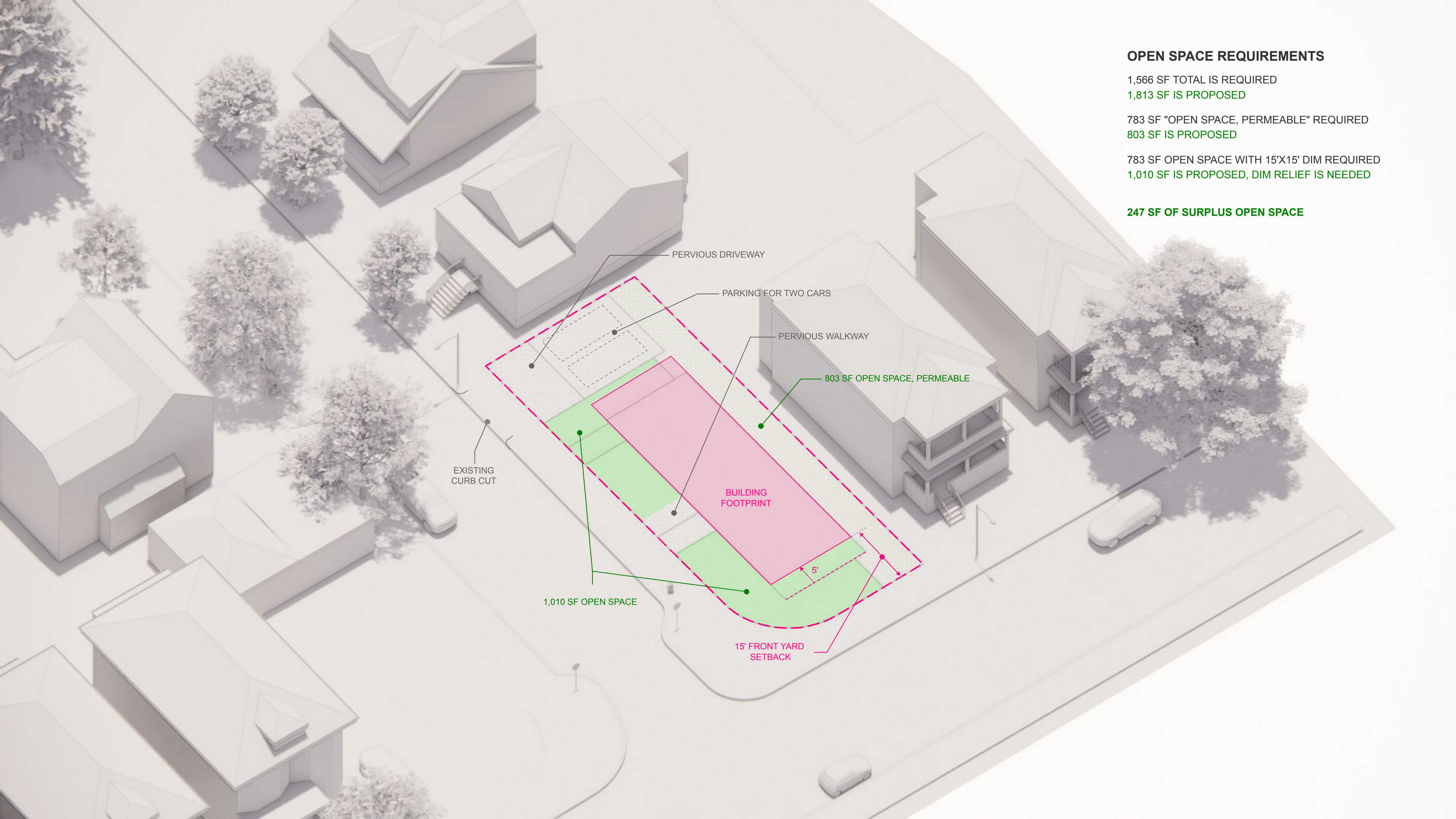
OPEN SPACE REQUIREMENTS

1,566 SF TOTAL IS REQUIRED
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783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED
1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

247 SF OF SURPLUS OPEN SPACE



OPEN SPACE REQUIREMENTS

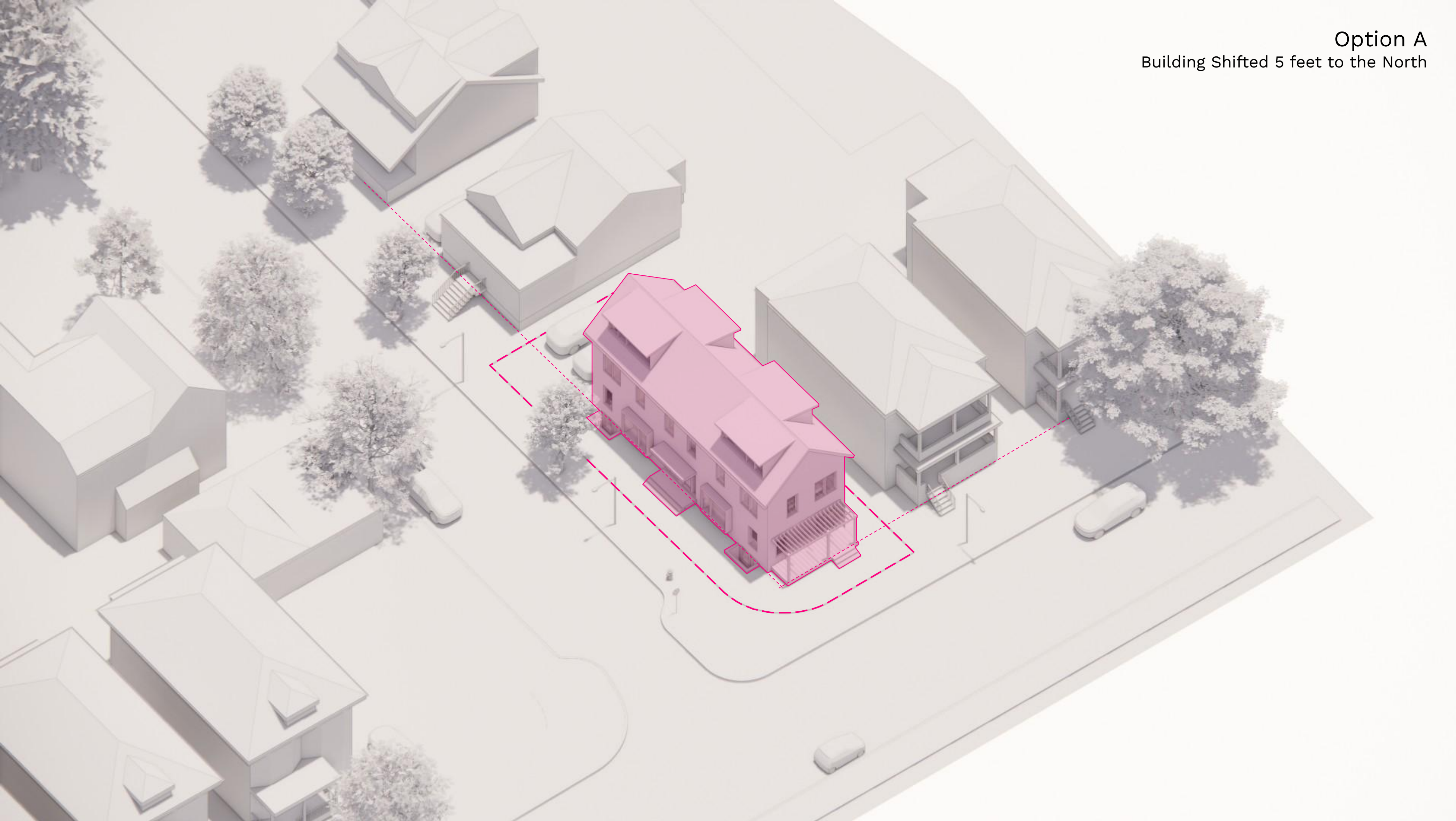
1,566 SF TOTAL IS REQUIRED
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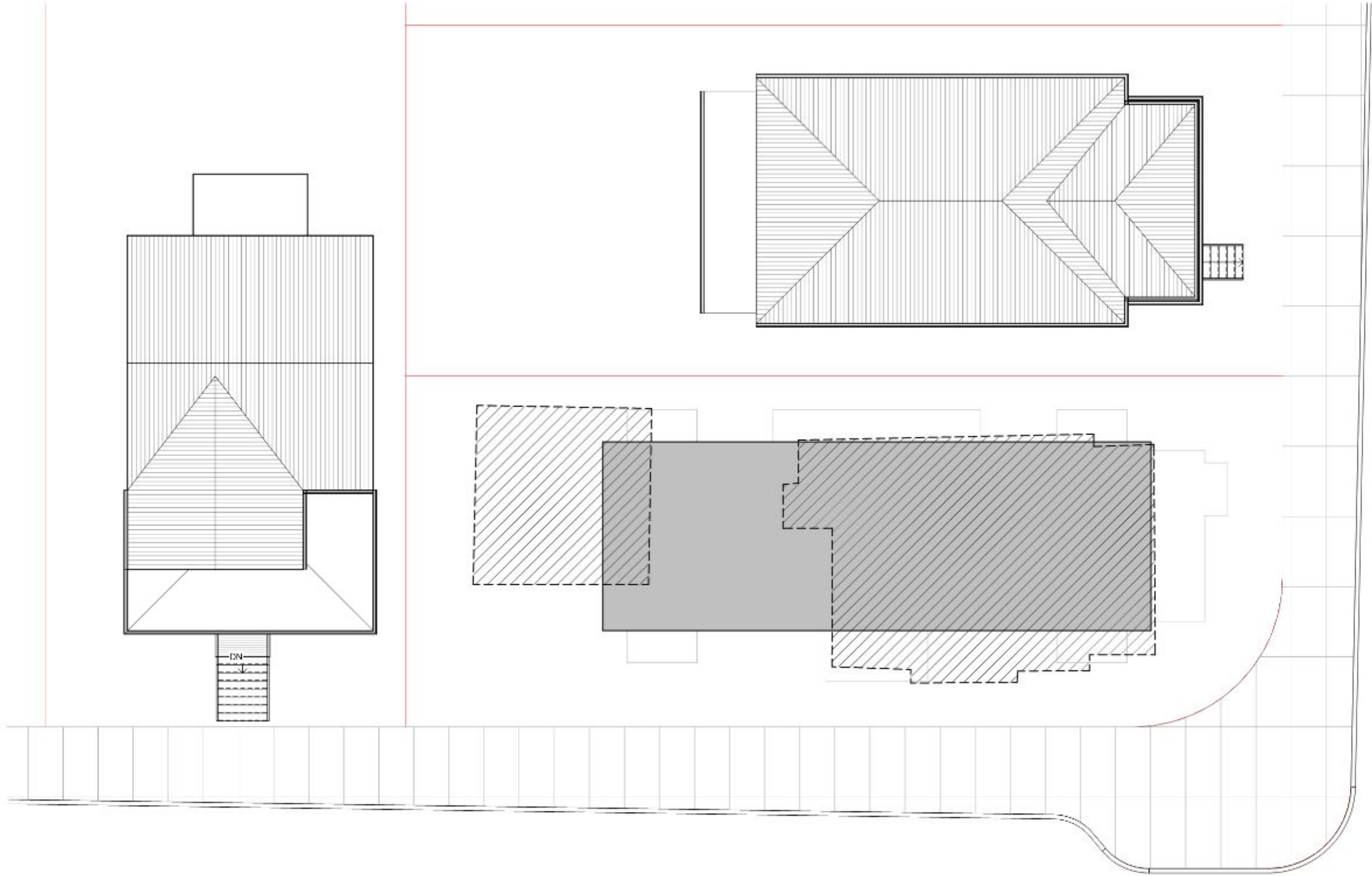
783 SF "OPEN SPACE, PERMEABLE" REQUIRED
803 SF IS PROPOSED

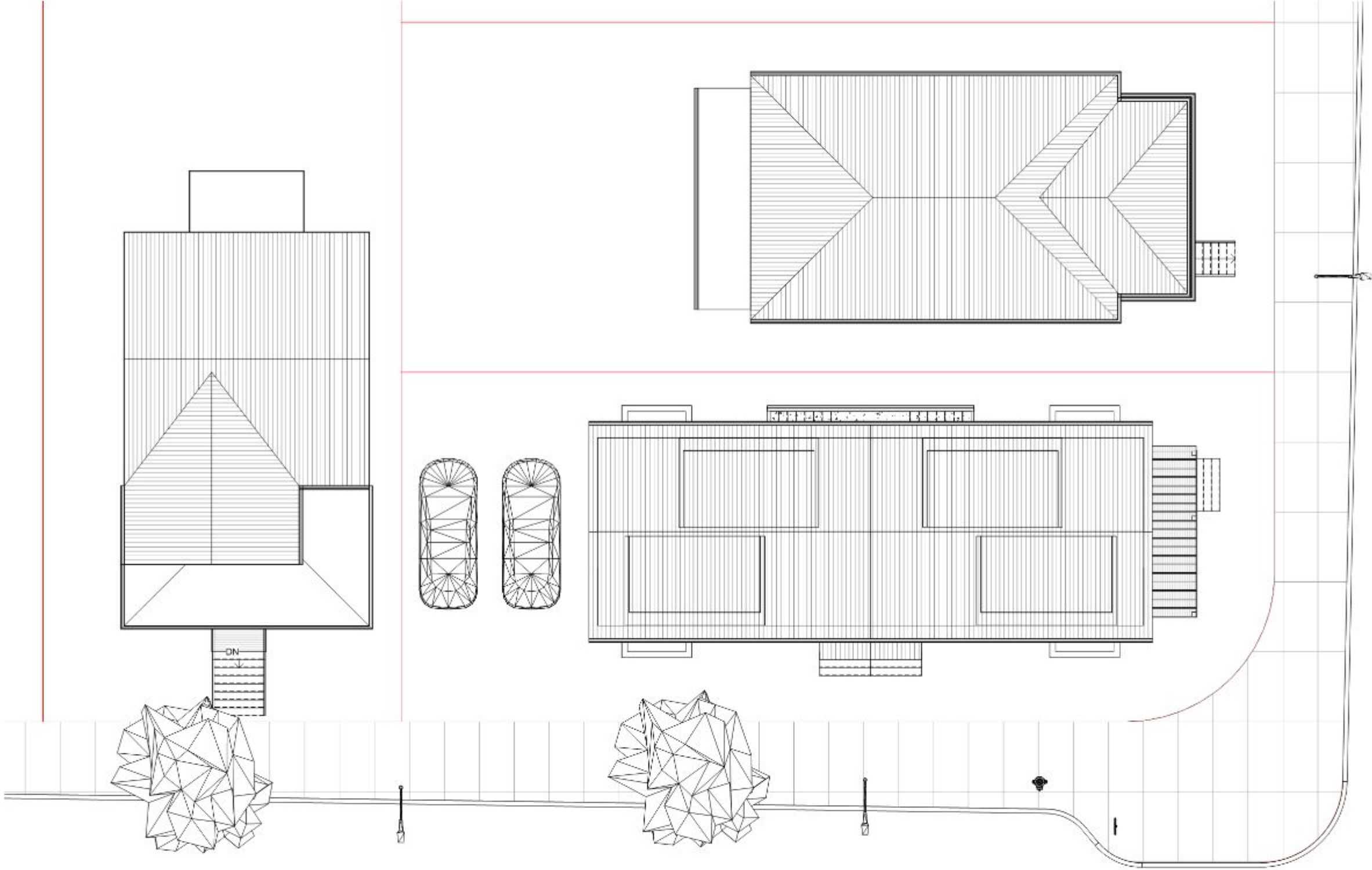
783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED
1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

247 SF OF SURPLUS OPEN SPACE

Option A
Building Shifted 5 feet to the North













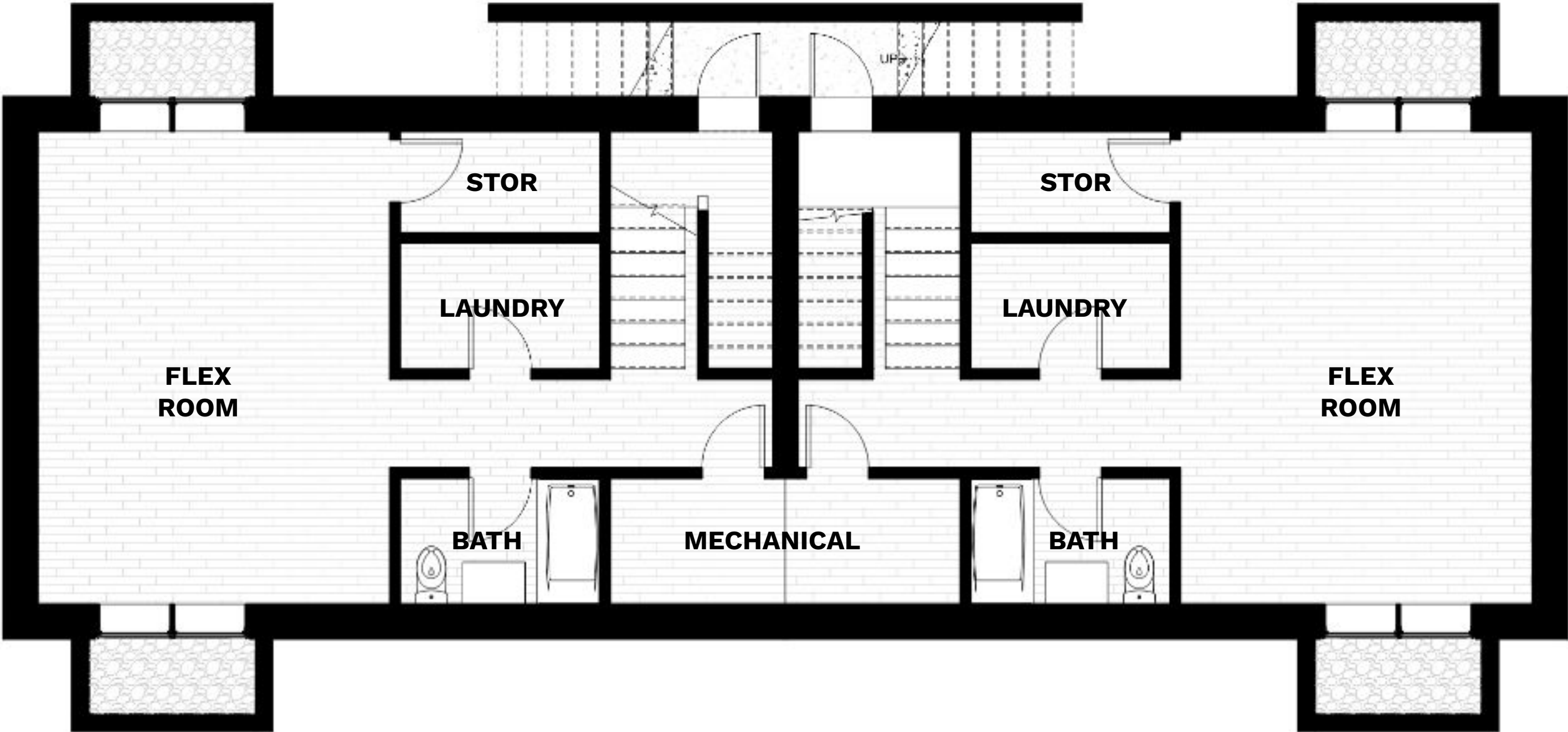


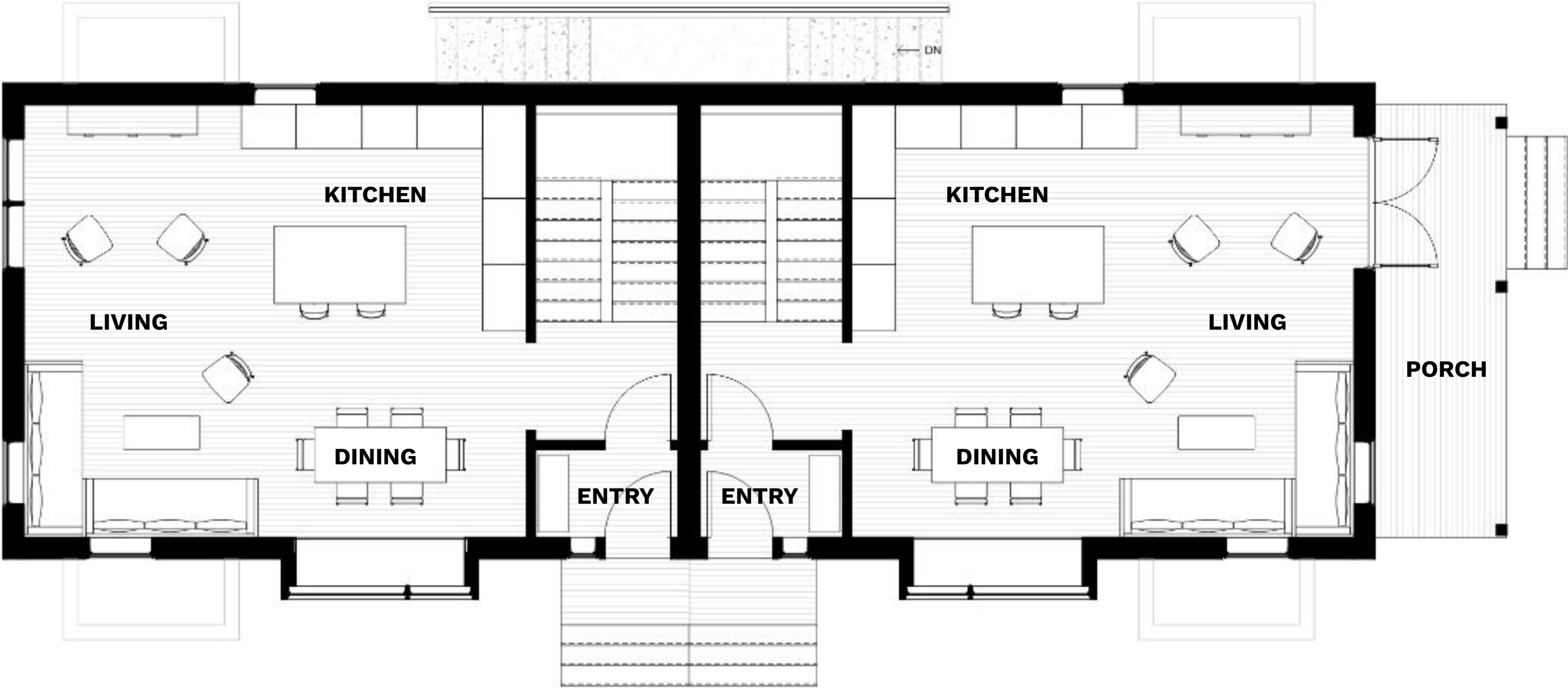




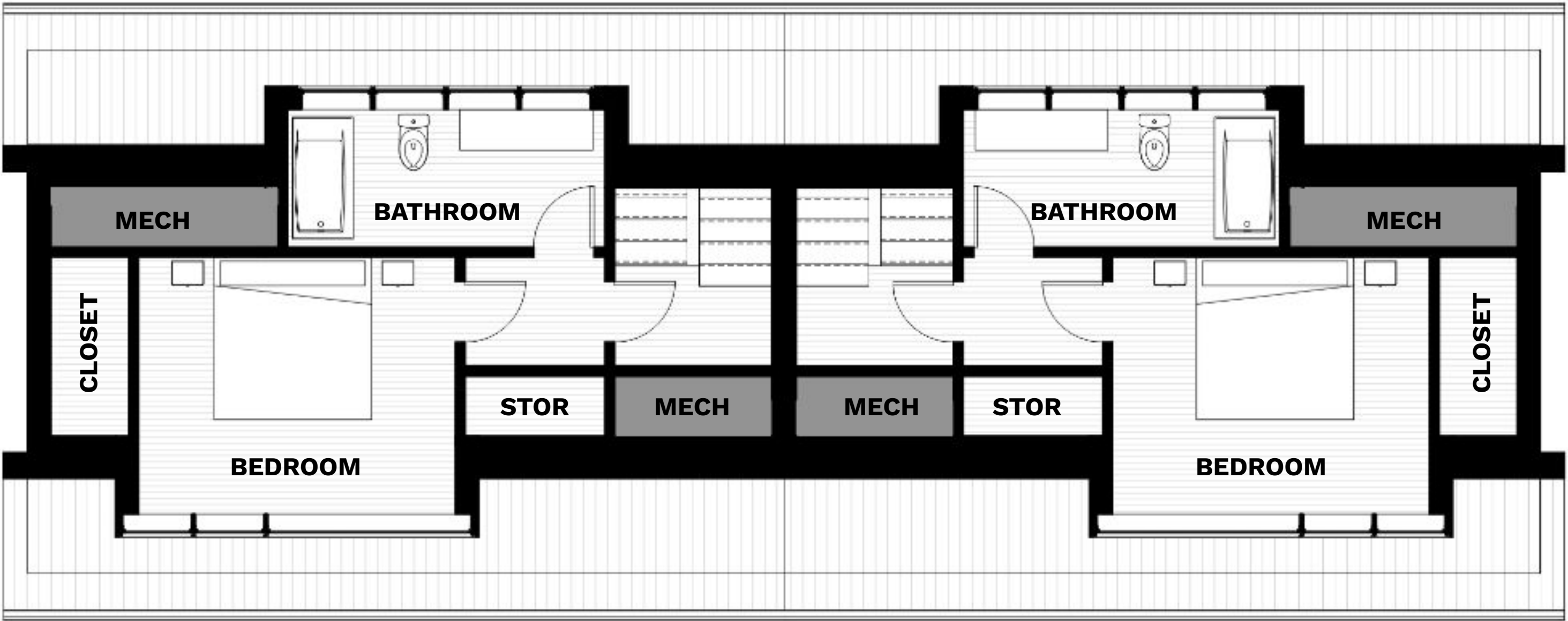












Zoning Relief – Update

- We Are Seeking Zoning Relief in Order to Build 2 Dwelling Units
- Lot Area per Dwelling Unit
 - We are asking for 1,957 sf per Dwelling Unit
 - 2,500 sf per Dwelling Unit is allowed as of right
- Floor to Area Ratio
 - Previously, we proposed an FAR of 0.95 or 3,700 gross sf
 - Updated design proposes an FAR of 0.89 or 3,496 gross sf
 - The third floor is 808 gross sf or 23% of this total
 - Without a third floor, the FAR would be 0.69 or 2,688 gross sf
 - FAR of 0.65 is common along Concord Ave per Cambridge Property Database
- Open Space Proportion
 - We have more open space than required but need relief on the proportion of some of that space
 - Shifting the building 5 feet north meets more of the proportion requirements than before

Timeline

- **Community Meeting #3**
 - December 13, 2022 @ 6:30pm (tonight)
- **Further Comments & Questions**
 - Please submit any further comments or questions to us via email by Friday, December 16, 2022
- **Application Submission to the BZA**
 - We intend to submit our proposal on Wednesday, December 21, 2022
- **Letters of Support**
 - Please submit letters of support by the week of January 9, 2023
- **BZA Public Hearing**
 - We intend to be on the agenda for the January 26, 2023 BZA Hearing

December 16, 2022
Design Update Email & Video
Recording

Follow up to our December 13th meeting

- Existing FAR for Concord Ave Properties
- Historic vs Modern Construction Methods
- What Quality Construction Costs
- Dimensions and sizes of Proposed Units

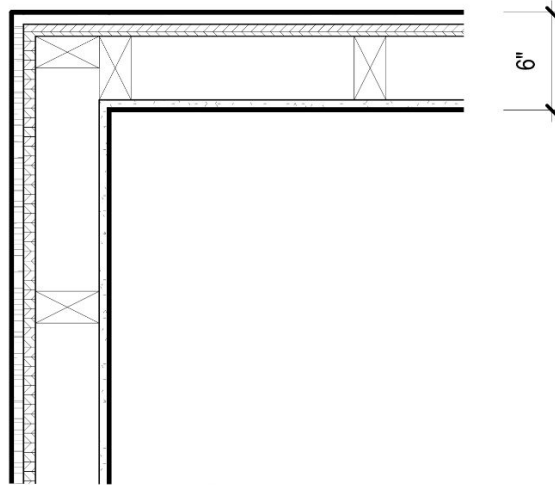
FAR for Existing Concord Ave Properties



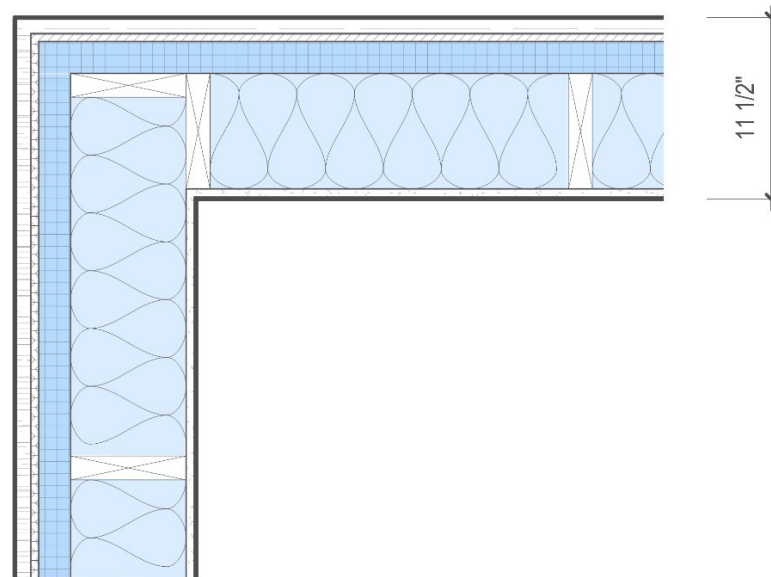
- All of the adjacent existing properties on Concord Ave have an FAR higher than the Zoning Ordinance of 0.5
- Adjacent properties have an FAR ranging from 0.63 to 0.74
- Average FAR of adjacent properties is 0.69
- These existing FAR numbers do not include basement or attic living space
- All data provided by City of Cambridge Assessing Department & City of Cambridge Property Database

Address		Living Area	Covered Porch	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370	2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370	2,512	4,000	0.63
401 Concord Ave	Single Family	1,254	176	1,430	3,913	0.37
413 Concord Ave	Unit 1 & 2	2,526	186	2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380	2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355	2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215	2,741	3,913	0.70

Historic vs Modern Construction Methods



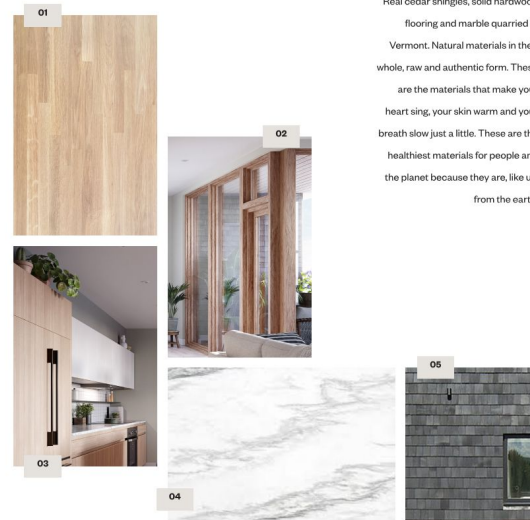
Historic Wall



Modern Wall

- Adjacent properties were built over 100 years ago around 1916
- Prevailing construction techniques at that time were typically 2x4 exterior wall construction and no insulation
- Present day building code and energy code requires a substantially thicker wall construction
- The wall thickness for a home built in 1916 is about 6"
- The wall thickness for our proposed design is about 12" to create a very energy efficient and long lasting home
- This means that for the same amount of living space, a modern home has more gross floor area than a historic home

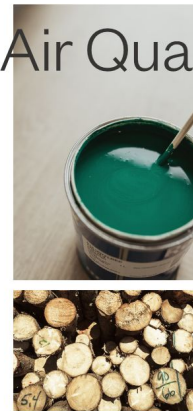
Natural Materials



Real cedar shingles, solid hardwood flooring and marble quarried in Vermont. Natural materials in their whole, raw and authentic form. These are the materials that make your heart sing, your skin warm and your breath slow just a little. These are the healthiest materials for people and the planet because they are, like us, from the earth.

Show Living on Willow

Indoor Air Quality



Since we spend 90% of our time inside, indoor air quality can have a big impact on our health. The most common sources of pollution include combustion, radon, mold and volatile organic compounds. Electric appliances reduce carbon monoxide from combustion. High performance building envelope design reduces mold and radon. Natural materials, zero emissions paint and water based floor sealer reduce off-gassing from volatile organic compounds.

Show Living on Willow

What Quality Construction Costs

- We build high performance homes with natural, clean materials and fair labor
- Our projects are professionally managed by experienced Project Managers and are staffed full time by Site Supervisors
- Present day building and energy codes require more space than historical homes
 - Thicker, insulated walls
 - Larger, safer stairways
 - More space for equipment
- It costs more to build this way and units of the proposed size are needed to make the project work economically

No VOC Insulation

“Cellulose provides excellent insulation without volatile organic compounds, making it a healthier choice.”



Cellulose Insulation

17

Show Living on Willow

Fair Labor

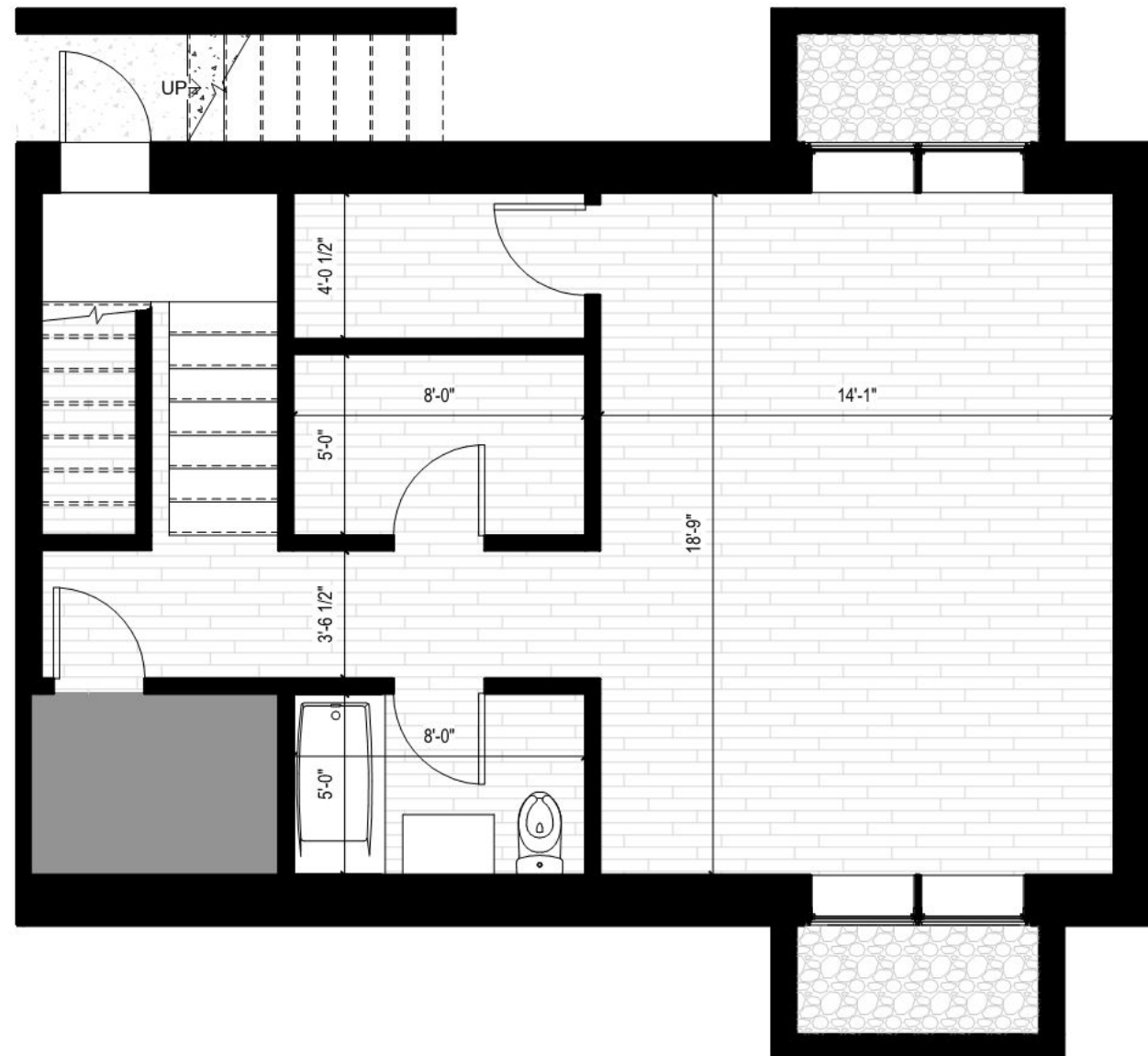


Aamodt / Plumb is committed to creating a more fair and equitable architecture and construction industry. Workers in Massachusetts, both employees and many independent contractors, are protected under the Fair Labor Standards Act, MA law and Workers Comp Insurance so long as they are not paid under the table. Subcontractors are required to self-certify that they maintain proper payroll and 1099 records and that they do not hire day laborers off the books.

Show Living on Willow

Dimensions and Sizes of Proposed Units

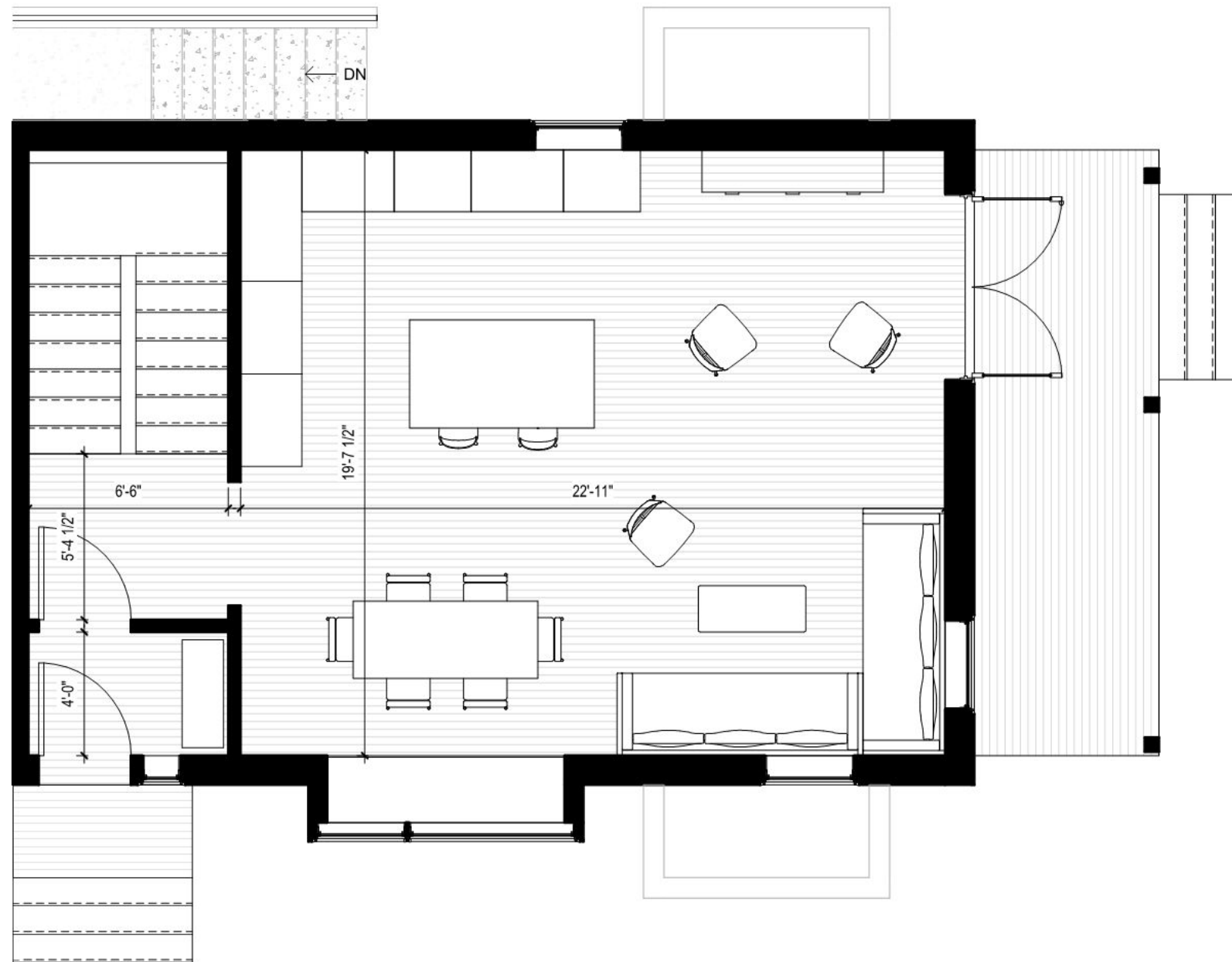
Basement



- 513 SF Living Space
- Does not contribute to Gross Floor Area or FAR Calculation

Dimensions and Sizes of Proposed Units

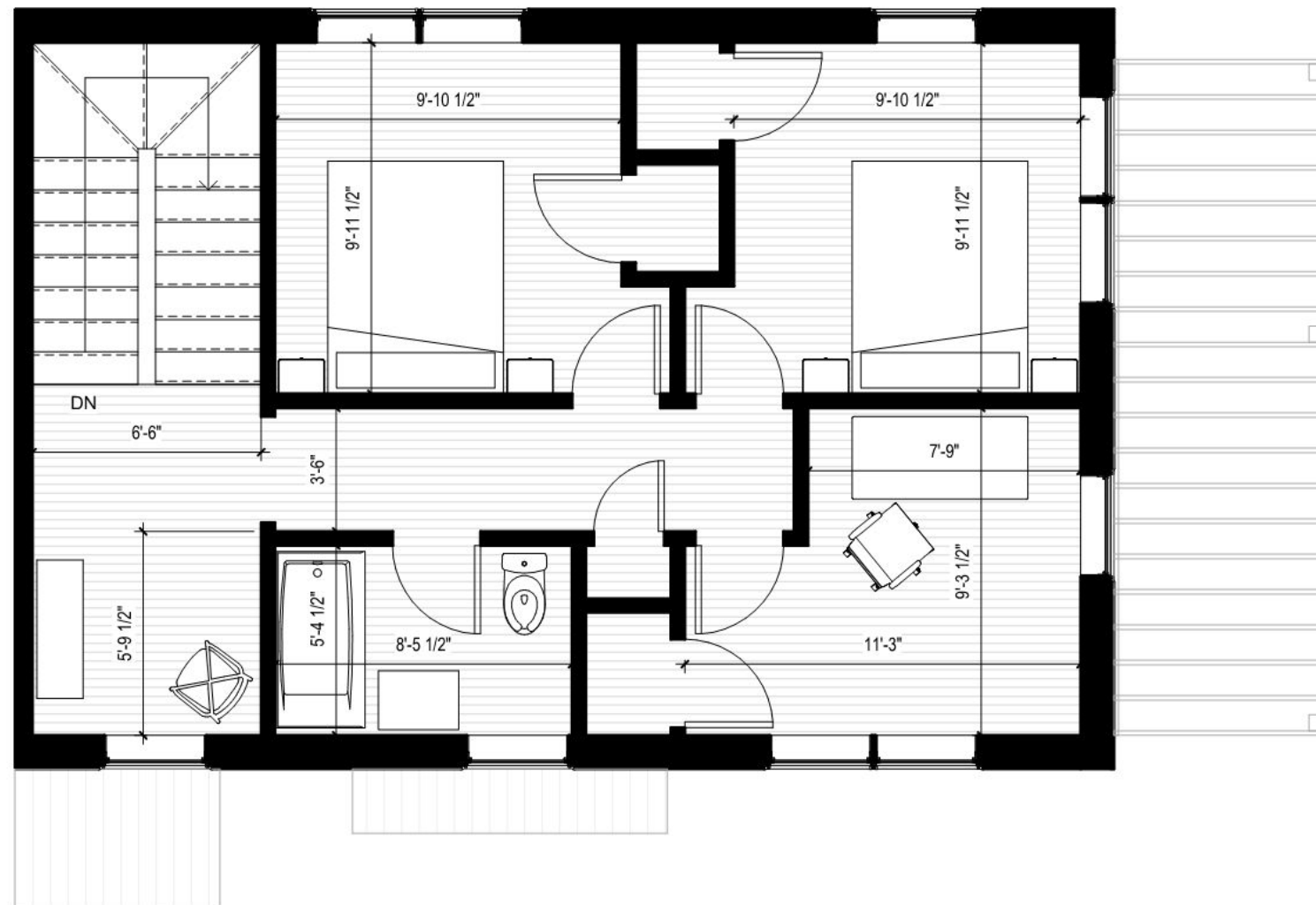
First Floor



- 596 SF Living Space
- Contributes 672 SF to Gross Floor Area and FAR Calculation

Dimensions and Sizes of Proposed Units

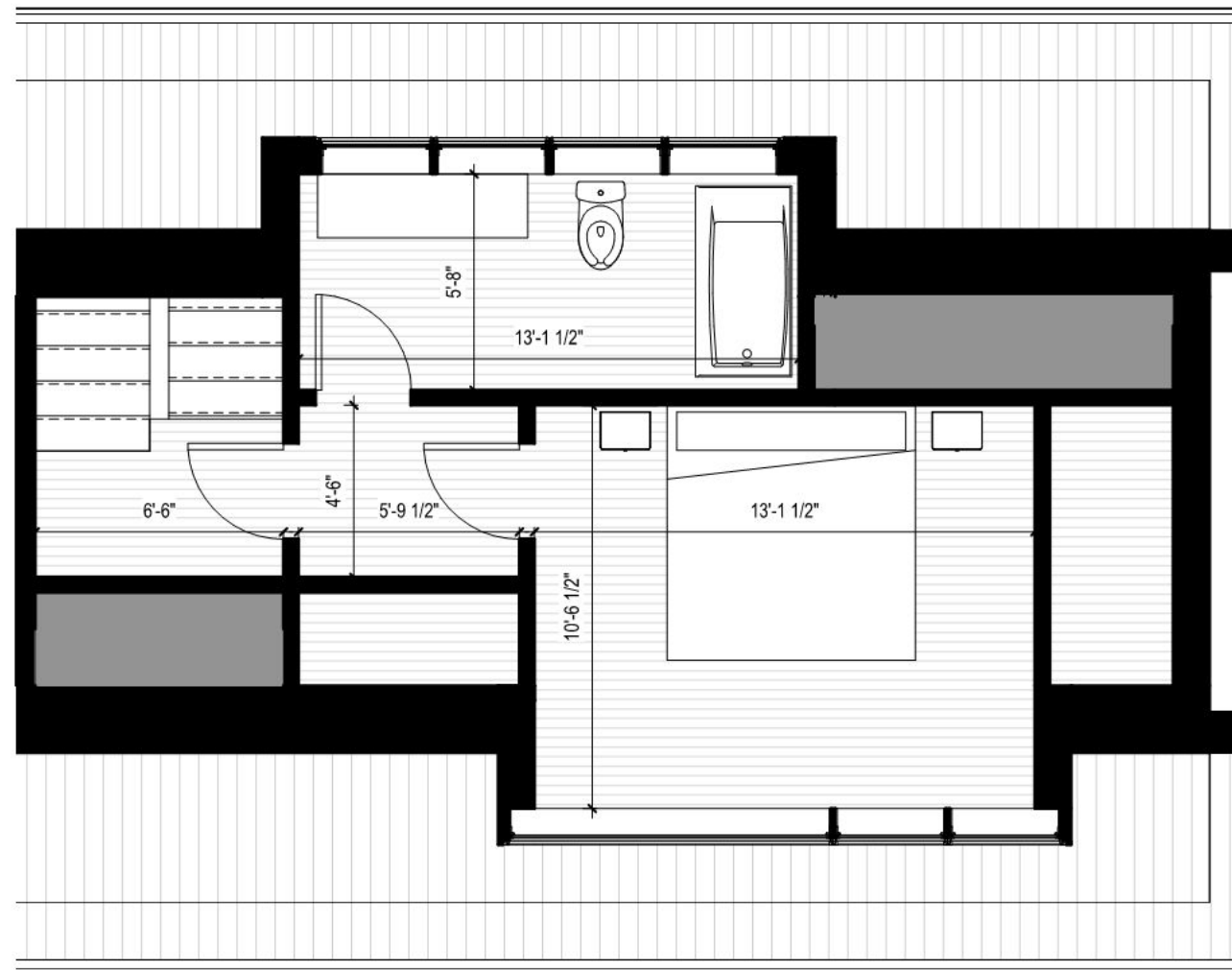
Second Floor



- 596 SF Living Space
- Contributes 672 SF to Gross Floor Area and FAR Calculation

Dimensions and Sizes of Proposed Units

Third Floor



- 340 SF Living Space
- Contributes 404 SF to Gross Floor Area and FAR Calculation

Dimensions and Sizes of Proposed Units



- Each Unit has 2,045 SF of Living Space
- Each Unit Contributes 1,748 SF to Gross Floor Area and FAR Calculation
- Total Gross Floor Area for Both Units is 3,496 SF
- FAR is Calculated by Dividing the Gross Floor Area by the Lot Area
- The Proposed Design is 3,496 SF Gross Floor Area / 3,914 SF Lot Area = 0.89 FAR
- The Average FAR of the Adjacent two-family properties is 0.69 FAR
- We are requesting an additional 0.2 FAR to be able to build high quality, high energy performance, 21st century homes

January 19, 2023
Design Update Email

TWO FAMILY DEVELOPMENT

401 CONCORD AVENUE, CAMBRIDGE, MA, 02138

BOARD OF ZONING APPEAL DRAWING SET
JANUARY 11, 2023

NOT FOR
CONSTRUCTION

DRAWING LIST

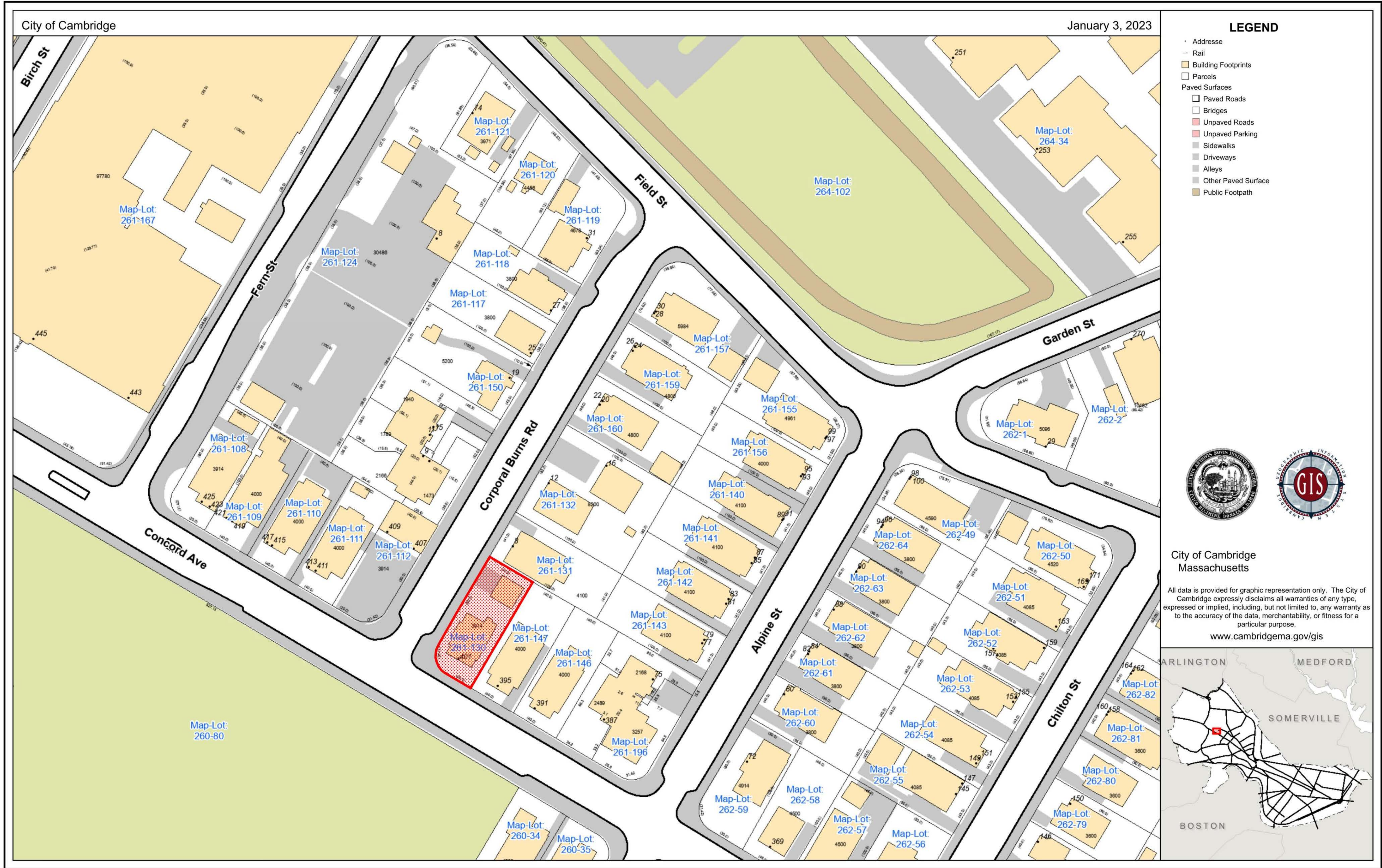
Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.4	PROPOSED THIRD FLOOR PLAN
Z1.5	PROPOSED ROOF PLAN
Z2.1	PROPOSED EXTERIOR ELEVATIONS
Z2.2	PROPOSED EXTERIOR ELEVATIONS
Z2.3	PROPOSED EXTERIOR ELEVATIONS
Z2.4	CONTEXT ELEVATIONS
Z2.5	SUN STUDY

NO. ISSUED FOR DATE

BZA TITLE SHEET

Z0.0

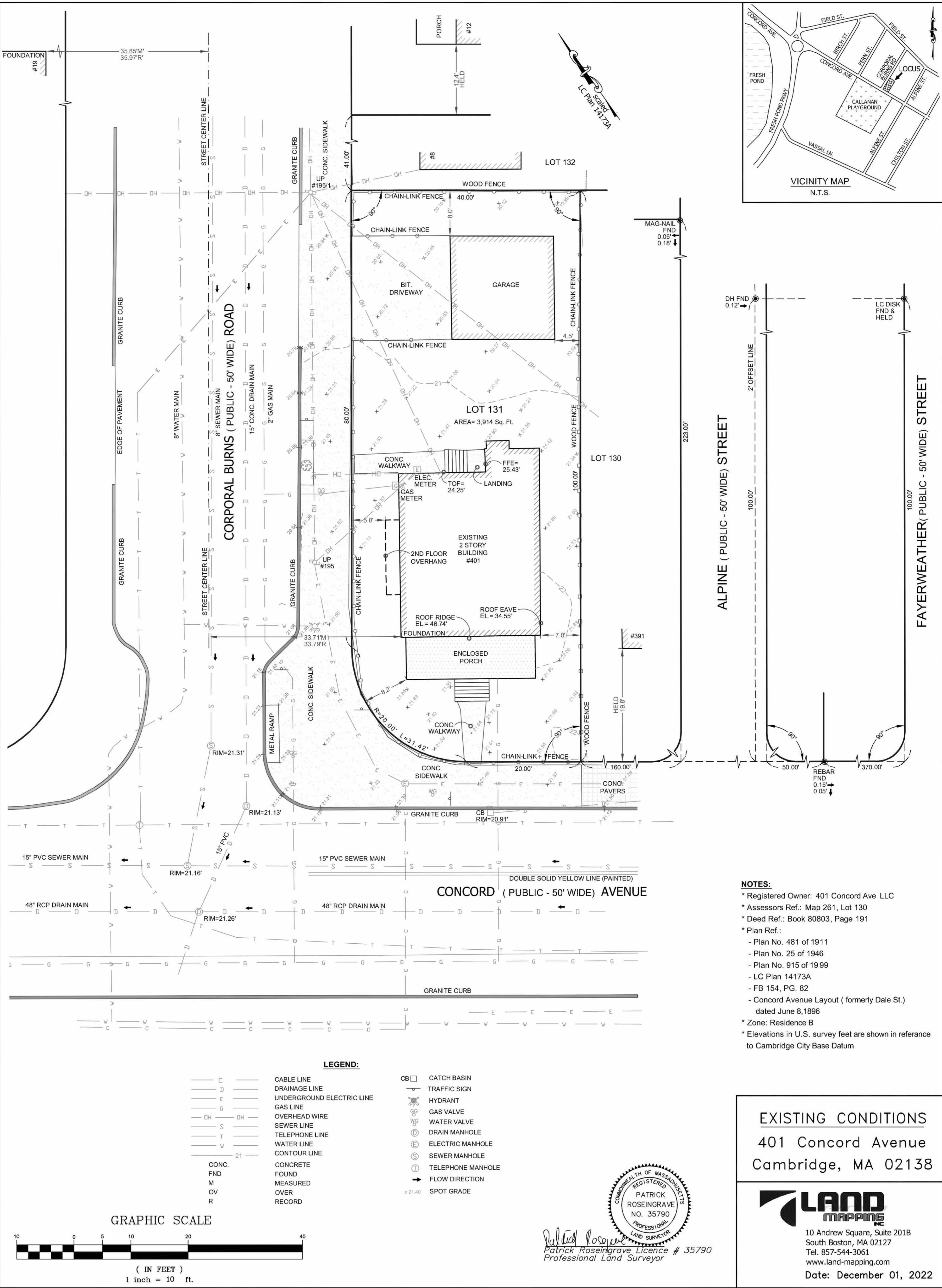
NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

ASSESSOR'S GIS
BLOCK MAP

Z0.1



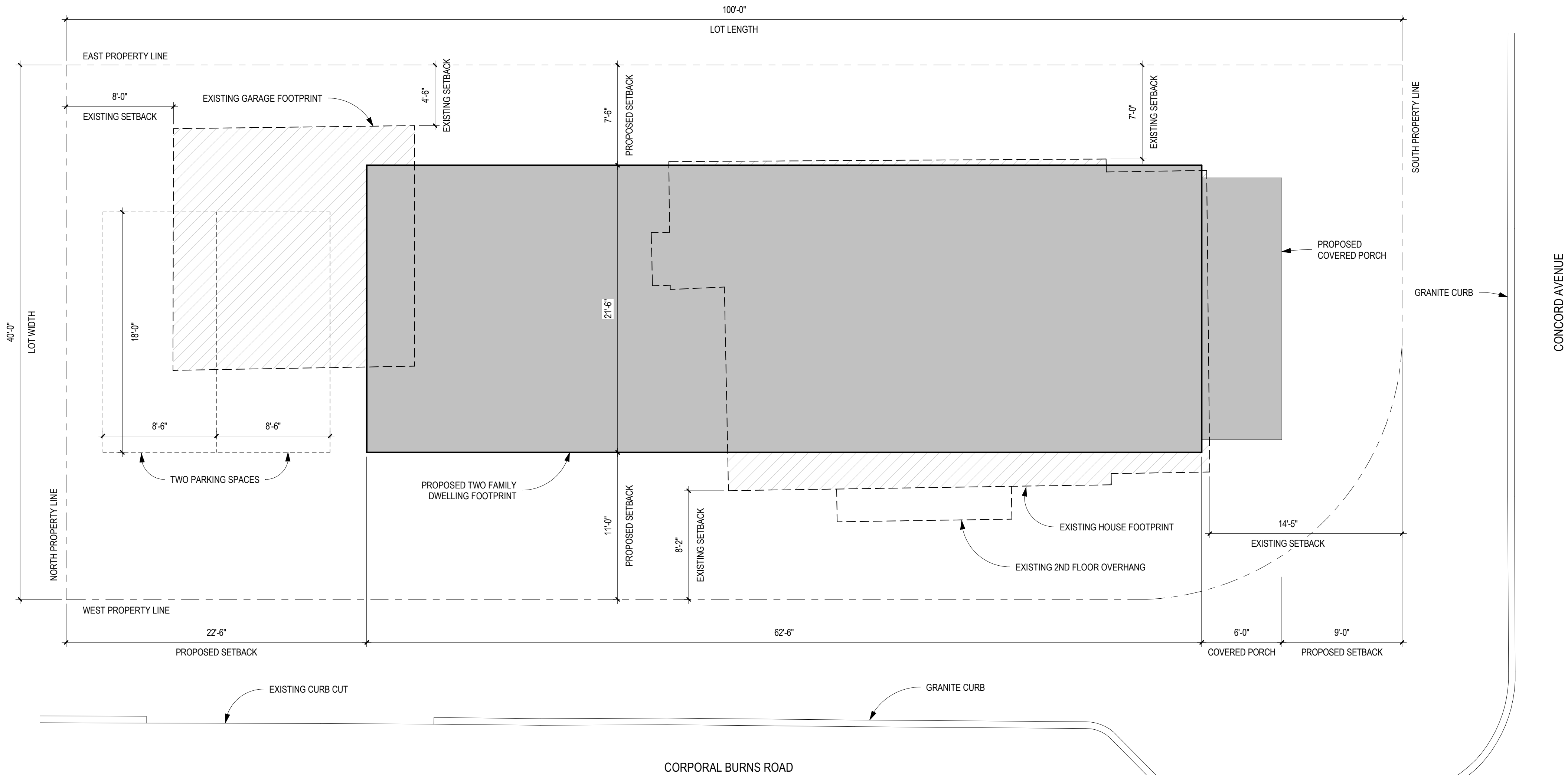
Design Builder
Aamodt / Plumb
186 Alewife Brook Pkwy #1209
Cambridge, MA 02138
Tel: 617.876.9300

Zoning Summary	Ordinance	Existing	Proposed	Notes			
Map-Lot	261-130						
Zoning District	Res. B						
Maximum F.A.R.	0.50	0.45	0.93	See below for FAR analysis of adjacent properties			
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914				
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957				
Minimum Lot Width	50'-0"	40'-0"	40'-0"				
Minimum Front Yard - Concord Ave	15'-0"	14'-5"	9'-0"	A covered porch was added to the design as a result of Community Outreach process and is supported by abutting neighbors. Front yard without the porch would be 15'-0".			
Minimum Front Yard - Corporal Burns Road	15'-0"	8'-2"	11'-0"				
Minimum Side Yard - East	7'-6"	4'-6"	7'-6"				
Minimum Side Yard - North	7'-6"	8'-0"	22'-6"				
Minimum Rear Yard	25'-0"	N/A - Corner Lot	N/A - Corner Lot				
Maximum Building Height	35'-0"	24'-9"	35'-0"				
Required Off-Street Parking	1 per D.U.	2 per D.U.	1 per D.U.				
Open Space Requirements	Ordinance	Existing	Proposed	Notes			
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls			
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension			
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)				
Existing Concord Ave Properties FAR Comparison		Living Area	Covered Porch	Garage	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370		2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370		2,512	4,000	0.63
401 Concord Ave	Single Family	1,254	176	326	1,756	3,913	0.45
413 Concord Ave	Unit 1 & 2	2,526	186		2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380		2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355		2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215		2,741	3,913	0.70

ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.

DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

NOT FOR
CONSTRUCTION



1 ZONING DIAGRAM - BZA
3/16" = 1'-0"

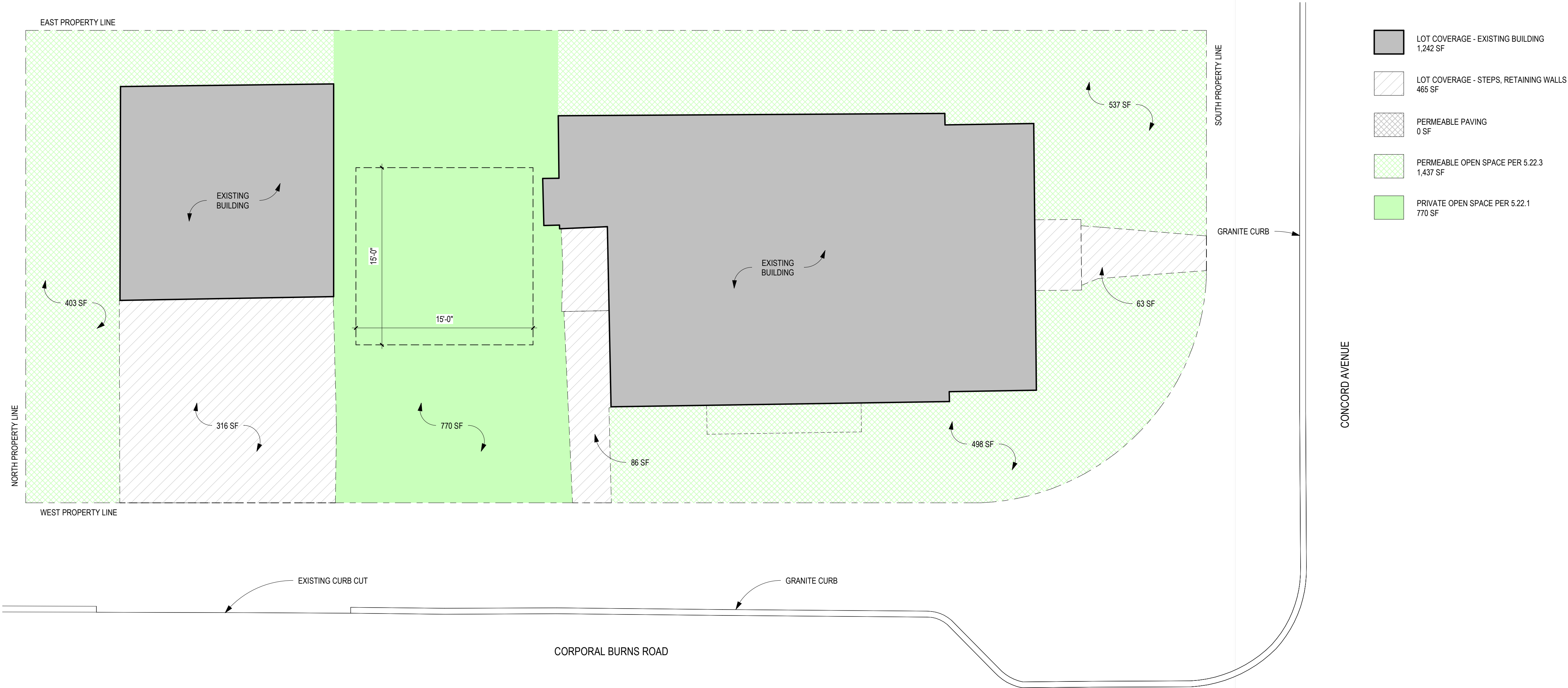
NO. ISSUED FOR DATE

ZONING
ANALYSIS

Z0.3

Design Builder
Aamodt / Plumb
186 Alewife Brook Pkwy #1209
Cambridge, MA 02138
Tel: 617.876.9300

Open Space Requirements	Ordinance	Existing	Proposed	Notes
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5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	



1 EXISTING OPEN SPACE DIAGRAM
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

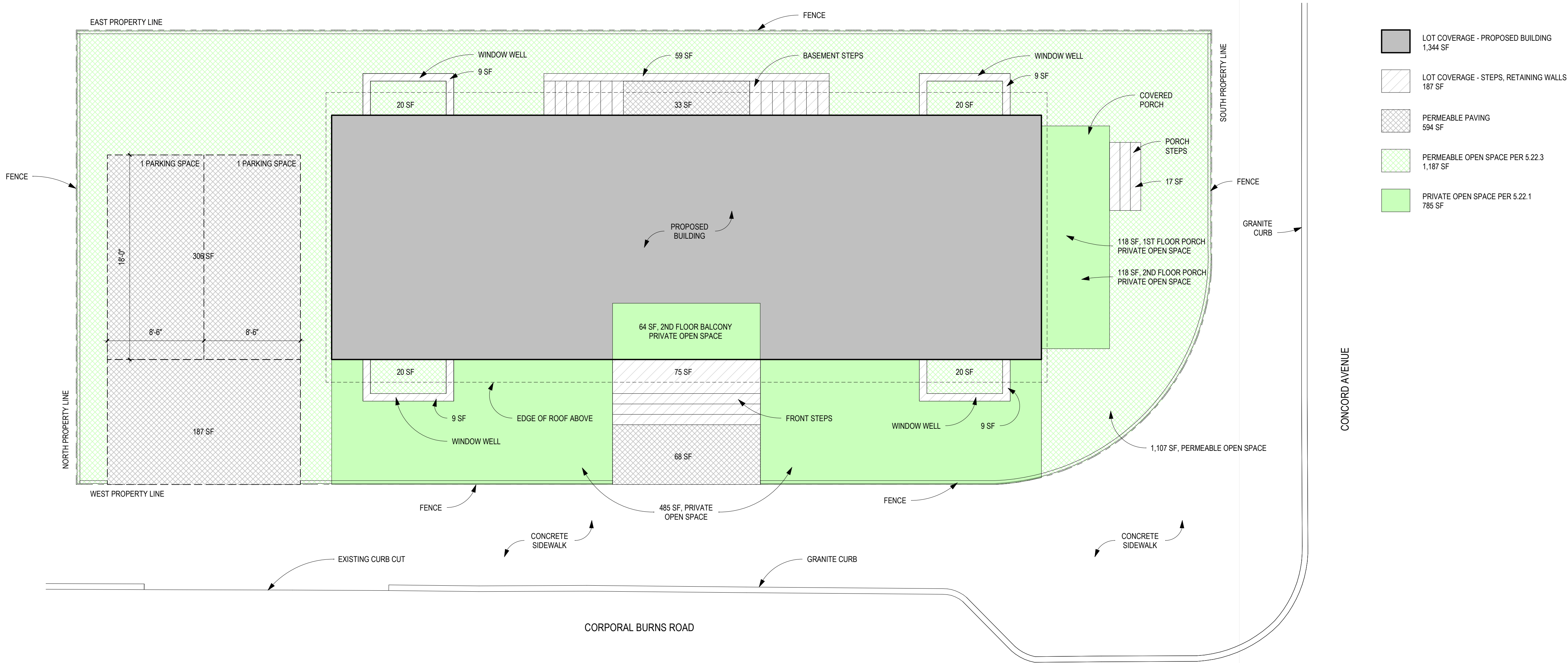
NO. ISSUED FOR DATE

EXISTING OPEN
SPACE

Z0.4

Design Builder
Aamodt / Plumb
186 Alewife Brook Pkwy #1209
Cambridge, MA 02138
Tel: 617.876.9300

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
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5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	



① PROPOSED OPEN SPACE DIAGRAM
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED OPEN
SPACE & SITE
PLAN

Z0.5

NOT FOR
CONSTRUCTION

EXISTING
CONDITIONS
PHOTOS

Z0.6



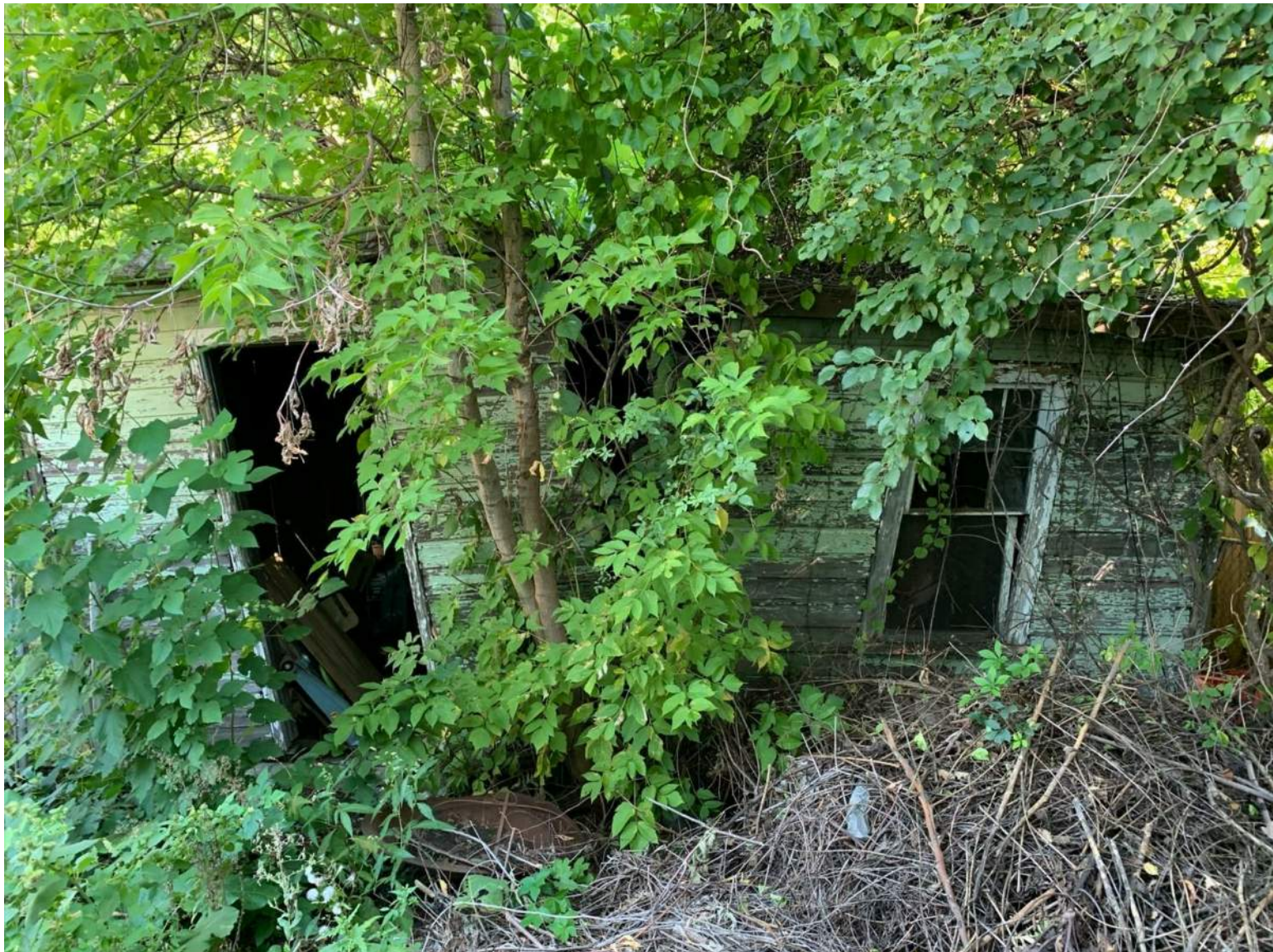
EXISTING HOUSE NORTH ELEVATION



EXISTING HOUSE & GARAGE WEST ELEVATION



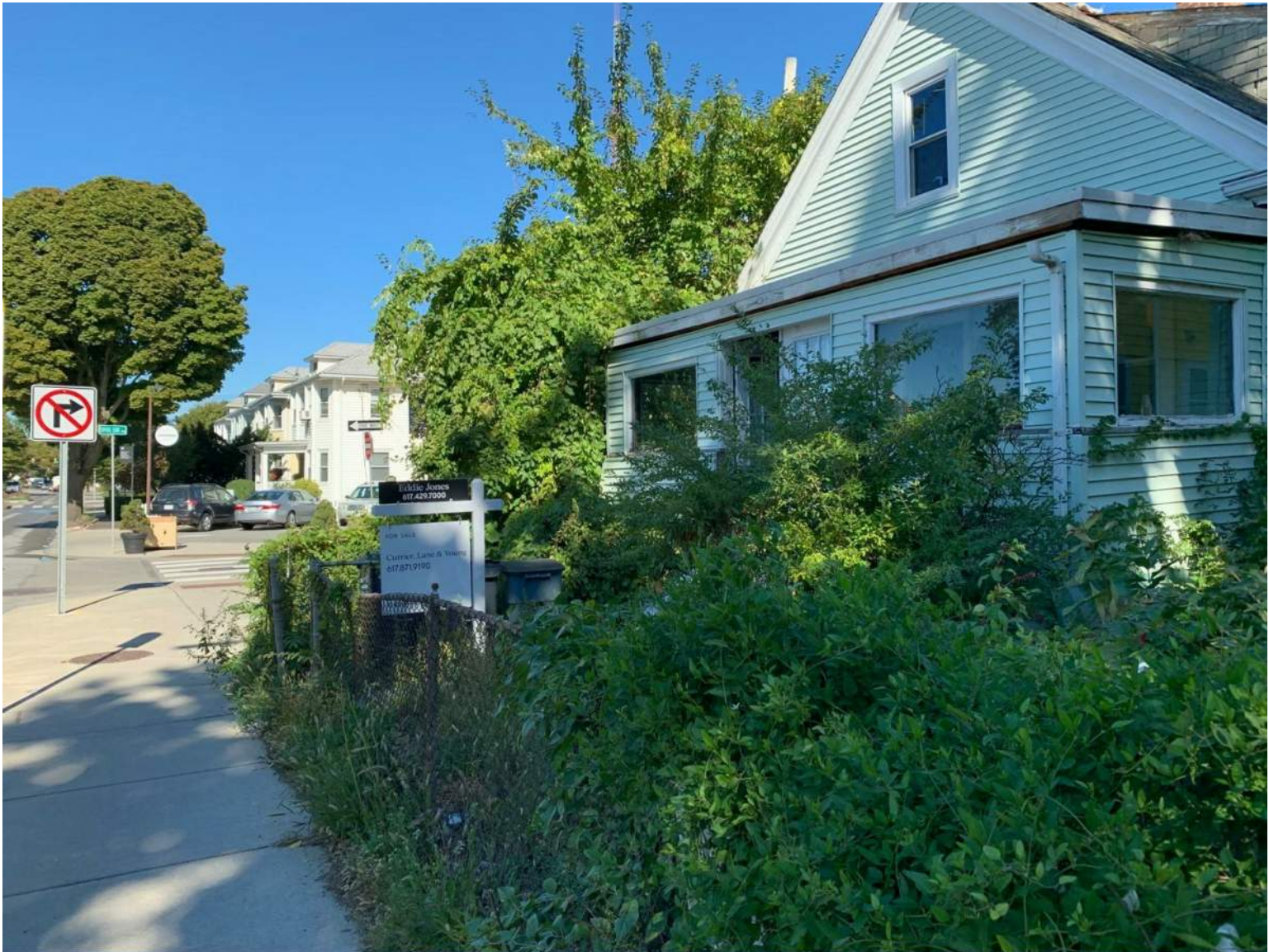
EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION



EXISTING GARAGE WEST ELEVATION



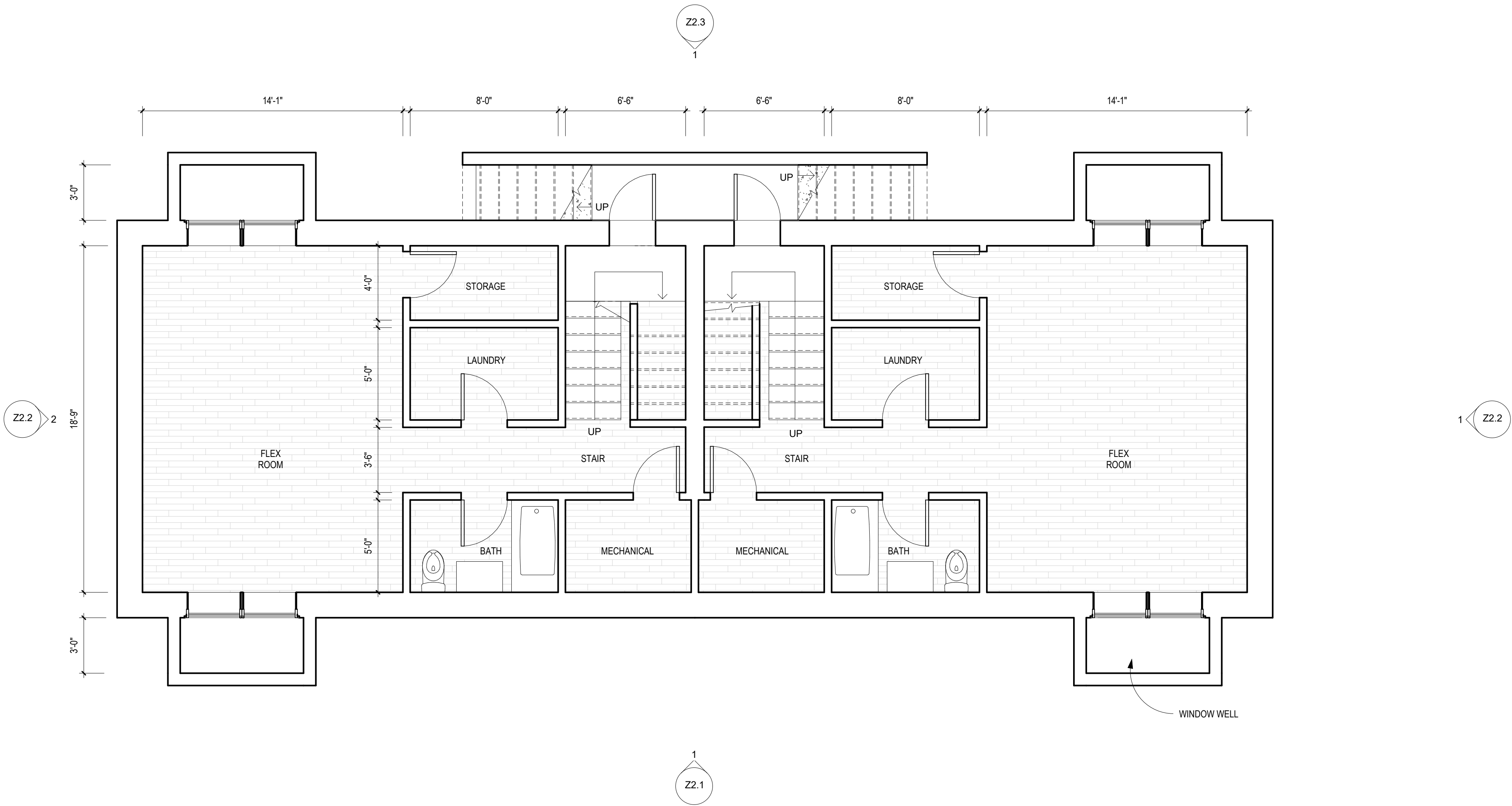
EXISTING HOUSE SOUTH ELEVATION

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED
LOWER LEVEL
PLAN

Z1.1



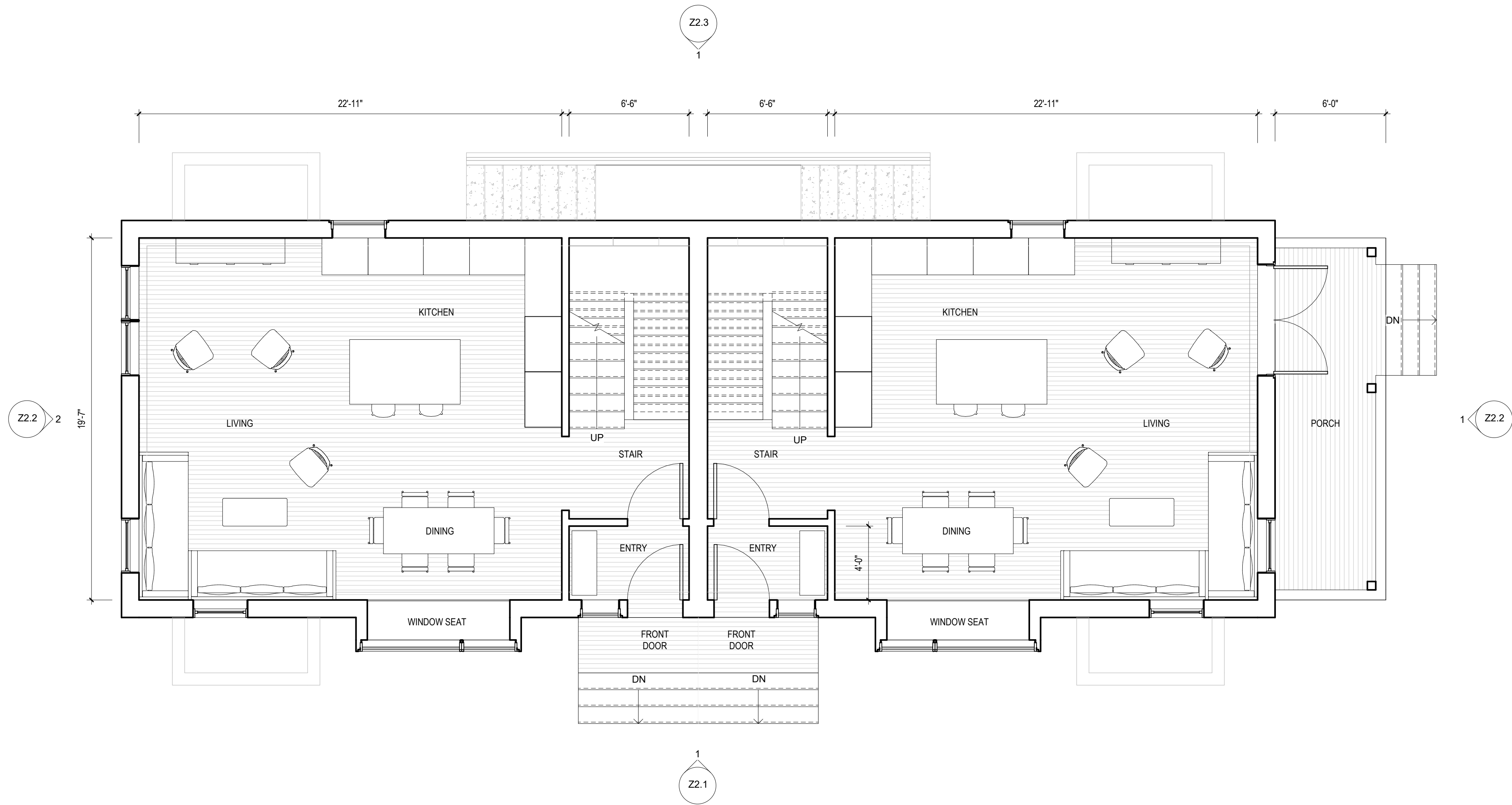
1 LOWER LEVEL PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED FIRST
FLOOR PLAN

Z1.2



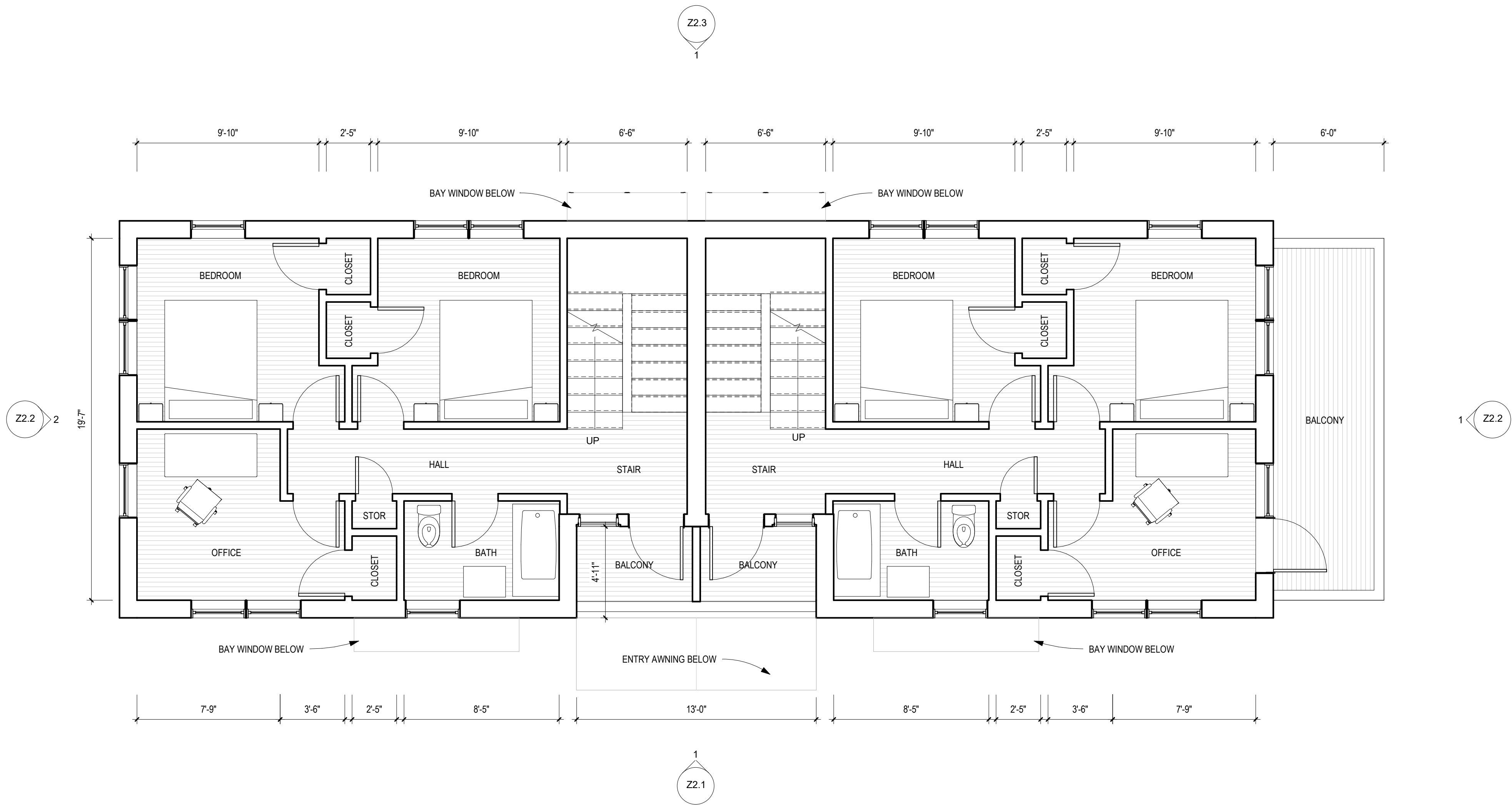
1 FIRST FLOOR PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED
SECOND FLOOR
PLAN

Z1.3



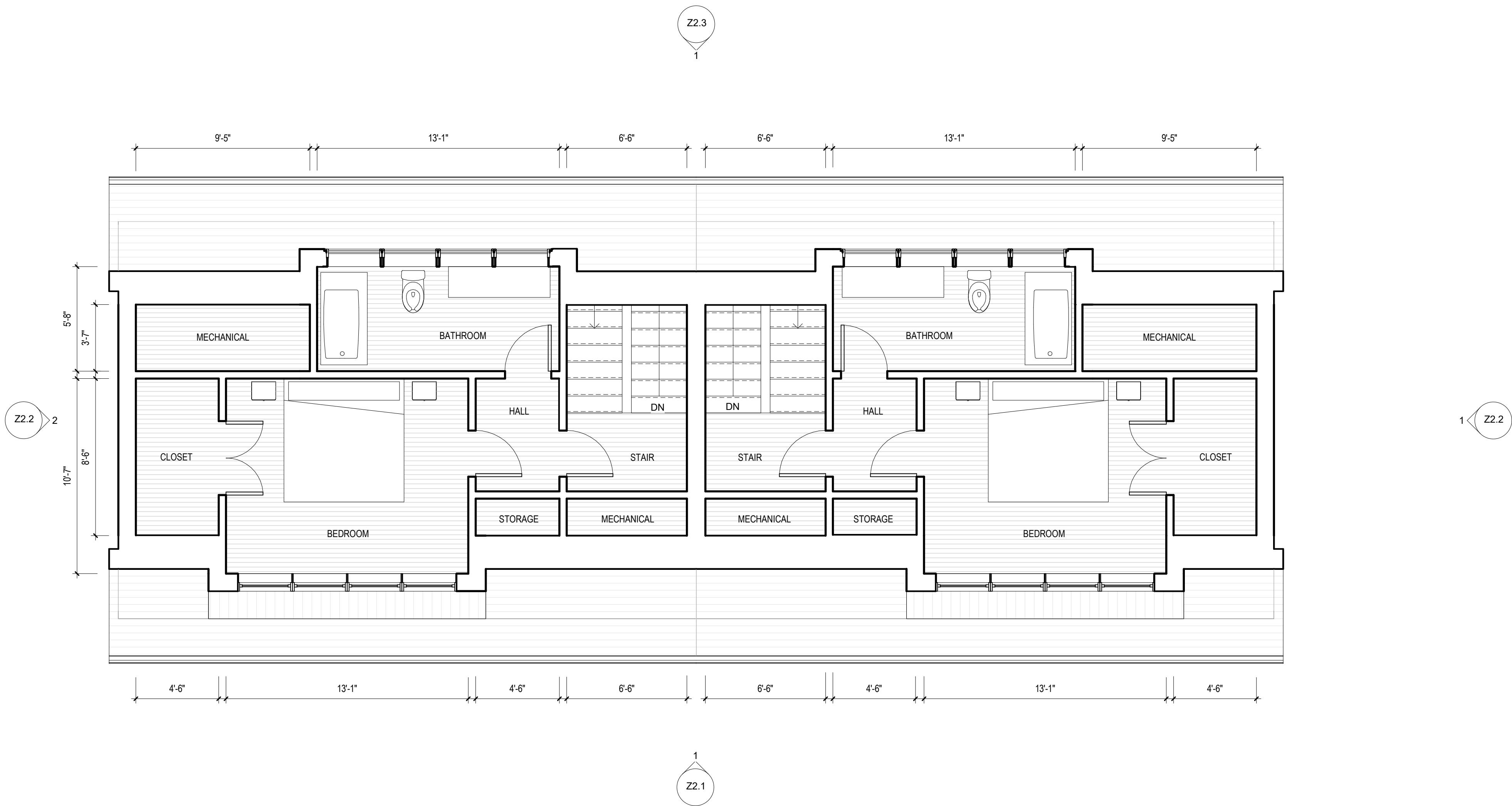
1 SECOND FLOOR PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED
THIRD FLOOR
PLAN

Z1.4



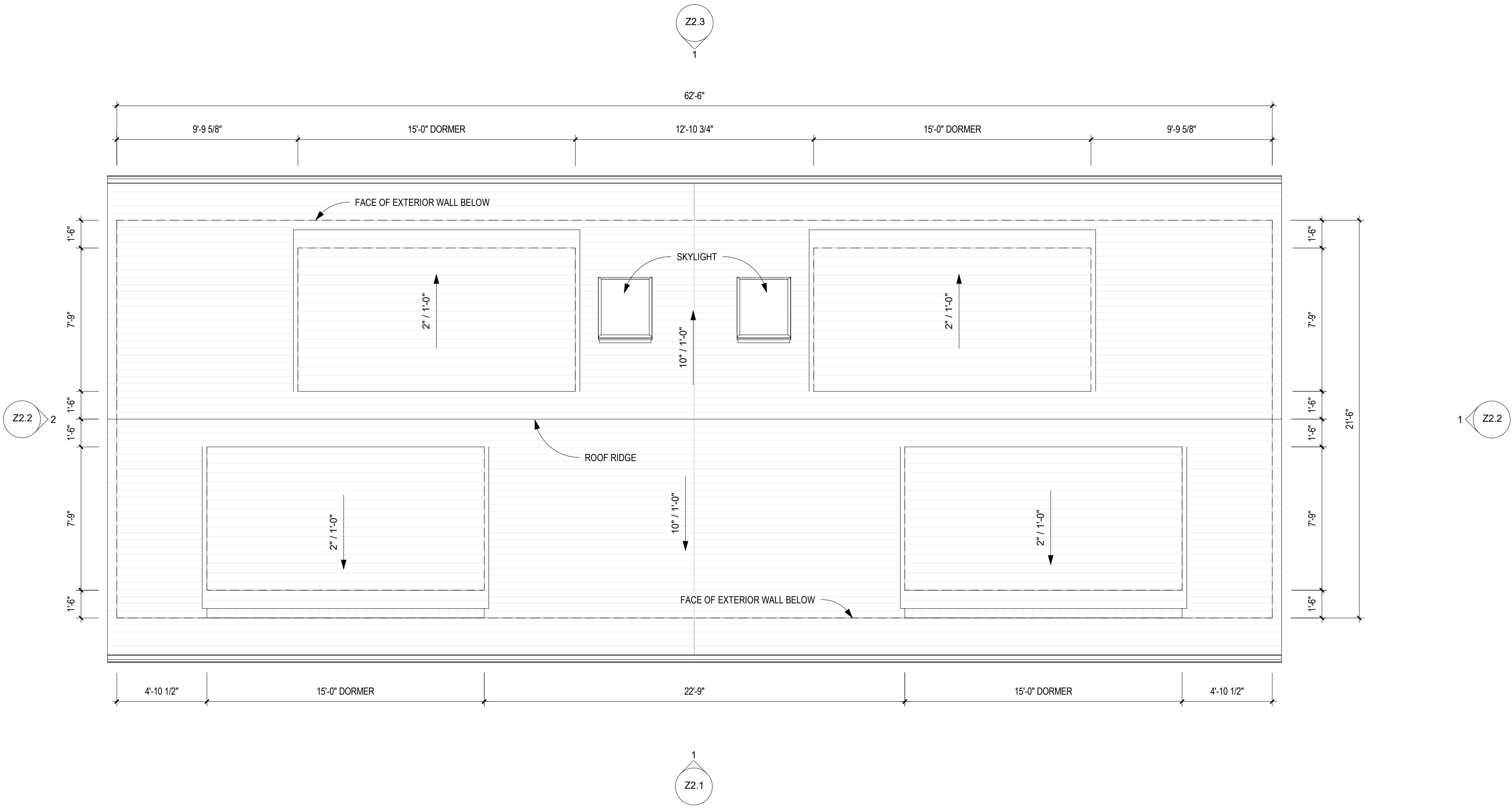
① THIRD FLOOR PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED ROOF
PLAN

Z1.5



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



① WEST ELEVATION
1/4" = 1'-0"

2201
401 Concord Ave

401 Concord Avenue
Cambridge, MA 02138

Design Builder
Aamodt / Plumb
186 Alewife Brook Pkwy #1209
Cambridge, MA 02138
Tel: 617.876.9300

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED
EXTERIOR
ELEVATIONS

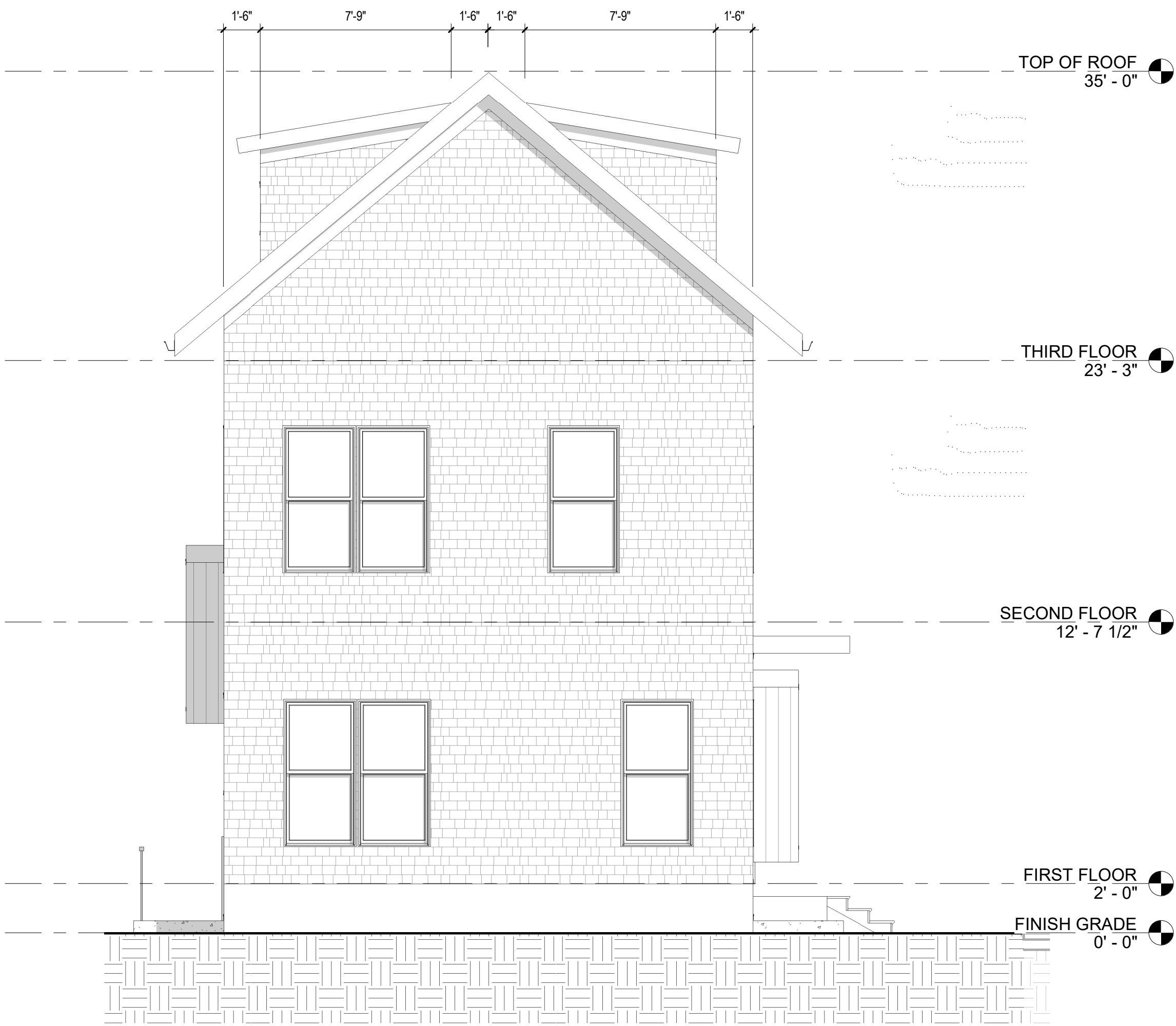
Z2.1

NOT FOR
CONSTRUCTION

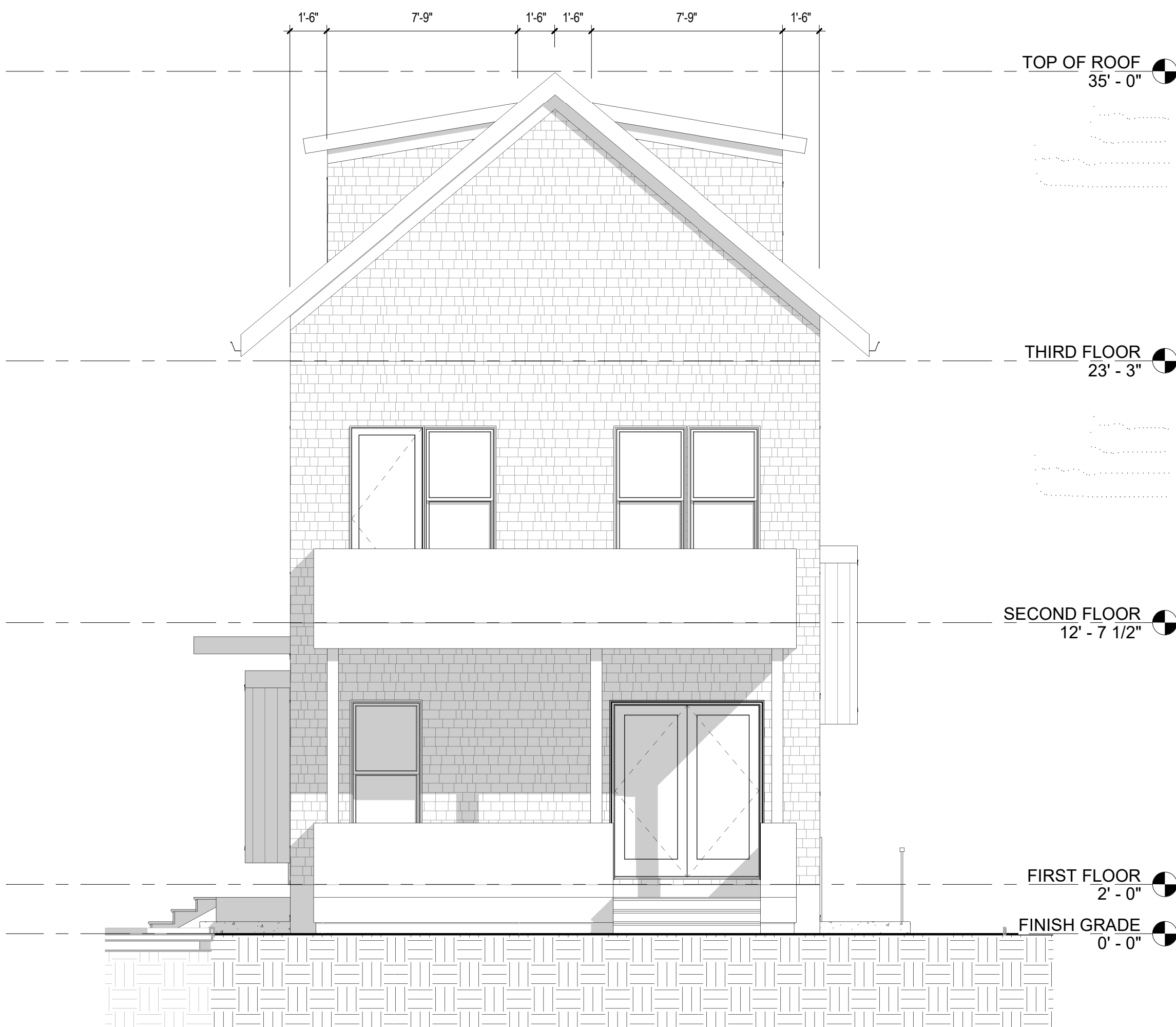
NO. ISSUED FOR DATE

PROPOSED
EXTERIOR
ELEVATIONS

Z2.2



② NORTH ELEVATION
1/4" = 1'-0"



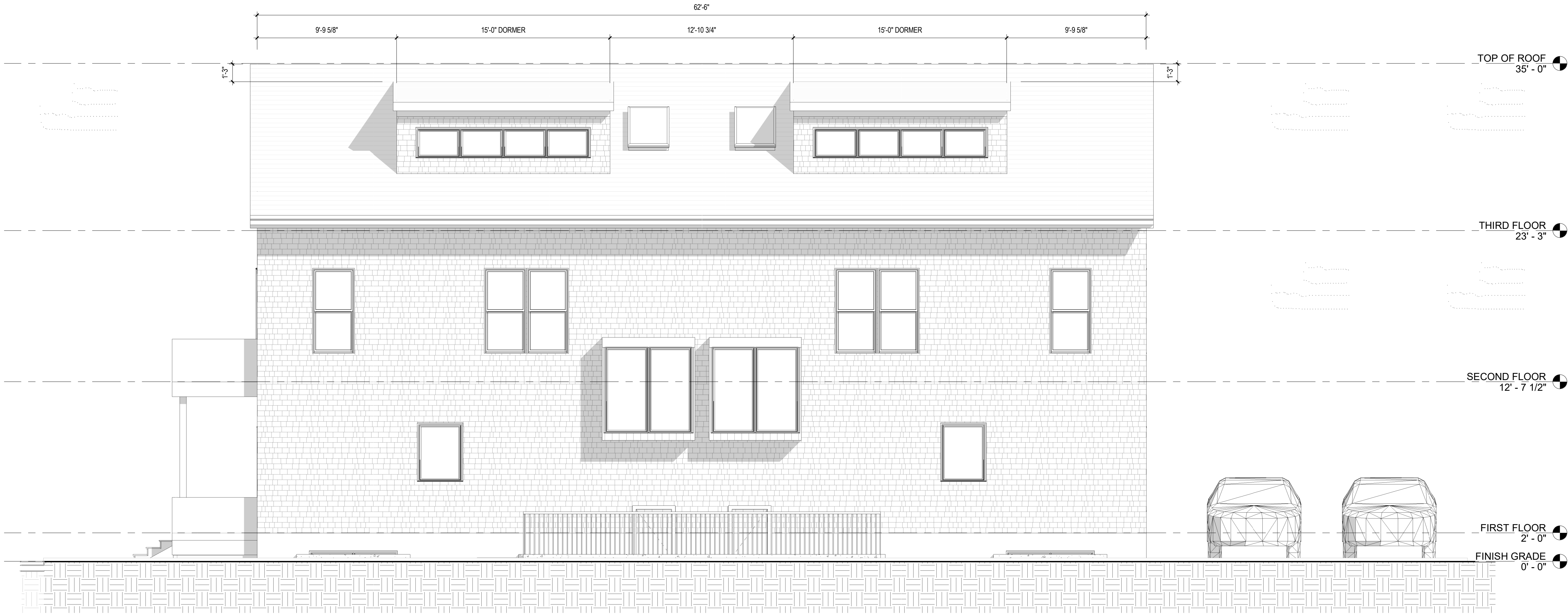
① SOUTH ELEVATION
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

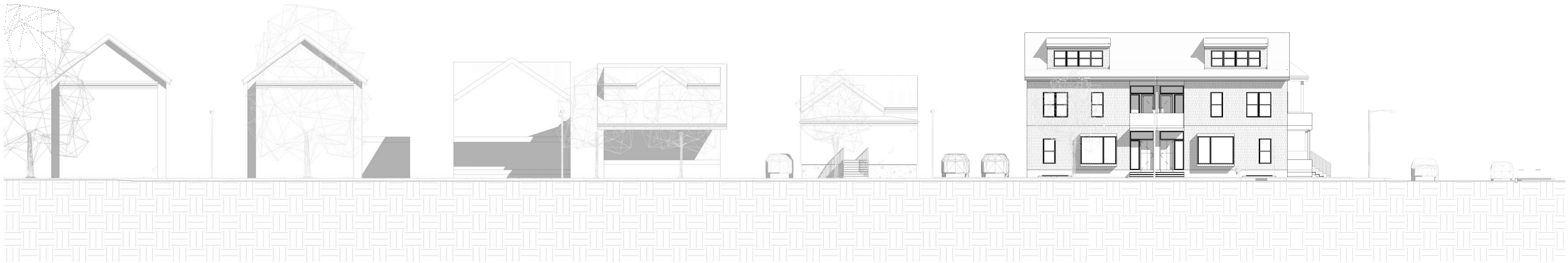
PROPOSED
EXTERIOR
ELEVATIONS

Z2.3



① EAST ELEVATION
1/4" = 1'-0"

NOT FOR
CONSTRUCTION



① CORPORAL BURNS ROAD - WEST
ELEVATION
1/16" = 1'-0"

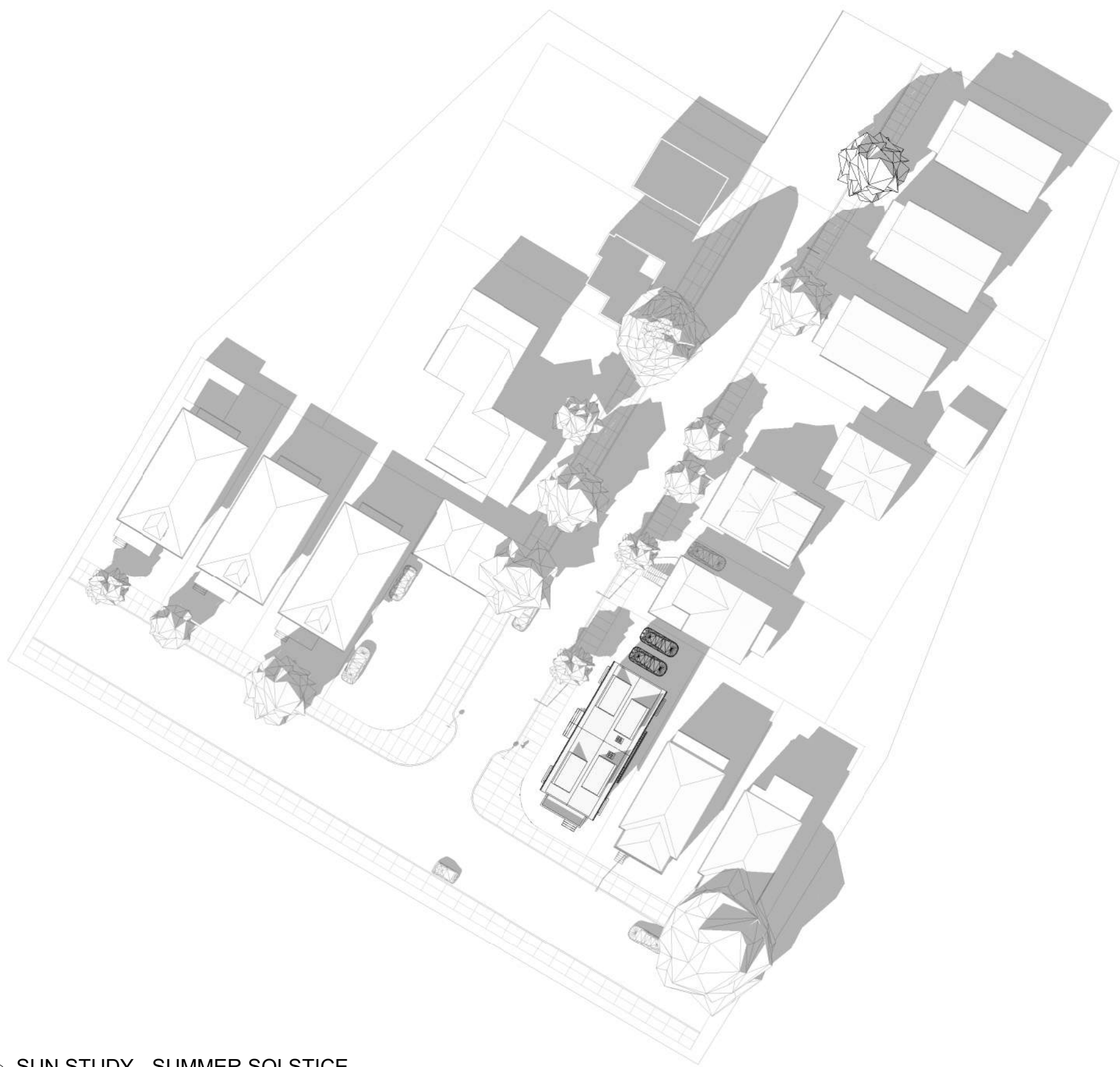


② CONCORD AVENUE - SOUTH
ELEVATION
1/16" = 1'-0"

NO. ISSUED FOR DATE

CONTEXT
ELEVATIONS

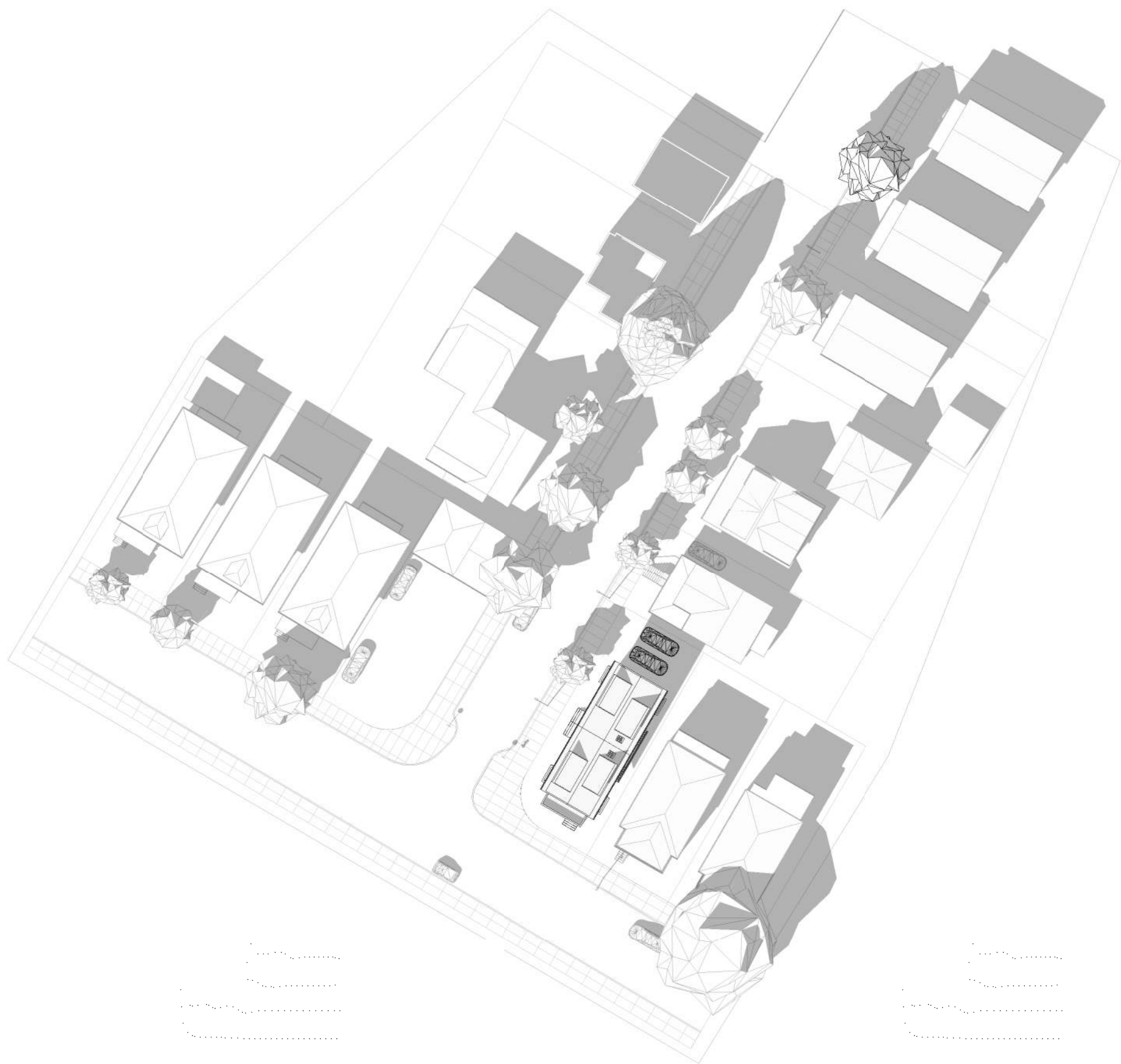
Z2.4



① SUN STUDY - SUMMER SOLSTICE
1" = 50'-0"



② SUN STUDY - WINTER SOLSTICE
1" = 50'-0"



④ SUN STUDY - SPRING EQUINOX
1" = 50'-0"



③ SUN STUDY - FALL EQUINOX
1" = 50'-0"

2201

401 Concord Ave

401 Concord Avenue
Cambridge, MA 02138

Design Builder
Aamodt / Plumb
186 Alewife Brook Pkwy #1209
Cambridge, MA 02138
Tel: 617.876.9300

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

SUN STUDY

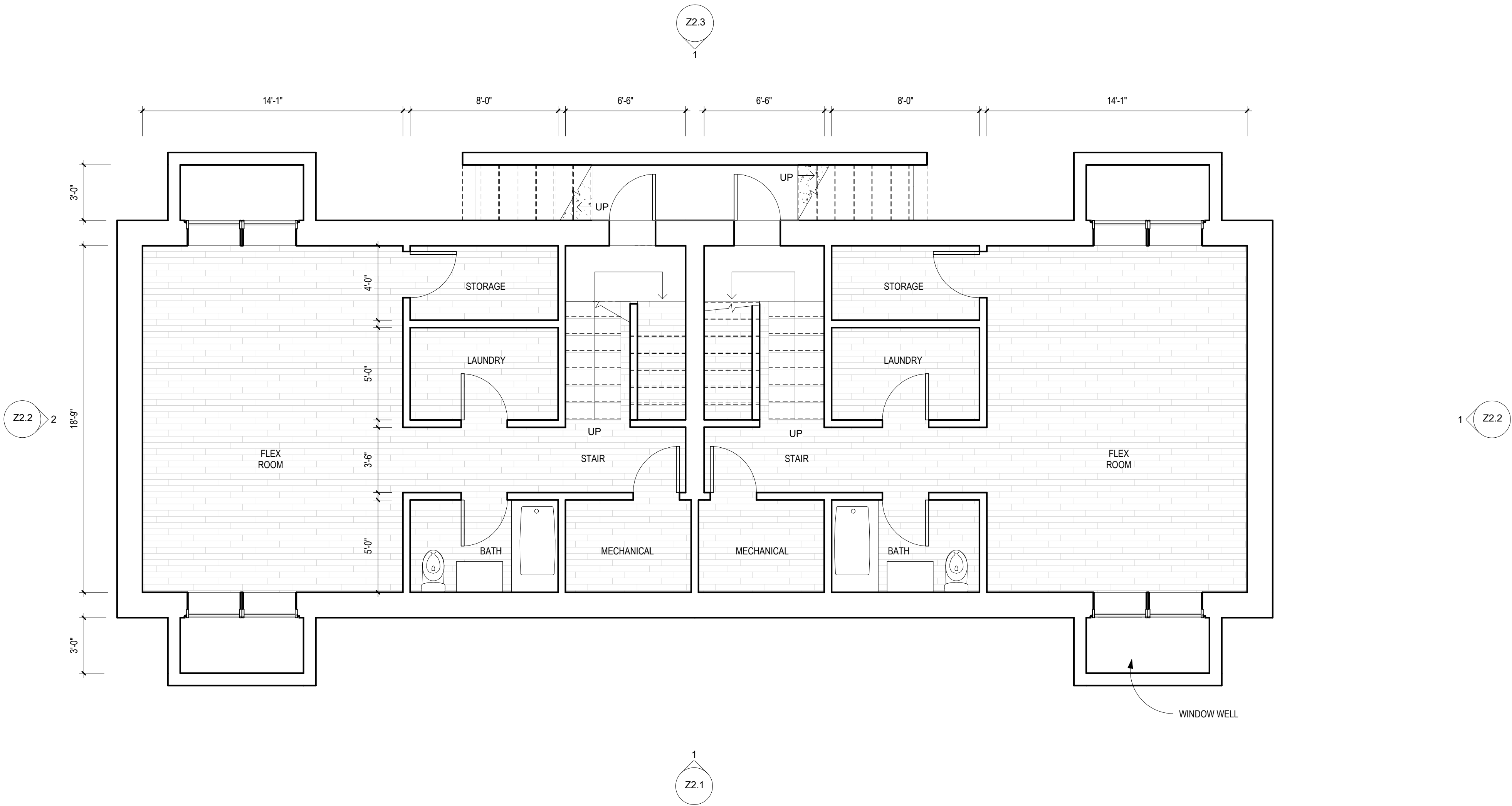
Z2.5

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED
LOWER LEVEL
PLAN

Z1.1



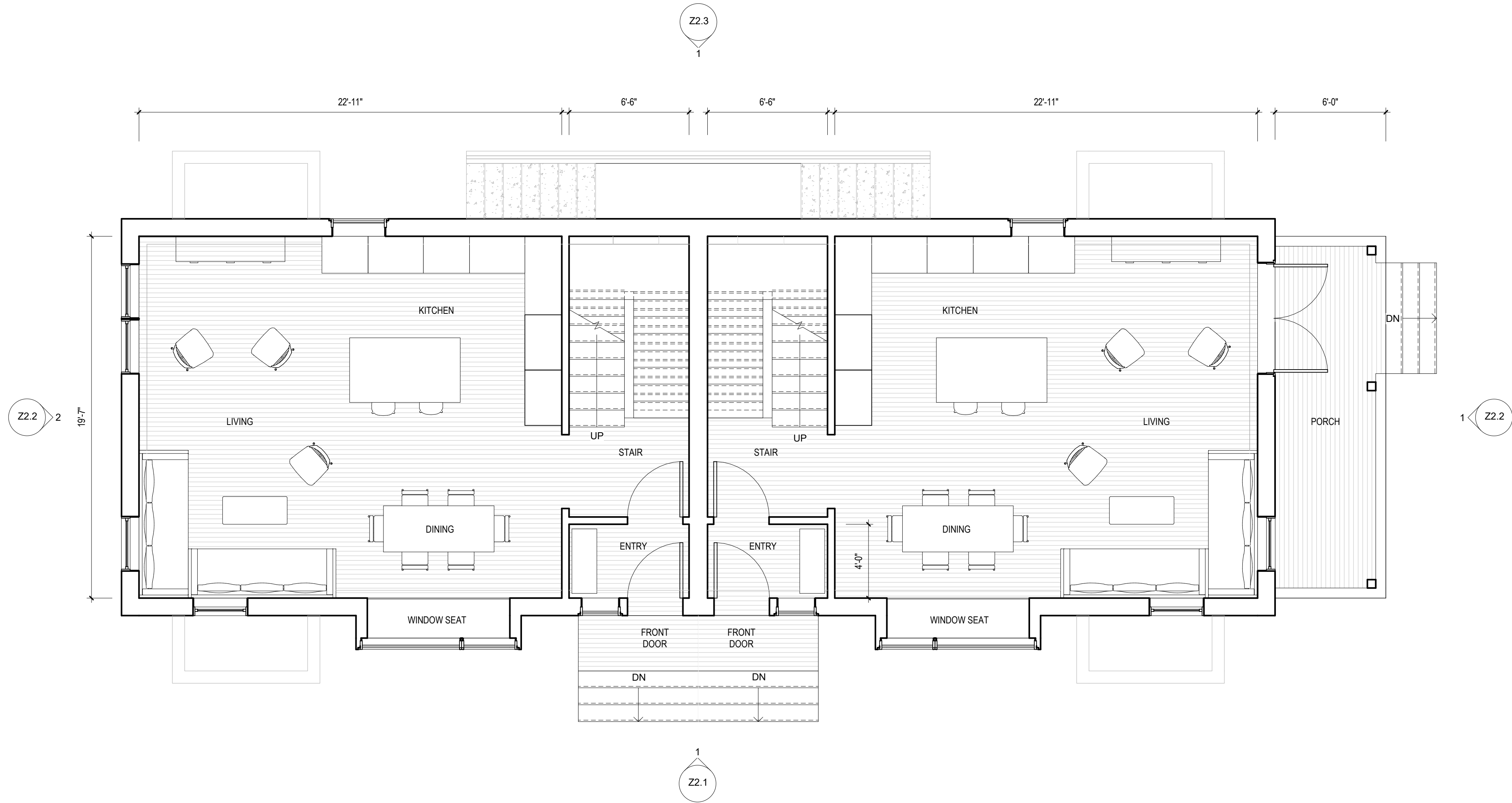
1 LOWER LEVEL PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED FIRST
FLOOR PLAN

Z1.2

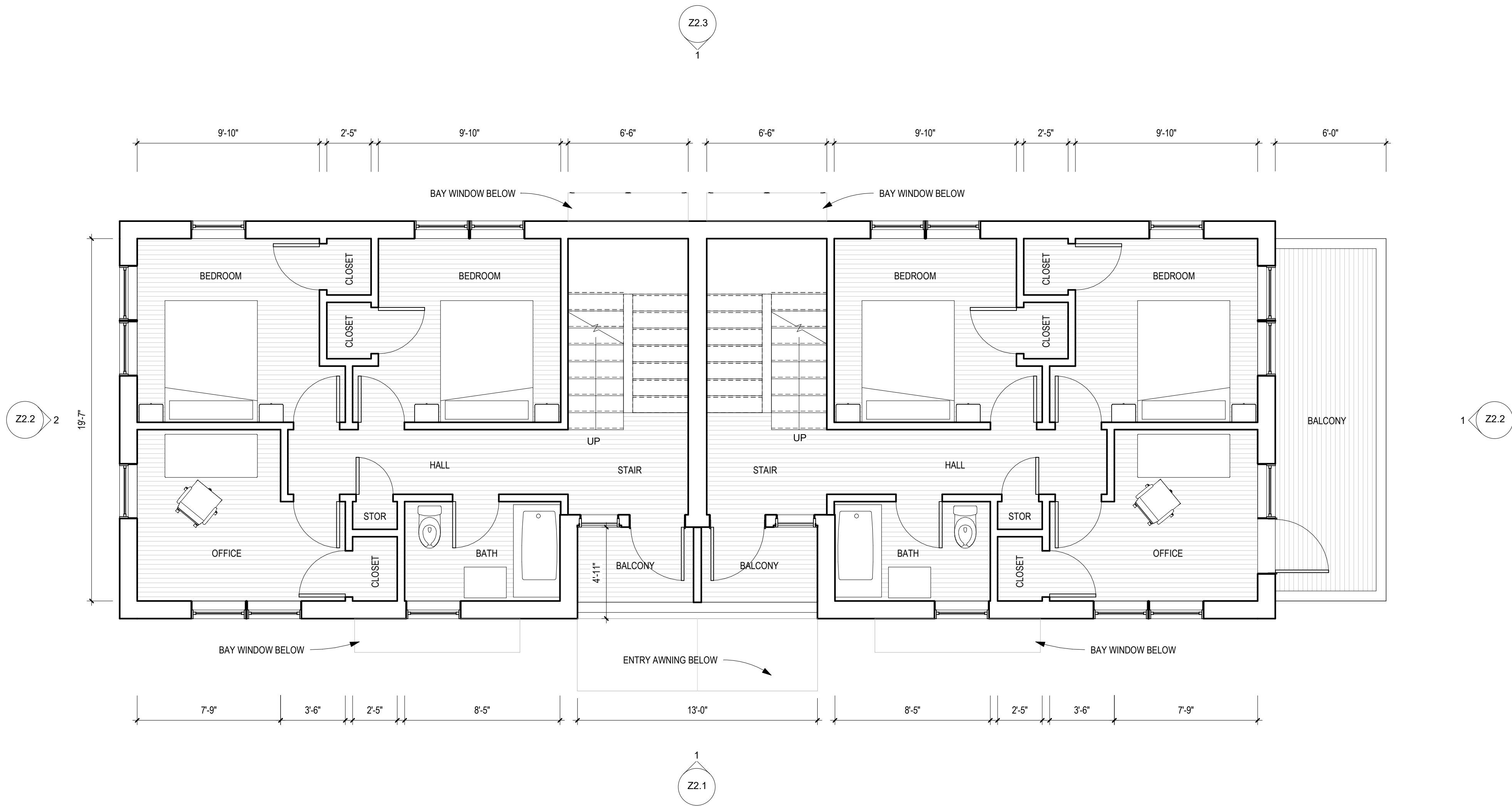


1 FIRST FLOOR PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

PROPOSED
SECOND FLOOR
PLAN

Z1.3



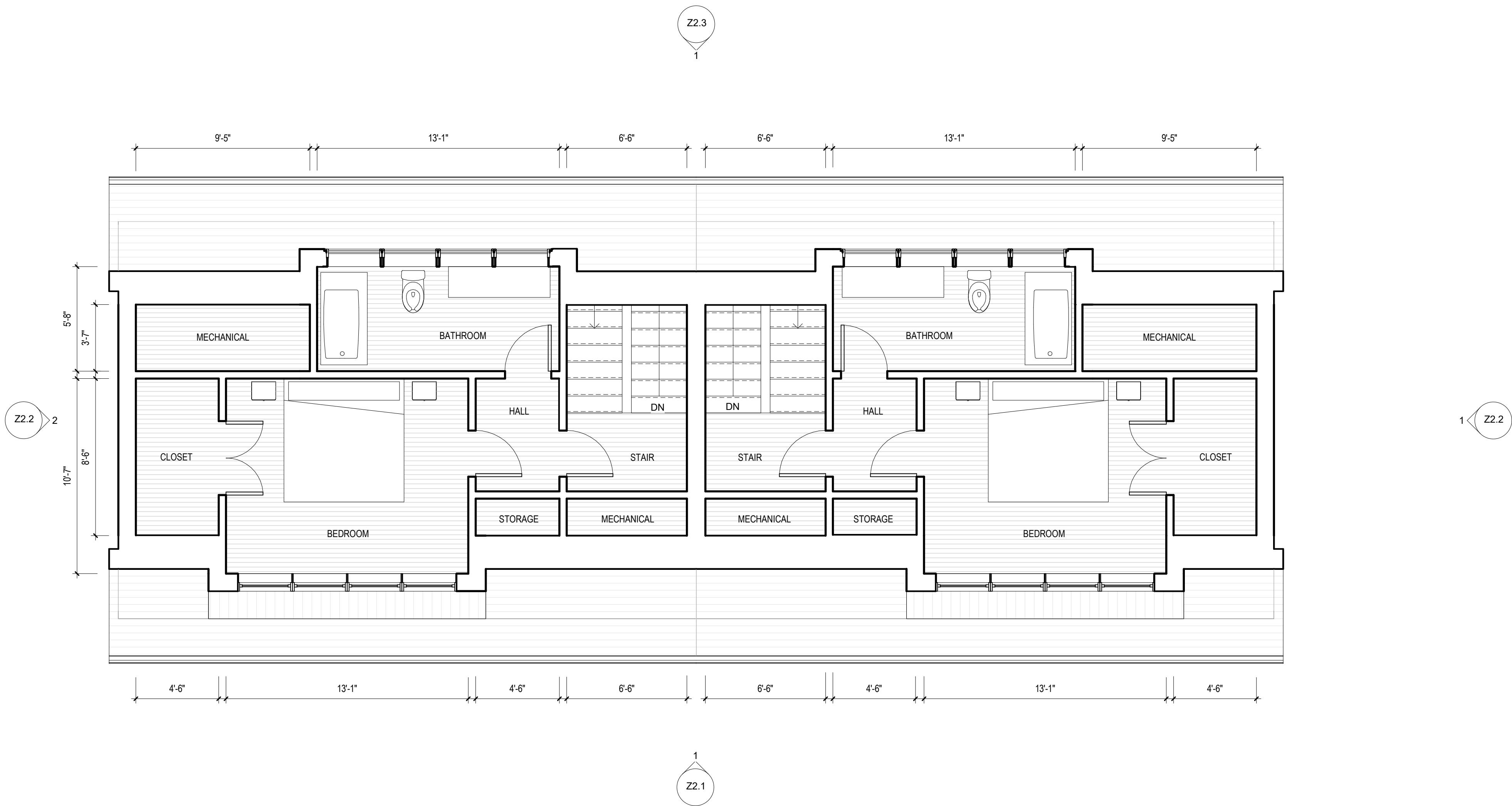
1 SECOND FLOOR PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED
THIRD FLOOR
PLAN

Z1.4



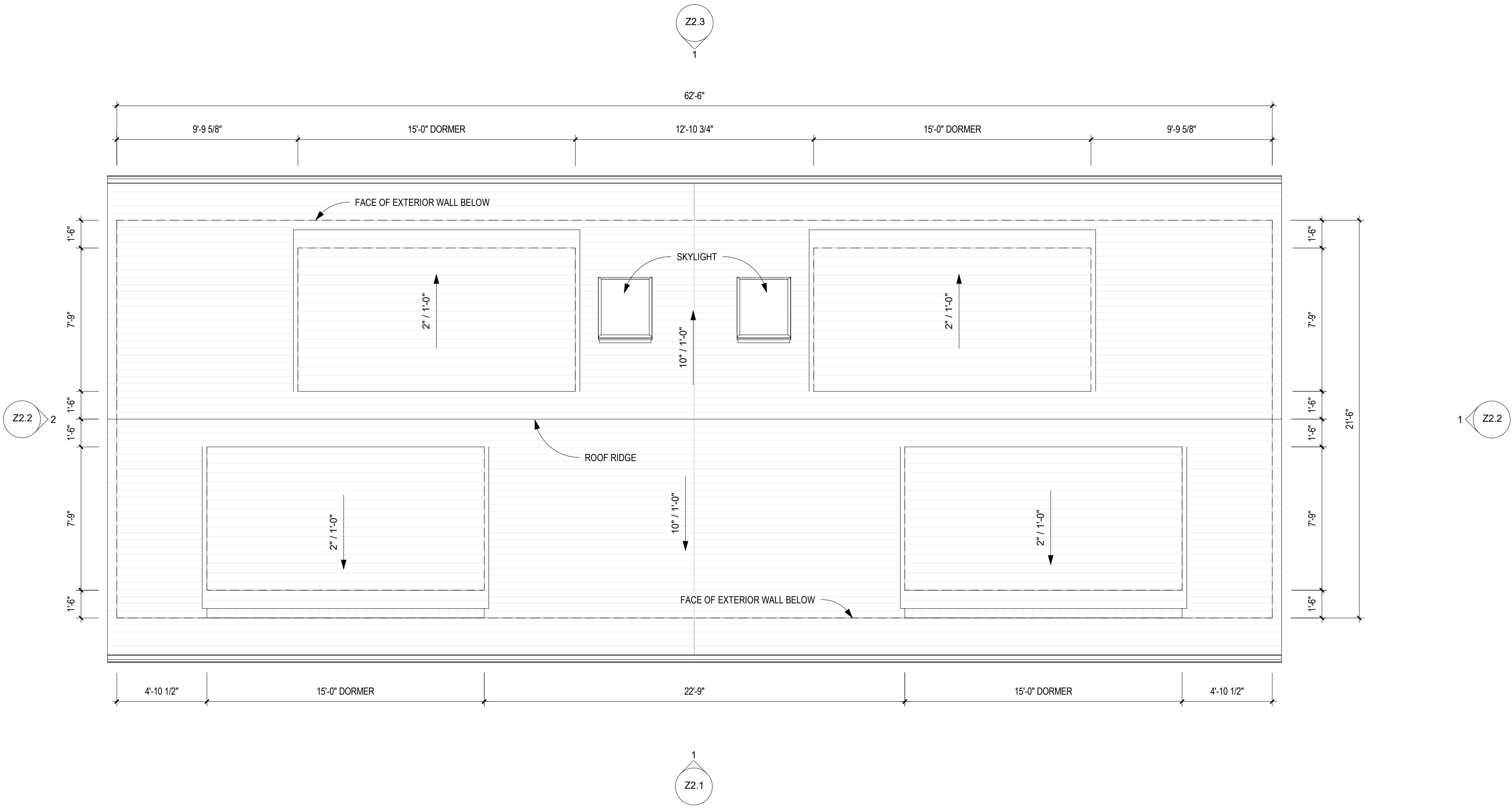
① THIRD FLOOR PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

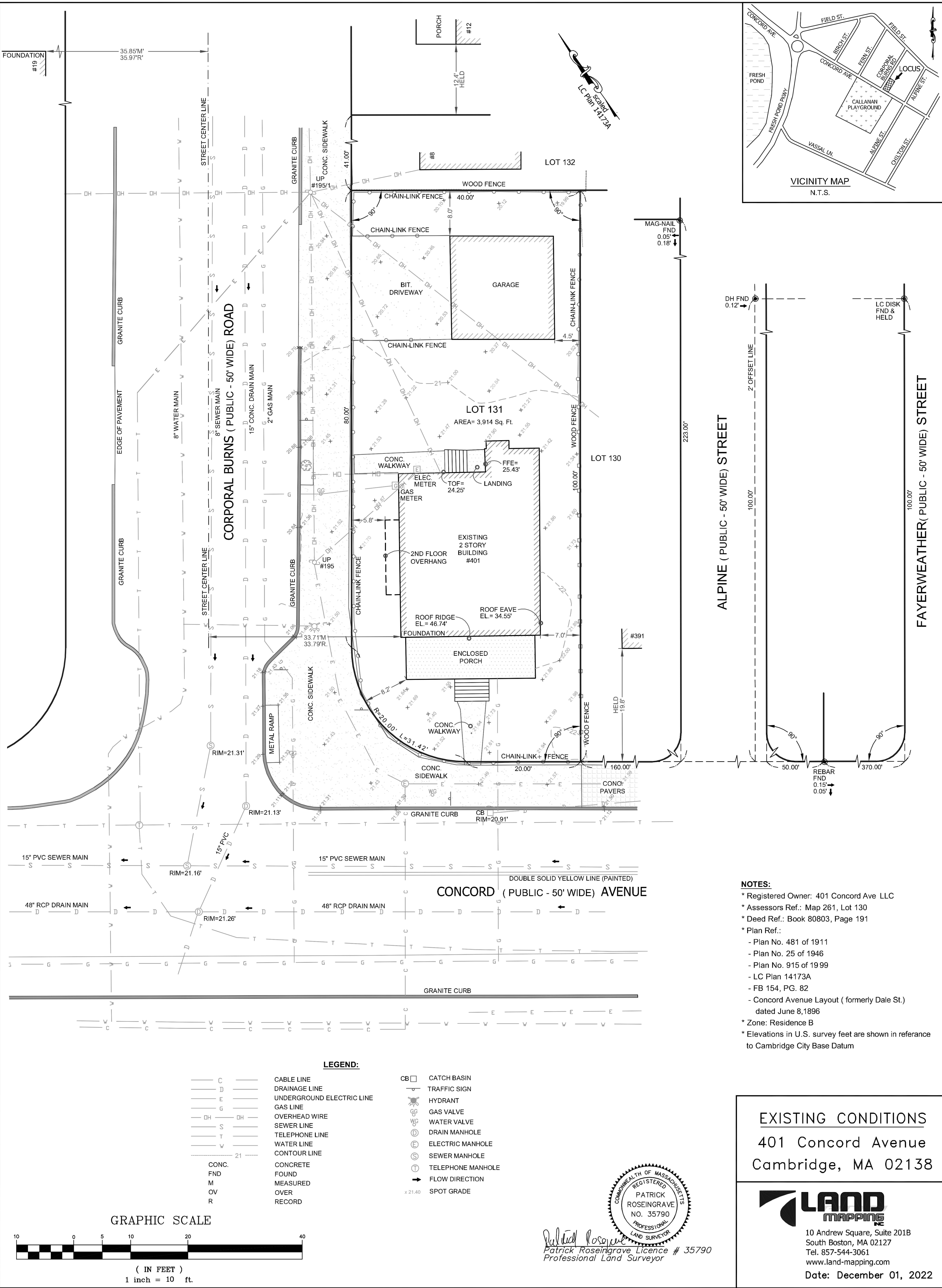
NO. ISSUED FOR DATE

PROPOSED ROOF
PLAN

Z1.5



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



20.2

EXISTING
CONDITIONS
PLAN

NO. ISSUED FOR

DATE

NOT FOR
CONSTRUCTION

401 Concord Ave
Cambridge, MA 02138

2201

Design Builder
Aardot / Plumb
186 Newlie Brook Pkwy #209
Cambridge, MA 02138
Tel. 617.876.5300

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED
EXTERIOR
ELEVATIONS

Z2.1



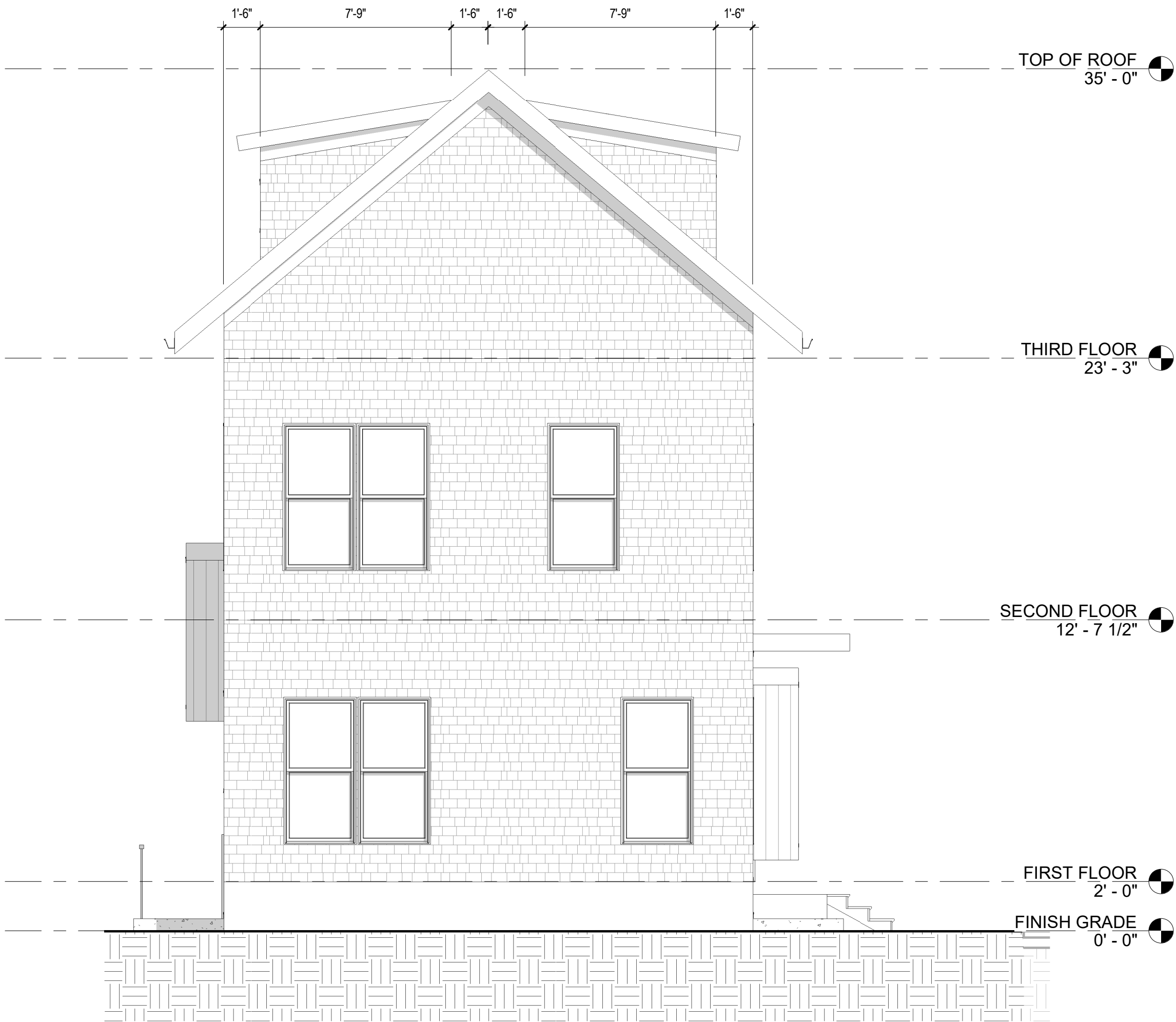
① WEST ELEVATION
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

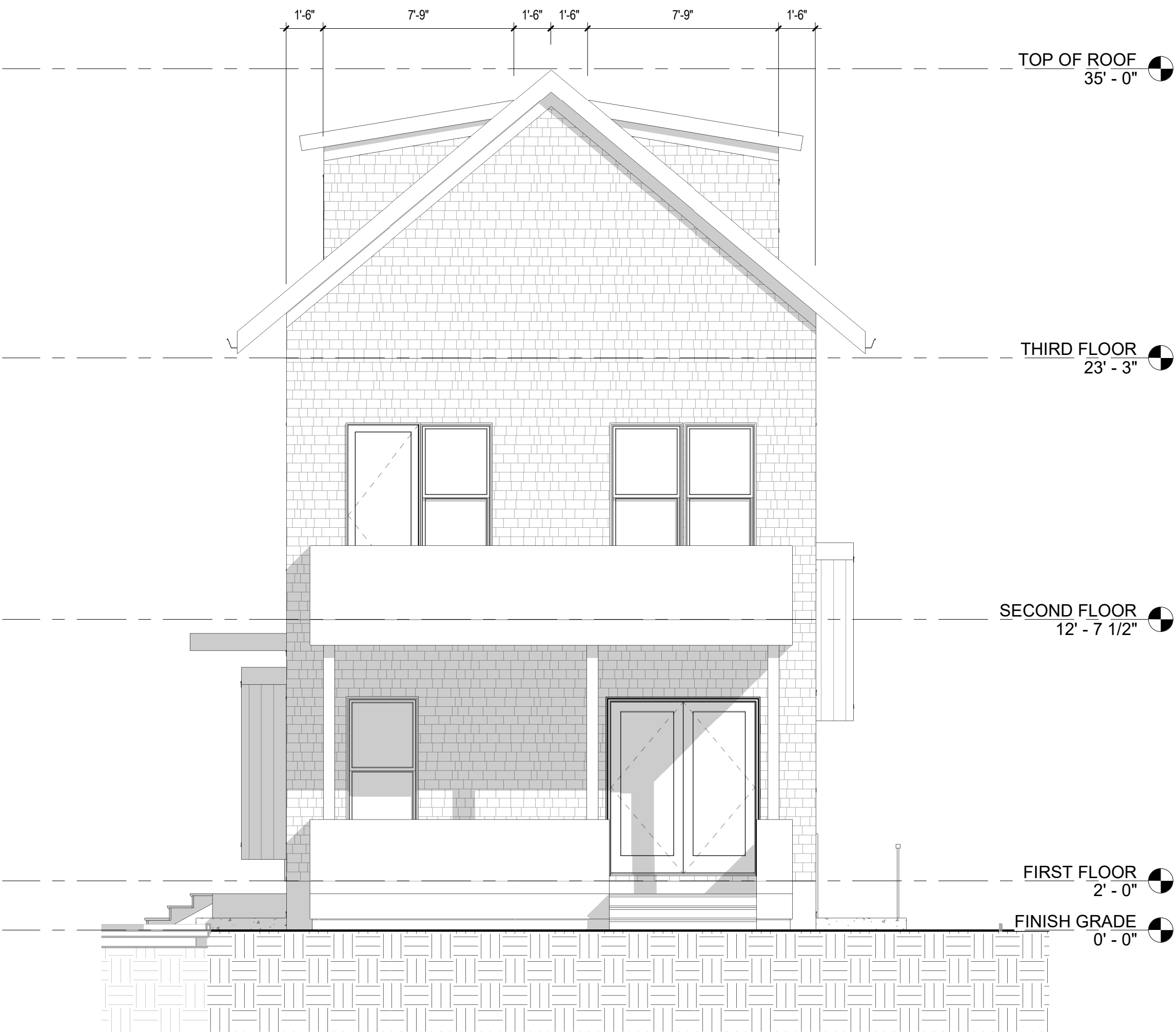
NO. ISSUED FOR DATE

PROPOSED
EXTERIOR
ELEVATIONS

Z2.2



② NORTH ELEVATION
1/4" = 1'-0"



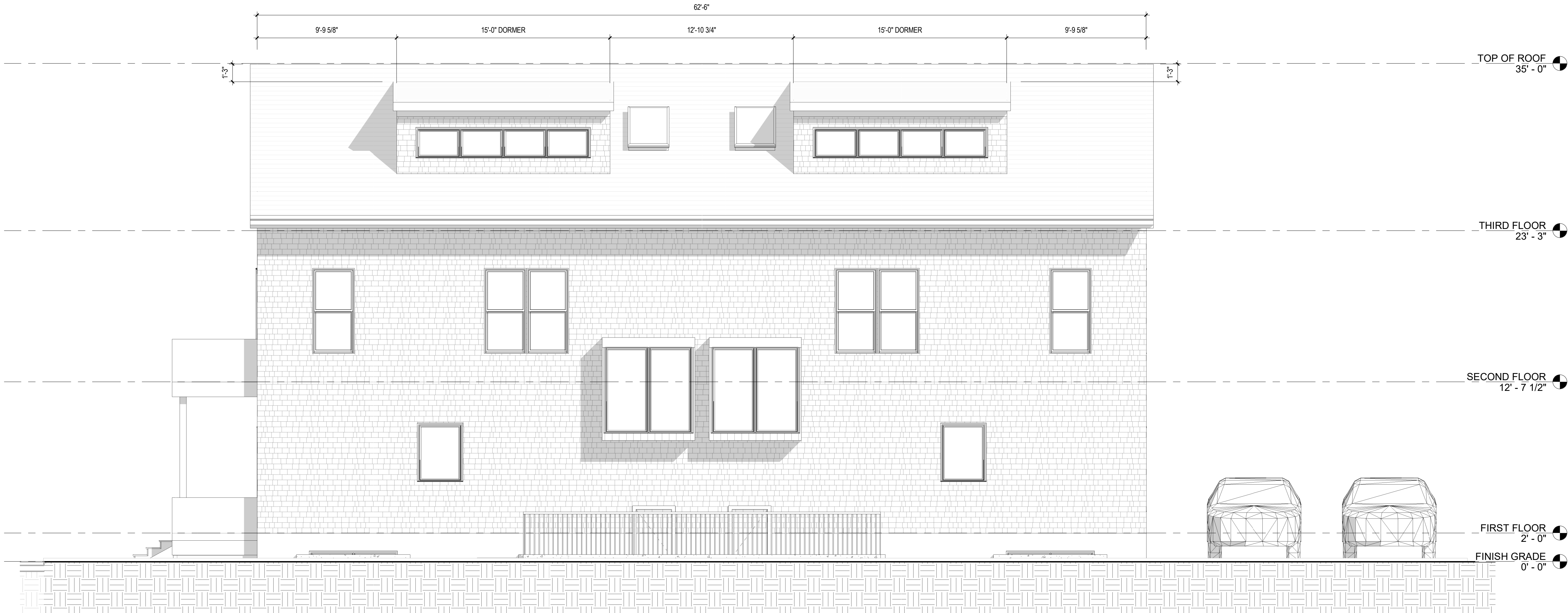
① SOUTH ELEVATION
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

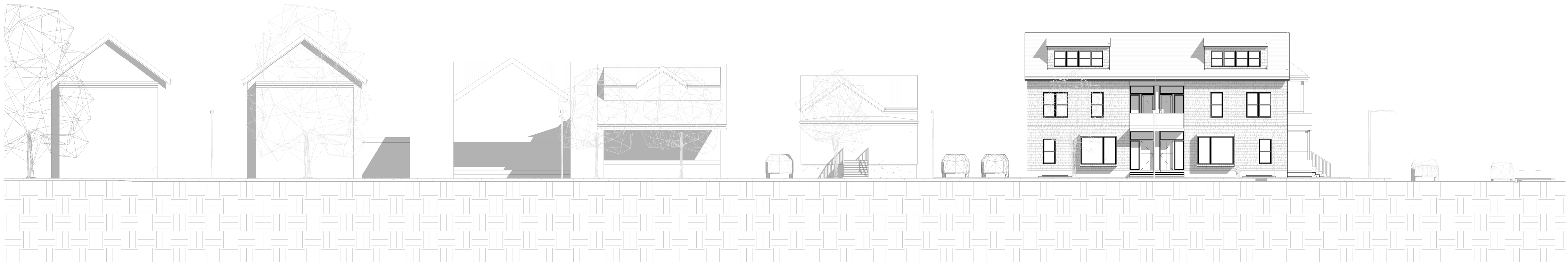
NO. ISSUED FOR DATE

PROPOSED
EXTERIOR
ELEVATIONS

Z2.3



NOT FOR
CONSTRUCTION



① CORPORAL BURNS ROAD - WEST
ELEVATION
1/16" = 1'-0"



② CONCORD AVENUE - SOUTH
ELEVATION
1/16" = 1'-0"

NO. ISSUED FOR DATE

CONTEXT
ELEVATIONS

Z2.4

NOT FOR
CONSTRUCTION

EXISTING
CONDITIONS
PHOTOS

Z0.6



EXISTING HOUSE NORTH ELEVATION



EXISTING HOUSE & GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION



EXISTING GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION

TWO FAMILY DEVELOPMENT

401 CONCORD AVENUE, CAMBRIDGE, MA, 02138

BOARD OF ZONING APPEAL DRAWING SET
JANUARY 11, 2023

NOT FOR
CONSTRUCTION

DRAWING LIST

Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.4	PROPOSED THIRD FLOOR PLAN
Z1.5	PROPOSED ROOF PLAN
Z2.1	PROPOSED EXTERIOR ELEVATIONS
Z2.2	PROPOSED EXTERIOR ELEVATIONS
Z2.3	PROPOSED EXTERIOR ELEVATIONS
Z2.4	CONTEXT ELEVATIONS
Z2.5	SUN STUDY

NO. ISSUED FOR DATE

BZA TITLE SHEET

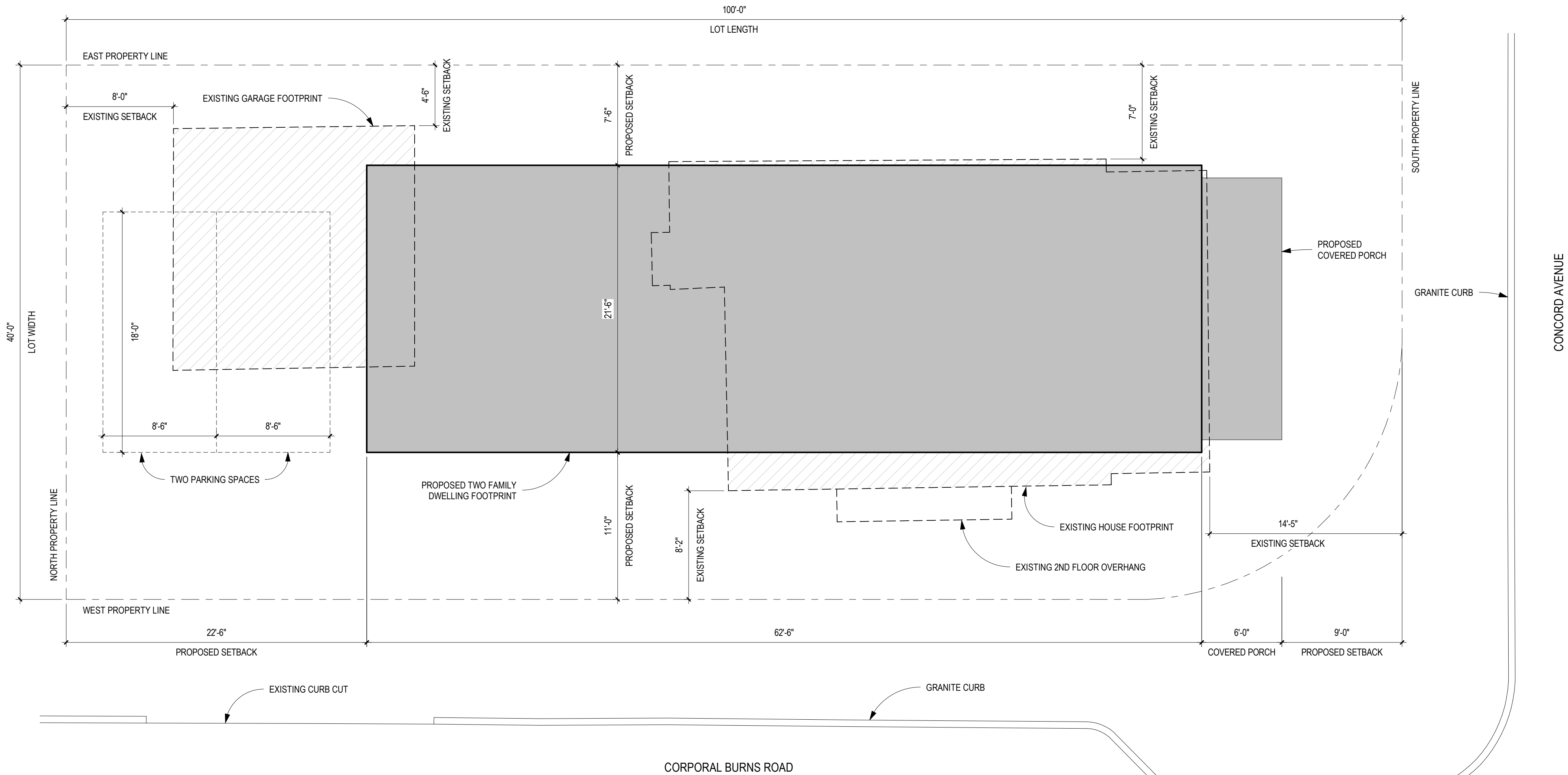
Z0.0

Zoning Summary	Ordinance	Existing	Proposed	Notes			
Map-Lot	261-130						
Zoning District	Res. B						
Maximum F.A.R.	0.50	0.45	0.93	See below for FAR analysis of adjacent properties			
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914				
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957				
Minimum Lot Width	50'-0"	40'-0"	40'-0"				
Minimum Front Yard - Concord Ave	15'-0"	14'-5"	9'-0"	A covered porch was added to the design as a result of Community Outreach process and is supported by abutting neighbors. Front yard without the porch would be 15'-0".			
Minimum Front Yard - Corporal Burns Road	15'-0"	8'-2"	11'-0"				
Minimum Side Yard - East	7'-6"	4'-6"	7'-6"				
Minimum Side Yard - North	7'-6"	8'-0"	22'-6"				
Minimum Rear Yard	25'-0"	N/A - Corner Lot	N/A - Corner Lot				
Maximum Building Height	35'-0"	24'-9"	35'-0"				
Required Off-Street Parking	1 per D.U.	2 per D.U.	1 per D.U.				
Open Space Requirements	Ordinance	Existing	Proposed	Notes			
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls			
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension			
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)				
Existing Concord Ave Properties FAR Comparison		Living Area	Covered Porch	Garage	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370		2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370		2,512	4,000	0.63
401 Concord Ave	Single Family	1,254	176	326	1,756	3,913	0.45
413 Concord Ave	Unit 1 & 2	2,526	186		2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380		2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355		2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215		2,741	3,913	0.70

ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.

DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

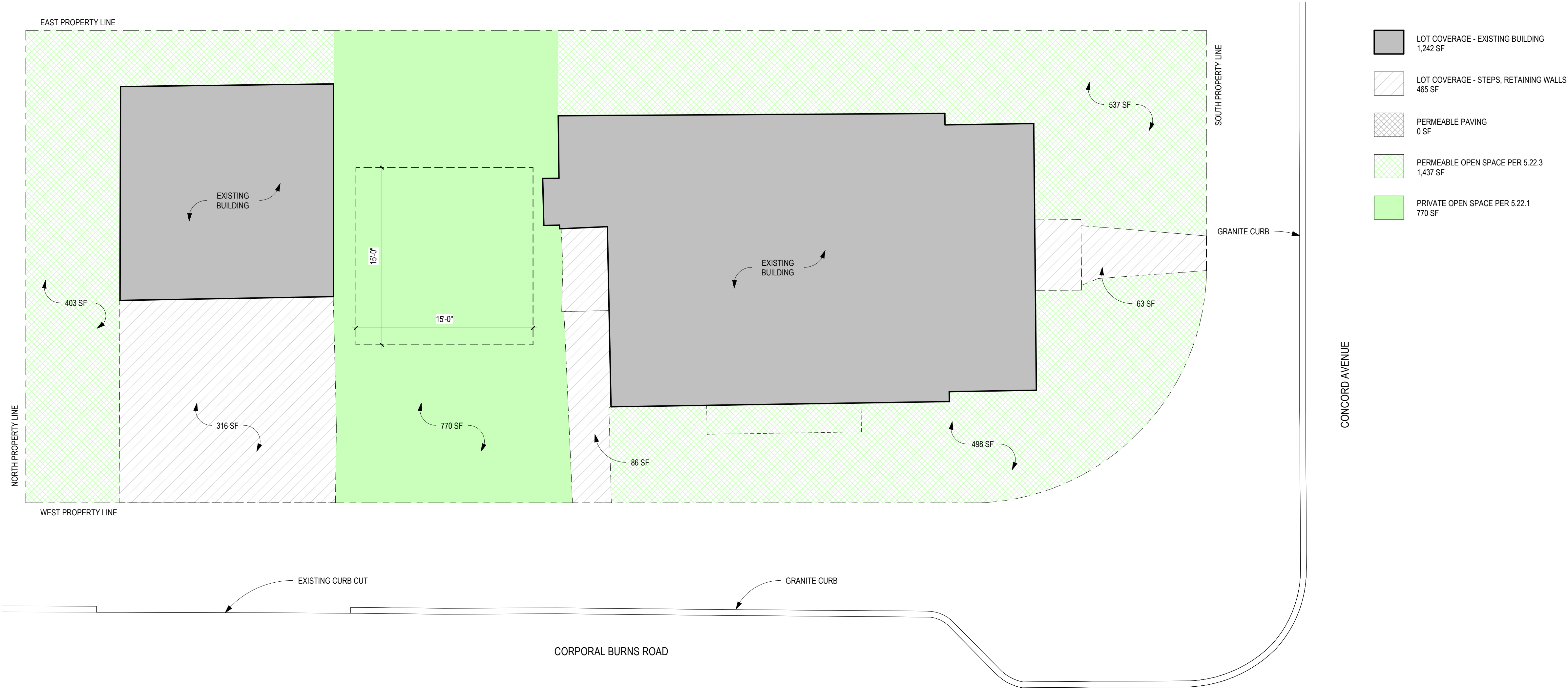
NOT FOR
CONSTRUCTION



1 ZONING DIAGRAM - BZA
3/16" = 1'-0"

Design Builder
Aamodt / Plumb
186 Alewife Brook Pkwy #1209
Cambridge, MA 02138
Tel: 617.876.9300

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
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1 EXISTING OPEN SPACE DIAGRAM
3/16" = 1'-0"

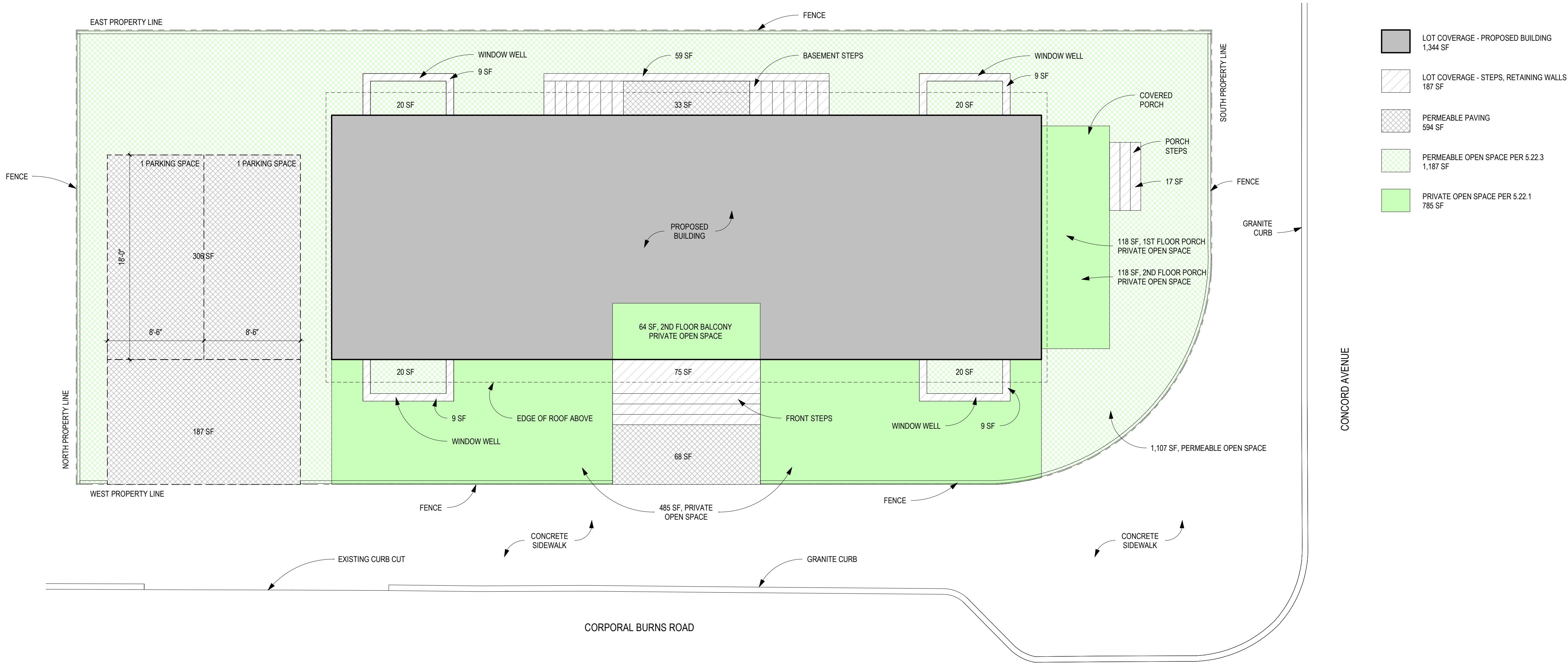
NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

EXISTING OPEN
SPACE

Z0.4

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	



① PROPOSED OPEN SPACE DIAGRAM
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

PROPOSED OPEN
SPACE & SITE
PLAN

Z0.5



① SUN STUDY - SUMMER SOLSTICE
1" = 50'-0"



② SUN STUDY - WINTER SOLSTICE
1" = 50'-0"



④ SUN STUDY - SPRING EQUINOX
1" = 50'-0"



③ SUN STUDY - FALL EQUINOX
1" = 50'-0"

NOT FOR
CONSTRUCTION

The map displays a residential neighborhood with the following features:

- Streets:** Corporal Burns Rd, Concord Ave, Alpine St, and Tobin Field.
- Property Addresses:**
 - 261-124, 261-194, 261-150, 261-157, 261-155, 261-156, 261-140, 261-141, 261-142, 261-143, 261-146, 261-147, 261-196, 261-198, 262-59, 262-60, 262-58, 260-20, 260-19, 260-34, 260-35, 260-63, 260-80.
- Proposed Development Site:** A large area outlined in red, located between Corporal Burns Rd and Concord Ave.
- Blue Arrows:** Indicate a path or flow, starting from the top left and moving towards the bottom right.
- Tobin Field:** A green area in the bottom left corner.

401 Concord Ave

Petitioner

261-132
GIANNINI, TYLER R. & URAIWAN THILATHAM
16 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-143
BINGHAM, HAZEL E.
79 ALPINE ST.
CAMBRIDGE, MA 02138-1224

ANDREW PLUMB
186 ALEWIFE BROOK PKWY #1209
CAMBRIDGE, MA 02138

261-112
CLARK, EMORY J. XANNABEL G CLARK
413 CONCORD AVE
CAMBRIDGE, MA 02138-1215

261-142
ALITA PURCELL GREENE
81 ALPINE ST
CAMBRIDGE, MA 02138-1224

261-146
GOODMAN, PATRICIA
391 CONCORD AVE. UNIT#2
CAMBRIDGE, MA 02138

261-147
MOORE, NICOLA
397 CONCORD AVE
CAMBRIDGE, MA 02138

261-191
LAROCHÉ, GINA M. ALAN C. PRICE
7 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-146
CHILINSKI, DAVID
391 CONCORD AVE UNIT #1
CAMBRIDGE, MA 02138

261-132
WEISSER, OLIVIA A. CHRISTOPHER T. WILLARD
12 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-131
BACHER JUDITH A
TRS THE JUDITH A BACHER REVOCABLE TR
8 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-130
401 CONCORD AVE LLC,
91 HARVEY ST
CAMBRIDGE, MA 02140

260-80
CAMBRIDGE CITY OF SCHOOL DEPT –
TOBIN SCHOOL
159 THORNDIKE ST
CAMBRIDGE, MA 02141

260-80
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

260-80
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

1/23/2023

Cambridge Zoning Board:

We are David Doolittle and Judith Bacher who live at 8 Corporal Burns Road, Cambridge, MA and are abutters to the property at 401 Concord Ave.

First, we would like to say that Andrew and Meta have been extremely forthcoming with plans for their design. They have scheduled, and held, meetings and discussions, not just with the abutters, but for the whole neighborhood as well. This has been wonderful and we have all really appreciated their availability.

Second, we would like to stress that we felt that they really listened to our input and our issues and made adjustments to their design so that our concerns were addressed.

Therefore, we would like to state that we have no issues with their current proposed design for the property at 401 Concord Ave.

Judith Bacher & David Doolittle

The block contains two handwritten signatures in black ink. The top signature is "Judith A Bacher" and the bottom signature is "David Doolittle". Both are written in a cursive, flowing style.

1/23/2023

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Judith Bacher & David Doolittle

The block contains two handwritten signatures in black ink. The top signature is "Judith A Bacher" and the bottom signature is "David Doolittle". Both are written in a cursive, flowing style.

1/26/2023

Dear Mr. Plumb:

I write in support of the project you are proposing for the property at 401 Concord Avenue in Cambridge.

I own and live in the house next door, at 395/397 Concord Avenue.

I appreciate the fact that you have held several meetings with nearby residents and adapted your plans in light of concerns voiced by the abutters and others who live close to the property.

The proposed plan and its design will be a good addition to the neighborhood.

Good luck with the project.

Regards,

Nicola Moore