



# 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 PH 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: <sup>2</sup></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 zone 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 long 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 \_\_\_\_\_.

[Signature] 1/11/2023  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

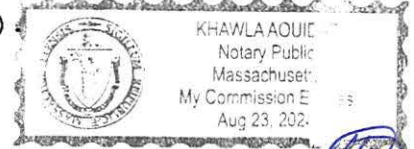
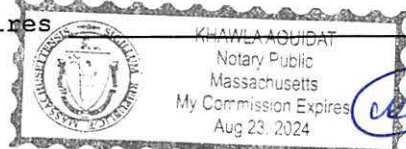
\*Written evidence of Agent's standing to represent petitioner may be requested.

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.

[Signature] 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**

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**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](mailto: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

401 Concord Avenue

Aamodt / Plumb

**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](mailto:andrew@aamodtplumb.com)**

December 1, 2022  
Community Meeting 2 via Zoom

# 401 Concord Avenue



Corporal Burns Rd

Corporal Burns Rd

Concord Ave

La Saison Bakery

# 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

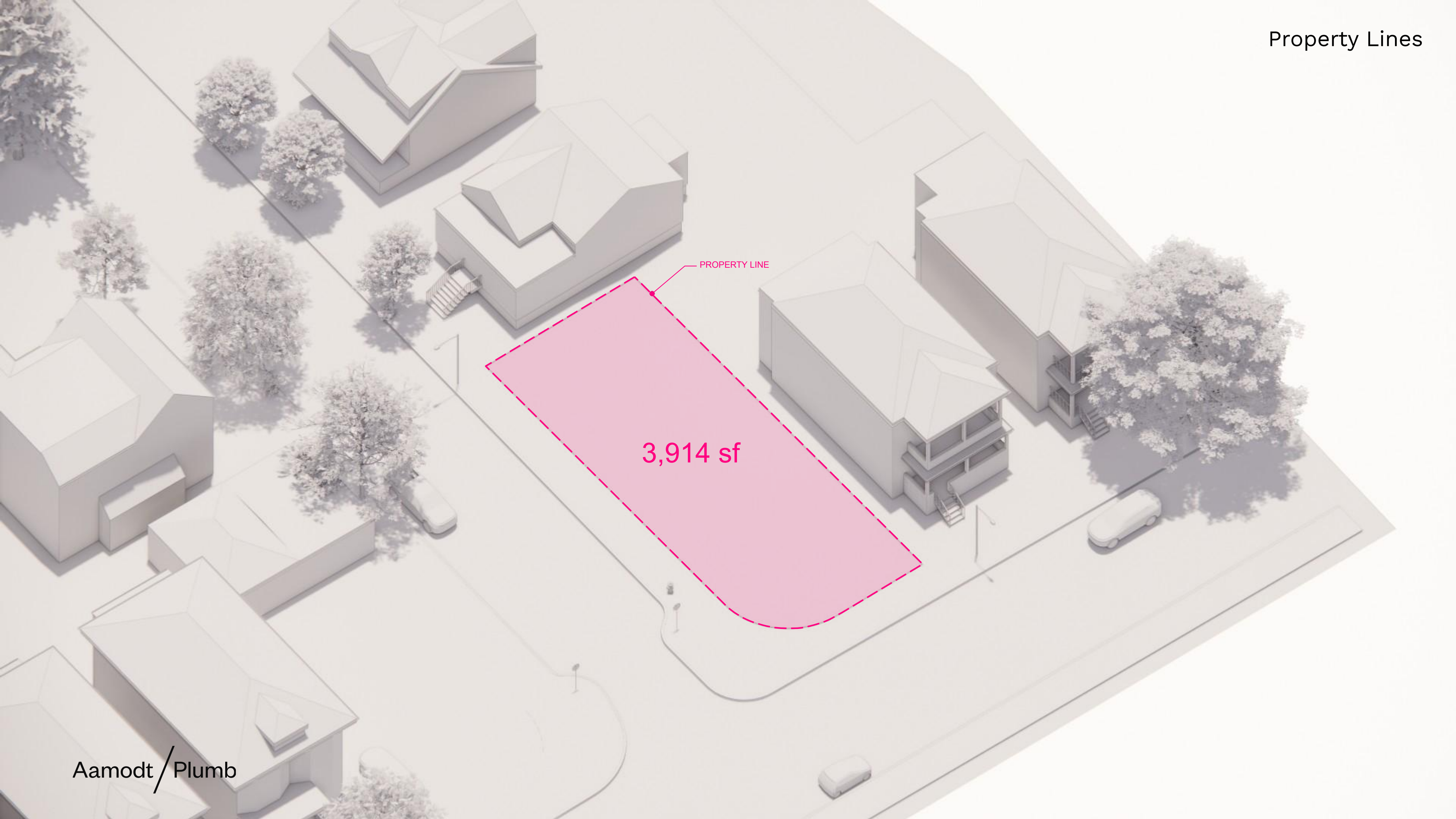
- Housing crisis in the region and in Cambridge specifically
- Cambridge has under 2% vacancy rate
- Affordability crisis driven by lack of supply
- Additional housing units, market rate or affordable, help to relieve housing shortage and affordability
- Zoning in Cambridge has historically been restrictive 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

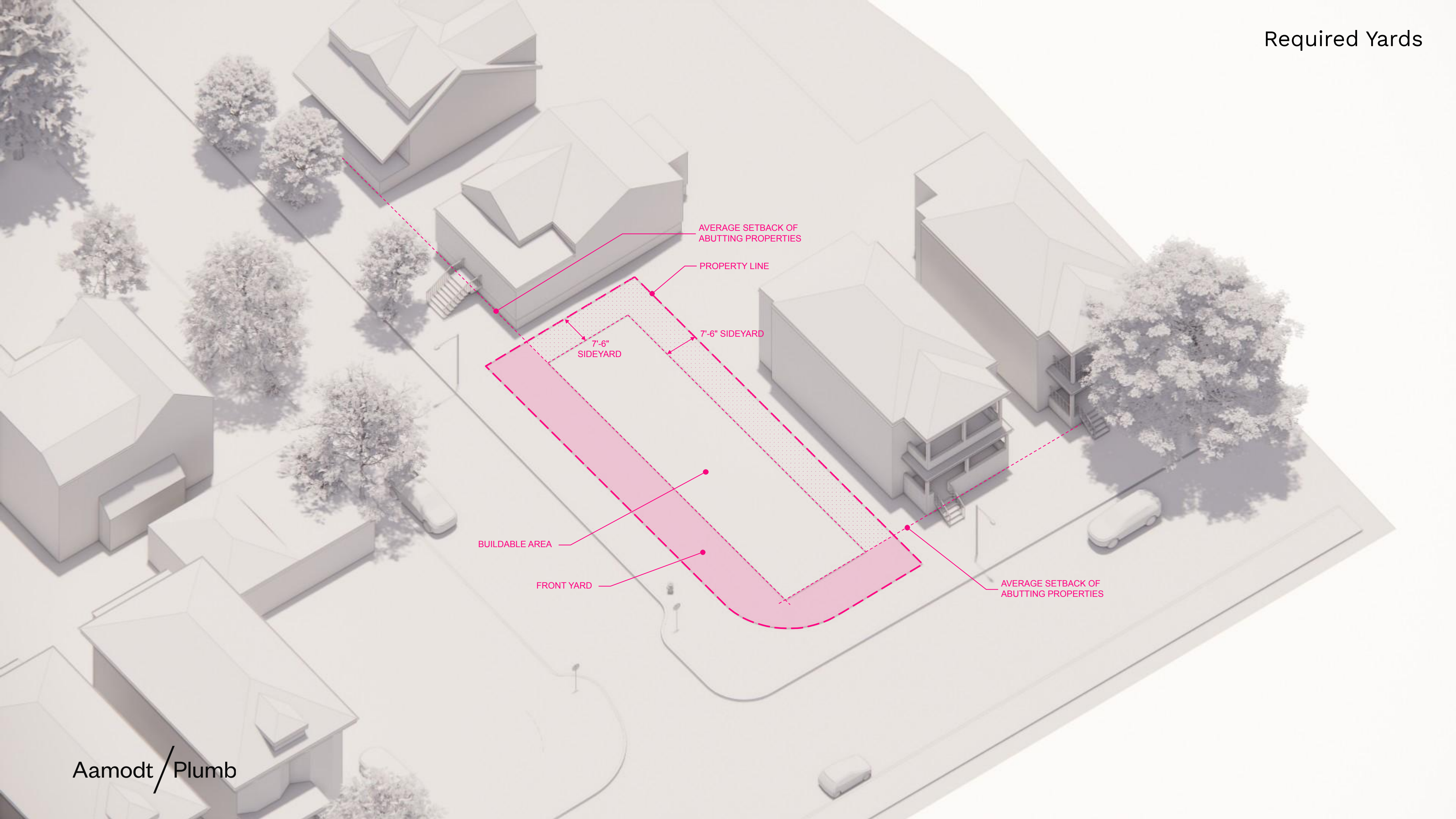
- **Corner Lot**
  - Two front yards and two side yards, no rear yards
  - Front yard setbacks can align with average of adjacent properties
- **Side yard setbacks can be 7'-6" wide**
- **Maximum building height is 35 feet**

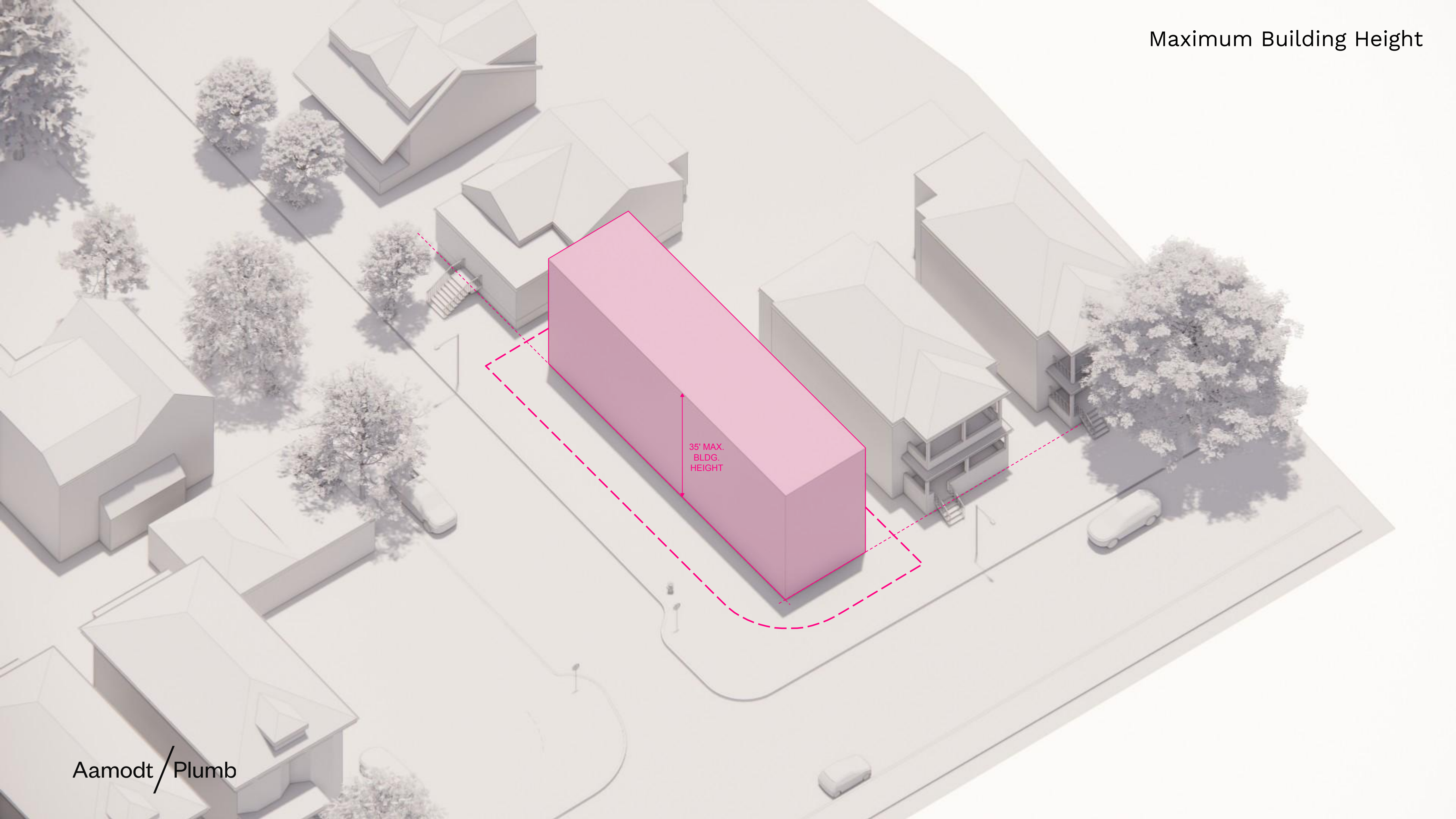


3,914 sf

PROPERTY LINE

# Required Yards





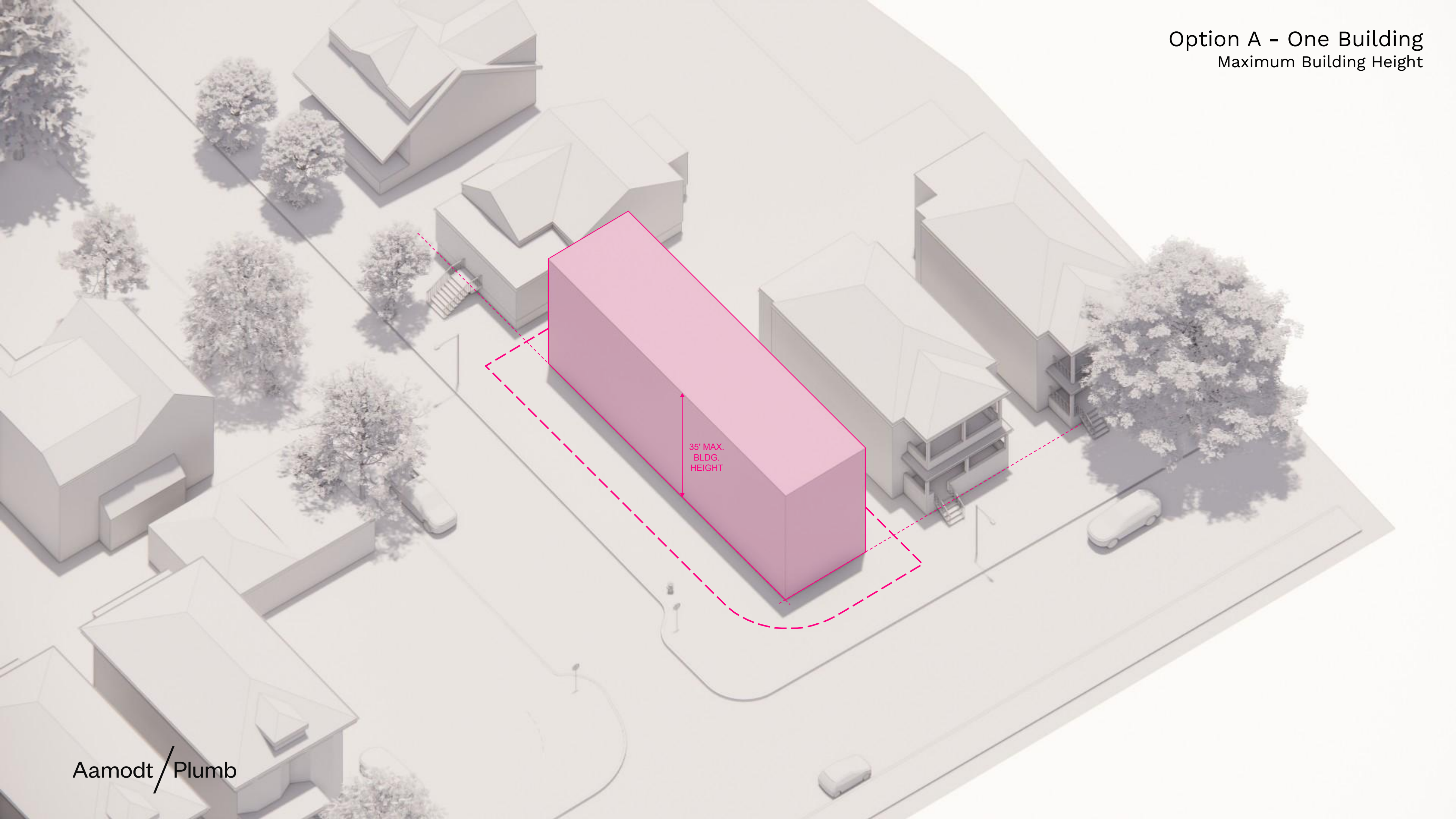
35' MAX.  
BLDG.  
HEIGHT

# 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

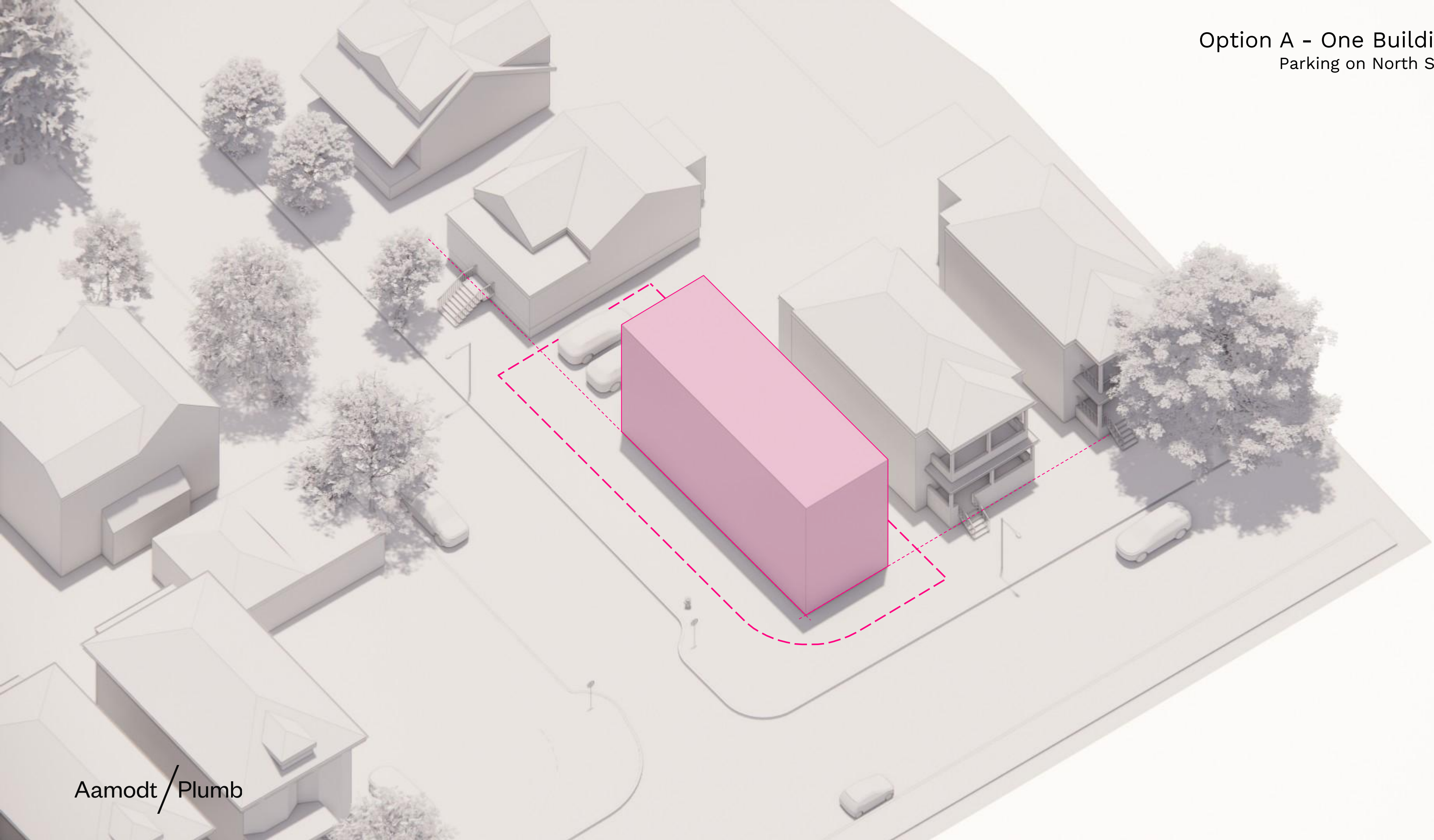


Option A - One Building  
Maximum Building Height



35' MAX.  
BLDG.  
HEIGHT

Option A - One Building  
Parking on North Side



# Open Space Requirements

1,566 SF TOTAL IS REQUIRED

1,813 SF IS PROPOSED

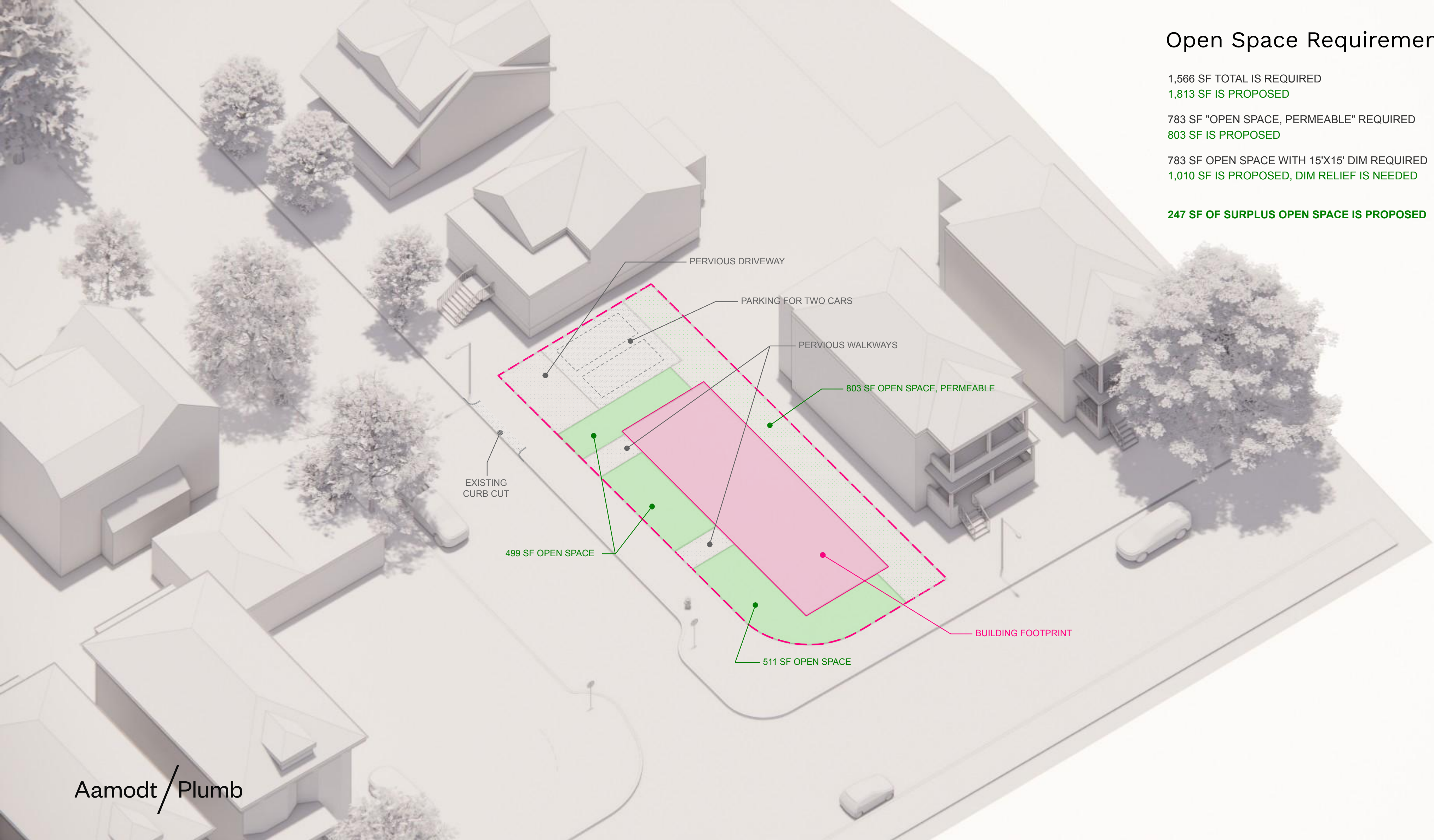
783 SF "OPEN SPACE, PERMEABLE" REQUIRED

803 SF IS PROPOSED

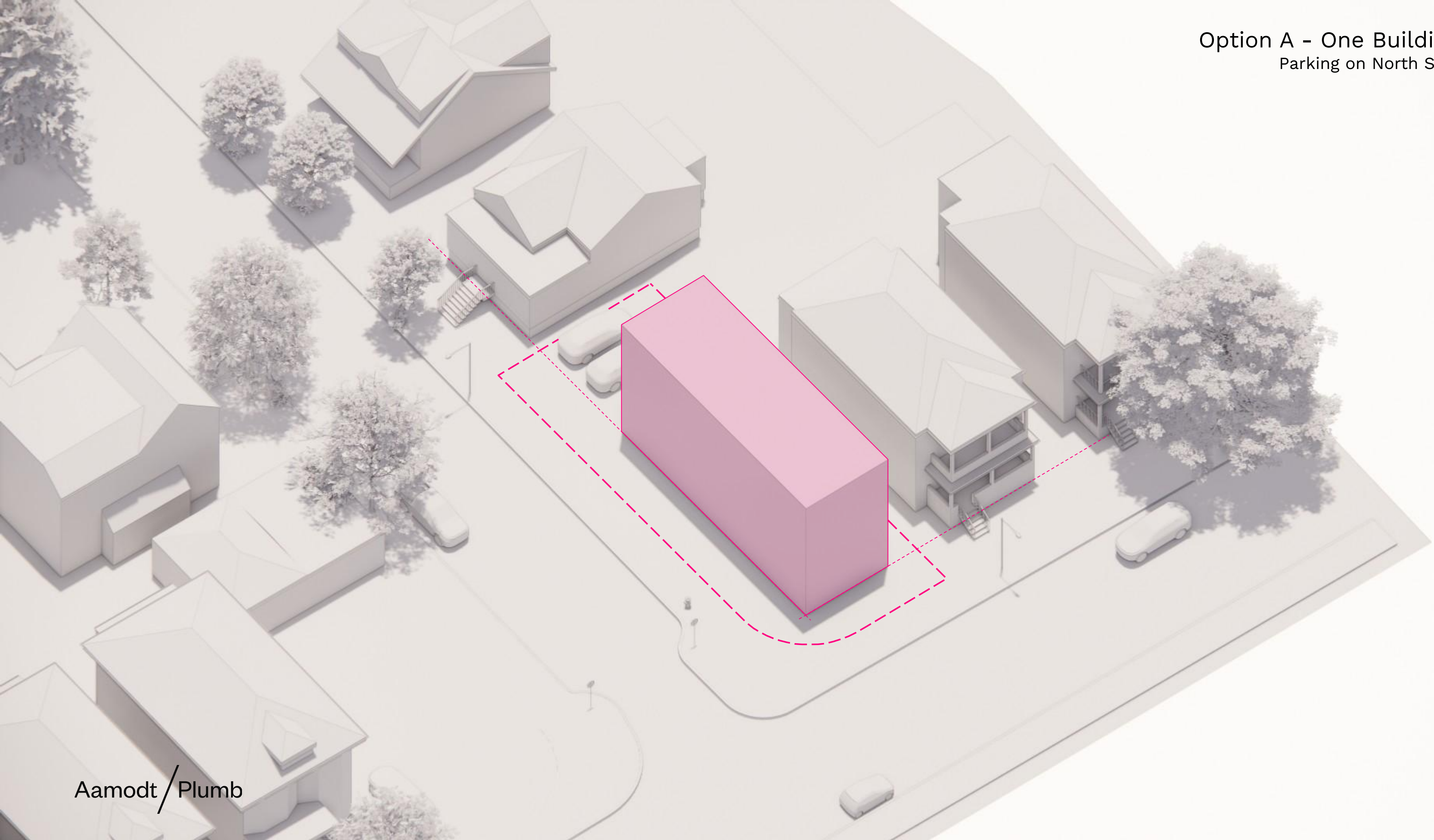
783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED

1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

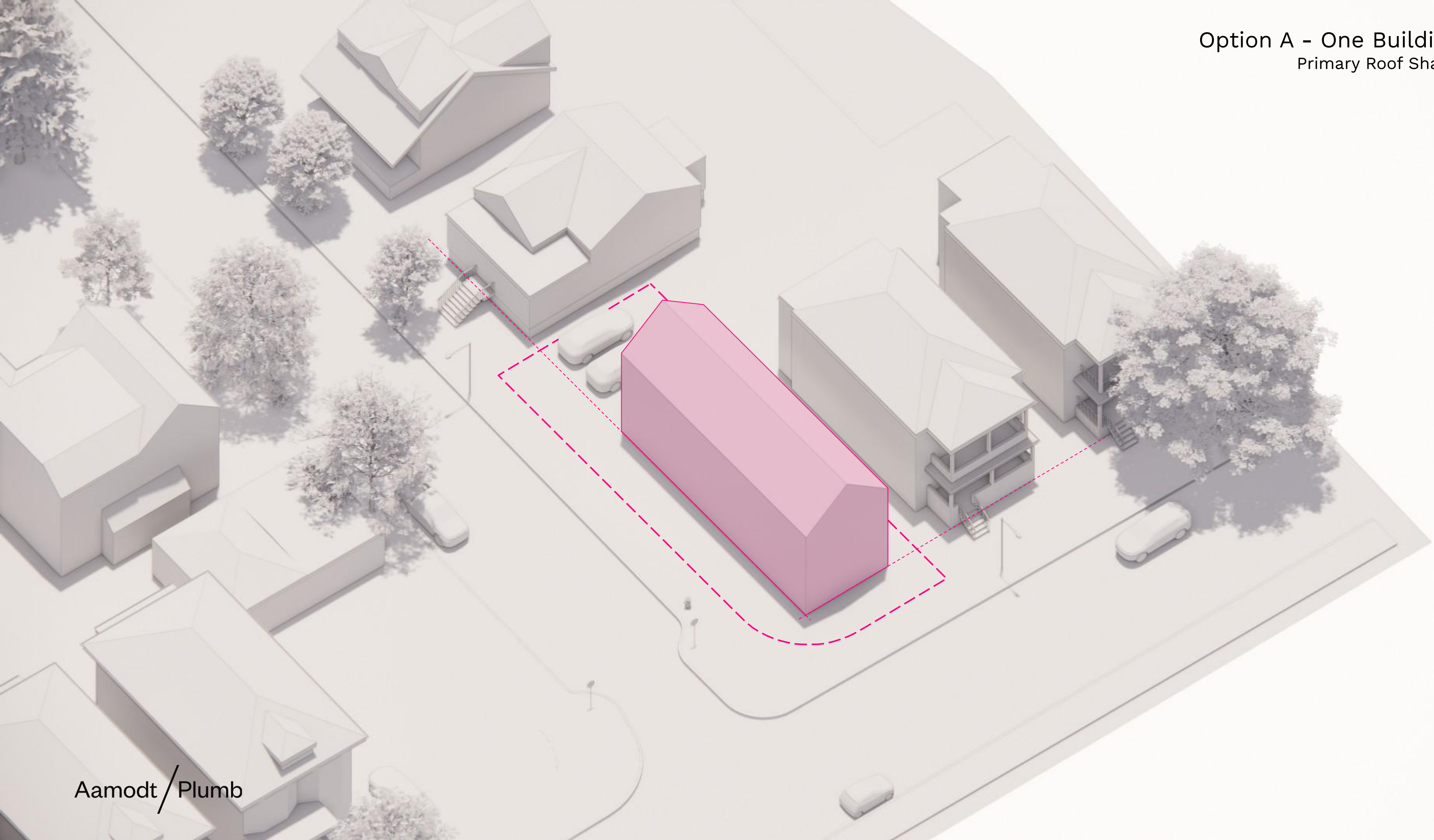
**247 SF OF SURPLUS OPEN SPACE IS PROPOSED**



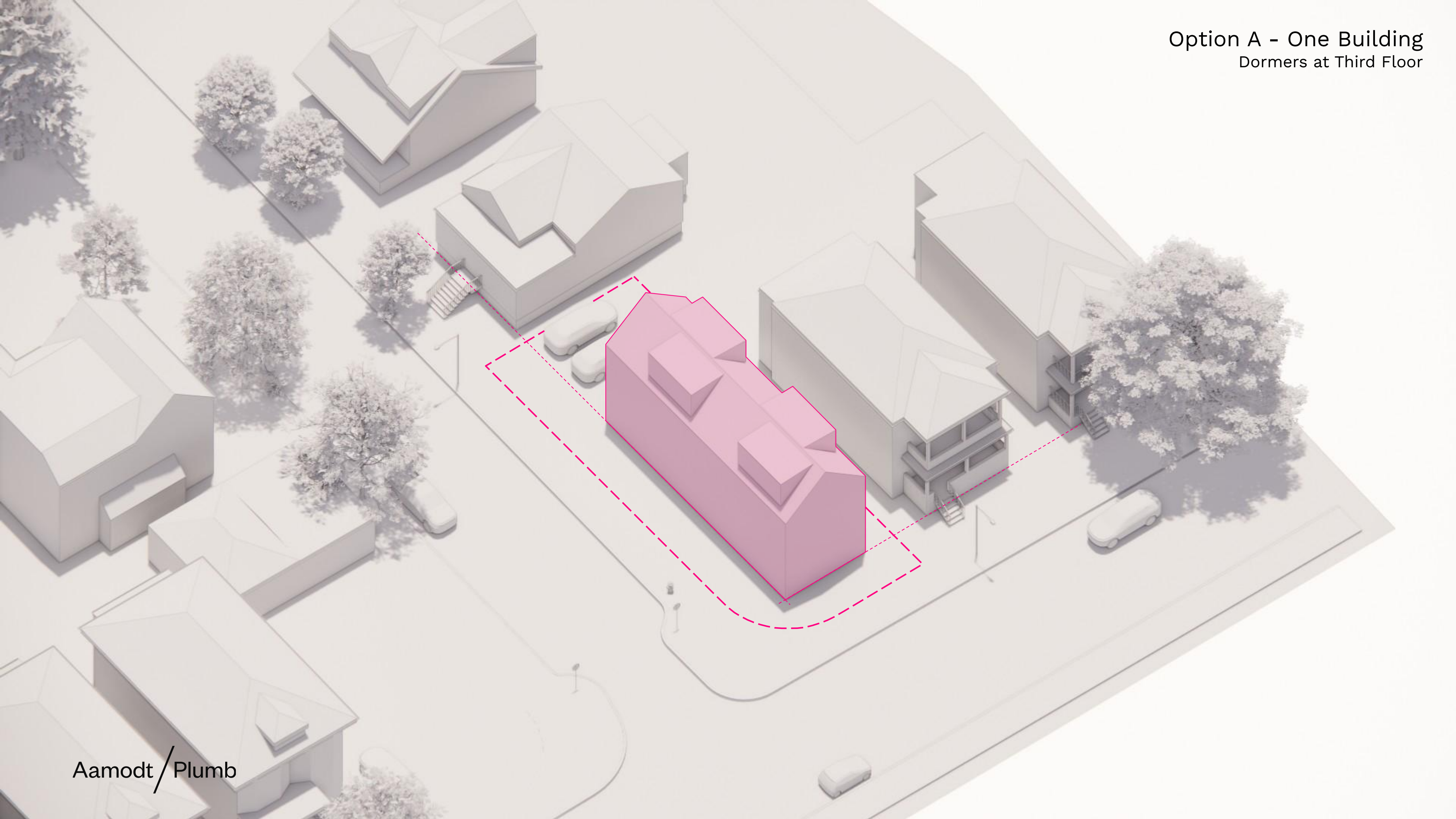
Option A - One Building  
Parking on North Side



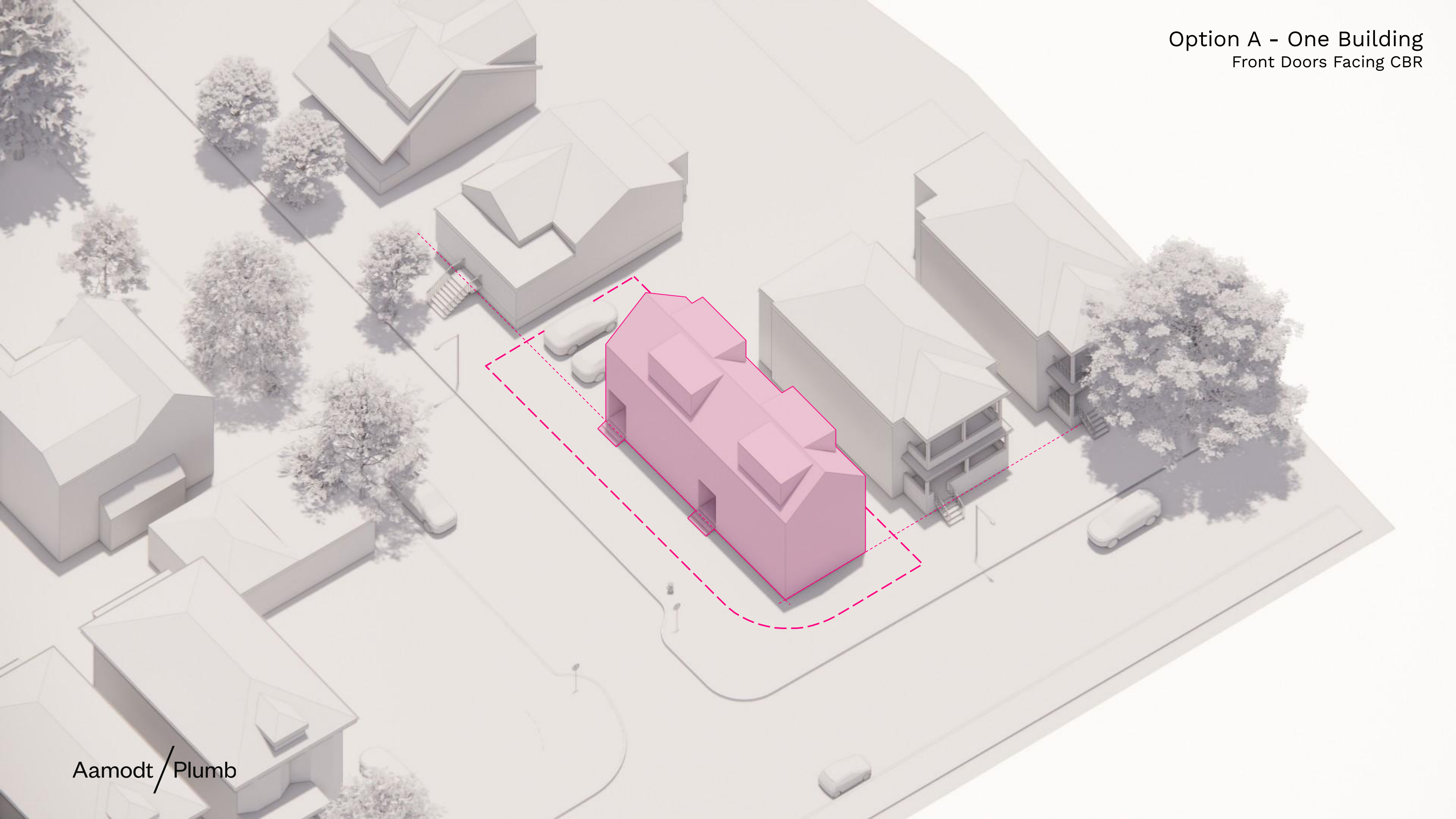
Option A - One Building  
Primary Roof Shape



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

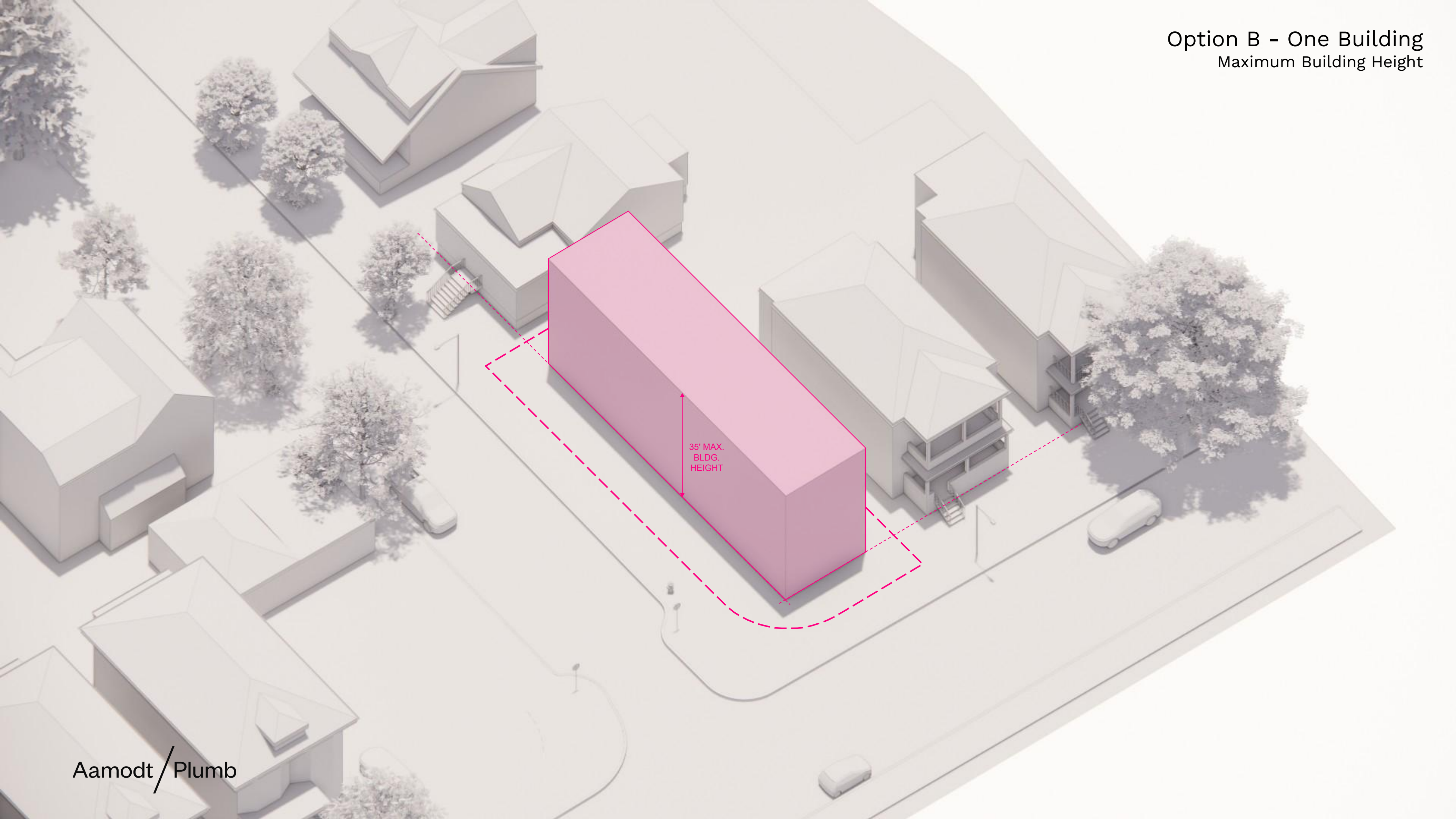


Option A - One Building  
View from Concord Ave looking West



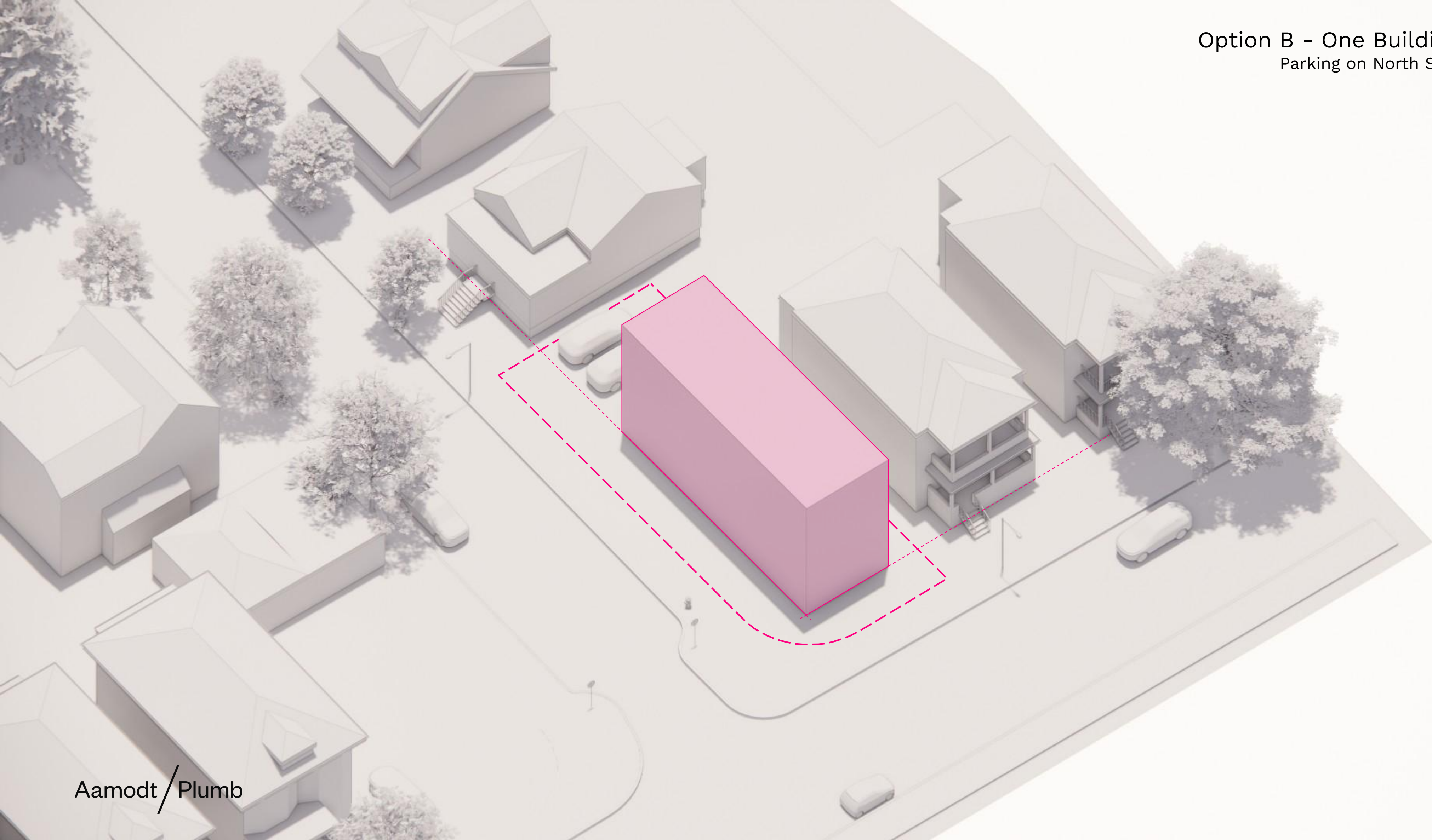
Aamodt / Plumb

Option B - One Building  
Maximum Building Height

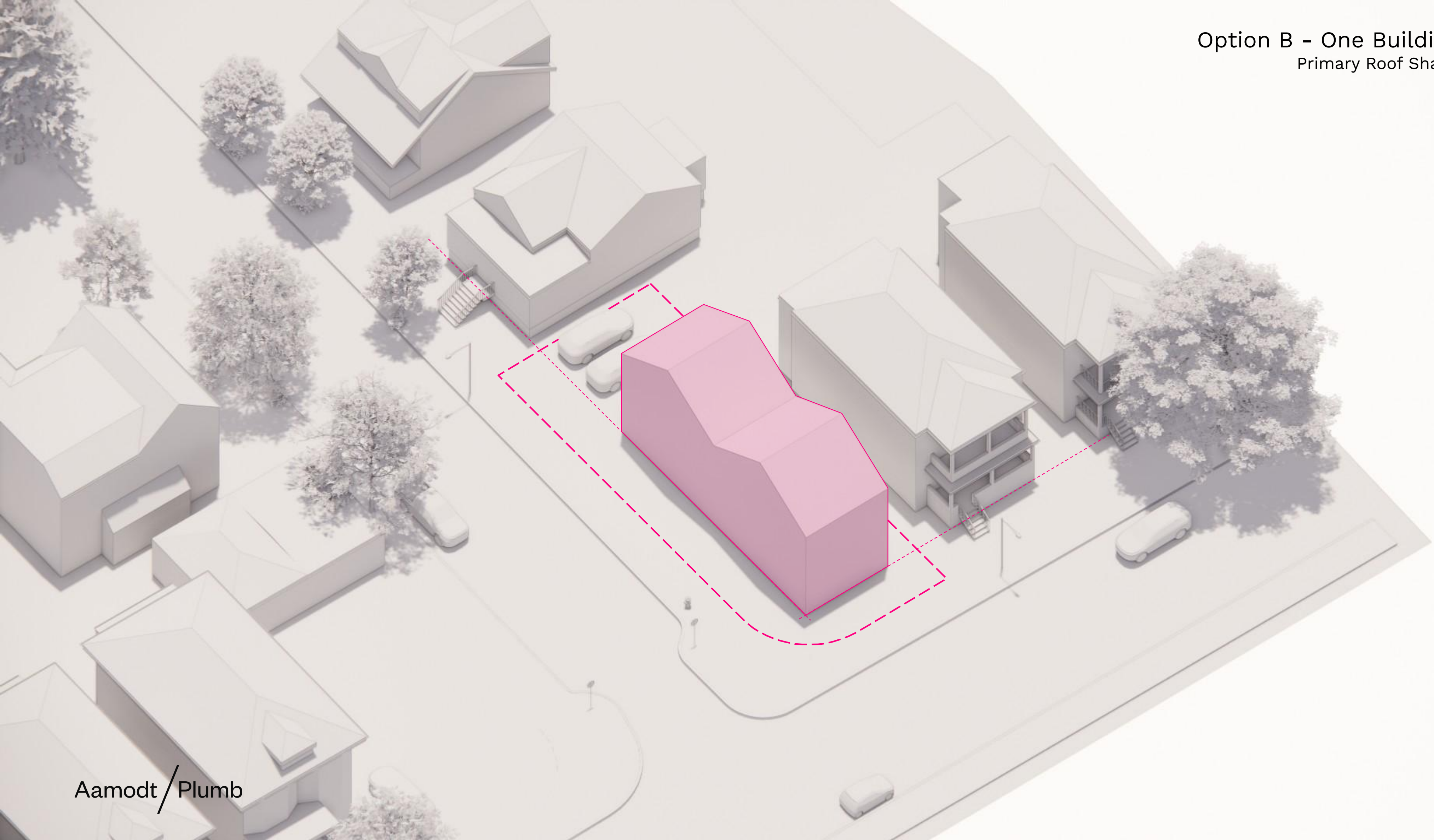


35' MAX.  
BLDG.  
HEIGHT

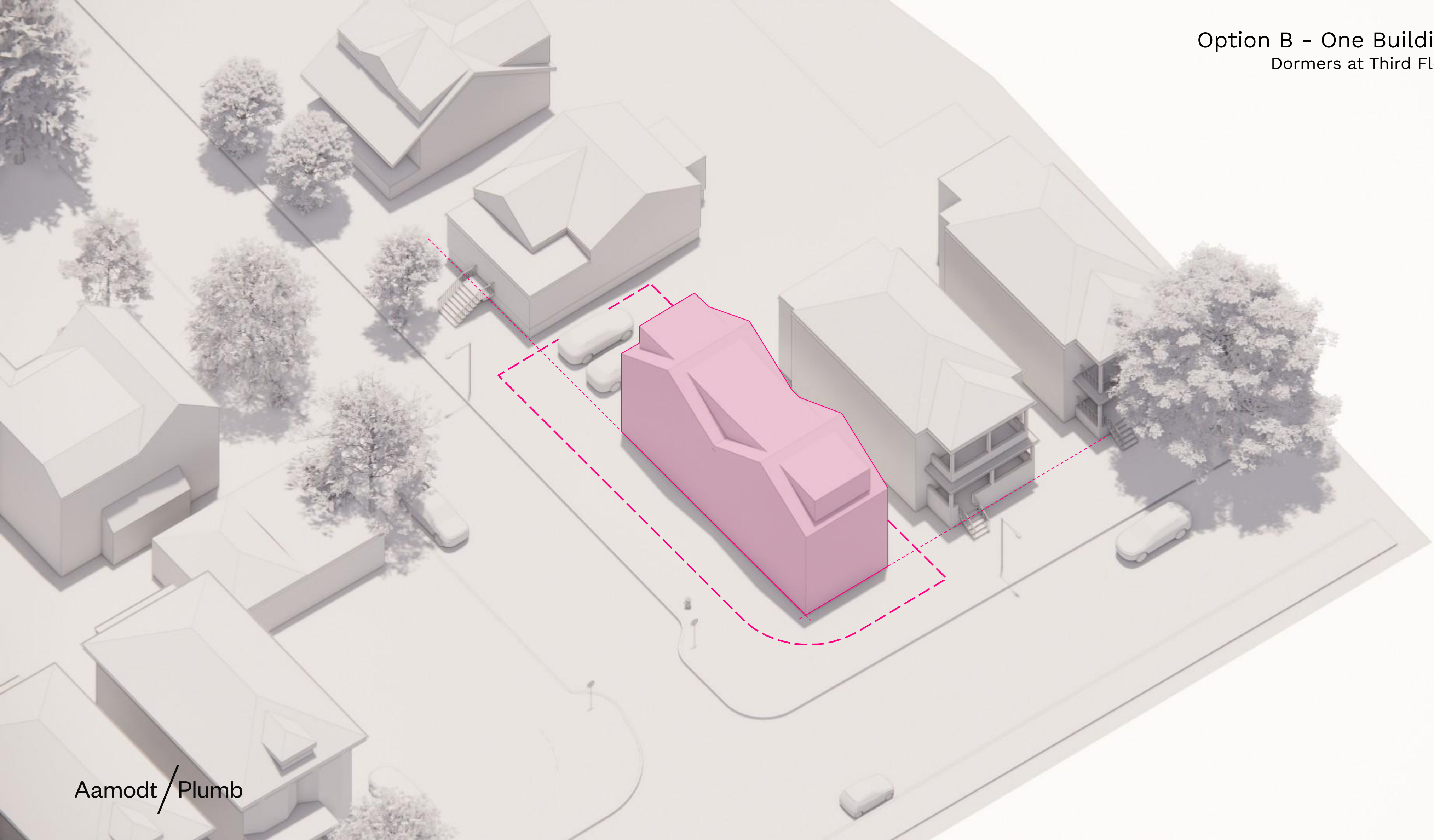
Option B - One Building  
Parking on North Side



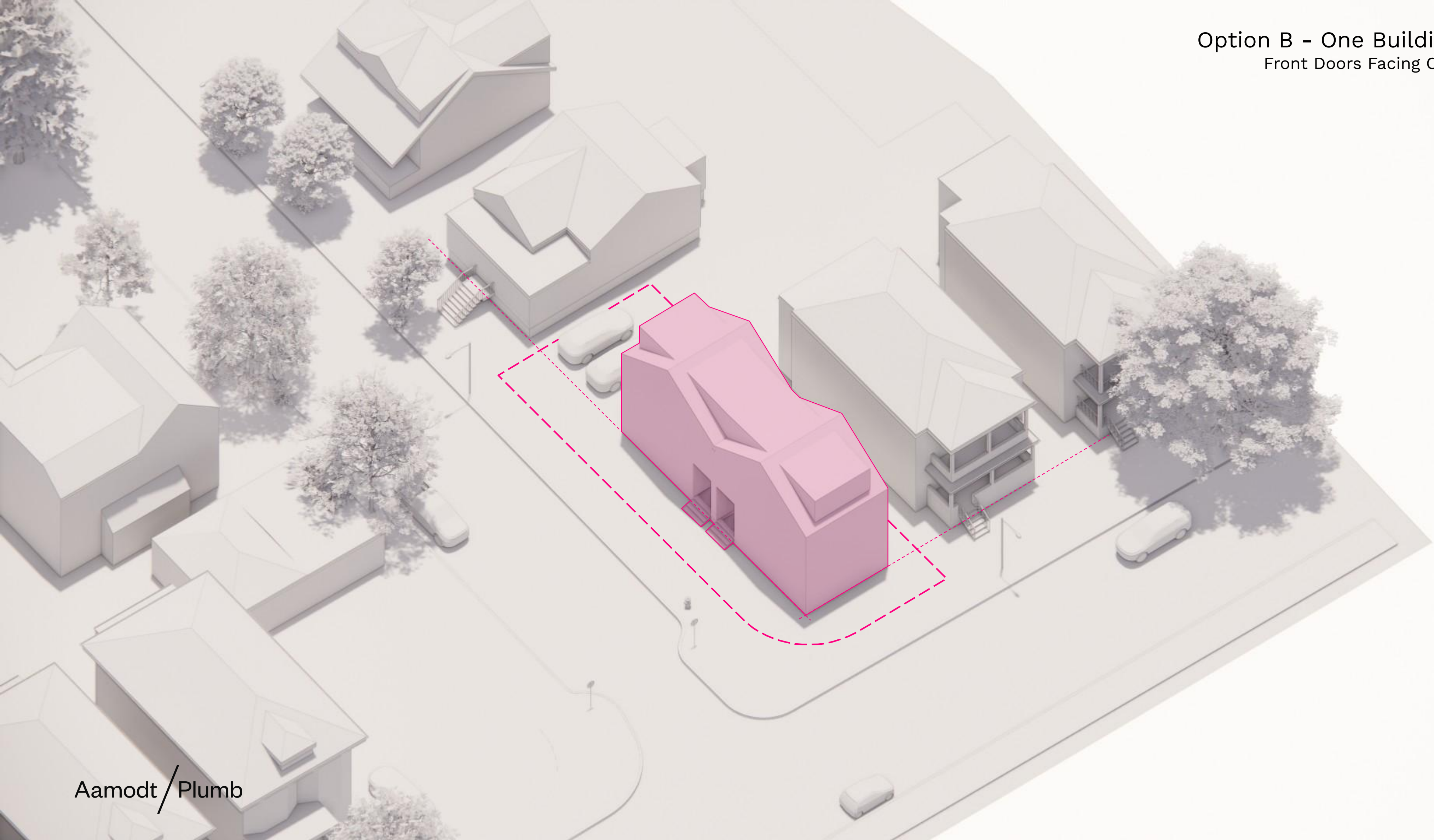
Option B - One Building  
Primary Roof Shape



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





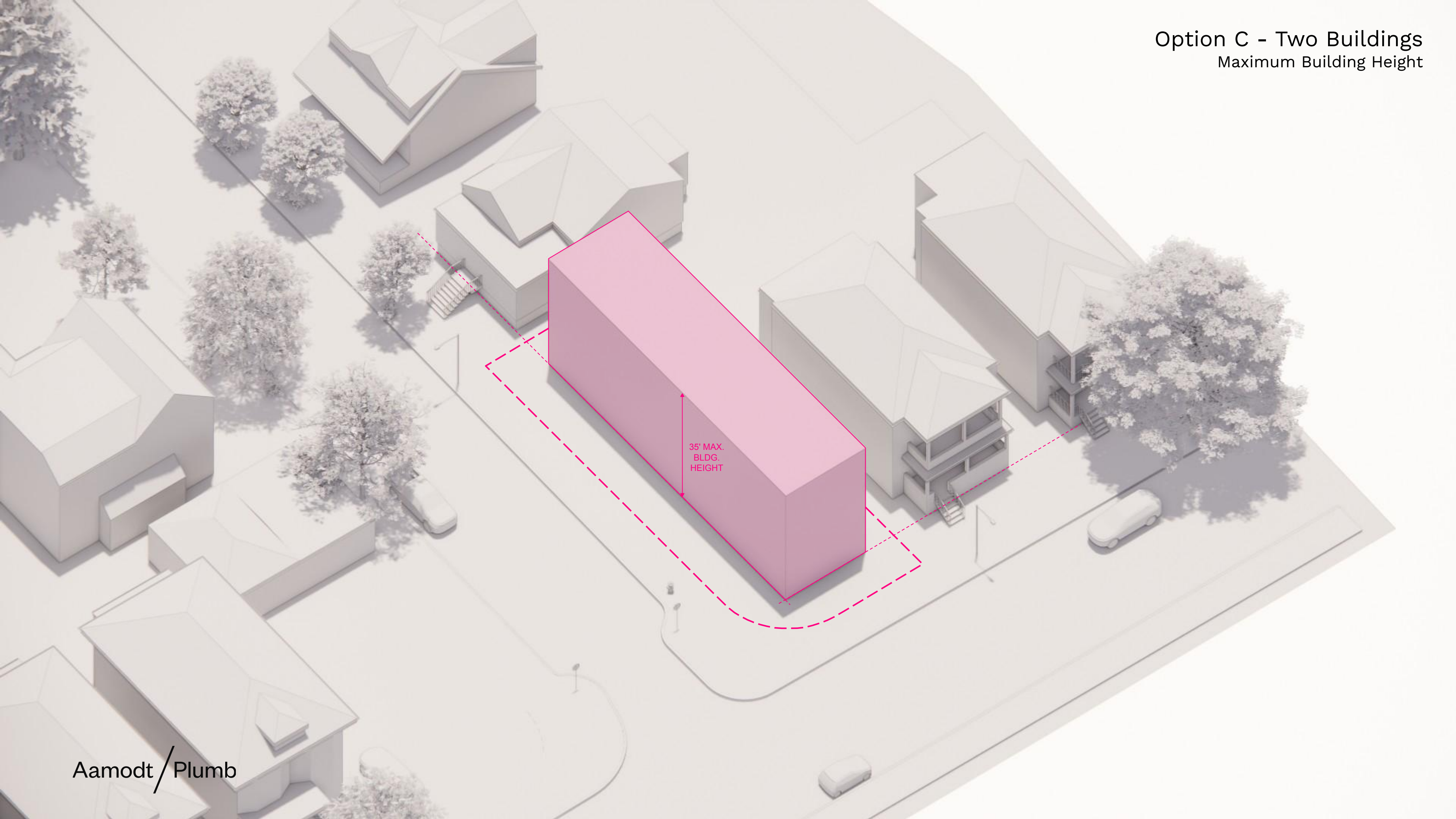
Option B - One Building  
View from Concord Ave towards CBR



Option B - One Building  
View from Concord Ave looking West

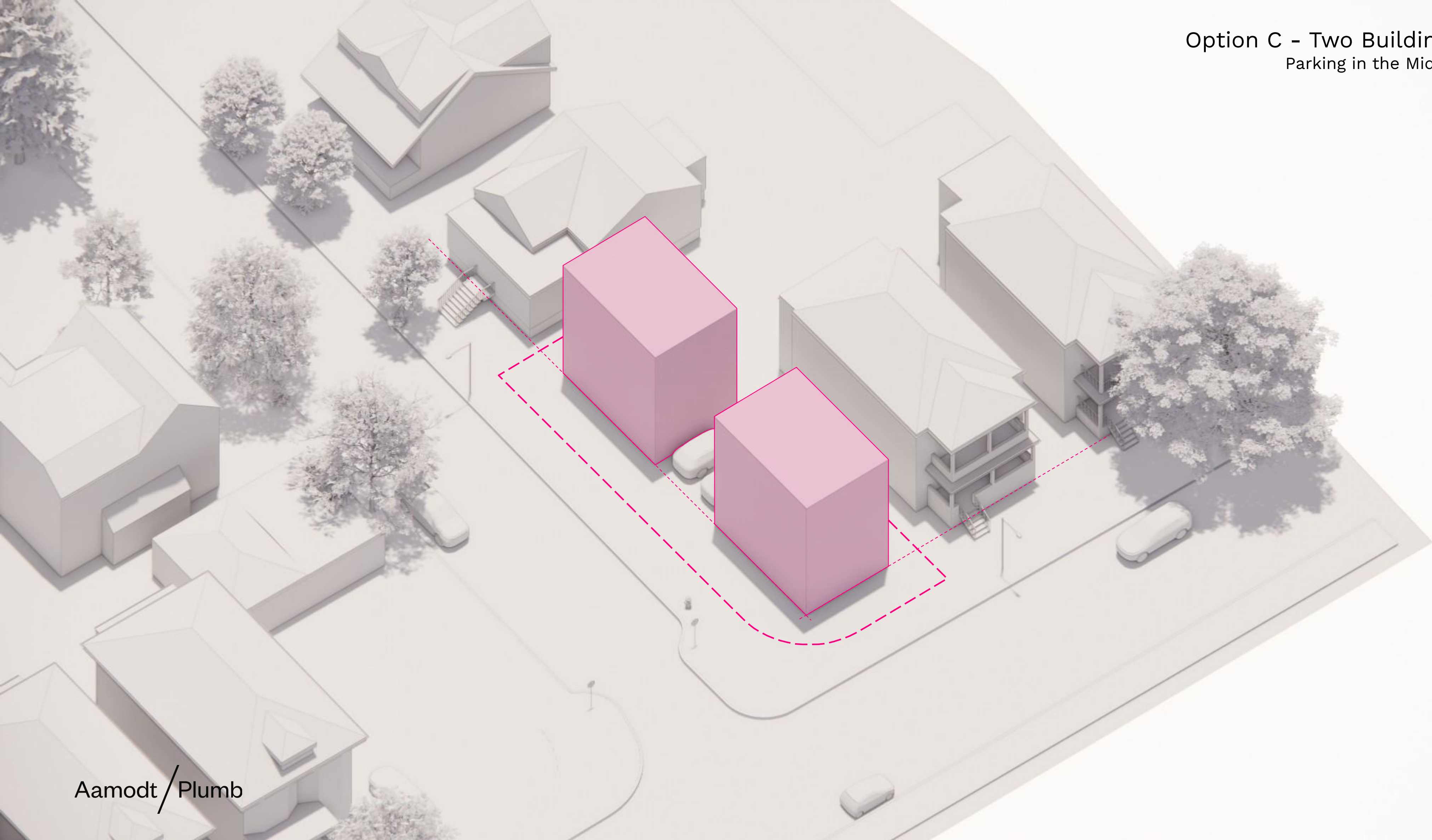


Option C - Two Buildings  
Maximum Building Height



35' MAX.  
BLDG.  
HEIGHT

Option C - Two Buildings  
Parking in the Middle



# Open Space Requirements

1,566 SF TOTAL IS REQUIRED

1,813 SF IS PROPOSED

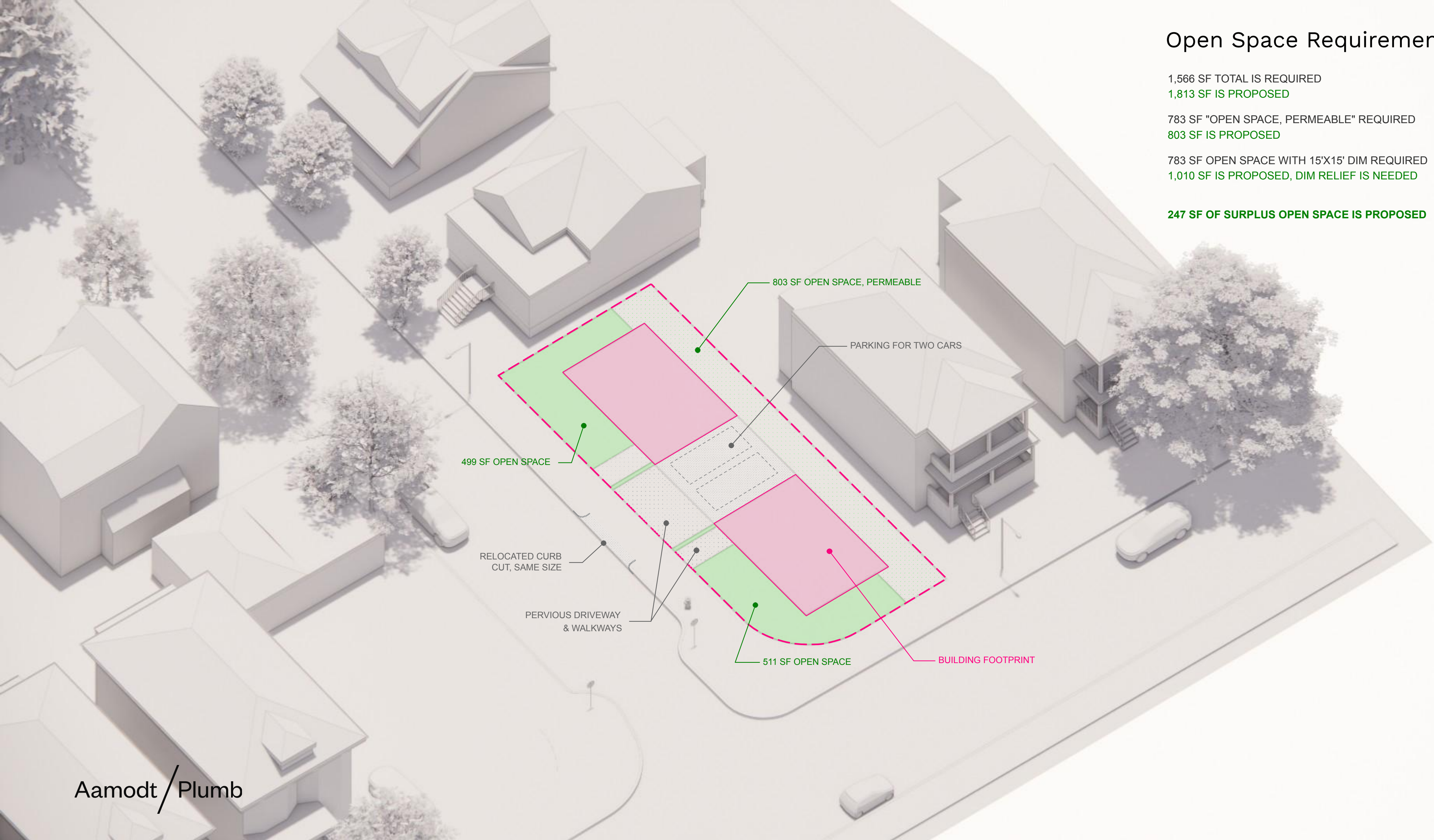
783 SF "OPEN SPACE, PERMEABLE" REQUIRED

803 SF IS PROPOSED

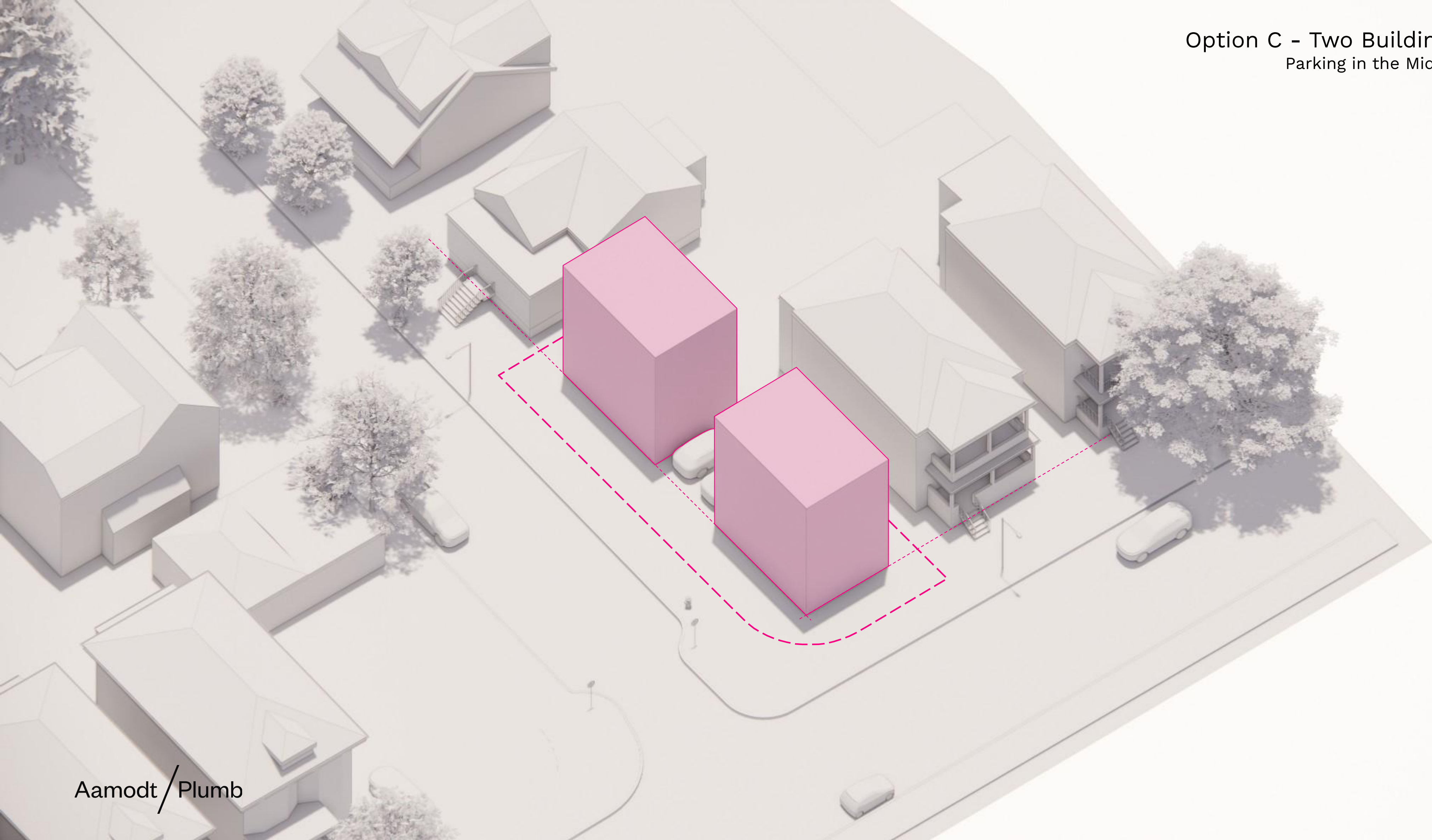
783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED

1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

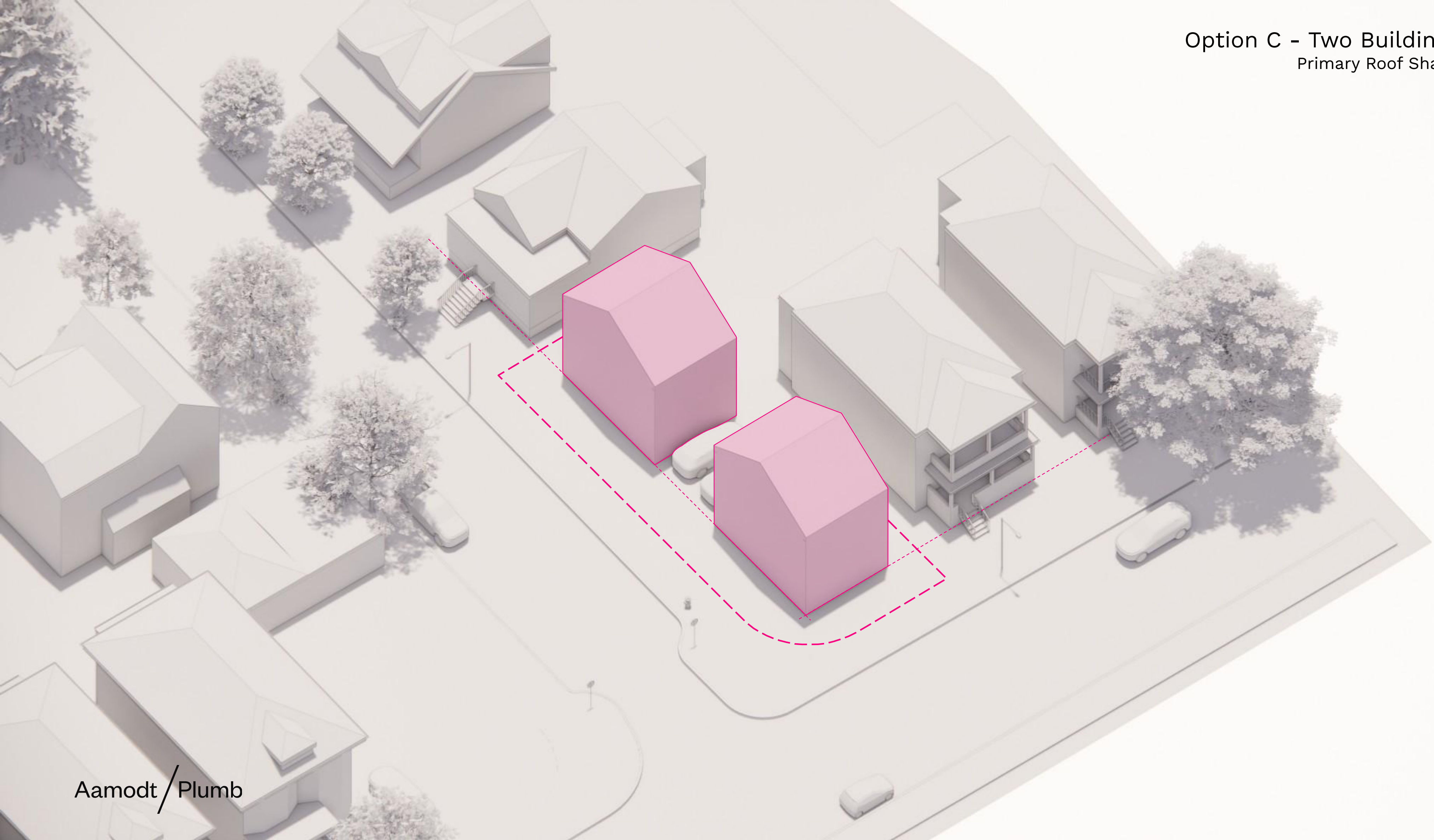
247 SF OF SURPLUS OPEN SPACE IS PROPOSED



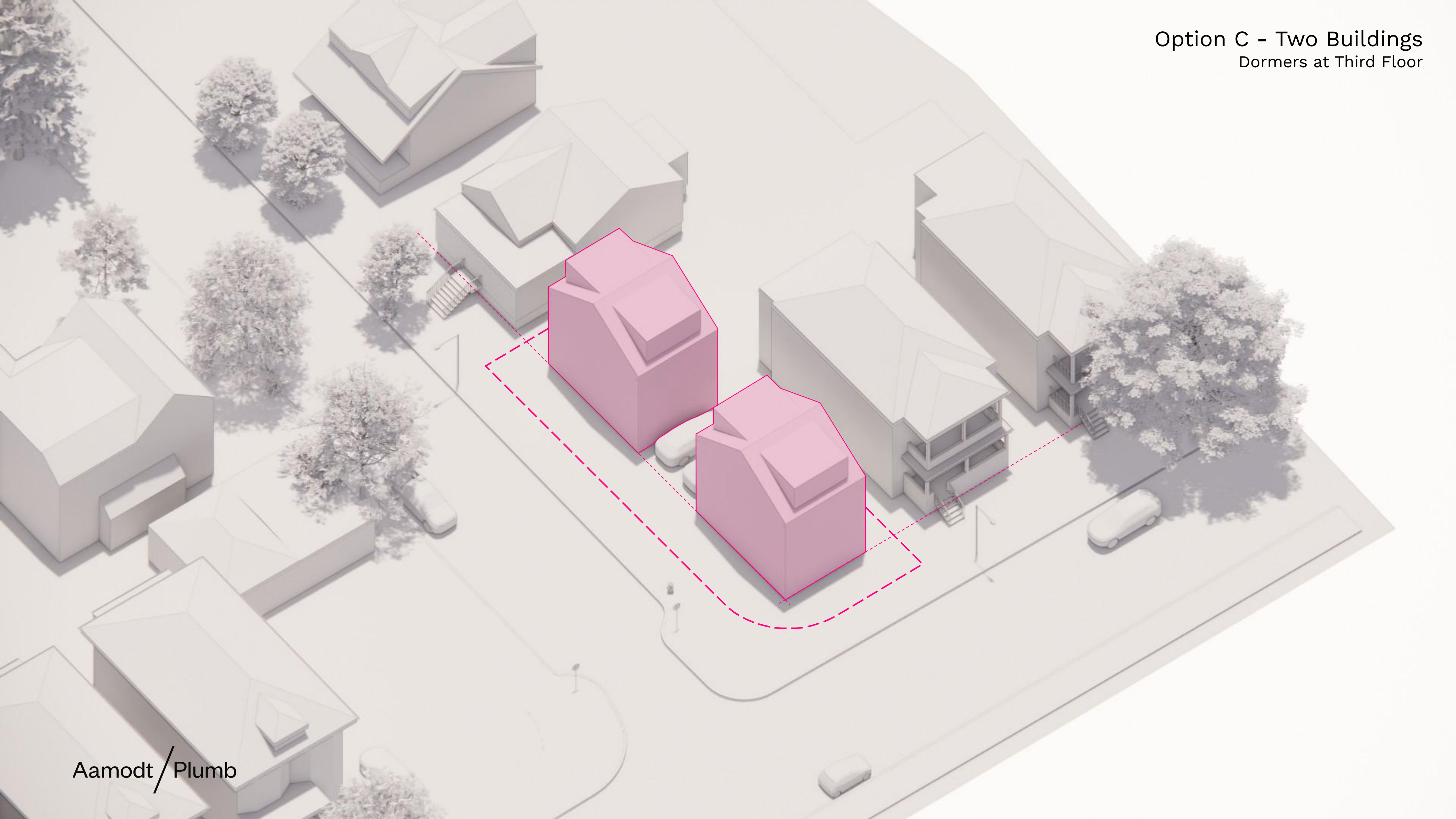
Option C - Two Buildings  
Parking in the Middle



Option C - Two Buildings  
Primary Roof Shape

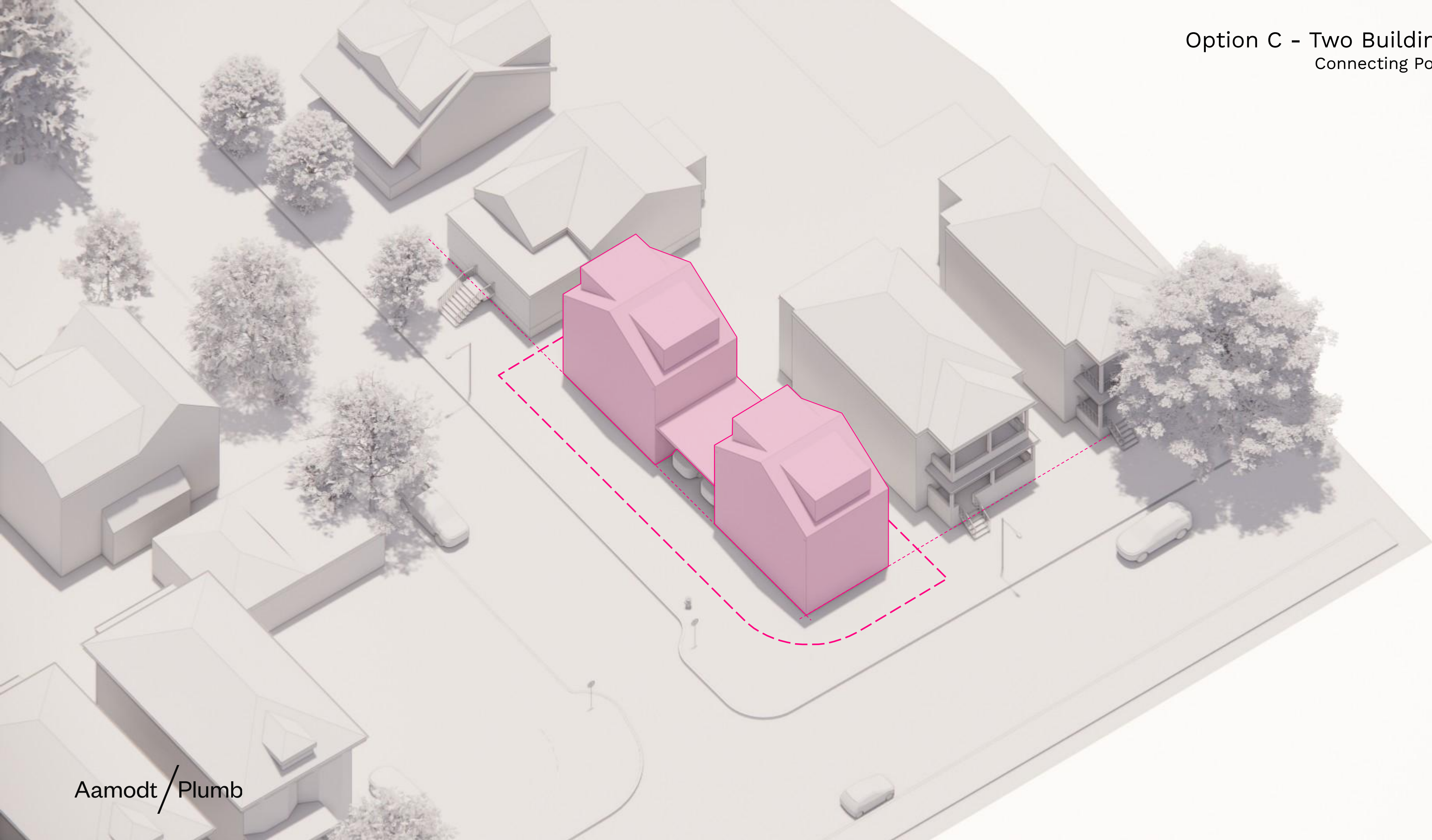


Option C - Two Buildings  
Dormers at Third Floor

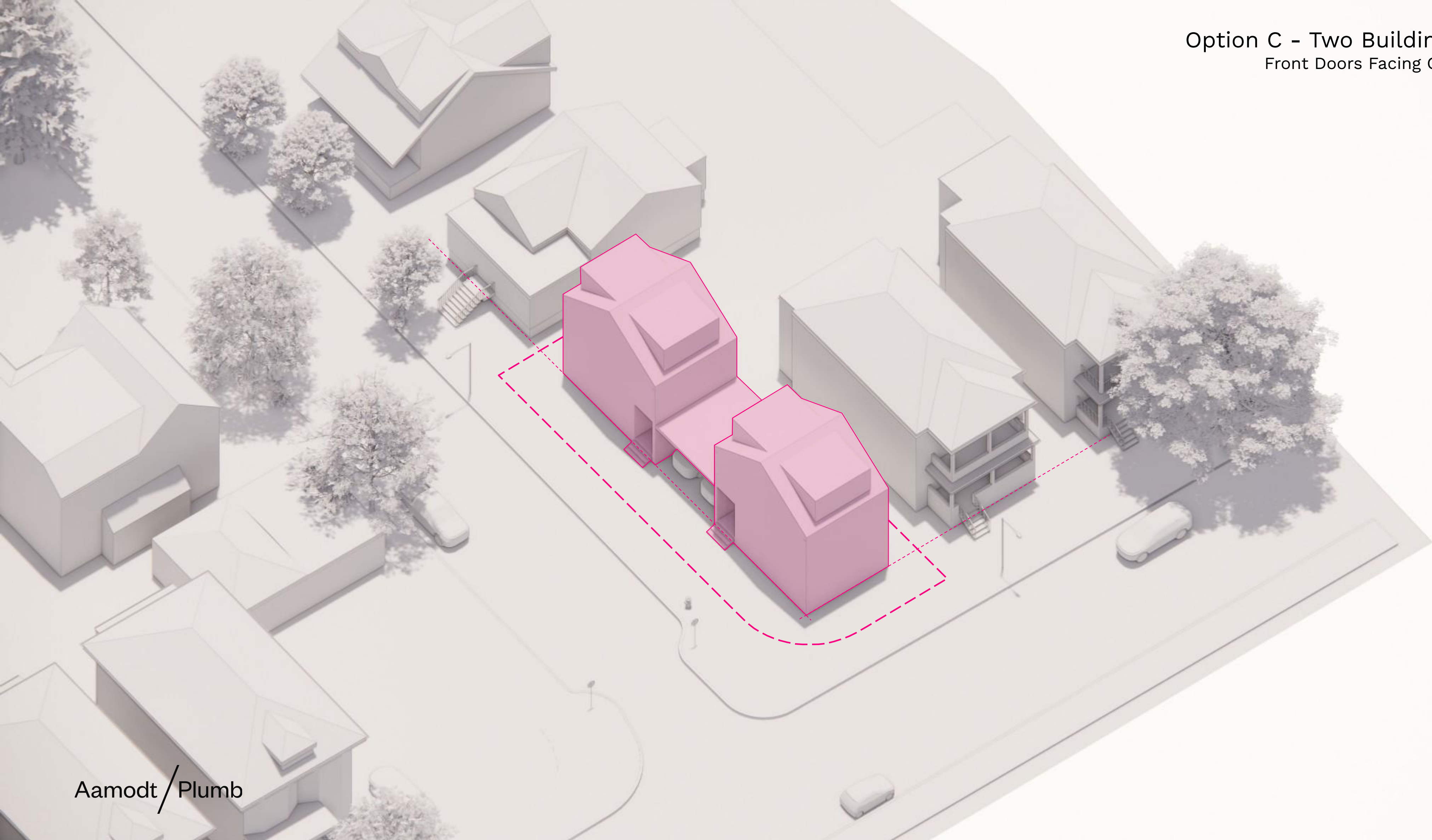




Option C - Two Buildings  
Connecting Porch



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](mailto:andrew@aamodtplumb.com)**

December 13, 2022  
Community Meeting 3 via Zoom

# 401 Concord Avenue

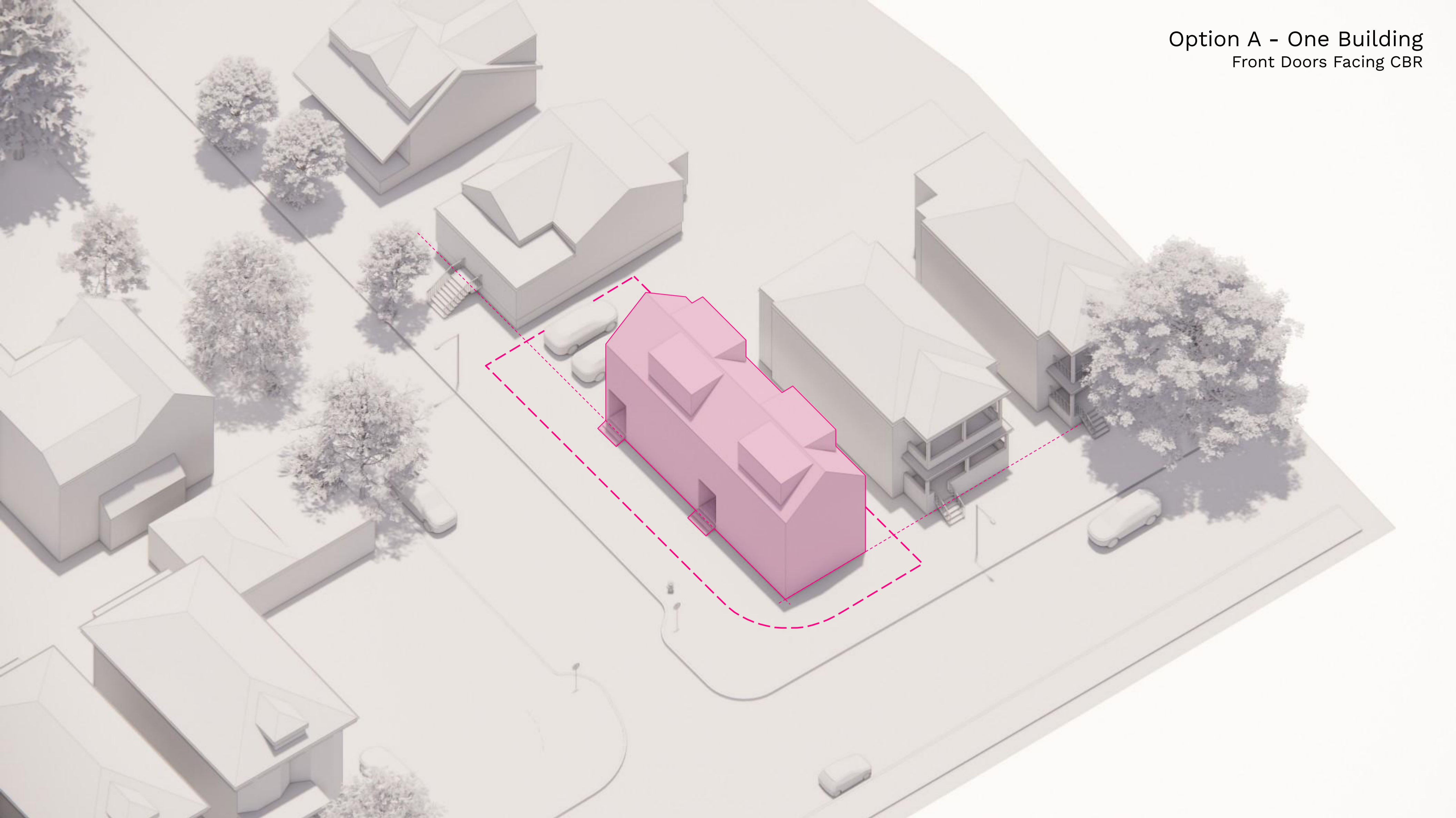




# Agenda for Tonight

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

Option A - One Building  
Front Doors Facing CBR



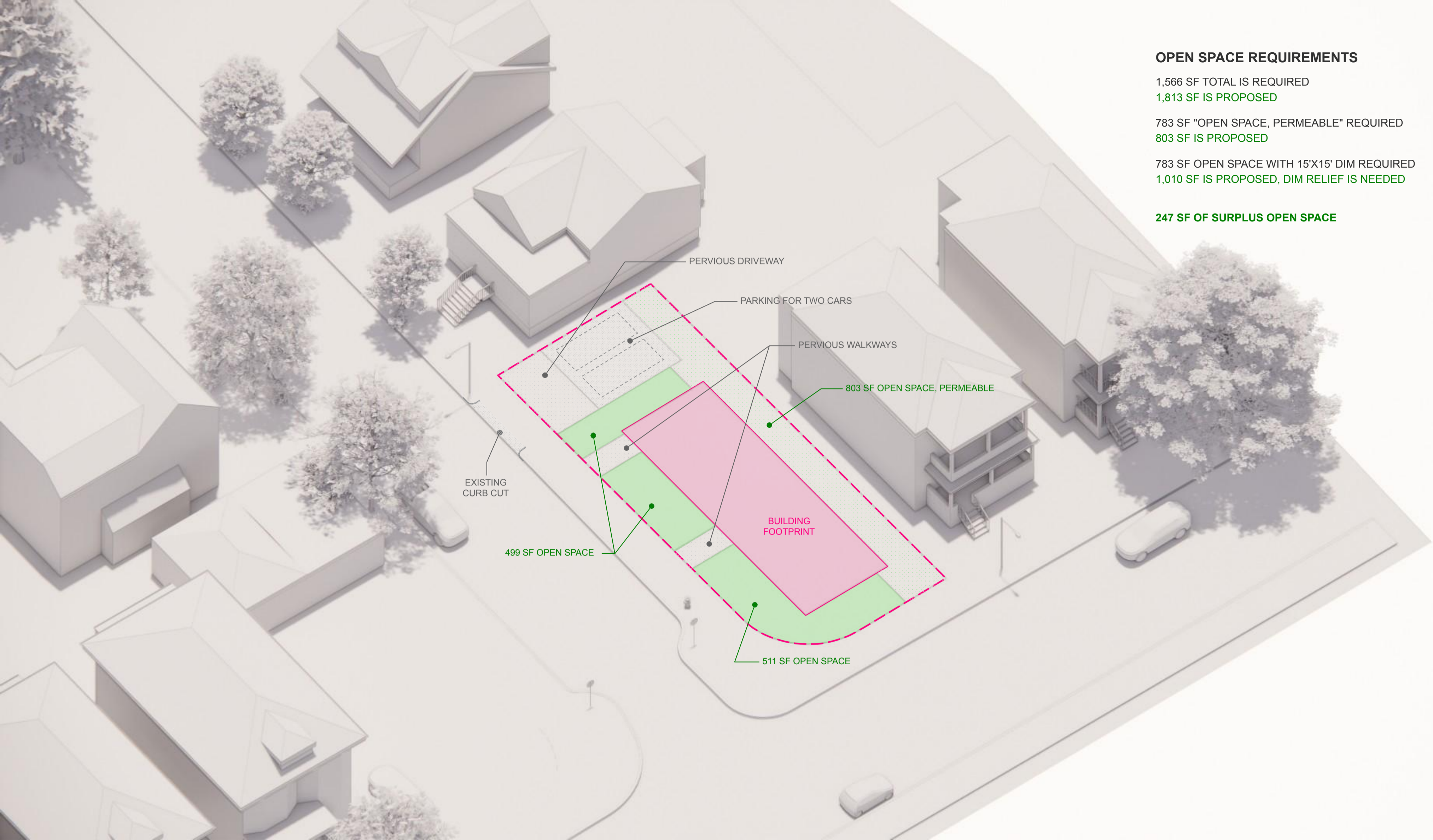
**OPEN SPACE REQUIREMENTS**

1,566 SF TOTAL IS REQUIRED  
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**



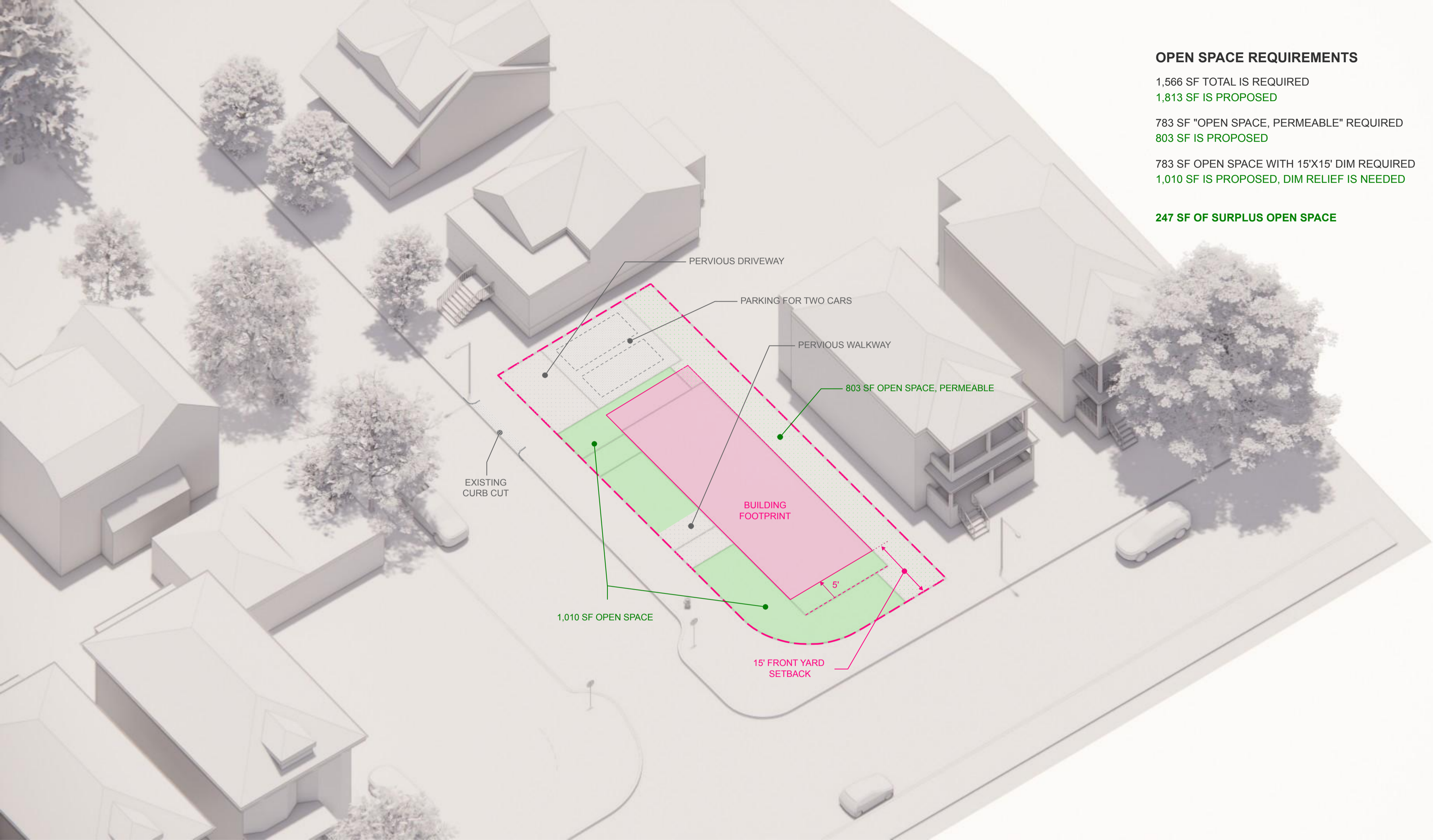
**OPEN SPACE REQUIREMENTS**

1,566 SF TOTAL IS REQUIRED  
1,813 SF IS PROPOSED

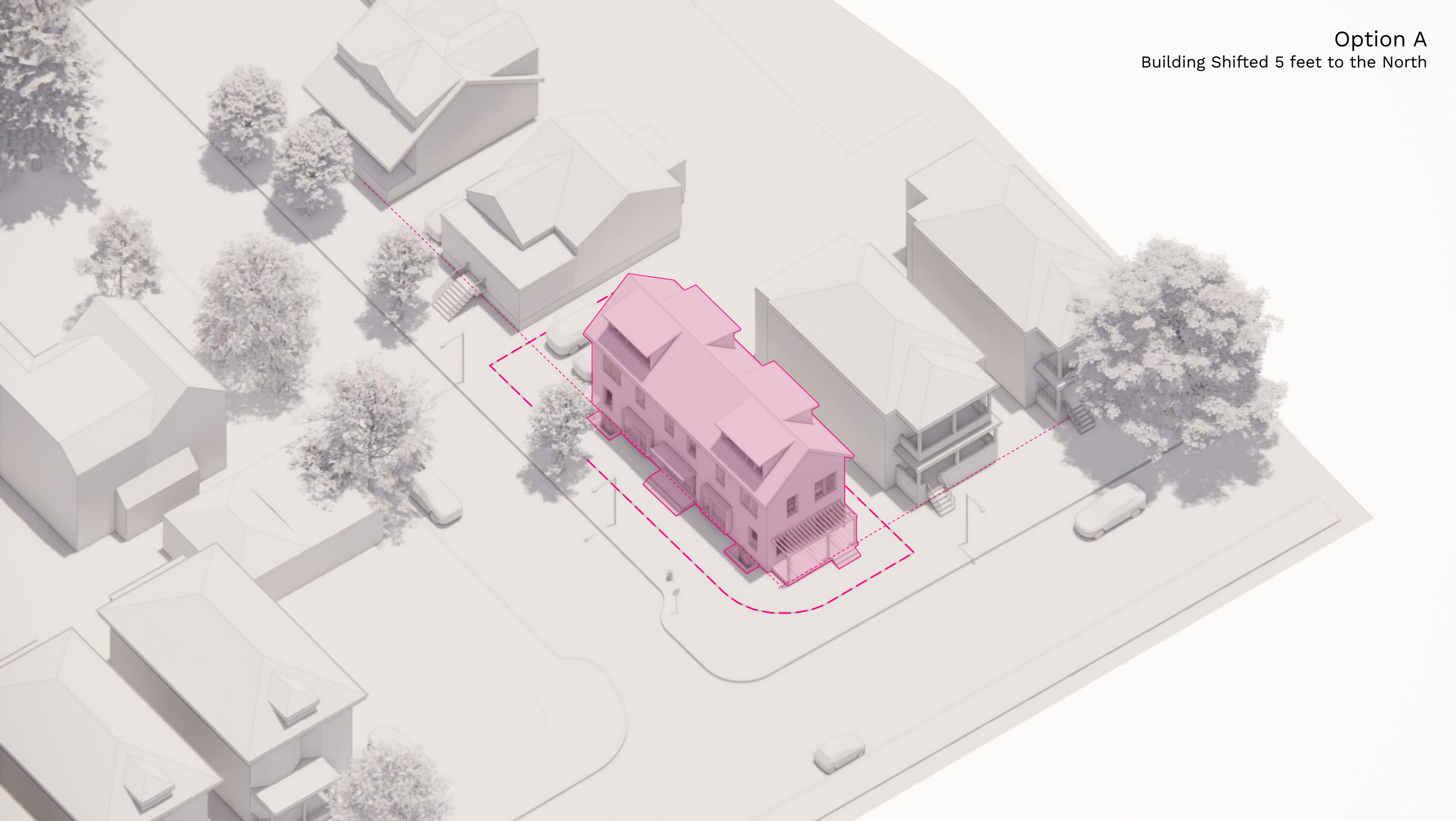
783 SF "OPEN SPACE, PERMEABLE" REQUIRED  
803 SF IS PROPOSED

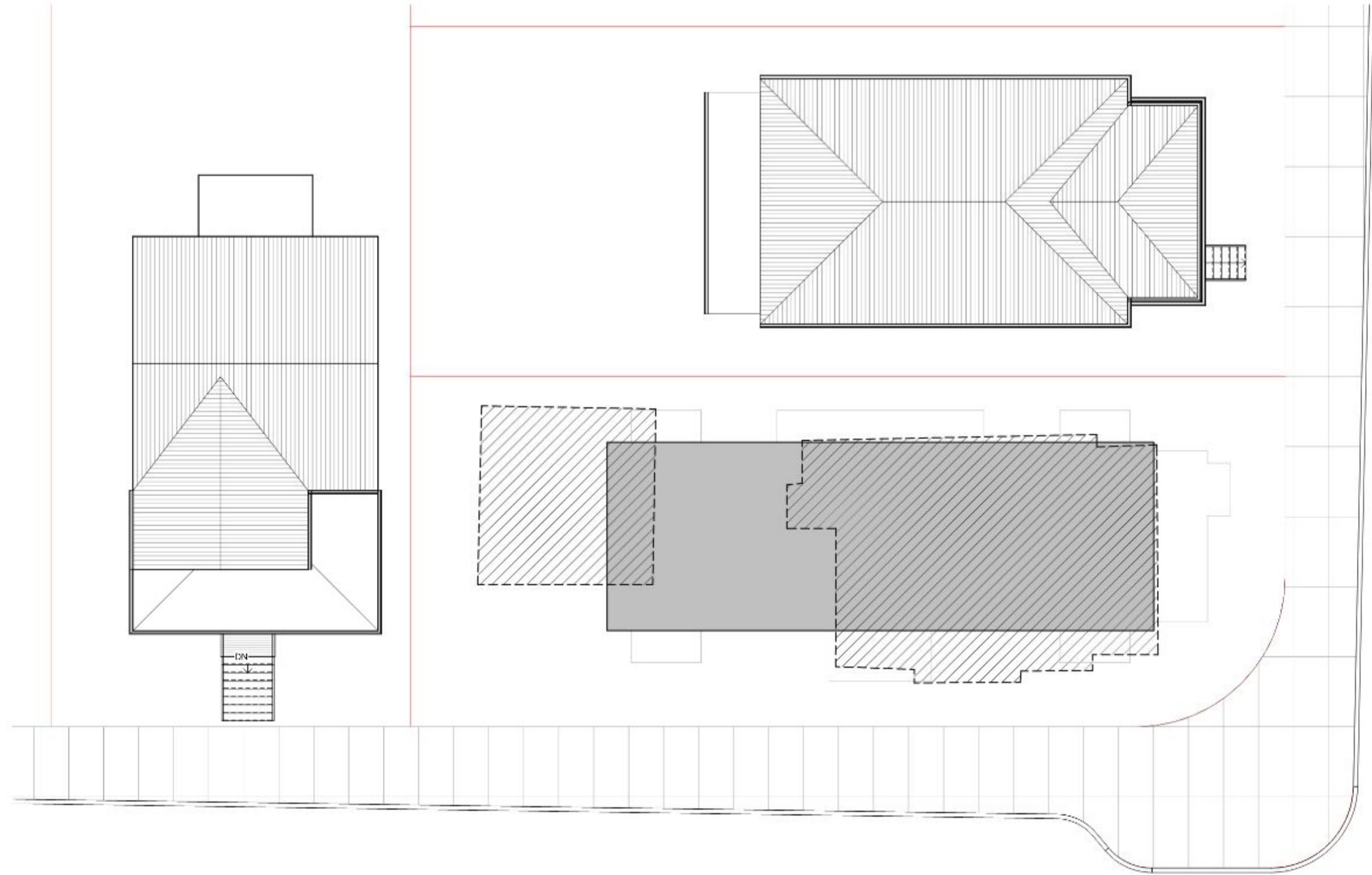
783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED  
1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

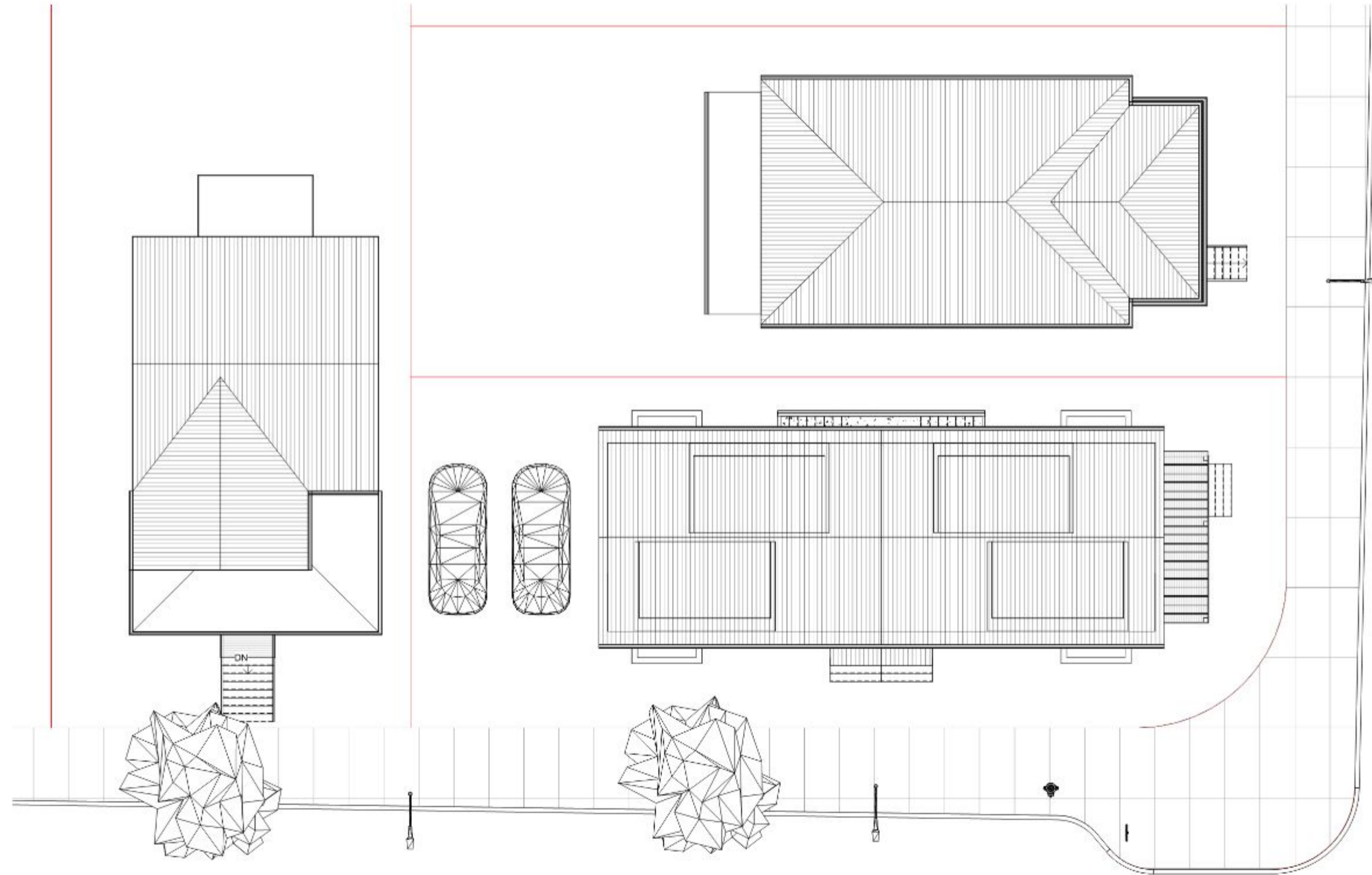
**247 SF OF SURPLUS OPEN SPACE**



Option A  
Building Shifted 5 feet to the North















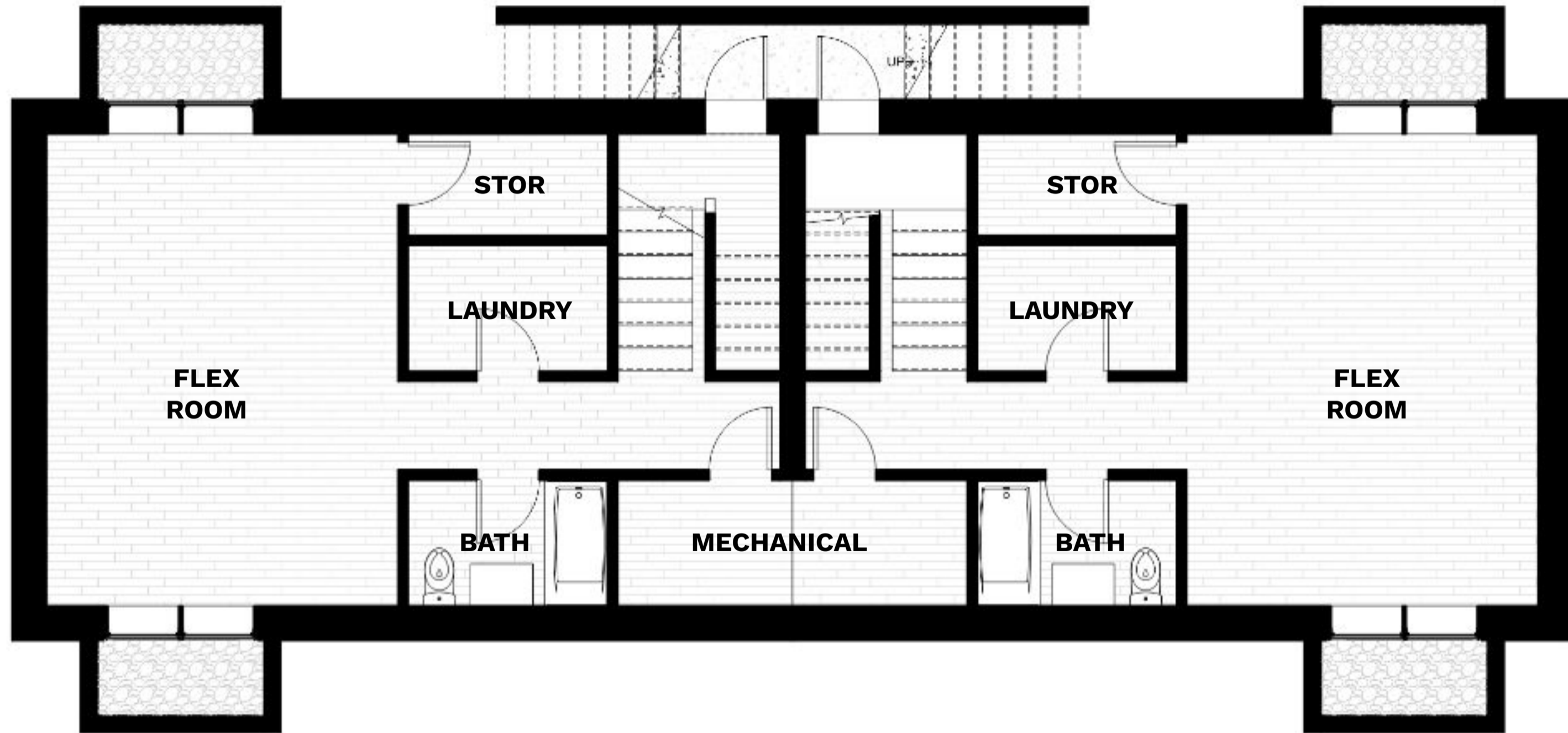




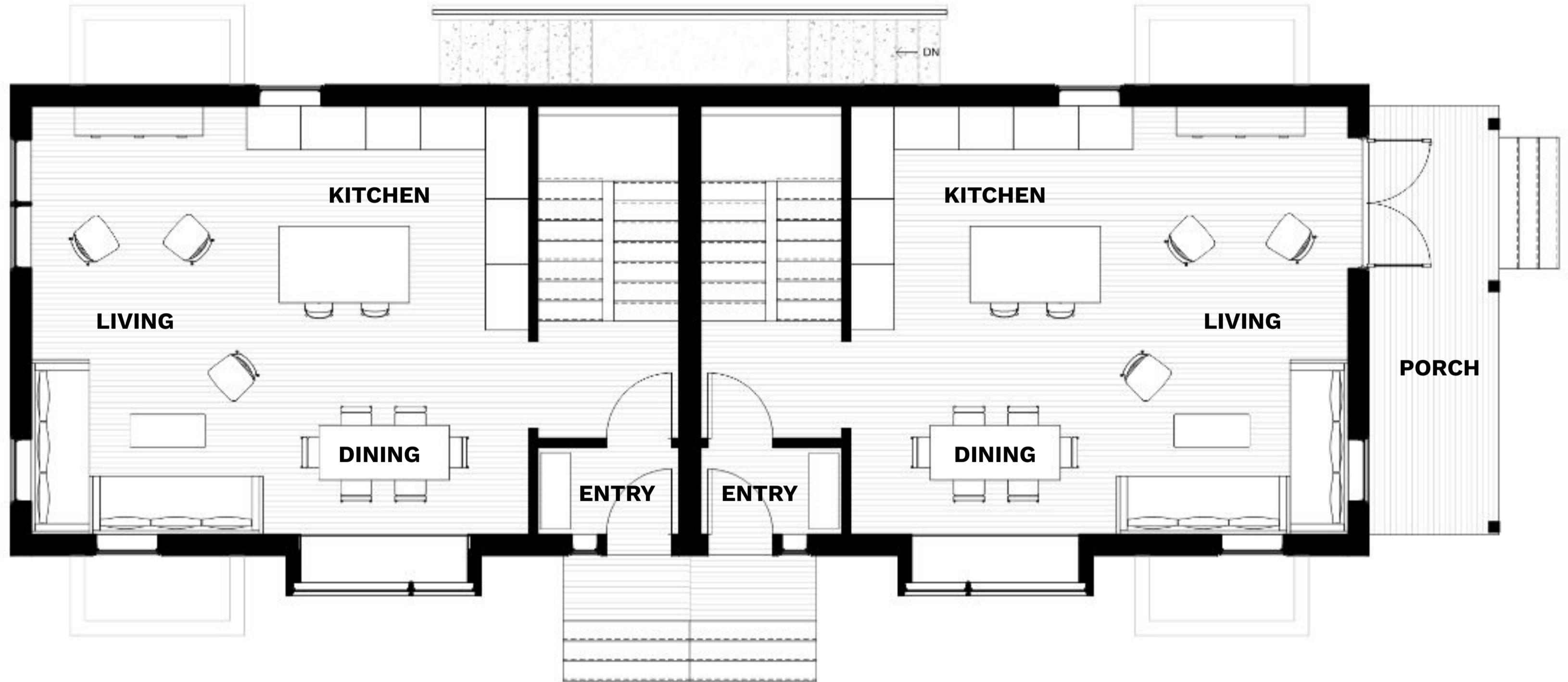




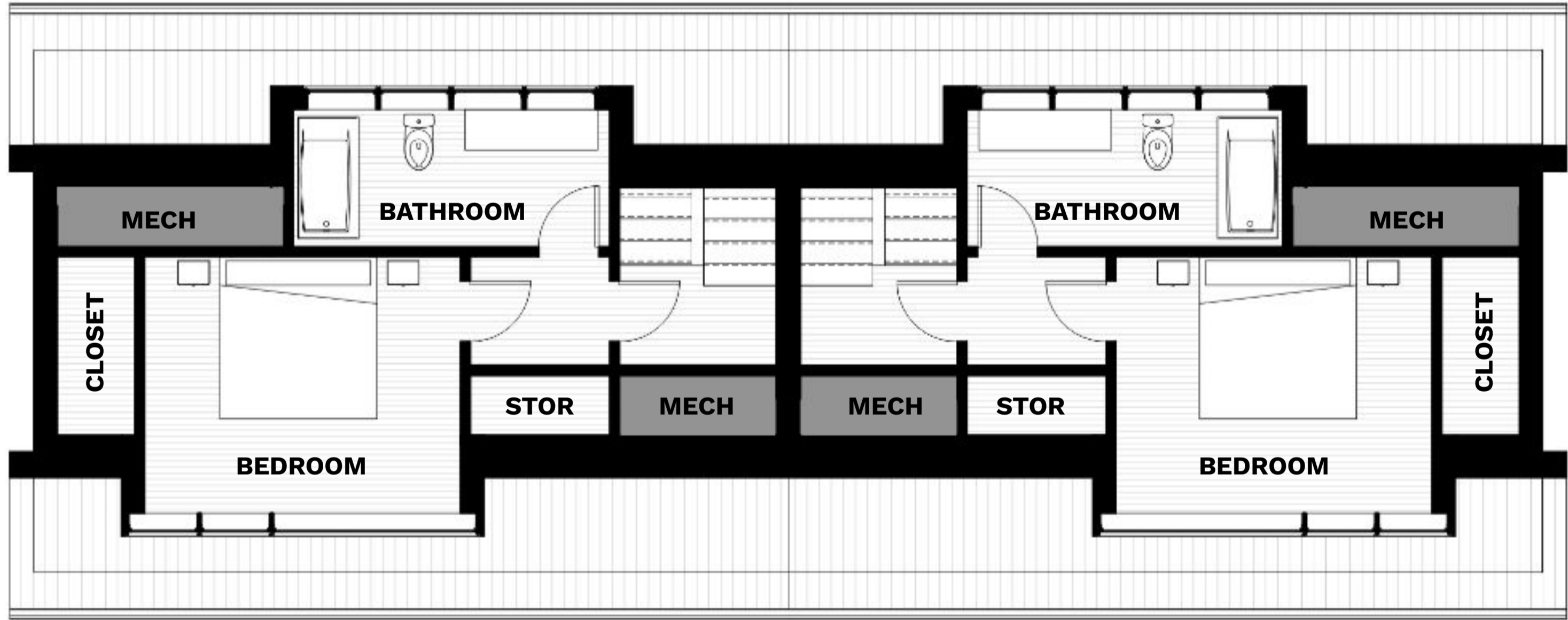












# Zoning Relief - Update

- 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

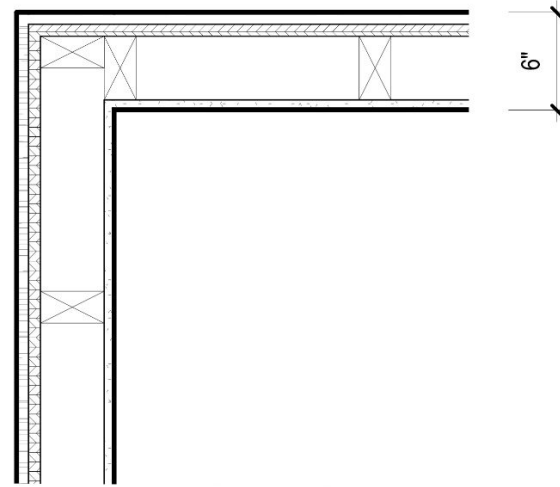


- All of the adjacent existing properties on Concord Ave have an FAR higher than the Zoning Ordinance of 0.5
- Adjacent properties have an FAR ranging from 0.63 to 0.74
- Average FAR of adjacent properties is 0.69
- These existing FAR numbers do not include basement or attic living space
- All data provided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

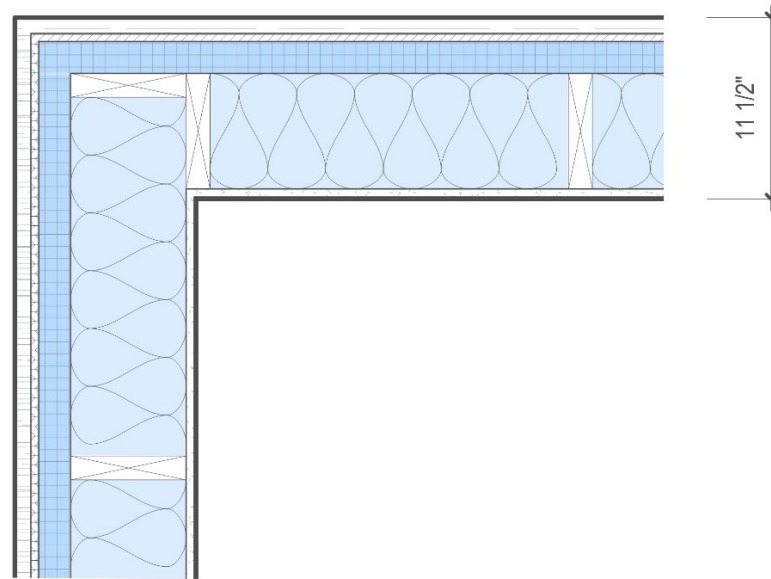
Address		Living Area	Covered Porch	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370	2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370	2,512	4,000	0.63
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>1,430</b>	<b>3,913</b>	<b>0.37</b>
413 Concord Ave	Unit 1 & 2	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

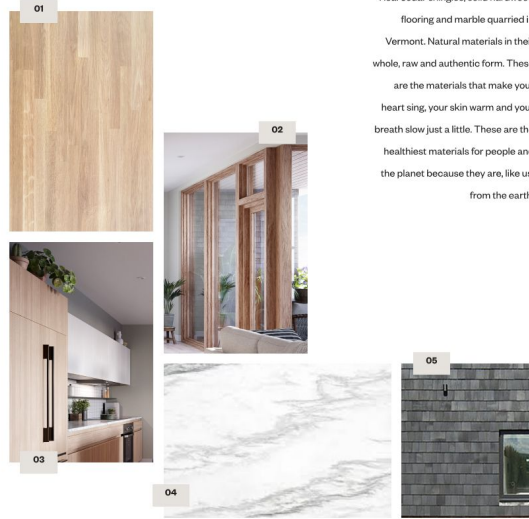


Modern Wall

- 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.



Slow 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.

18

Slow 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

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



Cellulose Insulation

No VOC Insulation

17

## Fair Labor

19



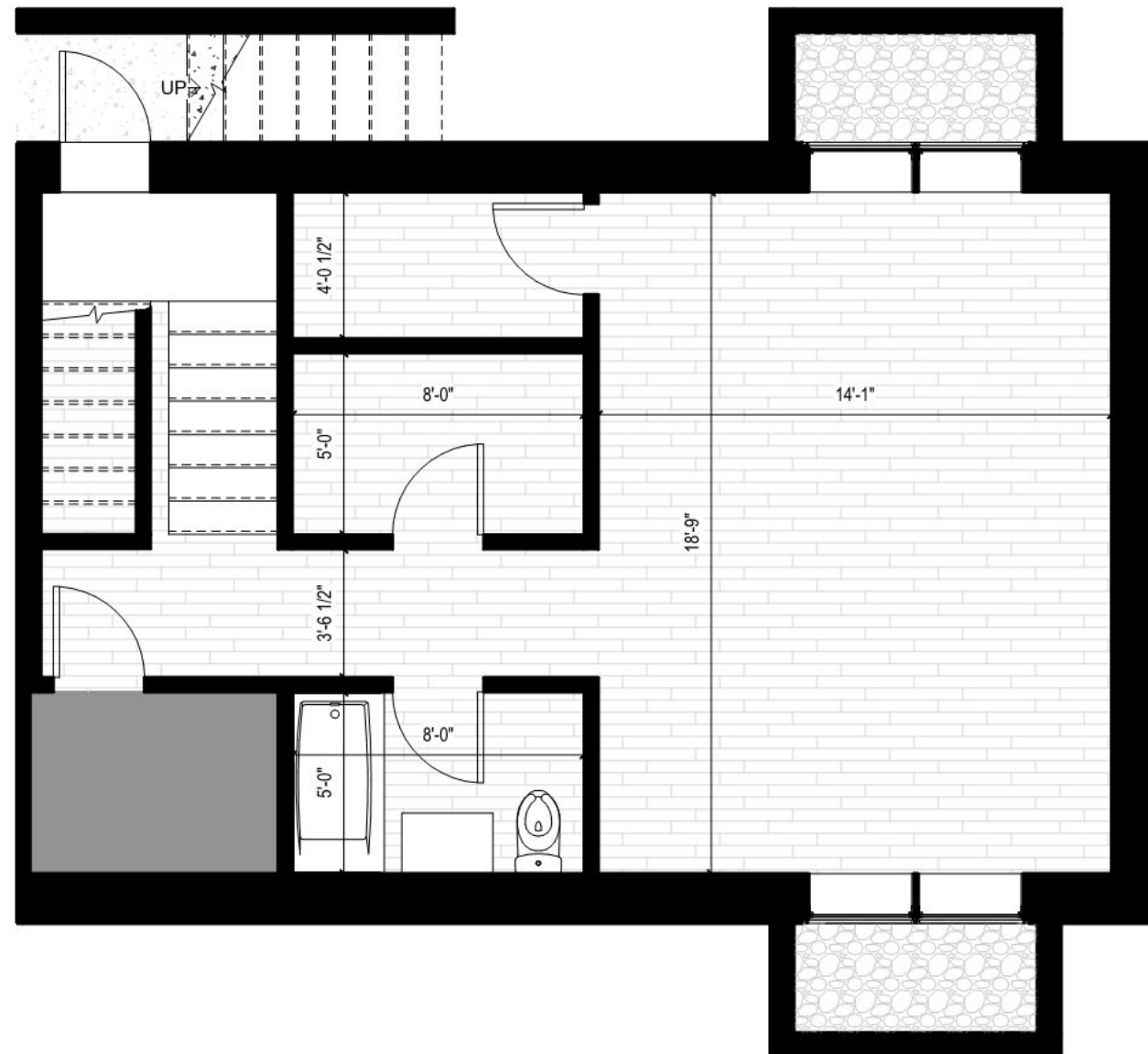
Aamodt / Plumb is committed to creating a more fair and equitable architecture and construction industry. Workers in Massachusetts, both employees and many independent contractors, are protected under the Fair Labor Standards Act, MA law and Workers Comp Insurance so long as they are not paid under the 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.

19

Slow 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

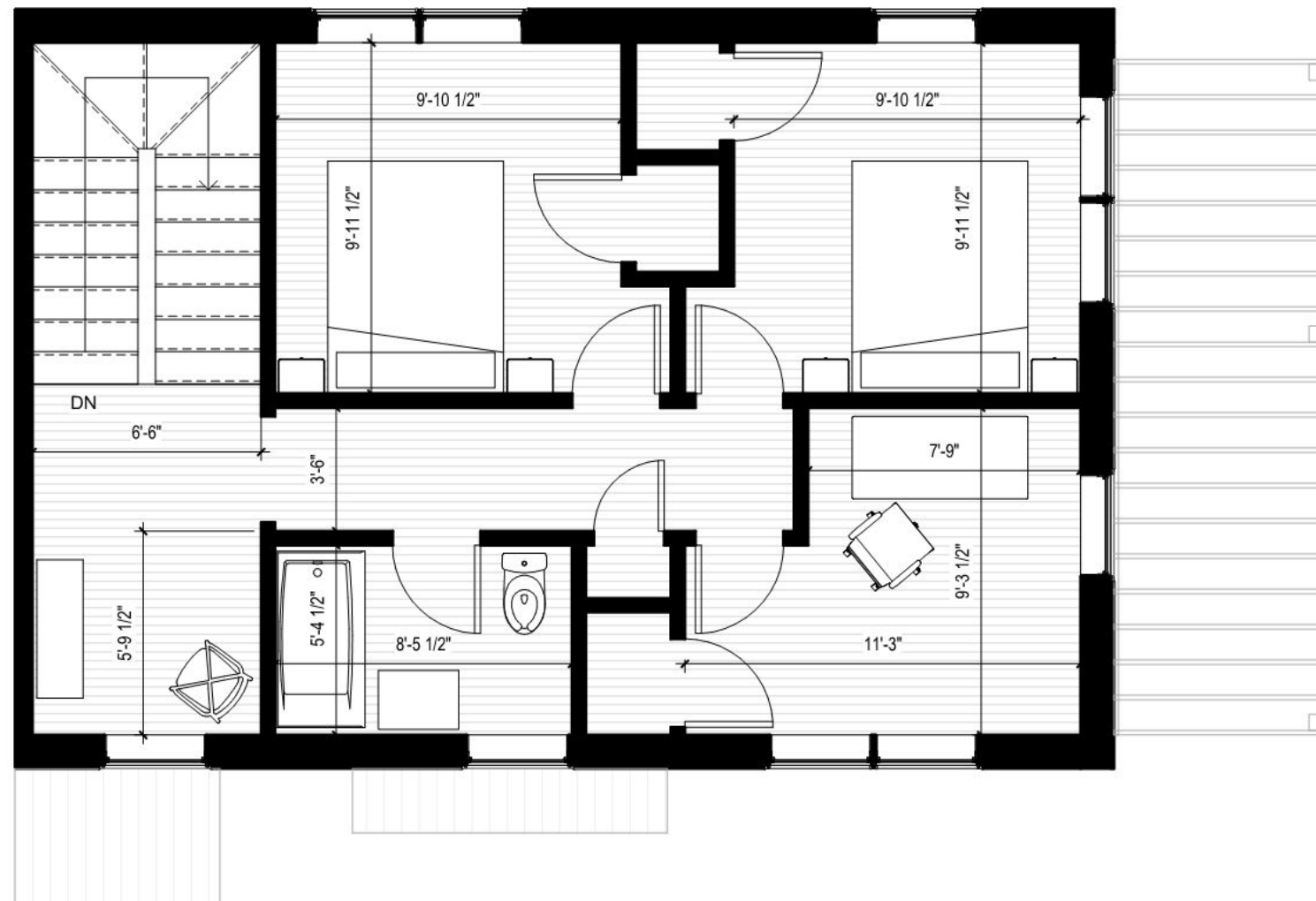
First Floor



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

# Dimensions and Sizes of Proposed Units

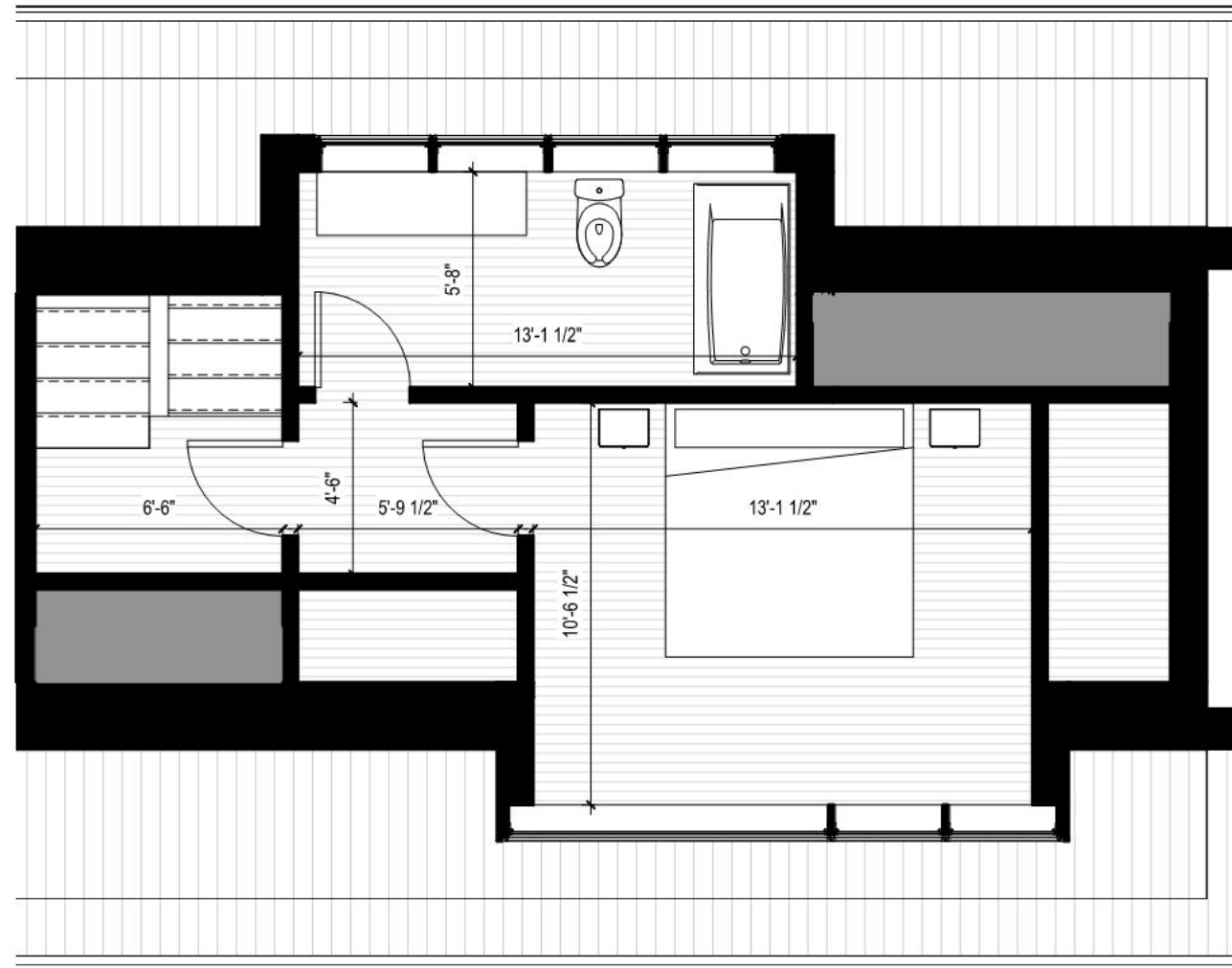
## Second Floor



- 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

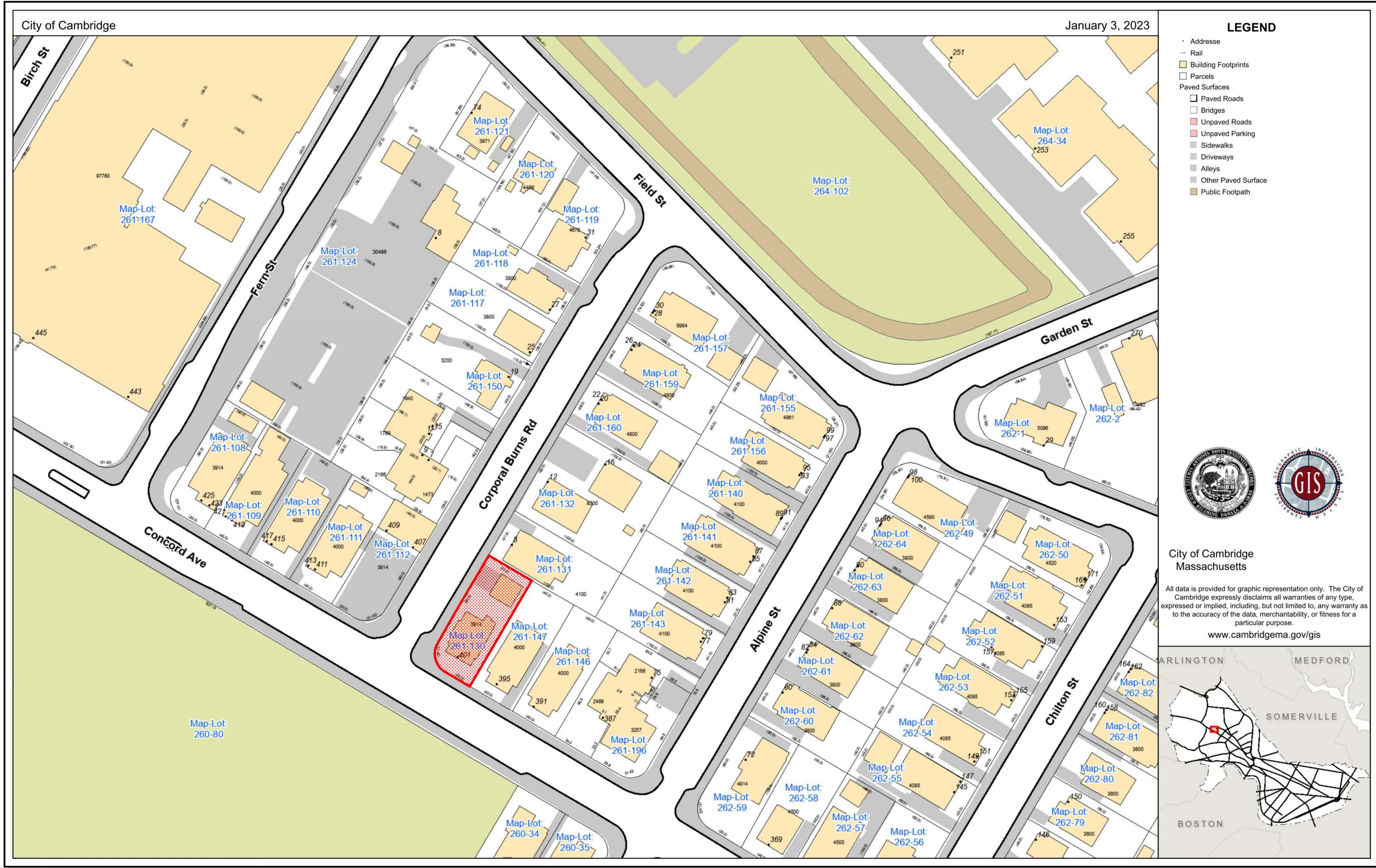
Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.4	PROPOSED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

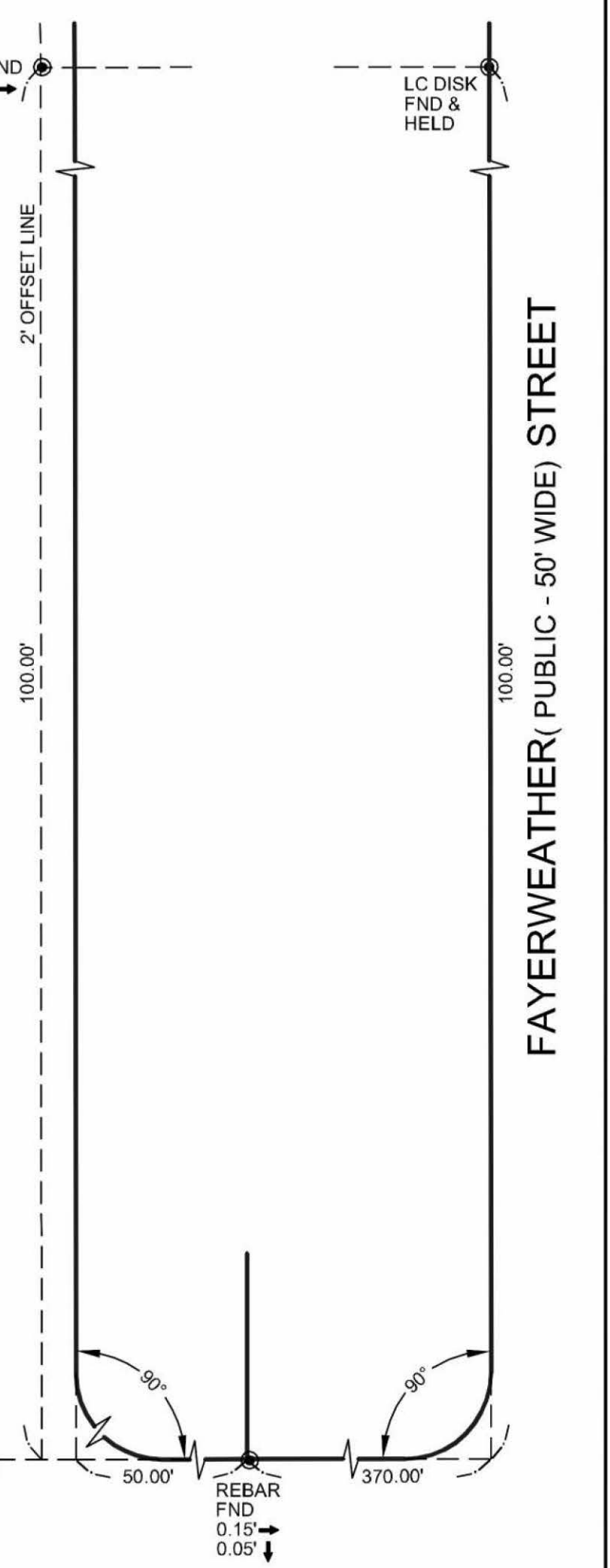
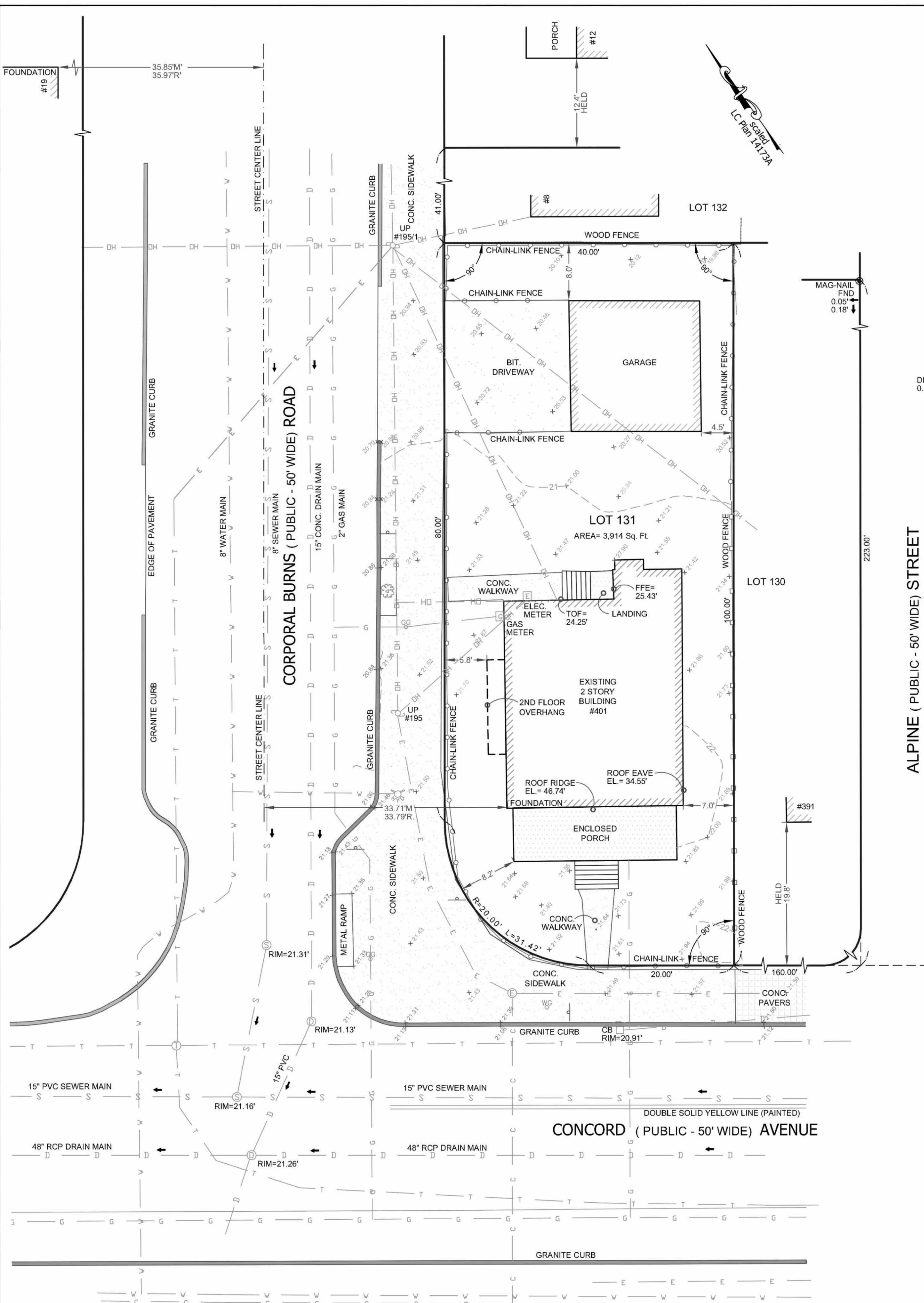
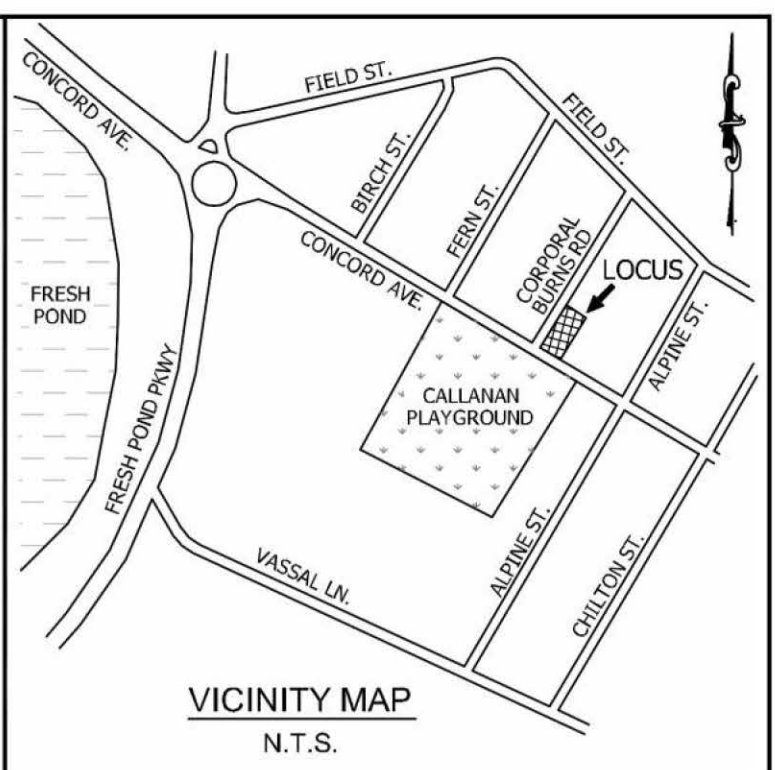
NO. ISSUED FOR DATE

BZA TITLE SHEET

# Z0.0

**NOT FOR  
 CONSTRUCTION**





**NOTES:**

- \* Registered Owner: 401 Concord Ave LLC
- \* Assessors Ref.: Map 261, Lot 130
- \* Deed Ref.: Book 80803, Page 191
- \* Plan Ref.:
  - Plan No. 481 of 1911
  - Plan No. 25 of 1946
  - Plan No. 915 of 1999
  - LC Plan 14173A
  - FB 154, PG. 82
  - Concord Avenue Layout (formerly Dale St.) dated June 8, 1896
- \* Zone: Residence B
- \* Elevations in U.S. survey feet are shown in reference to Cambridge City Base Datum

**EXISTING CONDITIONS**  
 401 Concord Avenue  
 Cambridge, MA 02138

**LAND MAPPING**  
 10 Andrew Square, Suite 201B  
 South Boston, MA 02127  
 Tel. 857-544-3061  
 www.land-mapping.com  
 Date: December 01, 2022

**LEGEND:**

C	CABLE LINE	CB	CATCH BASIN
D	DRAINAGE LINE	TS	TRAFFIC SIGN
E	UNDERGROUND ELECTRIC LINE	H	HYDRANT
G	GAS LINE	GV	GAS VALVE
DH	OVERHEAD WIRE	WV	WATER VALVE
S	SEWER LINE	DM	DRAIN MANHOLE
T	TELEPHONE LINE	EM	ELECTRIC MANHOLE
W	WATER LINE	SM	SEWER MANHOLE
21	CONTOUR LINE	TM	TELEPHONE MANHOLE
CONC.	CONCRETE	F	FLOW DIRECTION
FND	FOUND	SG	SPOT GRADE
M	MEASURED		
OV	OVER		
R	RECORD		

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 10 ft.

**PROFESSIONAL SEAL:**  
 COMMONWEALTH OF MASSACHUSETTS  
 REGISTERED LAND SURVEYOR  
 PATRICK ROSEINGRAVE  
 NO. 35790  
 Patrick Roseingrave Licence # 35790  
 Professional Land Surveyor

**Z0.2**

EXISTING CONDITIONS PLAN  
 NO. ISSUED FOR DATE

**NOT FOR CONSTRUCTION**

2201  
 401 Concord Avenue  
 Cambridge, MA 02138  
 Design Builder  
 Aardot / Plumb  
 186 Newfie Book Pkwy #209  
 Cambridge, MA 02138  
 Tel. 617.876.9300

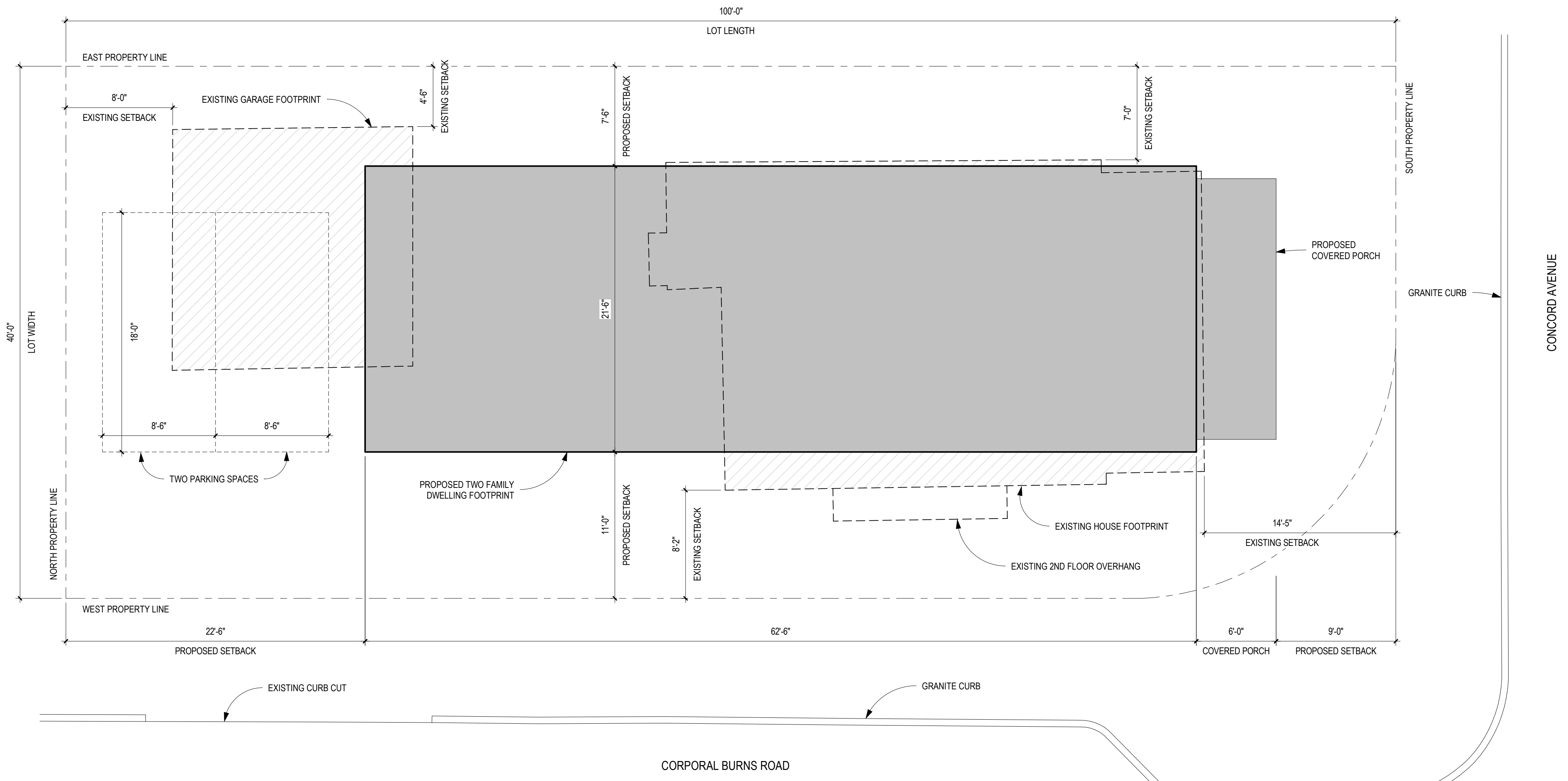
Zoning Summary	Ordinance	Existing	Proposed	Notes
Map-Lot	261-130			
Zoning District	Res. B			
Maximum F.A.R.	0.50	0.45	0.93	See below for FAR analysis of adjacent properties
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914	
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957	
Minimum Lot Width	50'-0"	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
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>326</b>	<b>1,756</b>	<b>3,913</b>	<b>0.45</b>
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

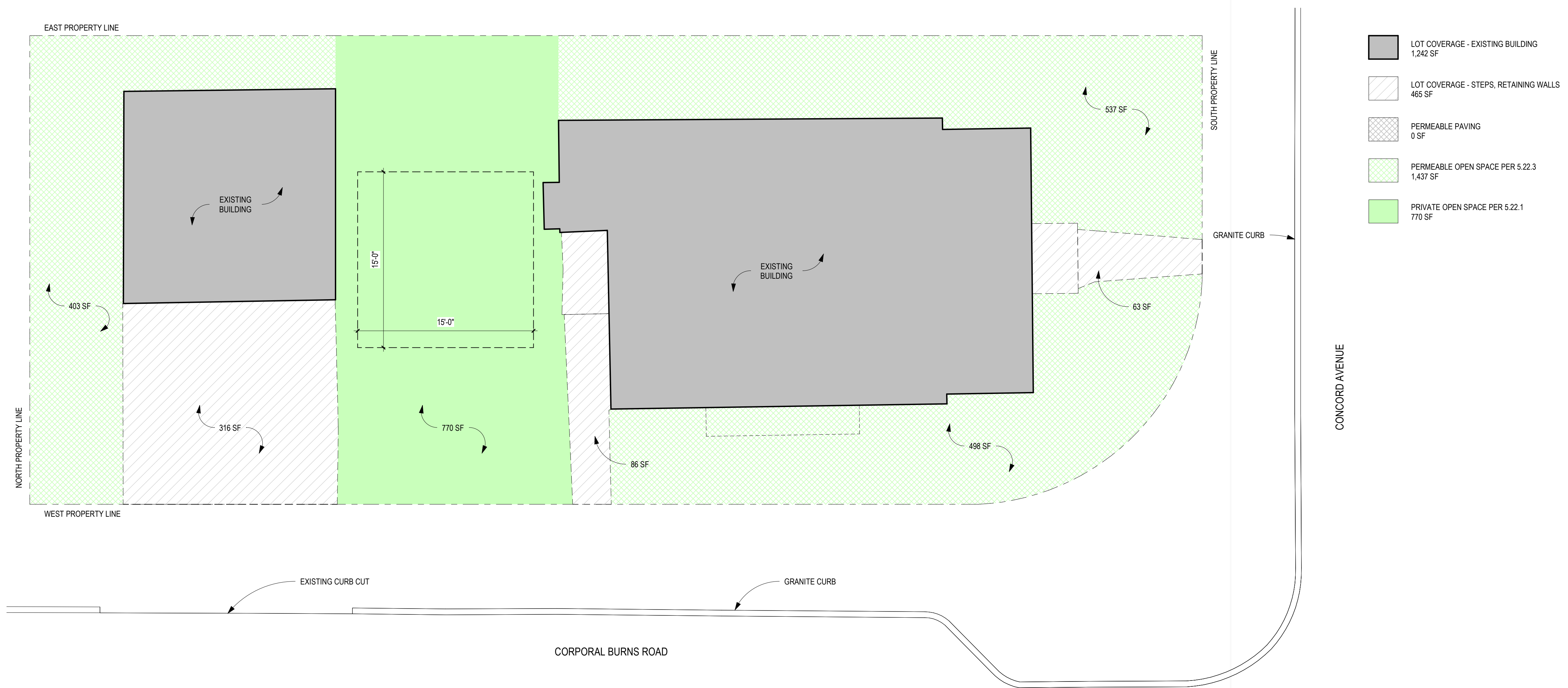
ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.  
 DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

**NOT FOR CONSTRUCTION**



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

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)	



**NOT FOR  
 CONSTRUCTION**

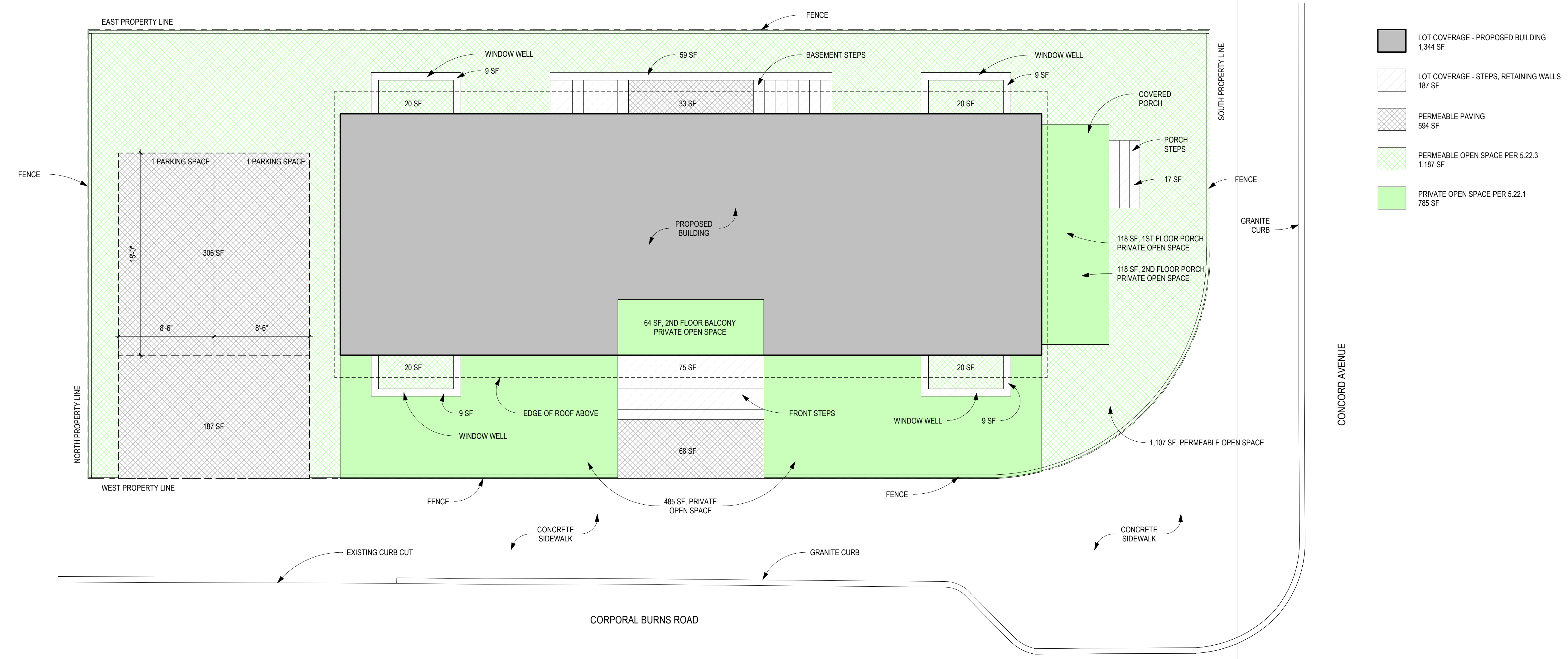
① EXISTING OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

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)	



**NOT FOR CONSTRUCTION**

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

NO. ISSUED FOR DATE

PROPOSED OPEN SPACE & SITE PLAN

**Z0.5**

**NOT FOR  
CONSTRUCTION**



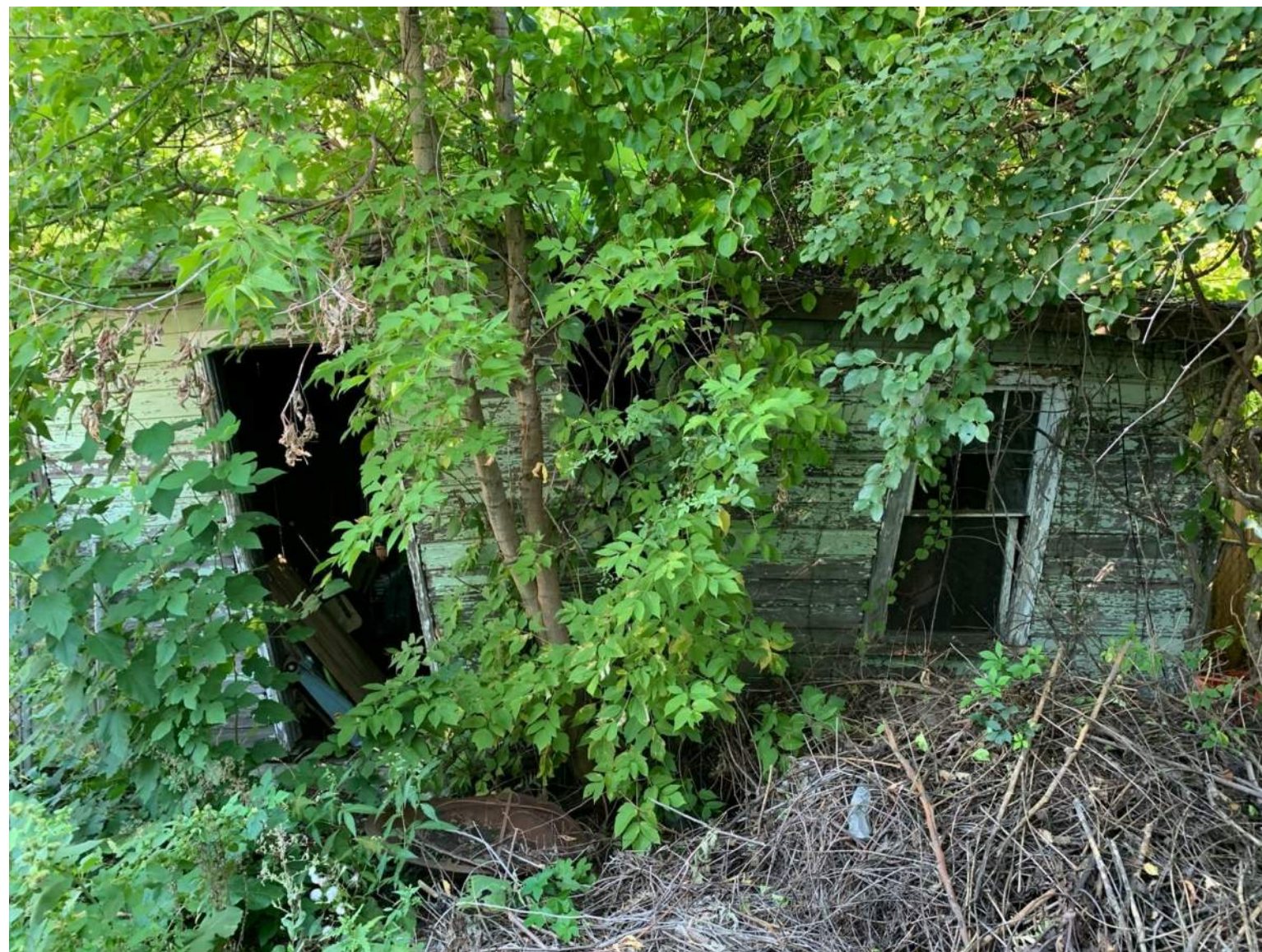
EXISTING HOUSE NORTH ELEVATION



EXISTING HOUSE & GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION

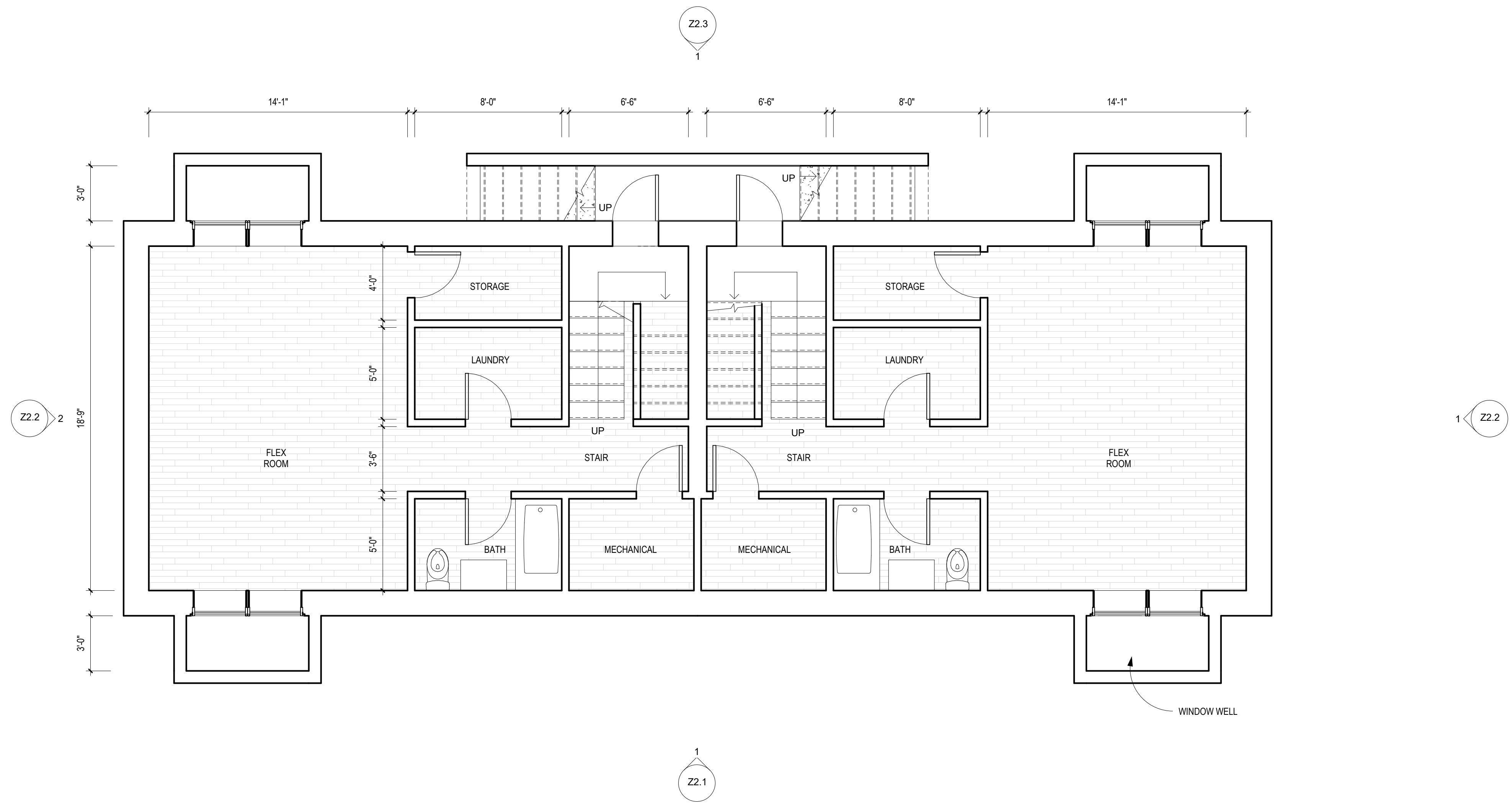


EXISTING GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION

**NOT FOR  
CONSTRUCTION**



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

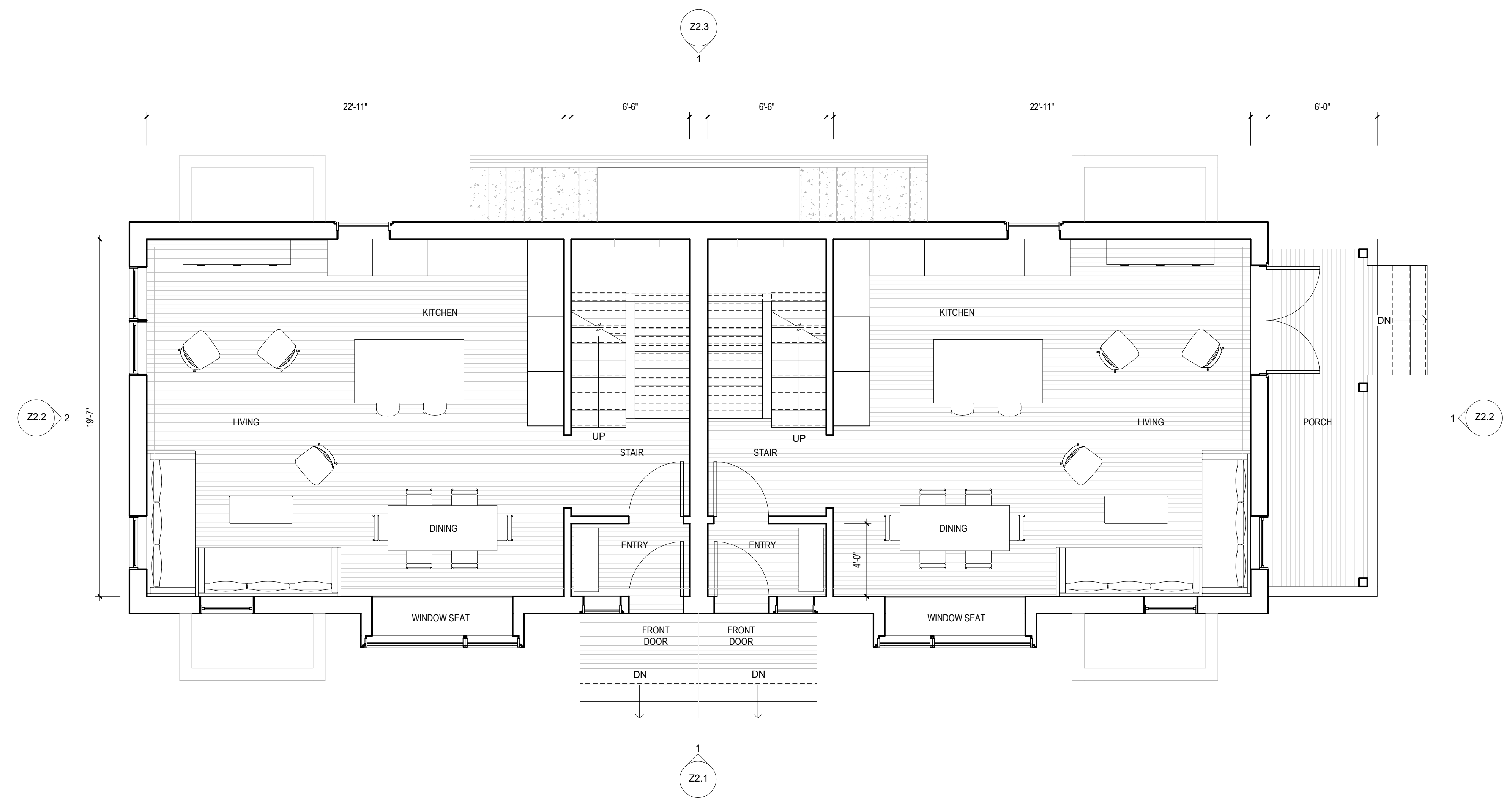
NO. ISSUED FOR DATE

PROPOSED  
LOWER LEVEL  
PLAN

**Z1.1**



**NOT FOR  
CONSTRUCTION**



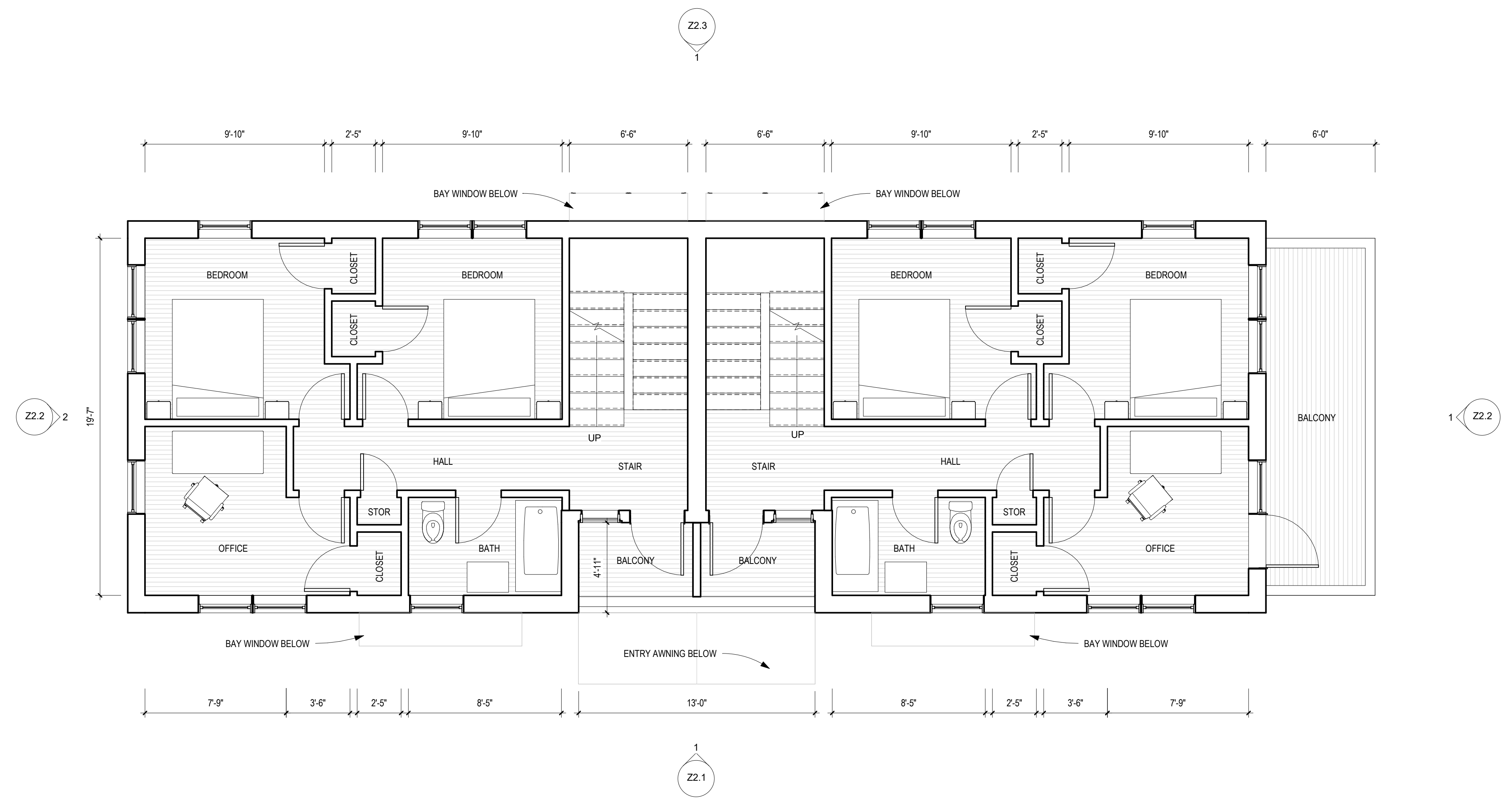
① FIRST FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED FIRST  
FLOOR PLAN

**Z1.2**

**NOT FOR  
CONSTRUCTION**



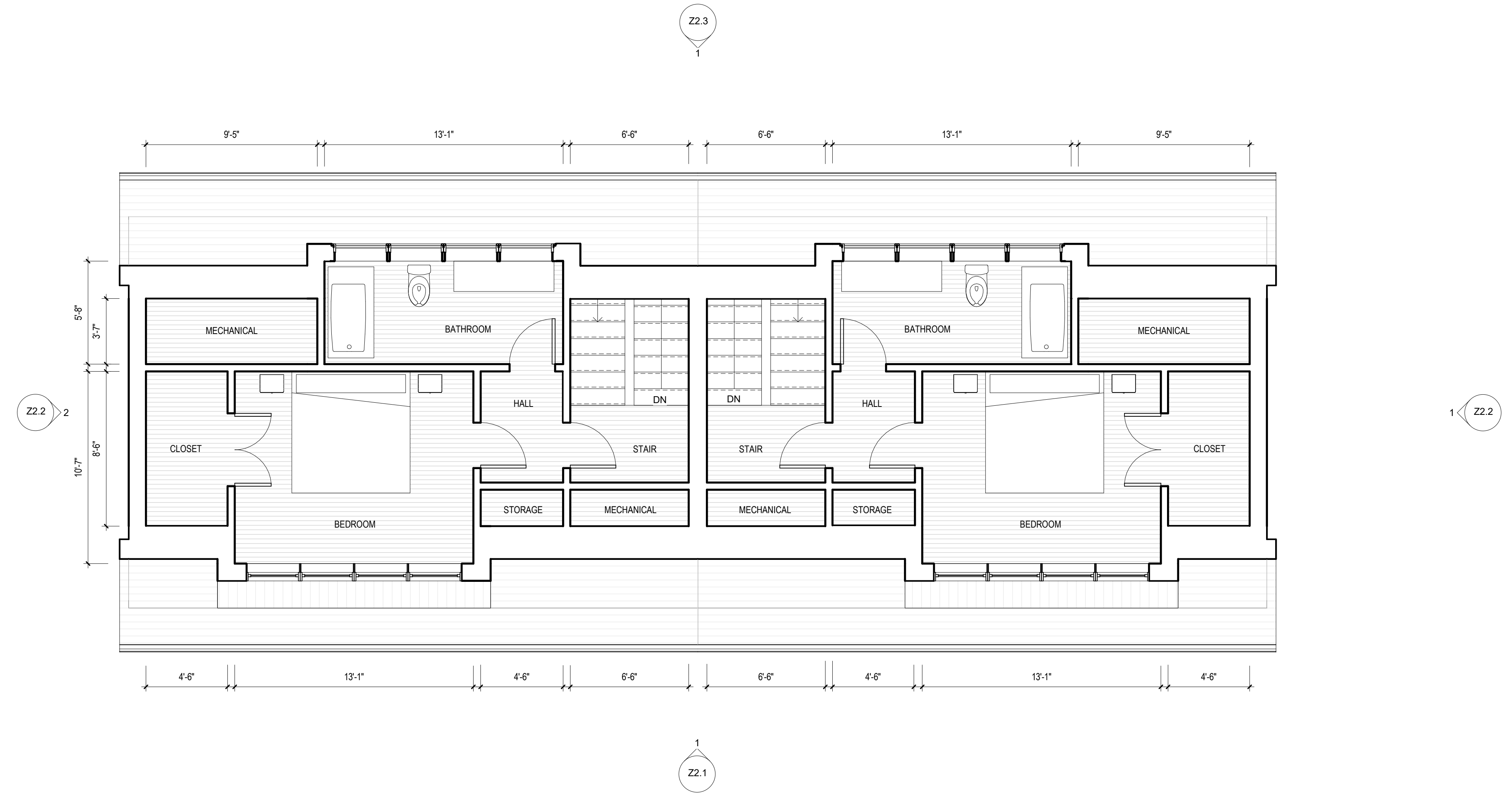
1 SECOND FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
SECOND FLOOR  
PLAN

**Z1.3**

**NOT FOR  
CONSTRUCTION**



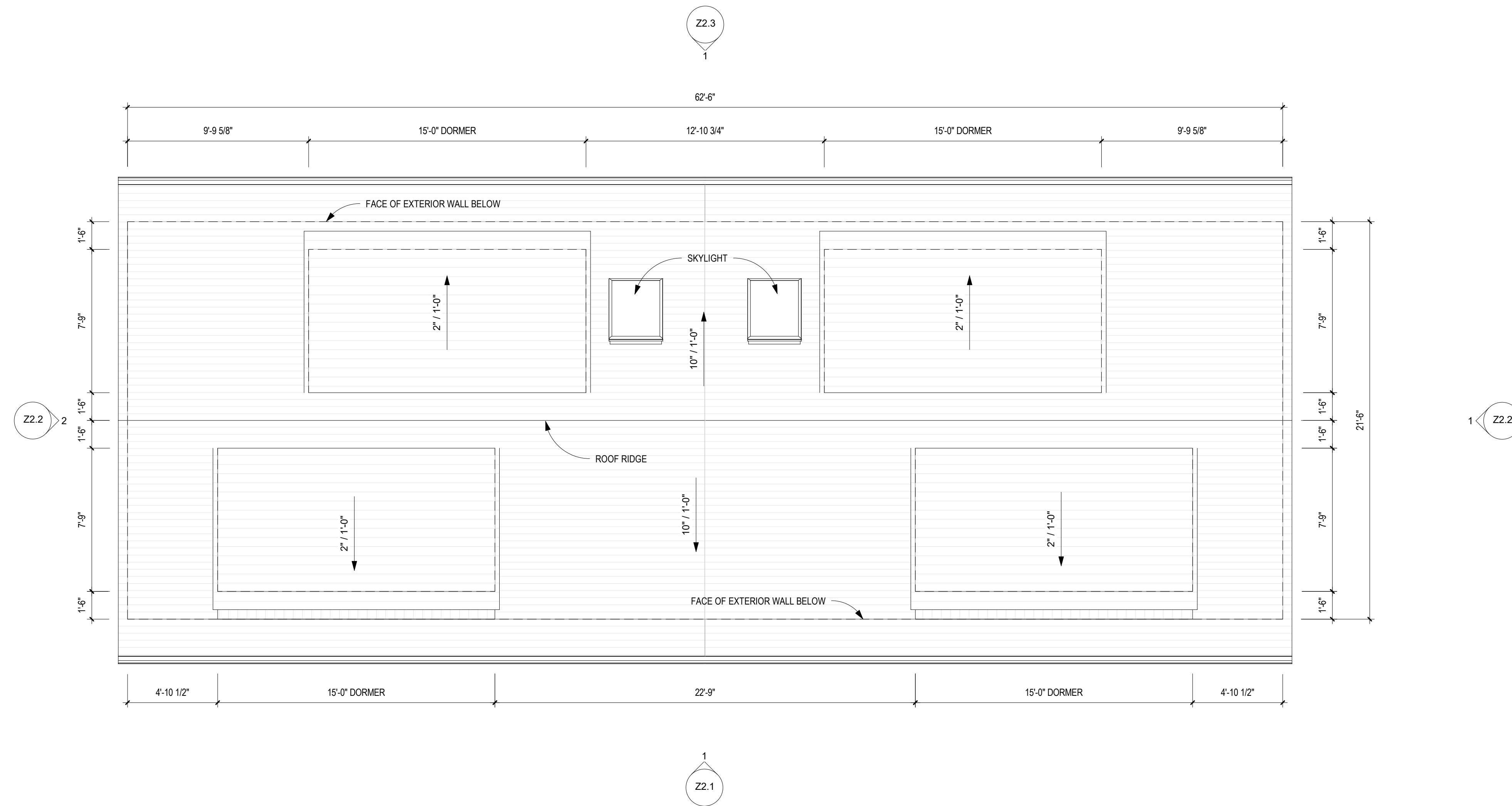
① THIRD FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
THIRD FLOOR  
PLAN

**Z1.4**

**NOT FOR  
CONSTRUCTION**



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

NO. ISSUED FOR DATE

PROPOSED ROOF  
PLAN

**Z1.5**

**NOT FOR  
CONSTRUCTION**

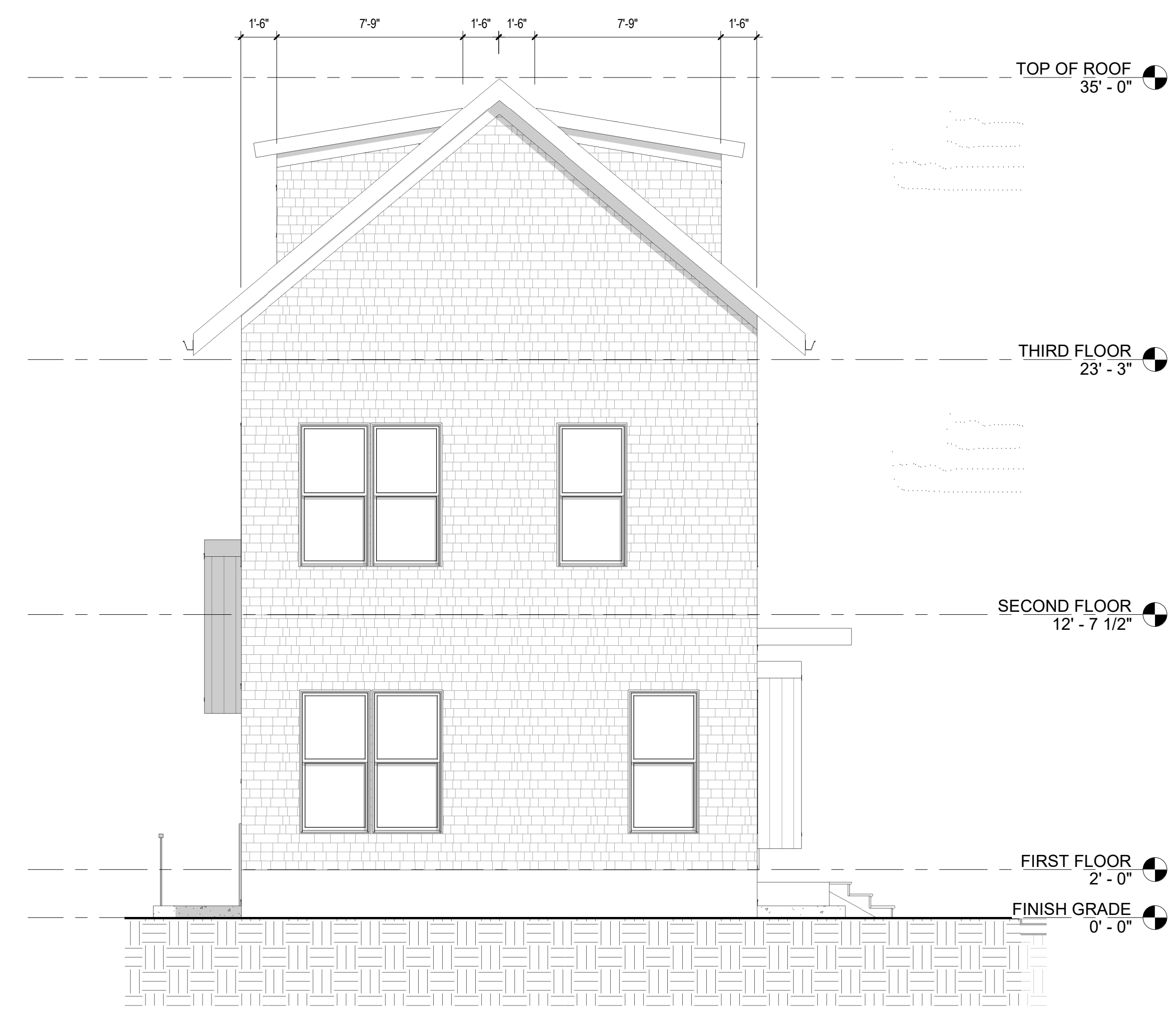
PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.1**

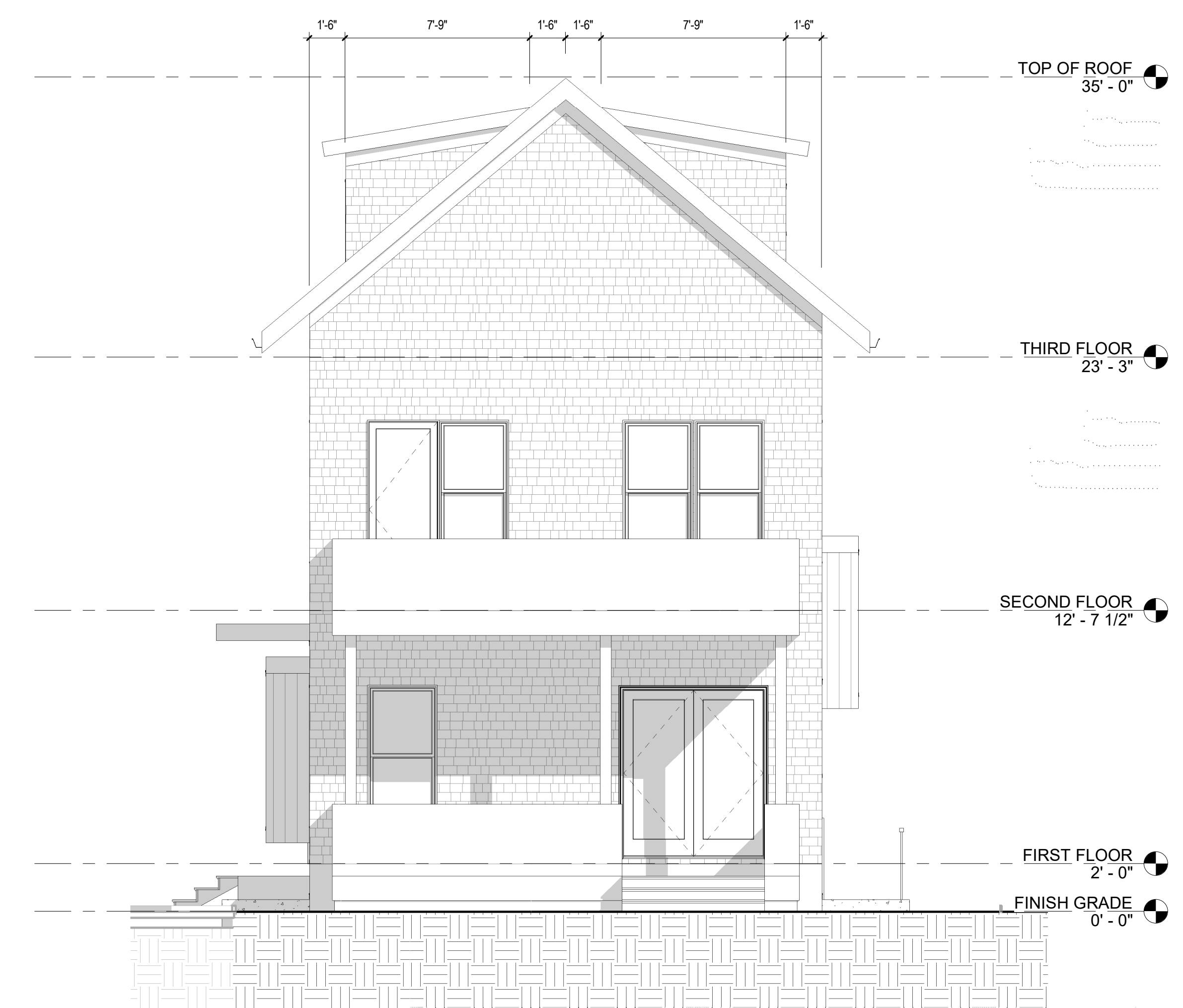


① WEST ELEVATION  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

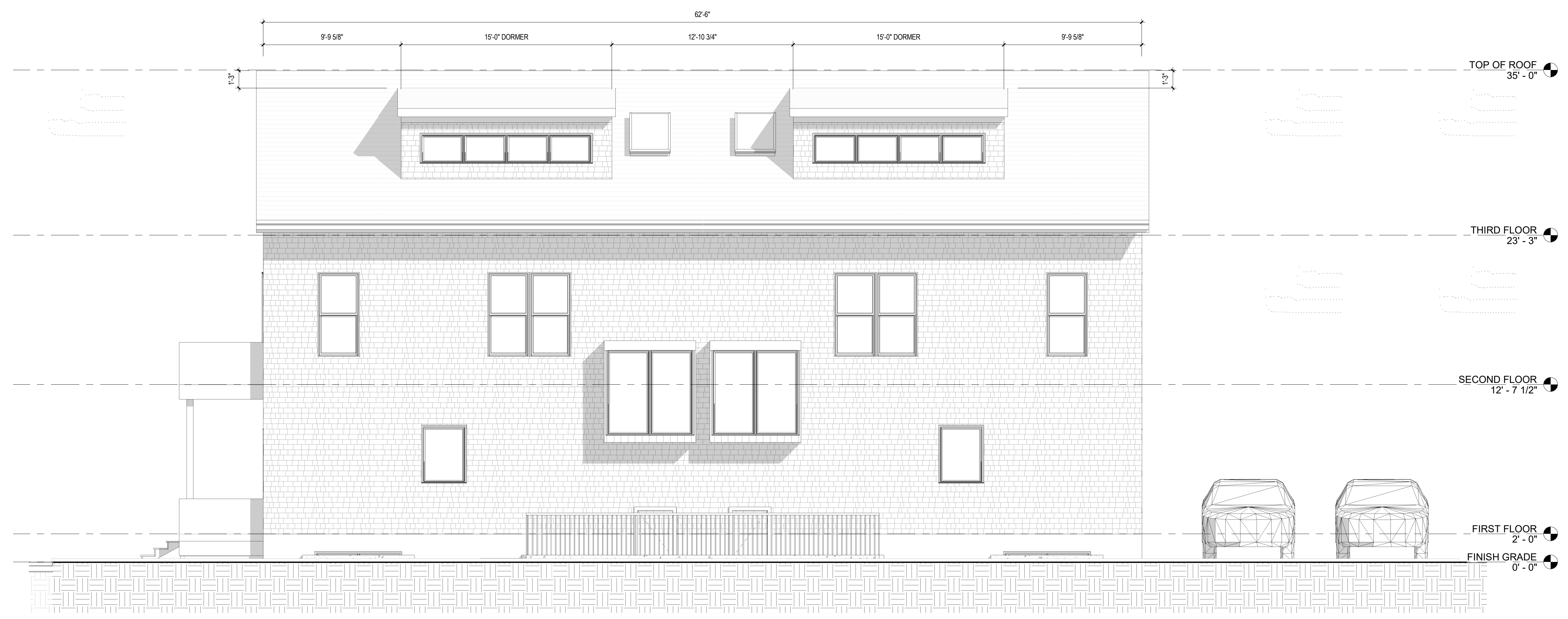


② NORTH ELEVATION  
1/4" = 1'-0"



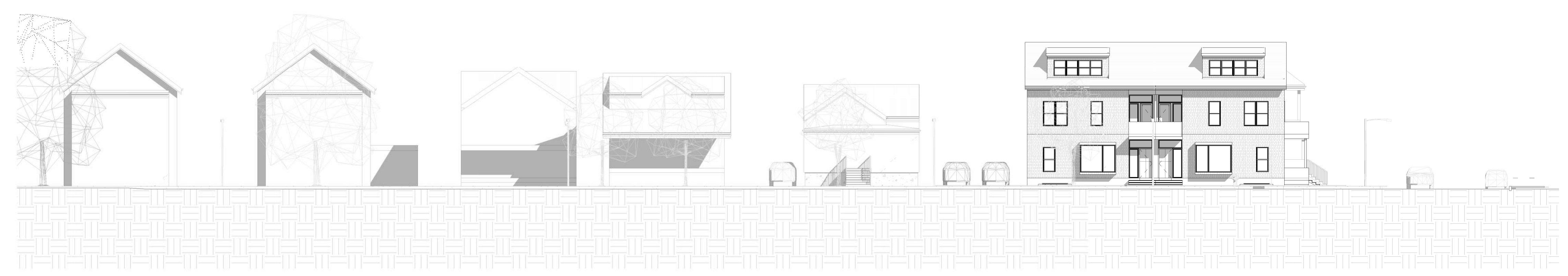
① SOUTH ELEVATION  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

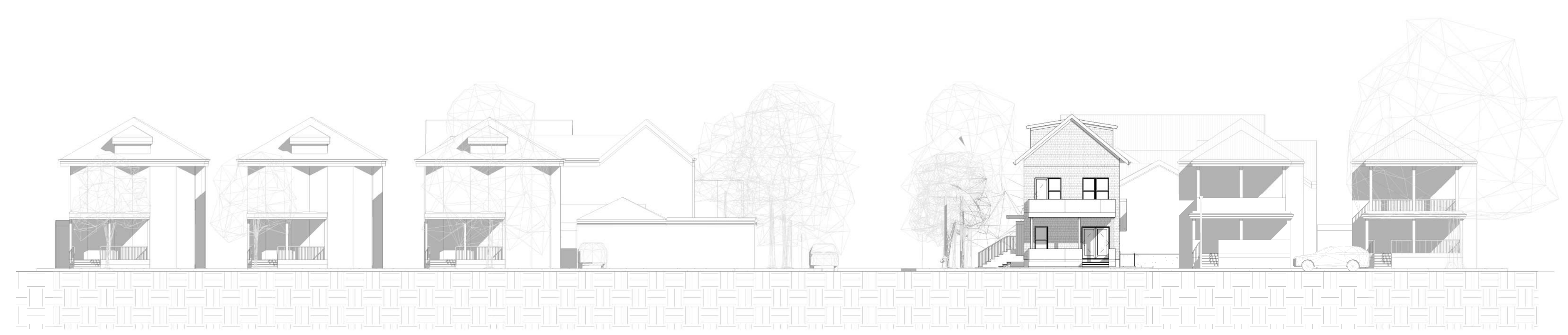


① EAST ELEVATION  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**



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



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



**NOT FOR  
CONSTRUCTION**



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"

Aamodt/Plumb

186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
617.876.9300

info@aamodtplumb.com  
www.aamodtplumb.com

February 20, 2023

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

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

Dear Members of the Board,

We held an additional Community Meeting on the evening of February 16th in order to present further design changes to our proposal in an effort to address the concerns voiced by some of the neighbors in their letters of opposition that had been submitted prior to the February 9th BZA hearing.

The proposed design changes included the removal of the third floor living space to reduce the proposed FAR from 0.93 down to 0.72 and the reworking of the roof of the building to further break down the massing along Corporal Burns Road.

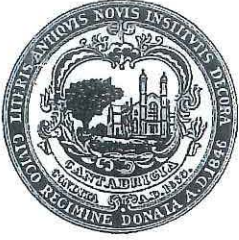
These design changes were well received by the community. As a result, each of the abutting neighbors who had previously supported the project, continue to do so and I am aware that at least two of the previously opposing neighbors have now submitted letters of support for the project.

We believe that these efforts further demonstrate our commitment to working with the community to arrive at a viable project that will have a positive impact on the neighborhood.

Sincerely,



Andrew Plumb



# 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: \_\_\_\_\_

**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 **0.72** 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, Cambridge, MA 02138

Tel. No.

(617) 458-1410

E-Mail Address:

andrew@aamodtplumb.com

**Date:** February 17, 2023

## 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>	
<b>TOTAL GROSS FLOOR AREA:</b>		1,756	<b>2,805</b>	1,957	(max.)
<b>LOT AREA:</b>		3,914	3,914	5,000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.45	<b>0.72</b>	0.50	
<b>LOT AREA OF EACH DWELLING UNIT</b>		3,914	1,957	2,500	
<b>SIZE OF LOT:</b>	WIDTH	40	40	50	
	DEPTH	100	100	100	
<b>SETBACKS IN FEET:</b>	FRONT	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)	
	REAR	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)	
	LEFT SIDE	4'-6" (East Side Yard)	7'-6" (East Side Yard)	7'-6" (East Side Yard, per 5.21.1)	
	RIGHT SIDE	8'-0" (North Side Yard)	22'-6" (North Side Yard)	7'-6" (North Side Yard, per 5.21.1)	
<b>SIZE OF BUILDING:</b>	HEIGHT	24'-9"	<b>34'-0"</b>	35'-0"	
	WIDTH	41'-6" house, 18'-0" garage	68'-6" including 6'-0" front porch	N/A	
	LENGTH	24'-6" house, 18'-0" garage	21'-6"	N/A	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		per 5.22.1, 49% (770 SF), per 5.22.3, 92% (1,437 SF)	<b>per 5.22.1, 62% (969 SF), per 5.22.3, 64% (1,002 SF)</b>	per 5.22.1, 50% (783 SF), per 5.22.3, 50% (783 SF)	
<b>NO. OF DWELLING UNITS:</b>		1	2	2	
<b>NO. OF PARKING SPACES:</b>		2	2	1 per D.U.	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		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.

## 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 long Concord Avenue and along Corporal Burns Road. All of the two family dwellings along Concord Avenue occupy lots that have less that 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 of 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.**

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

# TWO FAMILY DEVELOPMENT

401 CONCORD AVENUE, CAMBRIDGE, MA, 02138

BOARD OF ZONING APPEAL DRAWING SET  
FEBRUARY 17, 2023 - REVISED

**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
Z1.5	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 **04**

BZA TITLE SHEET

# Z0.0

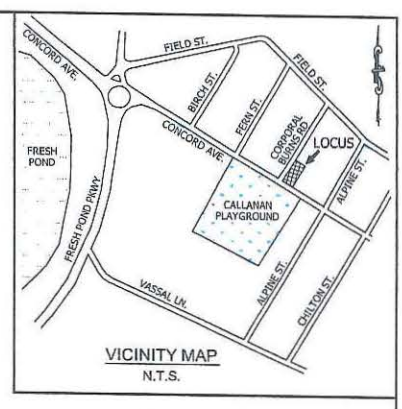
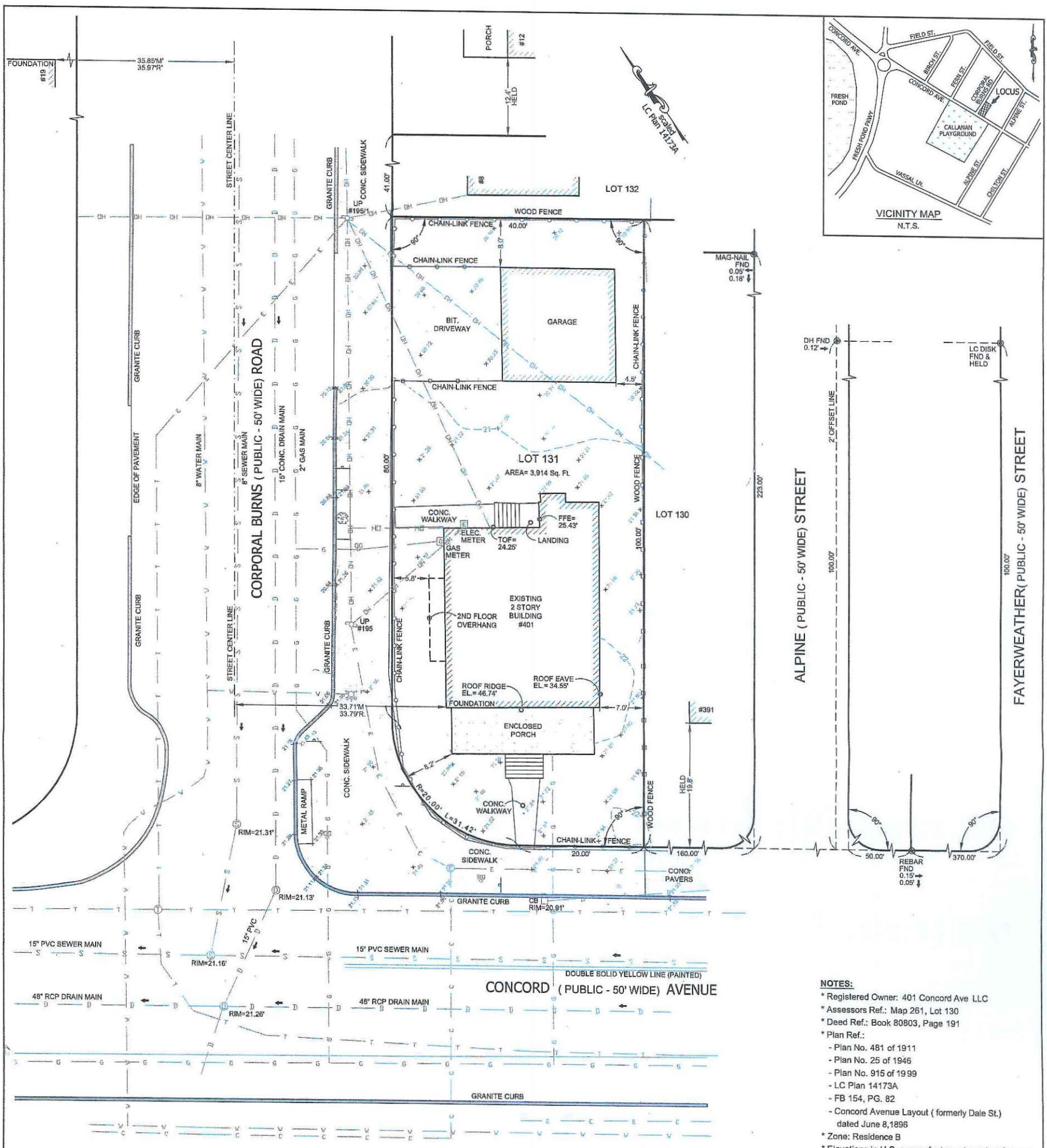
**NOT FOR CONSTRUCTION**



City of Cambridge  
 Massachusetts  
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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



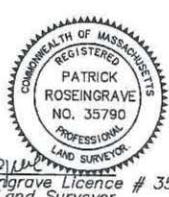
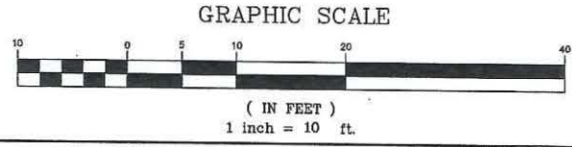




- NOTES:**
- \* Registered Owner: 401 Concord Ave LLC
  - \* Assessors Ref.: Map 261, Lot 130
  - \* Deed Ref.: Book 80803, Page 191
  - \* Plan Ref.:
    - Plan No. 481 of 1911
    - Plan No. 25 of 1946
    - Plan No. 915 of 1999
    - LC Plan 14173A
    - FB 154, PG. 82
    - Concord Avenue Layout (formerly Dale St.) dated June 8, 1896
  - \* Zone: Residence B
  - \* Elevations in U.S. survey feet are shown in reference to Cambridge City Base Datum

**LEGEND:**

— C —	CABLE LINE	□ CB	CATCH BASIN
— D —	DRAINAGE LINE	⊕	TRAFFIC SIGN
— E —	UNDERGROUND ELECTRIC LINE	⊕	HYDRANT
— G —	GAS LINE	⊕	GAS VALVE
— OH —	OVERHEAD WIRE	⊕	WATER VALVE
— S —	SEWER LINE	⊕	DRAIN MANHOLE
— T —	TELEPHONE LINE	⊕	ELECTRIC MANHOLE
— W —	WATER LINE	⊕	SEWER MANHOLE
— V —	CONTOUR LINE	⊕	TELEPHONE MANHOLE
— 21 —	CONCRETE	→	FLOW DIRECTION
— FND —	FOUND	•	SPOT GRADE
— M —	MEASURED		
— OV —	OVER		
— R —	RECORD		



Patrick Roseingrave  
Patrick Roseingrave, Licence # 35790  
Professional Land Surveyor

**EXISTING CONDITIONS**  
401 Concord Avenue  
Cambridge, MA 02138

**LAND MAPPING**  
10 Andrew Square, Suite 201B  
South Boston, MA 02127  
Tel. 857-544-3061  
www.land-mapping.com  
Date: December 01, 2022

**NOT FOR CONSTRUCTION**

2201  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Avenue Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617-876-3500

NO. ISSUED FOR  
EXISTING CONDITIONS PLAN  
DAT

**Z0.2**

Zoning Summary	Ordinance	Existing	Proposed	Notes
Map-Lot	261-130			
Zoning District	Res. B			
Maximum F.A.R.	0.50	0.45	0.72	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"	34'-0"	
Required Off-Street Parking	1 per D.U.	2 per D.U.	1 per D.U.	

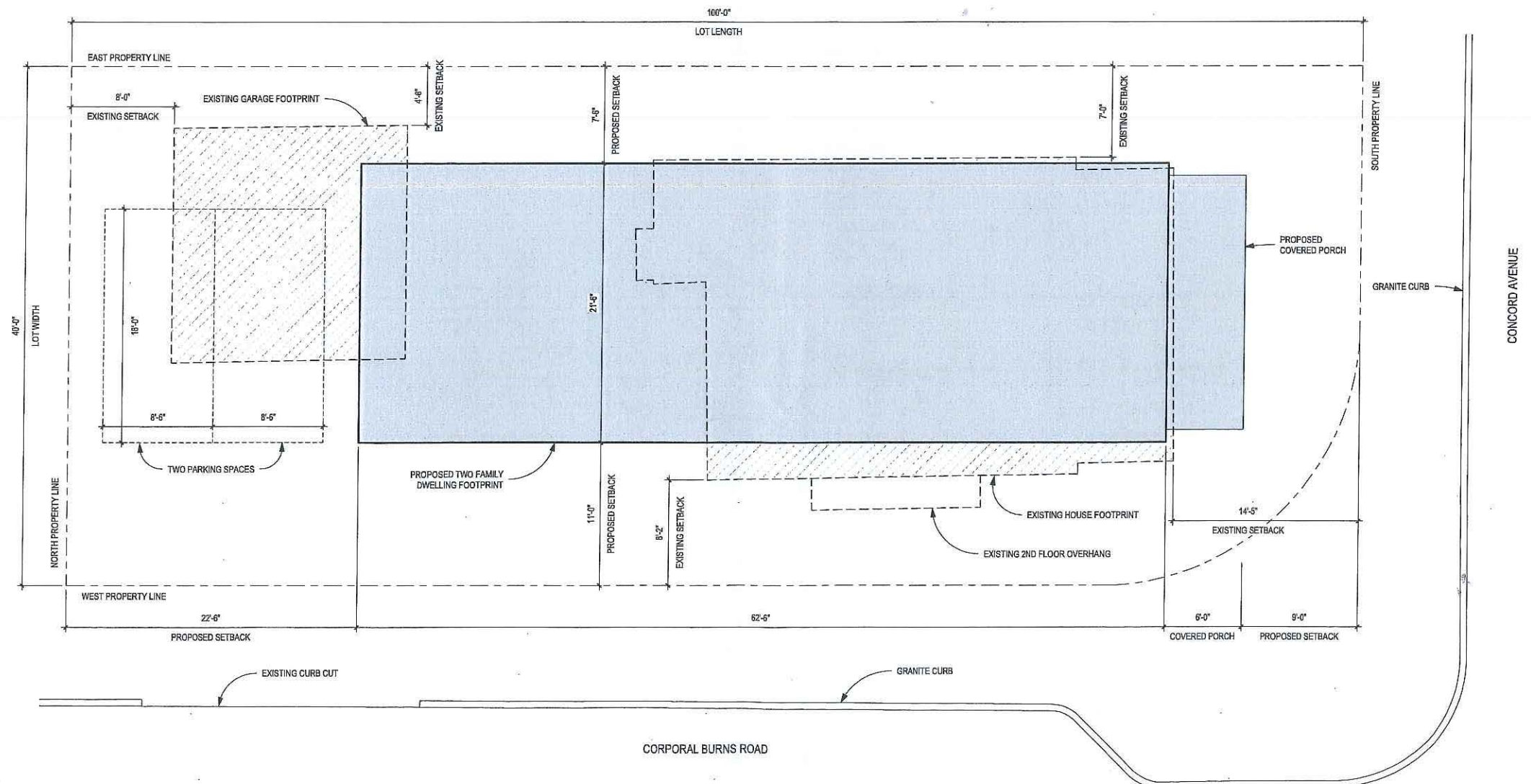
Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,971 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	62% (969 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	64% (1,002 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
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>326</b>	<b>1,756</b>	<b>3,913</b>	<b>0.45</b>
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**



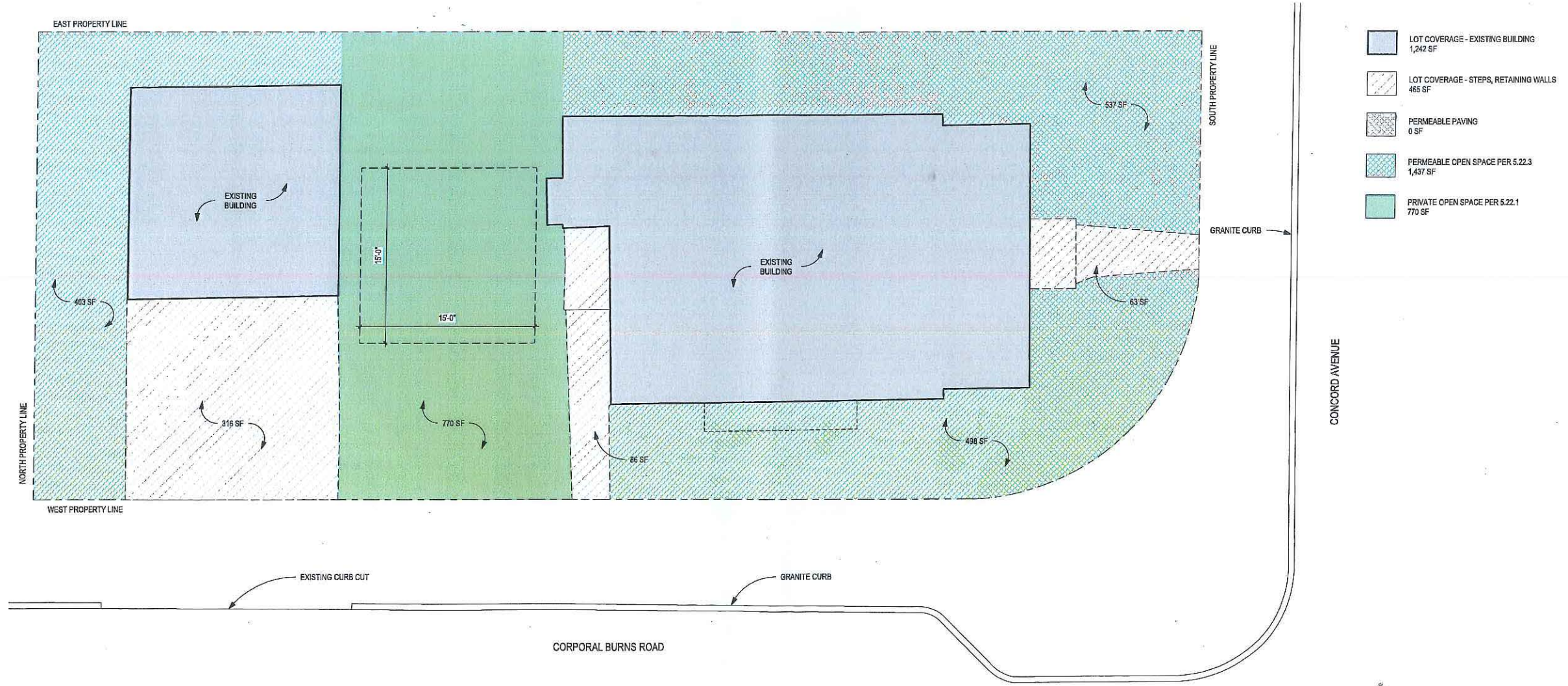
1 ZONING DIAGRAM - BZA  
 3/16" = 1'-0"

NO. ISSUED FOR DAT

ZONING ANALYSIS

**Z0.3**

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% (1,971 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
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**NOT FOR CONSTRUCTION**

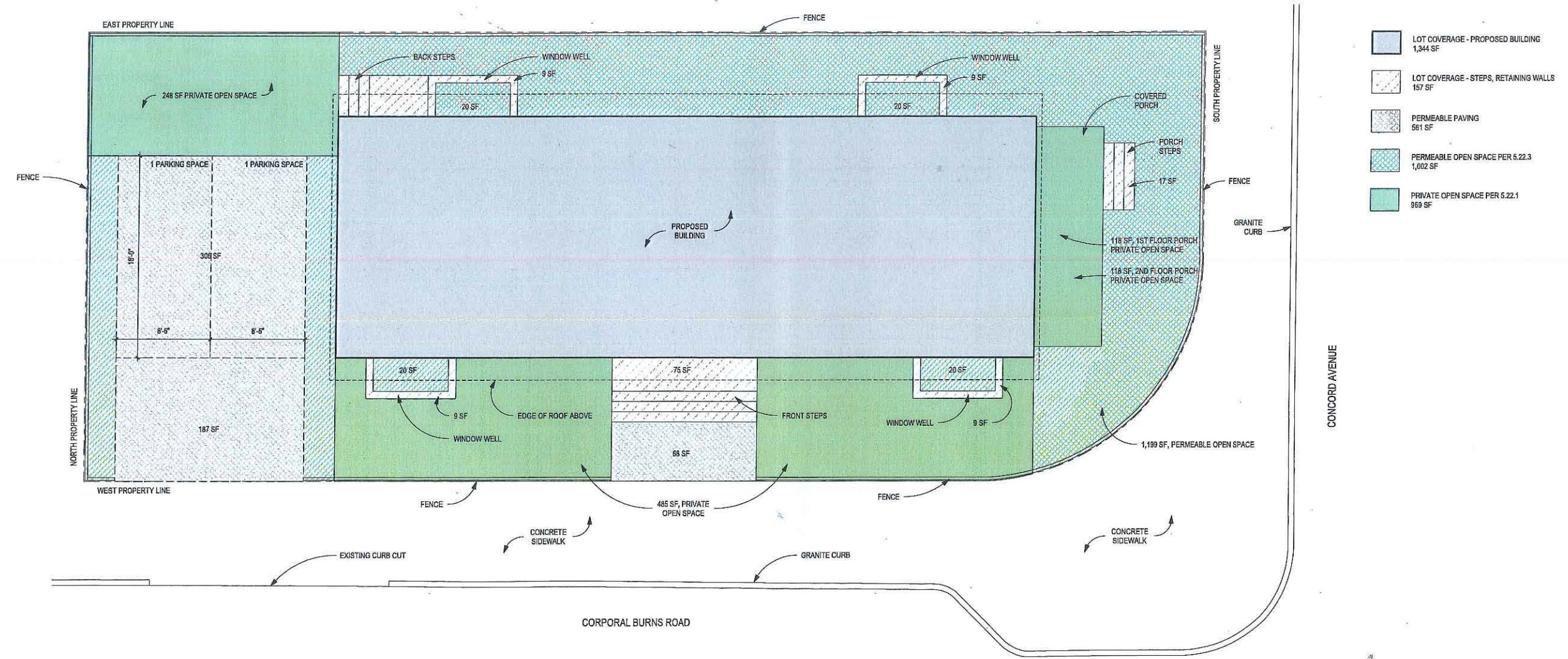
① EXISTING OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

NO. ISSUED FOR DAT

EXISTING OPEN SPACE

Z0.4

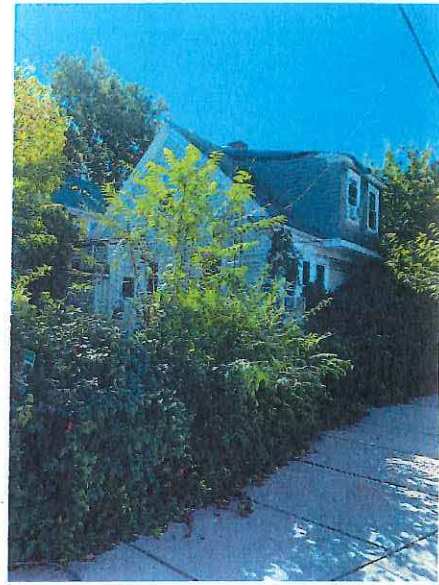
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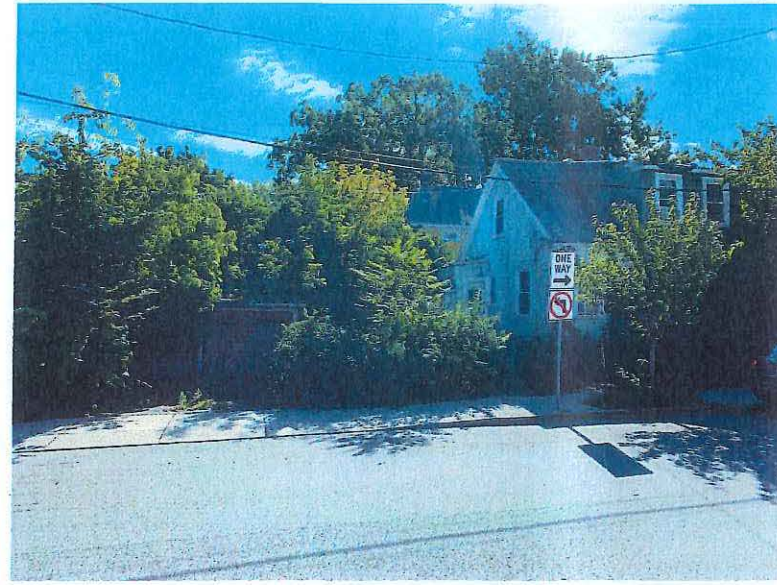
**NOT FOR CONSTRUCTION**

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

**NOT FOR  
CONSTRUCTION**



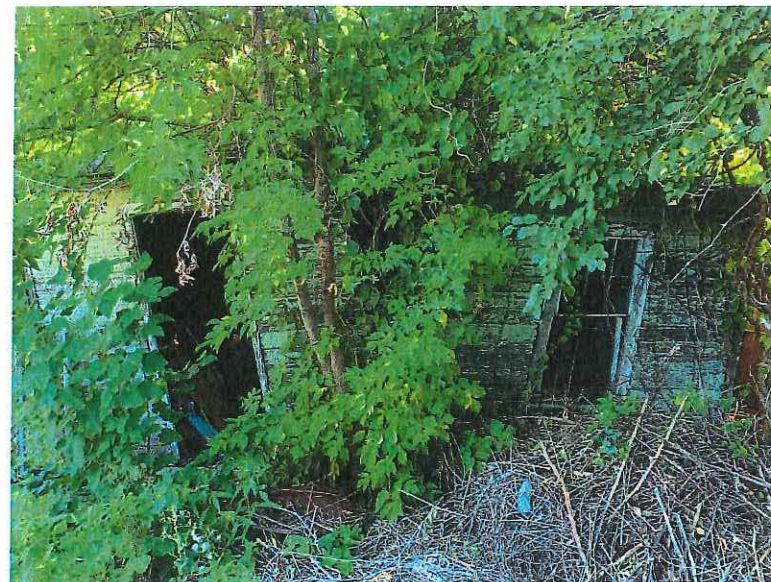
EXISTING HOUSE NORTH ELEVATION



EXISTING HOUSE & GARAGE WEST ELEVATION



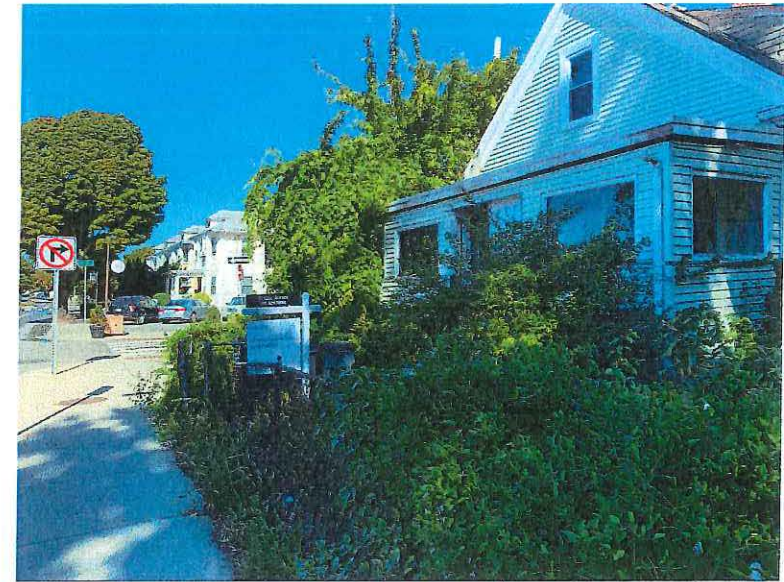
EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION



EXISTING GARAGE WEST ELEVATION

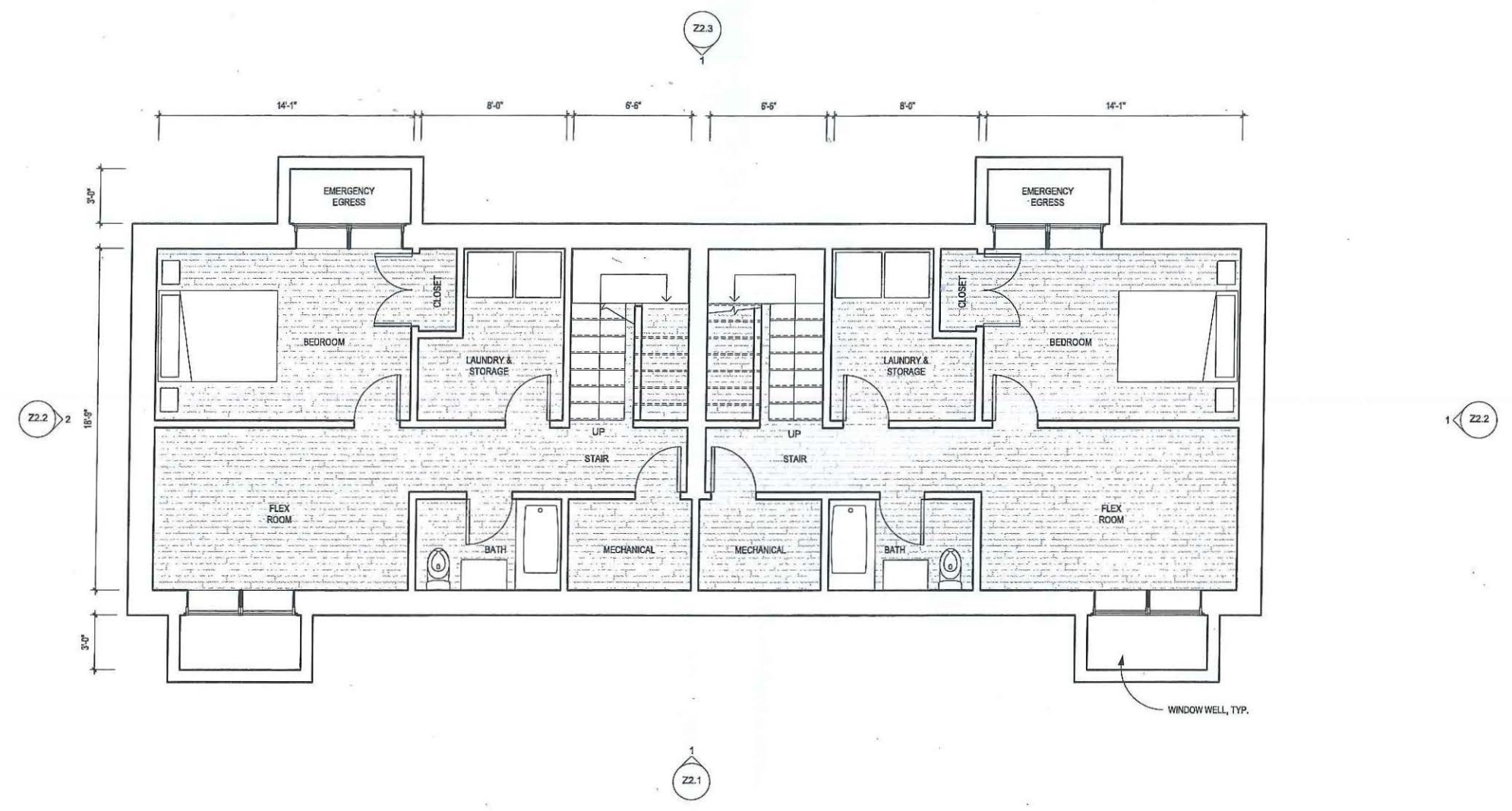


EXISTING HOUSE SOUTH ELEVATION

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

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

**NOT FOR  
CONSTRUCTION**



① LOWER LEVEL PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DAT

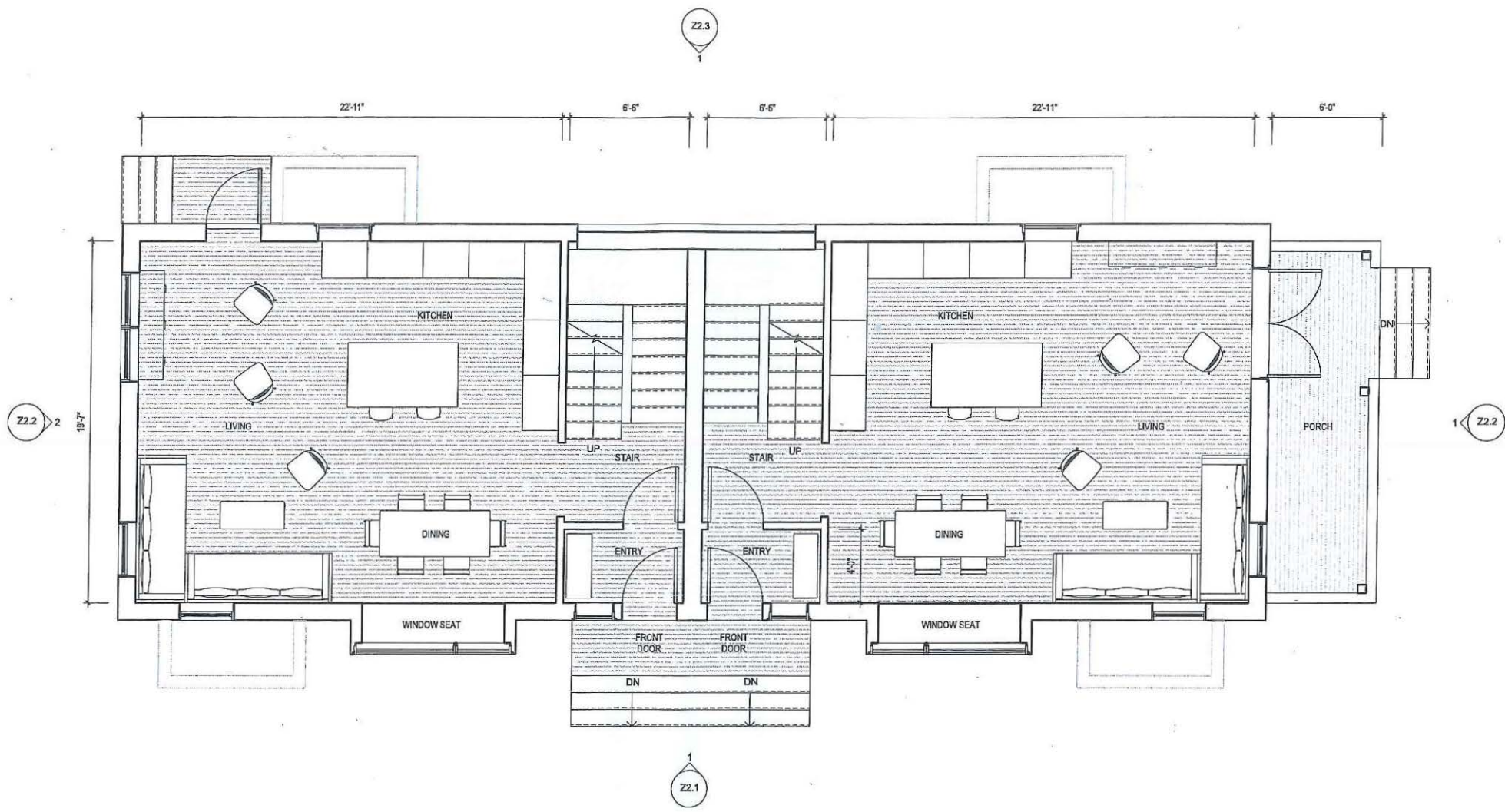
PROPOSED  
LOWER LEVEL  
PLAN

**Z1.1**

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

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

**NOT FOR  
CONSTRUCTION**

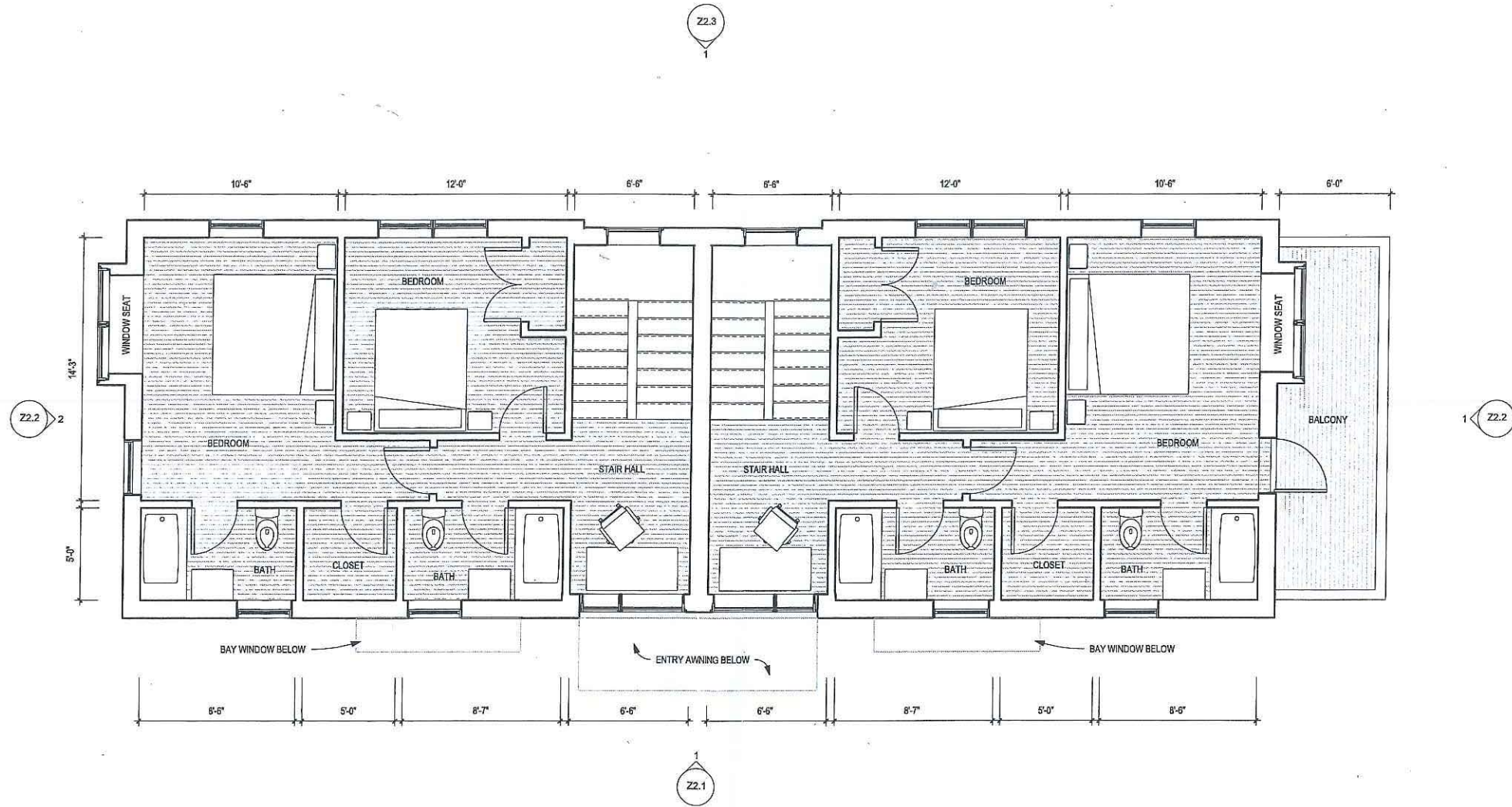


① FIRST FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DAT  
**PROPOSED FIRST  
FLOOR PLAN**

**Z1.2**

**NOT FOR  
CONSTRUCTION**



① SECOND FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED  
SECOND FLOOR  
PLAN

**Z1.3**



2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aarodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.676.9300

MAX. BLDG.  
HEIGHT  
36'-0"

TOP OF ROOF  
34'-0"

ATTIC LEVEL  
23'-3"

SECOND FLOOR  
12'-7 1/2"

FIRST FLOOR  
2'-0"

FINISH GRADE  
0'-0"

**NOT FOR  
CONSTRUCTION**



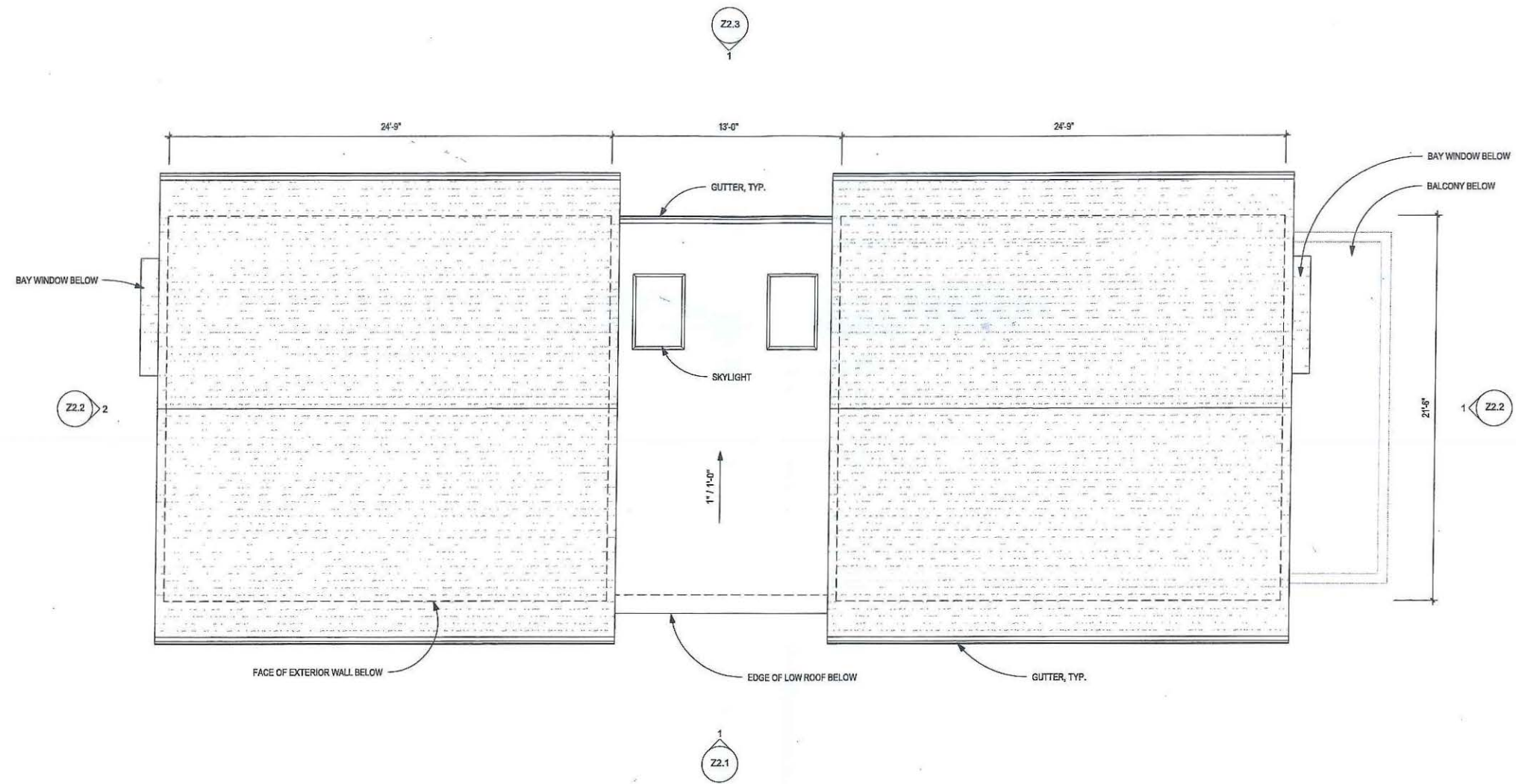
① WEST ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.1**

NOT FOR  
CONSTRUCTION

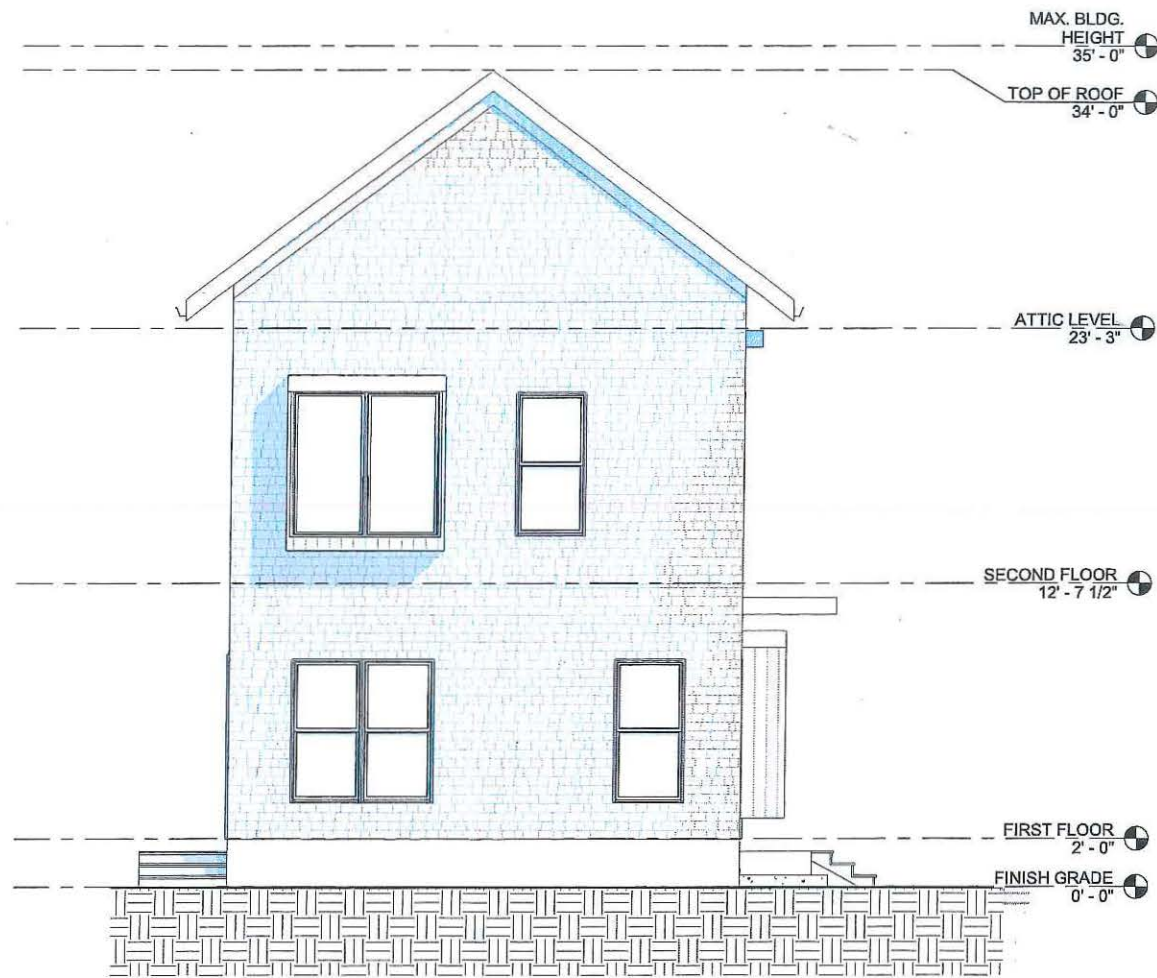


1 ROOF PLAN  
1/4" = 1'-0"

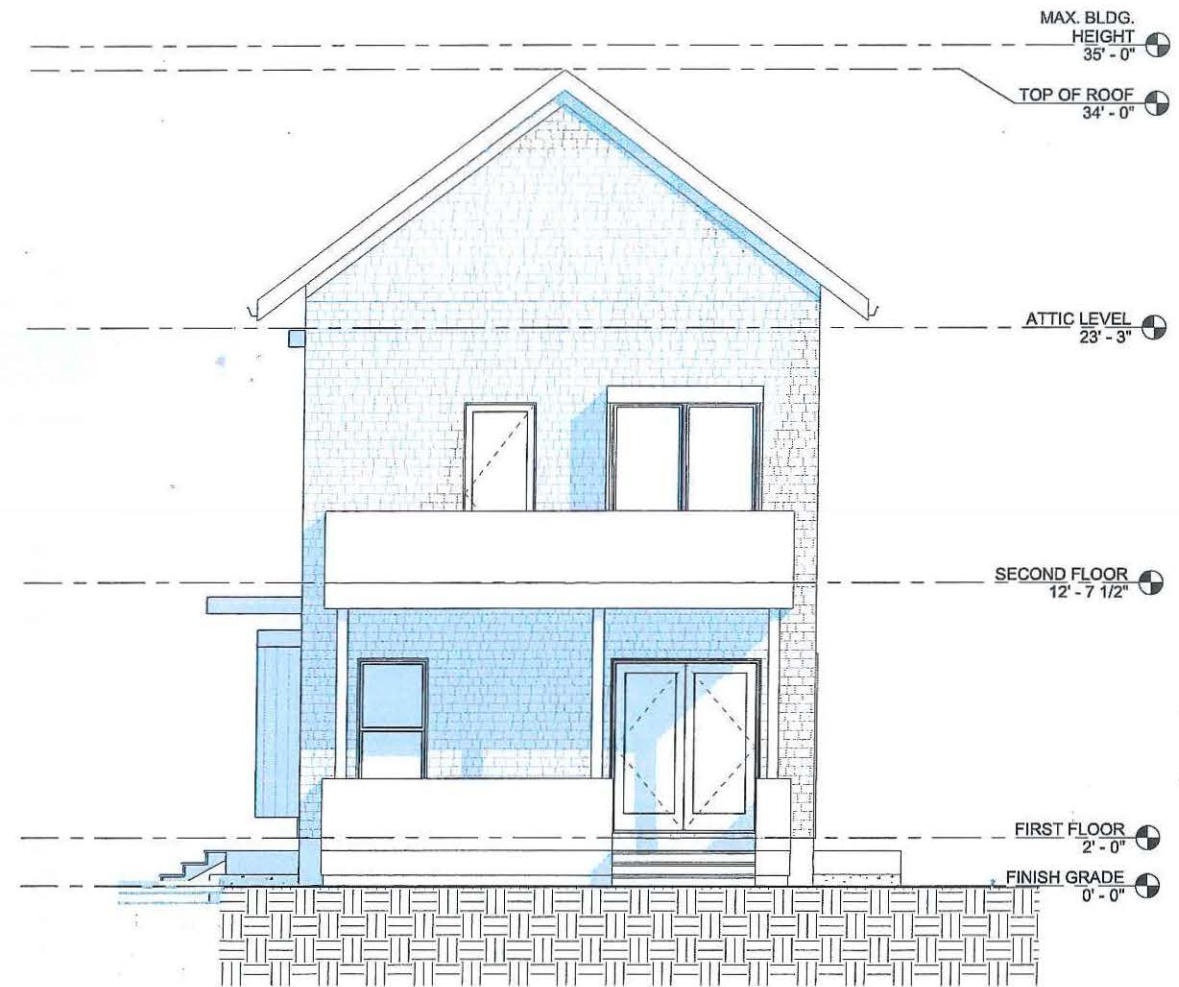
2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

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

**NOT FOR  
CONSTRUCTION**



② NORTH ELEVATION  
1/4" = 1'-0"



① SOUTH ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.2**

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.676.9300

**NOT FOR  
CONSTRUCTION**



① EAST ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DA

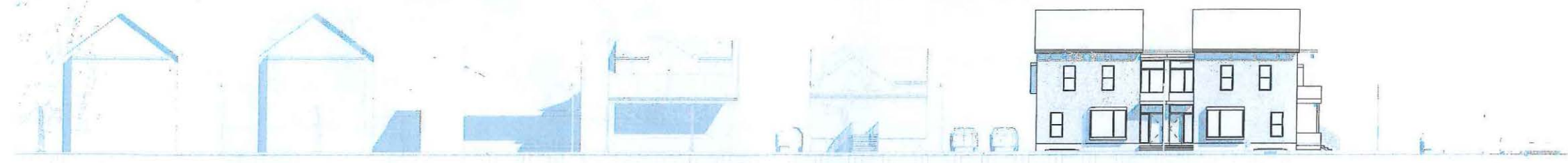
PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.3**

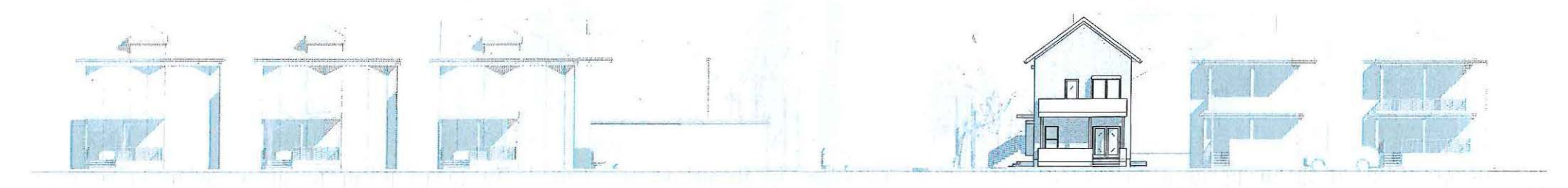
2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
185 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.676.9300

**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 DAT

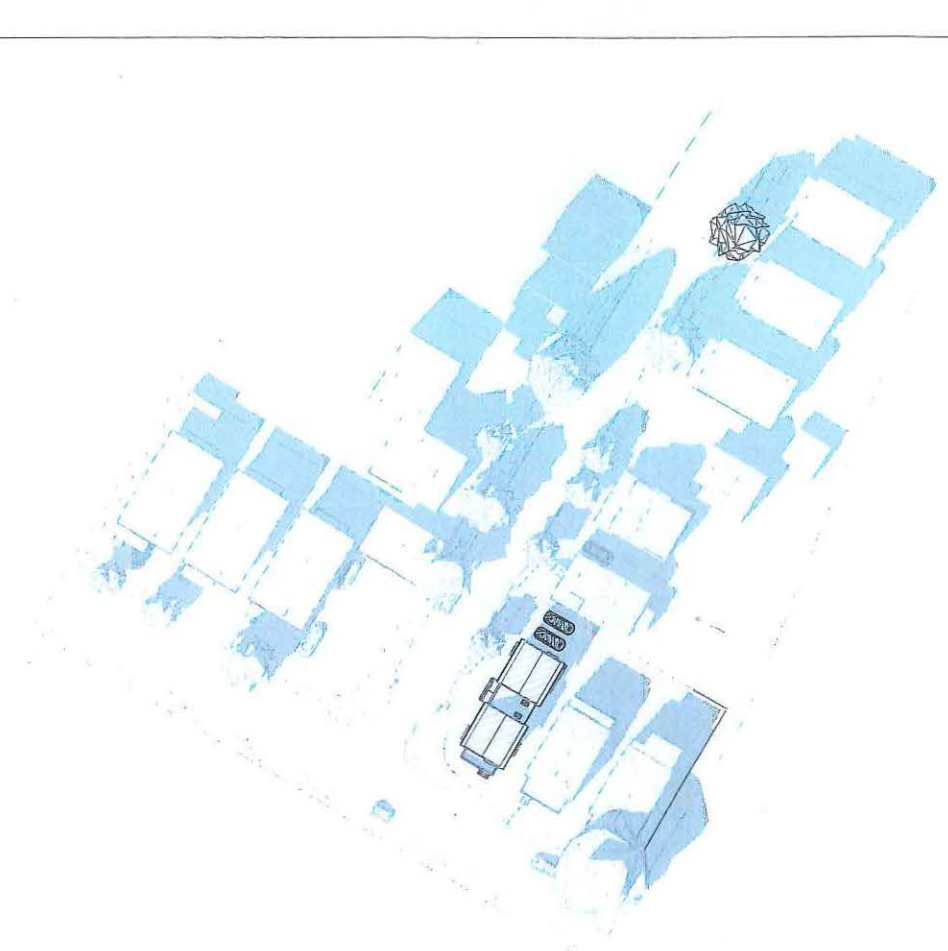
CONTEXT  
ELEVATIONS

**Z2.4**

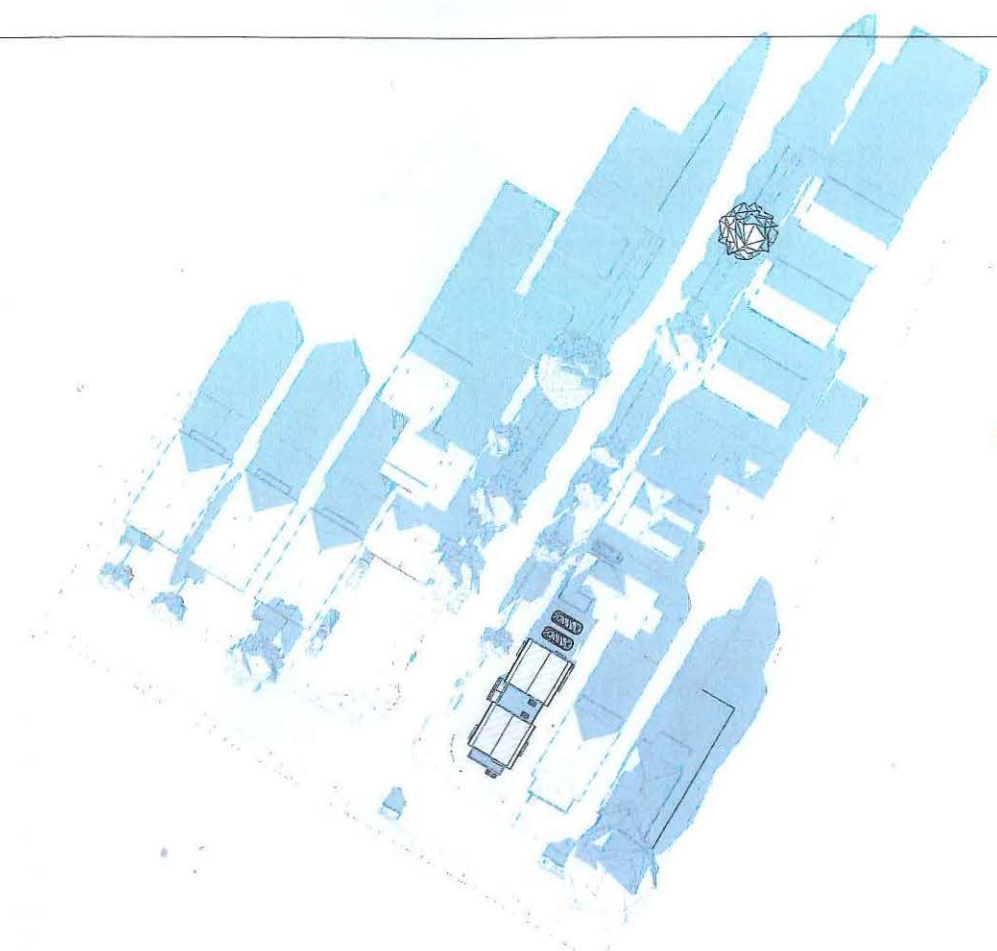
2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

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

**NOT FOR  
CONSTRUCTION**



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"

NO. ISSUED FOR DAT

SUN STUDY

**Z2.5**

## **Pacheco, Maria**

---

**From:** jessie@jenglish.us  
**Sent:** Tuesday, February 7, 2023 8:55 AM  
**To:** Pacheco, Maria  
**Subject:** Case # BZA-207647 Proposed Development at 401 Concord Ave

**To:** Board of Zoning Appeals  
**From:** Jessie M. English, PhD  
27 Corporal Burns Rd  
Cambridge, MA 02138  
**Subject:** Case # BZA-207647 Proposed Development at 401 Concord Ave  
**Date:** Feb. 7, 2023

I write in opposition to the proposed development at 401 Concord Ave. The developer has not demonstrated hardship regarding to justify the nearly doubling of FAR. The petition request a FAR of 0.93 versus the 0.5 FAR allowed under the City's zoning ordinance.

This increase differentiates from FAR of adjacent and nearby homes. I do not support this substantial increase in FAR. It is out of character for the neighborhood and it is unclear why this developer should be allowed to change the character of the neighborhood.

The current home is decrepit and potentially even a safety hazard. I welcome the construction of a new dwelling at this site. This will be a positive to the neighborhood. The petitioner, Mr. Plumb, who plans to build and then sell the home(s) has spent time with the neighborhood in meetings and discussions. I am appreciative of his work to engage the neighborhood. Also, his firm communicates a commitment to high quality construction. This also is very welcome and appreciated.

However, I can't support this proposal as it is potentially sets precedence and is not in line with the scale of the neighborhood.

I thank you for your work on the BZA on behalf of the Cambridge residents and for considering my letter.

Regards,  
Jessie M. English, PhD  
27 Corporal Burns Rd.

## **Pacheco, Maria**

---

**From:** Eileen Woodford <ewoodford@earthlink.net>  
**Sent:** Monday, February 6, 2023 8:19 PM  
**To:** Pacheco, Maria  
**Subject:** Opposition to Case No. BZA-207647 — Proposed development at 401 Concord Avenue

**TO:** The Board of Zoning Appeals, City of Cambridge, MA

**FROM:** Eileen Woodford, 25 Corporal Burns Road, Cambridge, MA 02138

**DATE:** Monday, 6 February 2023

**RE:** Case No. BZA-207647 — Proposed development at 401 Concord Avenue

To the members of the Board of Zoning Appeal:

I write in opposition to the proposed development at 401 Concord Avenue. The petitioner, Andrew Plumb, has not demonstrated hardship as required by the Zoning Ordinance that would justify a near doubling of the FAR on this parcel. The petition asks the Board to allow an increase in FAR to .93, far exceeding the .50 FAR allowed under the city's Zoning Ordinance and the .43 FAR the currently exists on the site. Simply stated, this is excessive overbuilding. The petitioner's own analysis of the FAR values along Concord Avenue prove that his proposal is out of scale with the neighborhood. Those values range from .63 to .74 FAR. Remarkably, the petitioner did not include the FAR values for Corporal Burns Road which could be expected since he is proposing that the new units have Corporal Burns Road addresses.

The issue of hardship is key. Mr. Plumb has stated on numerous occasions that if he cannot get the requested variance that he would build a single family home that does comply with the FAR for a Residence B parcel. By his own admission, therefore, there is a viable alternative to his proposed development that he can — and said that he would — pursue. **Since his project neither includes any affordable housing, which under the current City Ordinance allows for greater FAR, nor meets the necessary criterion of hardship, I respectfully request that the Board of Zoning Appeals deny his application for a variance.**

To his credit, Mr. Plumb has spent considerable time seeking input from the neighborhood about the project, hosting a number of Zoom meetings and meeting individually with neighbors, and we were willing to engage in a collaborative conversation about plans for the site. One significant concern that was stated repeatedly during Zoom calls was the sheer size, scale and mass of the proposed design. Specifically, several of us, including myself, told Mr. Plumb that the proposed design was just too big.

In the end, Mr. Plumb responded with only cosmetic improvements to the design. He did not do not address the most significant problem with his proposed design that we raised — that of overbuilding.

The petitioner purchased the lot and building with full knowledge of the FAR and other constraints and regulations that apply to redeveloping a parcel in the city. He has failed to demonstrate any reason for the Board to grant relief from the city's Zoning Ordinance. To my knowledge, none of the abutting neighbors support this proposed project. They have effectively abstained by neither opposing nor supporting the development. I do not agree with this approach. I welcome a project that enhances the city, but I find no merit with this proposed development.



Respectfully yours,  
Eileen Woodford  
25 Corporal Burns Road

Thank you for considering our concerns.

## Pacheco, Maria

---

**From:** Phillip Rothman <phillip.mayer.rothman@gmail.com>  
**Sent:** Monday, February 6, 2023 8:21 PM  
**To:** Pacheco, Maria  
**Cc:** Riley Rothman  
**Subject:** Concord Avenue, Case No. BZA 207647

**TO:** The Boards of Zoning Appeals, Cambridge, MA  
**FROM:** Phillip & Riley Rothman  
**ADDRESS:** 22 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. They are asking for an exemption to the FAR, however, they are not proving hardship. This is an investment development where their motivation is to generate profit on the sale of the property. Their 'hardship' is that they won't make enough money.

They knew the lot size & the FAR regulations prior to making the purchase. What they are trying to do will negatively impact the current neighbors. If they can build this design it will set a new precedent for the neighborhood. What they are asking for goes against current city zoning regulations and should not be permitted.

We welcome a new development here and support the growth of the neighborhood. They continue to ask us for thoughts and input on their development and they continue to disregard and ignore our comments about the FAR. They should either scale down their two-family design (2- or 3-bed rather than the 4-bedroom proposal) or construct a single-family home.

Thank you for considering our concerns.  
Phillip & Riley Rothman  
22 Corporal Burns Road

--

-- Phillip Rothman

New Jersey Life & Casualty  
[www.NJLC.com](http://www.NJLC.com)  
Email: PThothman@NJLC.com

Office: 973.535.0955  
Cell: 917.912.0999

**Pacheco, Maria**

---

**From:** Robin Bonner <r\_l\_bonner@yahoo.com>  
**Sent:** Monday, February 6, 2023 8:35 PM  
**To:** Pacheco, Maria  
**Cc:** Robin Bonner  
**Subject:** Opposing BZA 207647

To: The Board of Zoning Appeals  
From: Robin Bonner, 15 Corporal Burns Rd.  
Date: February 6, 2023  
RE: BZA Case #207647 / 401 Concord Ave.

I am writing to oppose the requested variance for 401 Concord Avenue, BZA Number 207647.

The petitioner requests an FAR of .93, far exceeding the allowable .50 FAR as well as exceeding the comparable actual FAR of nearby properties. And the petitioner has not demonstrated hardship.

The submitted application includes “Existing Concord Ave. FAR Comparison” table for addresses from 391 Concord Ave. to 423 Concord Ave., but since the petitioner plans to change the address from Concord Ave. to Corporal Burns Rd., comparison FAR values for Corporal Burns Rd. should also be considered.

Existing FAR values for nearby Concord Ave. properties and all Corporal Burns Rd. do not come close to the nearly double FAR requested.

The petitioner writes: “The hardship is due to the lot having less than the minimum required lot area...” But surely the lot, purchased for development, was purchased knowing the allowable zoning regulations. That doesn’t seem to demonstrate hardship.

An extreme override of allowable FAR should be a matter of city policy, not something decided by a developer or by a few neighbors. The city does, in fact, have a policy that grants zoning relief to permit a greater FAR — in cases when the development will provide Affordable Housing. Granting a variance for an FAR so greatly over what is allowed flouts city goals and sets a precedent for additional overbuilding not aligned with city needs.

Sincerely,  
Robin Bonner  
15 Corporal Burns Rd.

02/06/23

Board of Zoning Appeal  
City Hall  
795 Mass Ave.  
Cambridge, MA 02139

Dear Members of the BZA:

My wife and I have had a chance to meet with Andrew Plumb of Aamodt/Plumb Architects on several occasions to review the evolution of their current proposal before you BZA-207647 – 401 Concord Ave.

They have met with my neighbors, and I believe have made a good faith effort to incorporate feedback they received.

The general neighborhood is a combination of single family and 2 Family dwellings in buildings generally comparable in size; the majority of which are non-conforming in some aspect; including my own.

The gabled roof and dormers are a vernacular found in buildings nearby and the integration of porches along Concord Ave echo the porches found at the 3 adjacent residences.

The porch and entries along Corporal Burns serve to break down the length of that exterior wall into 2 smaller scale vertical elements.

The new design meets the setbacks along Corporal Burns that the existing house currently violates. The double hung windows and the shingle patterns add a level of detail are comparable to its neighbors.

The 2 fenced-in parking spaces located in the footprint of an existing dilapidated garage, moves the build away from the nearest neighboring building to mitigate shadows cast by the new structure.

Located on a corner lot along a very busy street and across from the school's ball fields; I think the scale of the building is appropriate and support their application for relief.

Best regards,



**David Chilinski** FAIA

**Email:** [dchilinski@pcadesign.com](mailto:dchilinski@pcadesign.com) | **Direct:** [857-453-2920](tel:857-453-2920)

391 Concord Ave #1

Cambridge, MA 02138

**Pacheco, Maria**

---

**From:** Alan Price <ap02138@gmail.com>  
**Sent:** Friday, February 17, 2023 8:34 AM  
**To:** Gina LaRoche; Pacheco, Maria  
**Subject:** Re: 401 Concord Avenue, Case No. BZA 207647

TO: The Board of Zoning Appeals, Cambridge, MA  
FROM: Alan Price & Gina LaRoche at  
7 Corporal Burns Rd, Cambridge, MA 02138  
DATE: Friday, February 17th, 2023  
RE: 401 Concord Avenue, Case No. BZA-207647

Based on the revised proposal that was presented to neighbors on Thursday, February 16th, we now write in support of the development at 401 Concord Avenue. The revised proposal is a better fit with the scale of surrounding structures and does not create a precedent that would encourage overdevelopment nearby.

We applaud the developer for his continued engagement with the neighborhood. His revisions reflect an admirable effort to truly listen and meet our concerns. We now welcome both the developer and this proposed development.

Thank you.  
Alan Price & Gina LaRoche  
7 Corporal Burns Rd, Cambridge, MA 02138

2/20/2023

Dear Mr. Plumb:

I write in enthusiastic 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. At the most recent meeting on 2/16/23, you detailed multiple changes to the design that again responded directly to concerns of some residents of the neighborhood.

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

Good luck with the project.

Regards,

Nicola Moore



2/20/2023

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.

Since our last letter, Andrew and Meta have proposed a redesign that has taken into account the most significant concerns that we and our neighbors had. They have greatly reduced the FAR by removing the living space on the third floor, removed the dormers, and reduced the massiveness of the building by lowering the roof in the area between the two units.

They held another zoom meeting to present to us and discuss their new design. This was greatly appreciated so that we are kept in the loop.

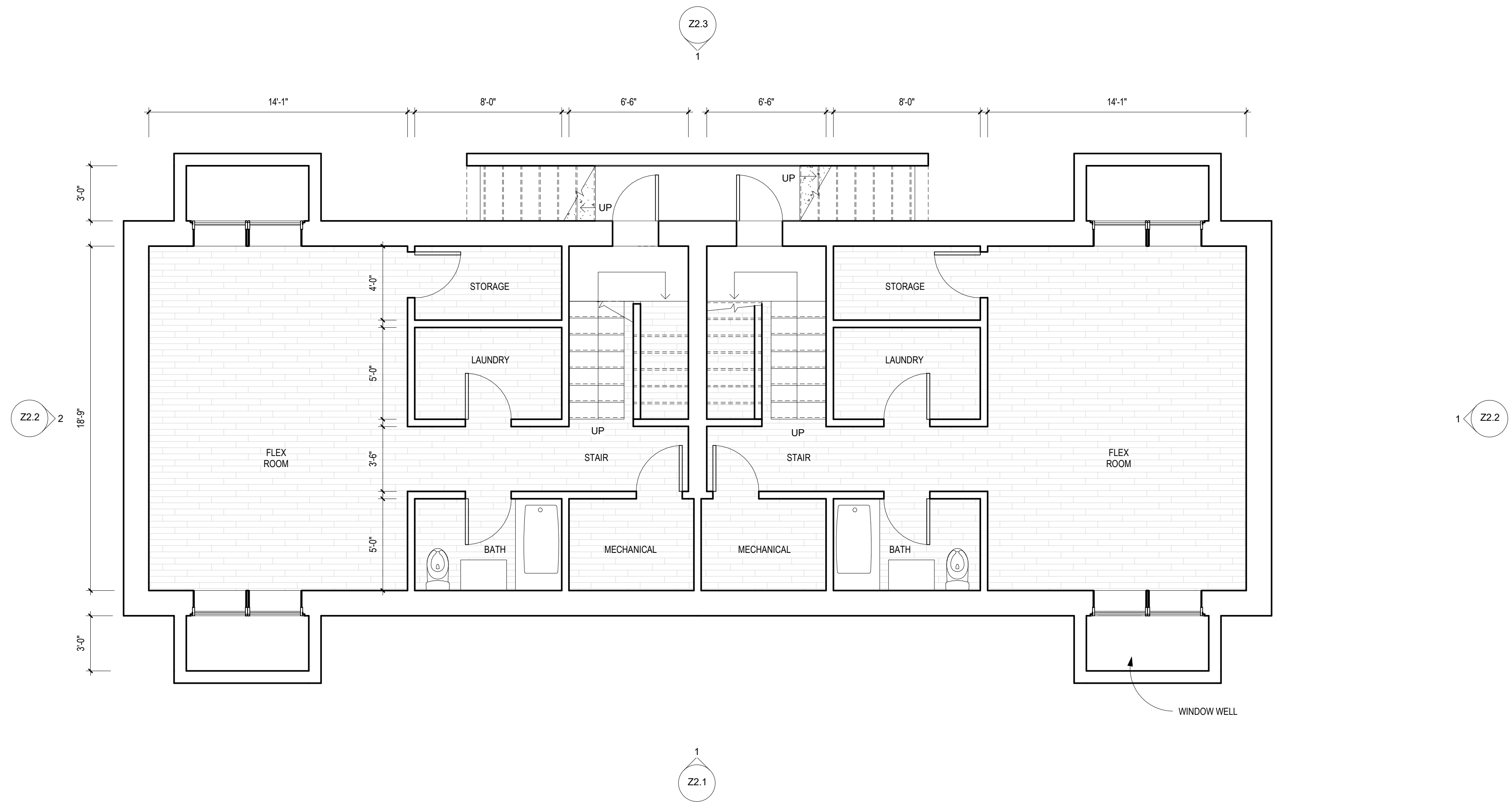
They have really listened to our input and our issues and made serious adjustments to their design so that our concerns were addressed.

Therefore, we would like to state that we support their newly proposed design for the property at 401 Concord Ave.

Judith Bacher & David Doolittle


**NOT FOR  
CONSTRUCTION**



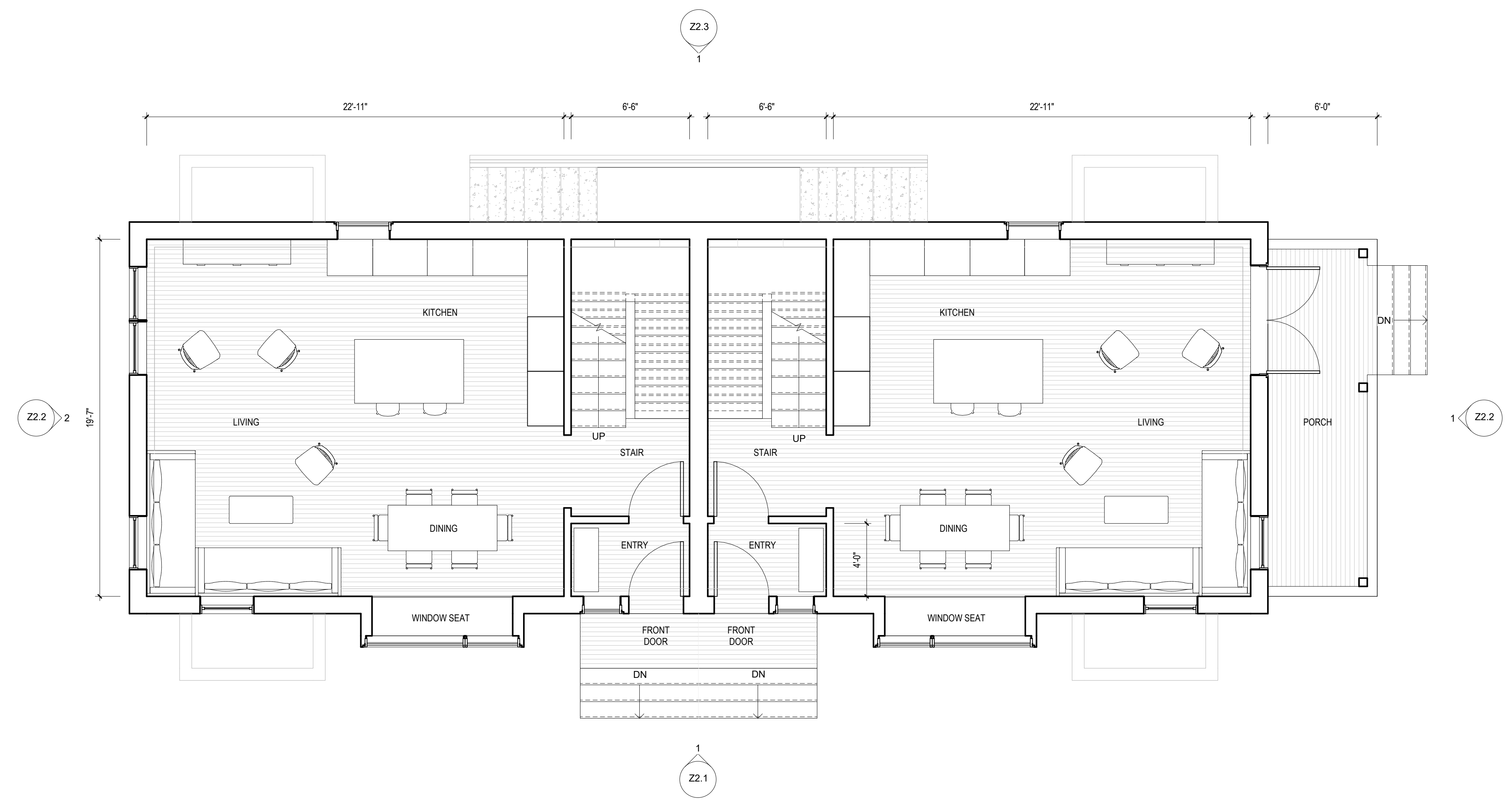
1 LOWER LEVEL PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
LOWER LEVEL  
PLAN

**Z1.1**

**NOT FOR  
CONSTRUCTION**



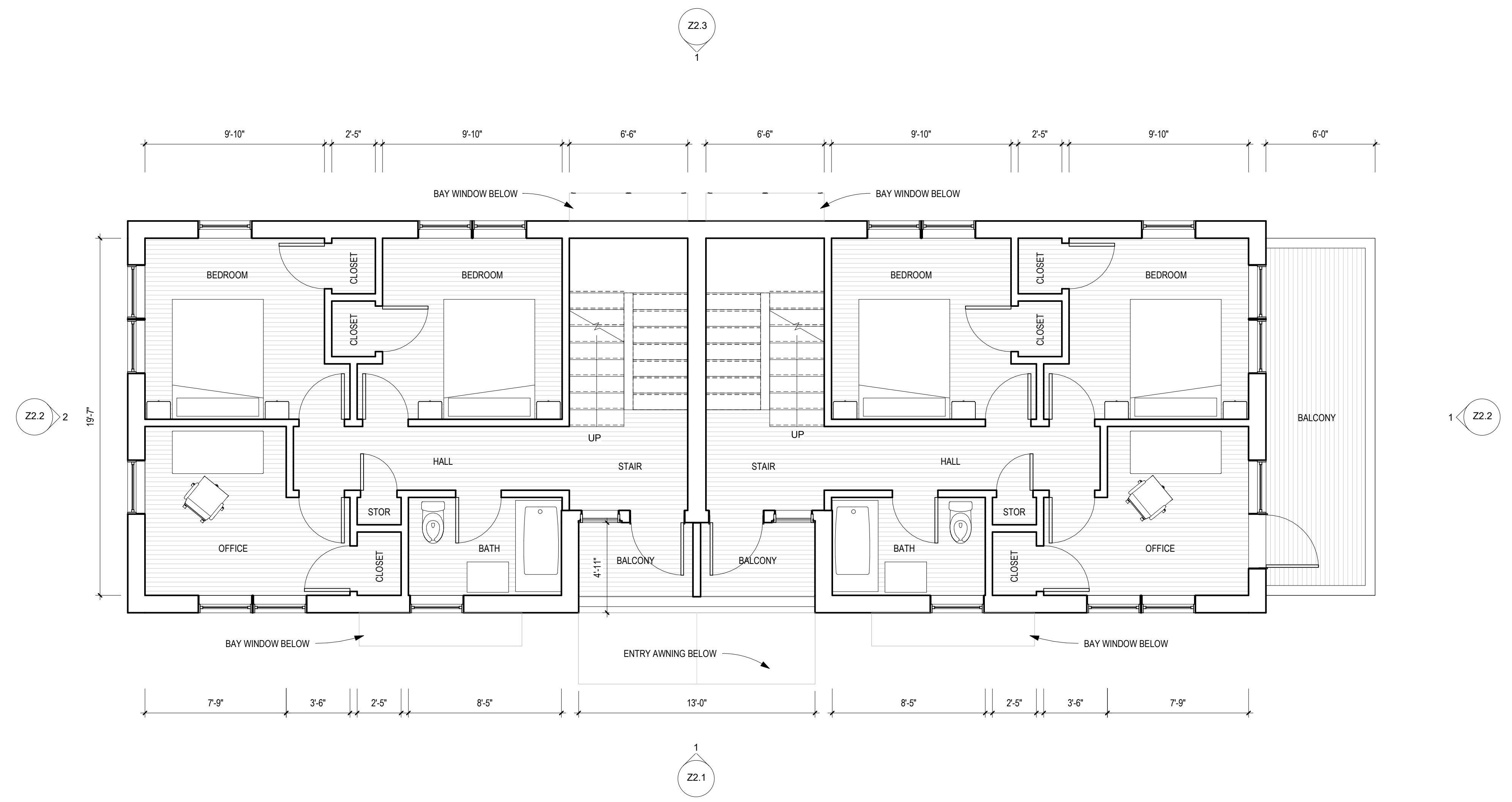
① FIRST FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED FIRST  
FLOOR PLAN

**Z1.2**

**NOT FOR  
CONSTRUCTION**



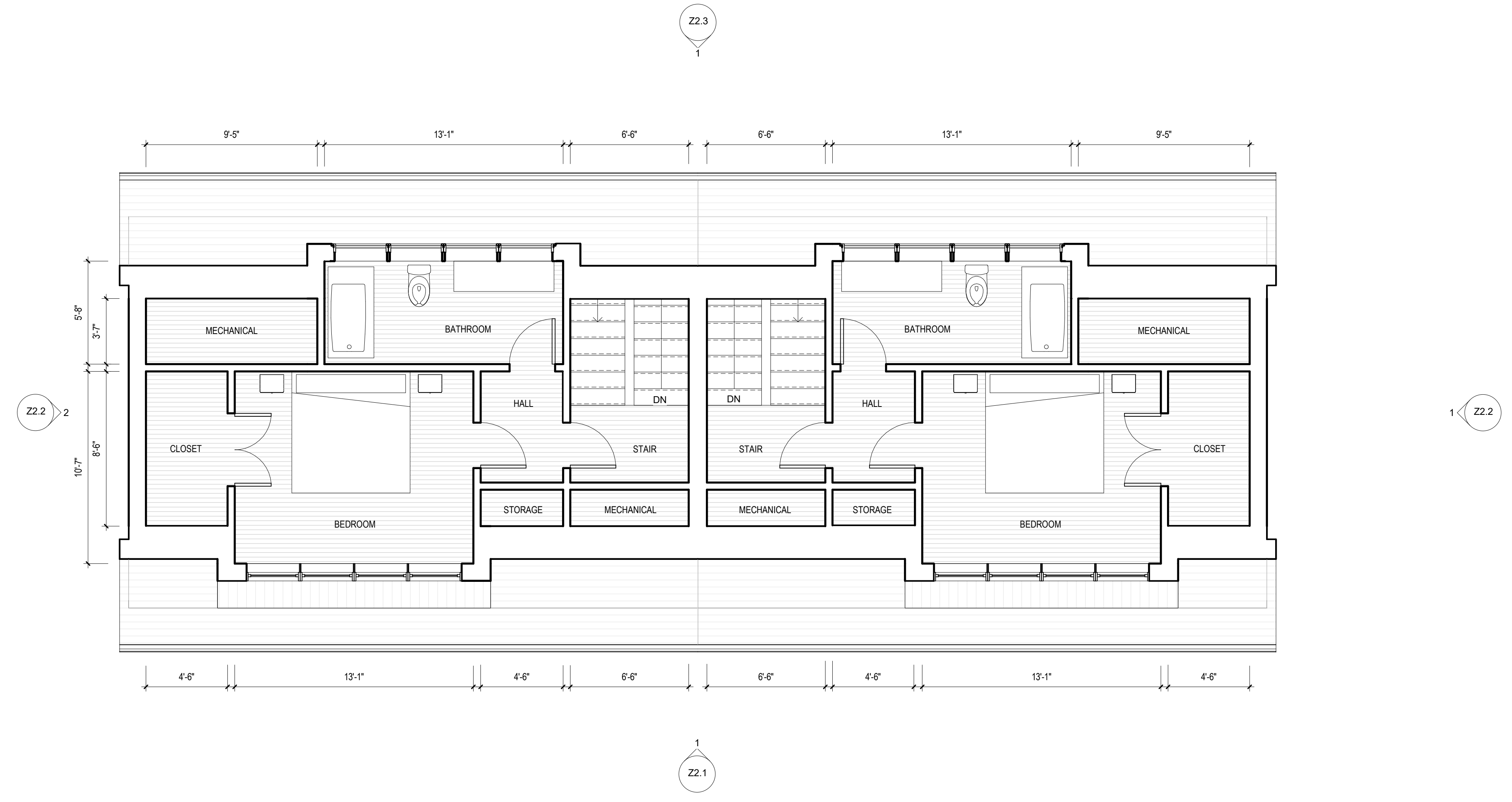
1 SECOND FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
SECOND FLOOR  
PLAN

**Z1.3**

**NOT FOR  
CONSTRUCTION**



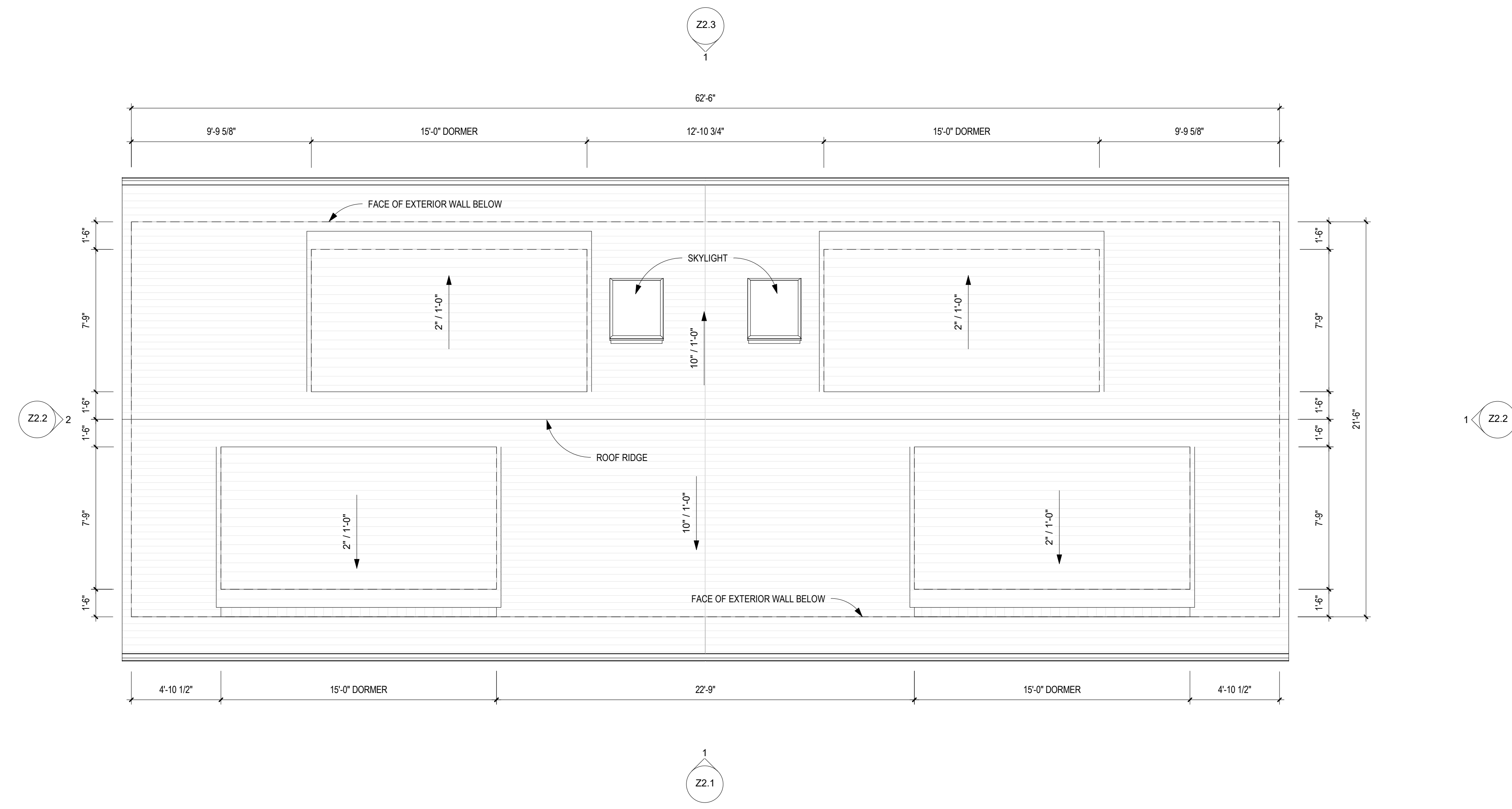
① THIRD FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
THIRD FLOOR  
PLAN

**Z1.4**

**NOT FOR  
CONSTRUCTION**



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

NO. ISSUED FOR DATE

PROPOSED ROOF  
PLAN

**Z1.5**

**Pacheco, Maria**

---

**From:** jessie@jenglish.us  
**Sent:** Monday, February 20, 2023 10:02 AM  
**To:** Pacheco, Maria  
**Cc:** 'Andrew Plumb'  
**Subject:** BZA-207647 Proposed Development at 401 Concord Ave-rescind opposition

**To:** Board of Zoning Appeals

**From:** Jessie M. English, PhD  
27 Corporal Burns Rd  
Cambridge, MA 02138

**Subject:** Case # BZA-207647 Proposed Development at 401 Concord Ave

**Date:** Feb. 20, 2023

I write to rescind my opposition (sent Feb 7, 2023) to the proposed development at 401 Concord Ave. The developer has engaged with the neighbors and amended the design to incorporate resident's feedback.

The current home is decrepit and potentially even a safety hazard. I welcome the construction of a new dwelling at this site. This will be a positive to the neighborhood. The petitioner, Mr. Plumb, who plans to build and then sell the home(s) has spent time with the neighborhood meetings and discussions. I am appreciative of his work to engage the neighborhood. Also, his firm communicates a commitment to high quality construction. This also is very welcome and appreciated.

I thank you for your work on the BZA on behalf of the Cambridge residents and for considering my letter.

Regards,  
Jessie M. English, PhD  
27 Corporal Burns Rd.

## Pacheco, Maria

---

**From:** David Chilinski <dchilinski@pcadesign.com>  
**Sent:** Sunday, February 19, 2023 10:14 AM  
**To:** Pacheco, Maria  
**Cc:** andrew@aamodtplumb.com; hoonemk@gmail.com; David Chilinski  
**Subject:** 401 Concord Ave - Letter of support  
**Attachments:** Board of Zoning Appeal letter DC 2-19-23.docx

Maria  
Please find attached a revised letter of support for the ZBA case at 401 Concord Avenue.  
I had sent one earlier this month.....but there was a subsequent meeting with the neighbors that further altered the design submission so This letter deals with those alternatives proposed.

Thank you

**David Chilinski** FAIA  
President  
[dchilinski@pcadesign.com](mailto:dchilinski@pcadesign.com)

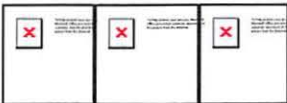


Architecture Interiors + Planning

221 Hampshire Street  
Cambridge, MA 02139

**Office:** 617-547-8120  
**Direct:** 857-453-2920

pcadesign.com



Notice of confidentiality



02/19/23

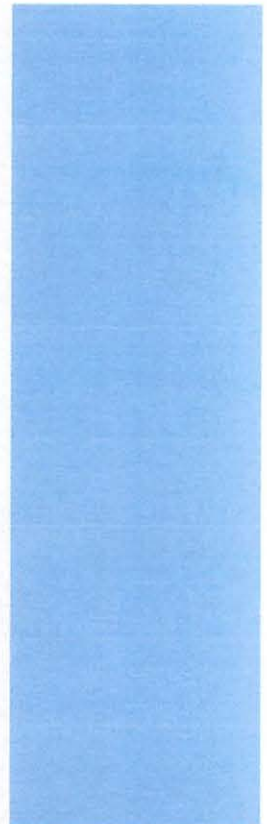
Board of Zoning Appeal  
City Hall  
795 Mass Ave.  
Cambridge, MA 02139

Dear Members of the BZA:

My wife and I have had a chance to meet with Andrew Plumb of Aamodt/Plumb Architects on several occasions to review the evolution of their current proposal before you BZA-207647 – 401 Concord Ave.

They have met with my neighbors, and I believe have made a good faith effort to incorporate feedback they received.

The general neighborhood is a combination of single family and 2 Family dwellings in buildings generally comparable in size; the majority of which are non-conforming in some aspect; including my own.



The gabled roof and materials and double hung windows are similar to the vernacular found in buildings nearby and the integration of porches along Concord Ave echo the porches found at the 3 adjacent residences.

The porch, building articulation appear to be 2 attached buildings along Corporal Burns is effective in breaking down the scale of that exterior wall.

The new design meets the setbacks along Corporal Burns that the existing house currently violates.

The 2 fenced-in parking spaces located in the footprint of an existing dilapidated garage, moves the build away from the nearest neighboring building to mitigate shadows cast by the new structure.

Located on a corner lot along a very busy street and across from the school's ball fields; I think the scale of the building is appropriate and my wife Maureen and I support their application for relief.

Best regards,

A handwritten signature in black ink, appearing to read 'David Chilinski', with a long horizontal flourish extending to the right.

**David Chilinski FAIA**



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 FEB -8 AM 11:49  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-207647

Address: 401 Concord Ave

Owner,  Petitioner, or  Representative: Andrew Plumb  
(Print Name)

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

Date: 2/7/23

Andrew Plumb  
Signature

Aamodt / Plumb

186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
617.876.9300

info@aamodtplumb.com  
www.aamodtplumb.com

February 7, 2023

Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: Request for Continuance, BZA Case 207647**

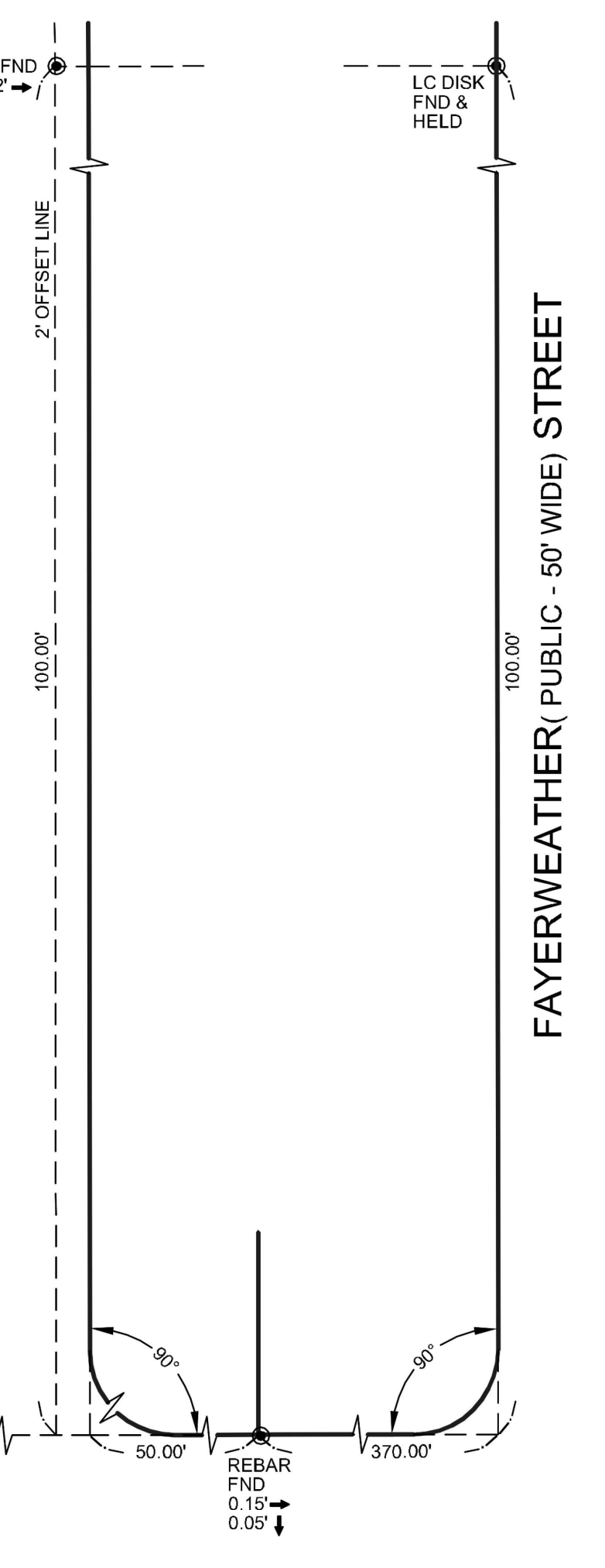
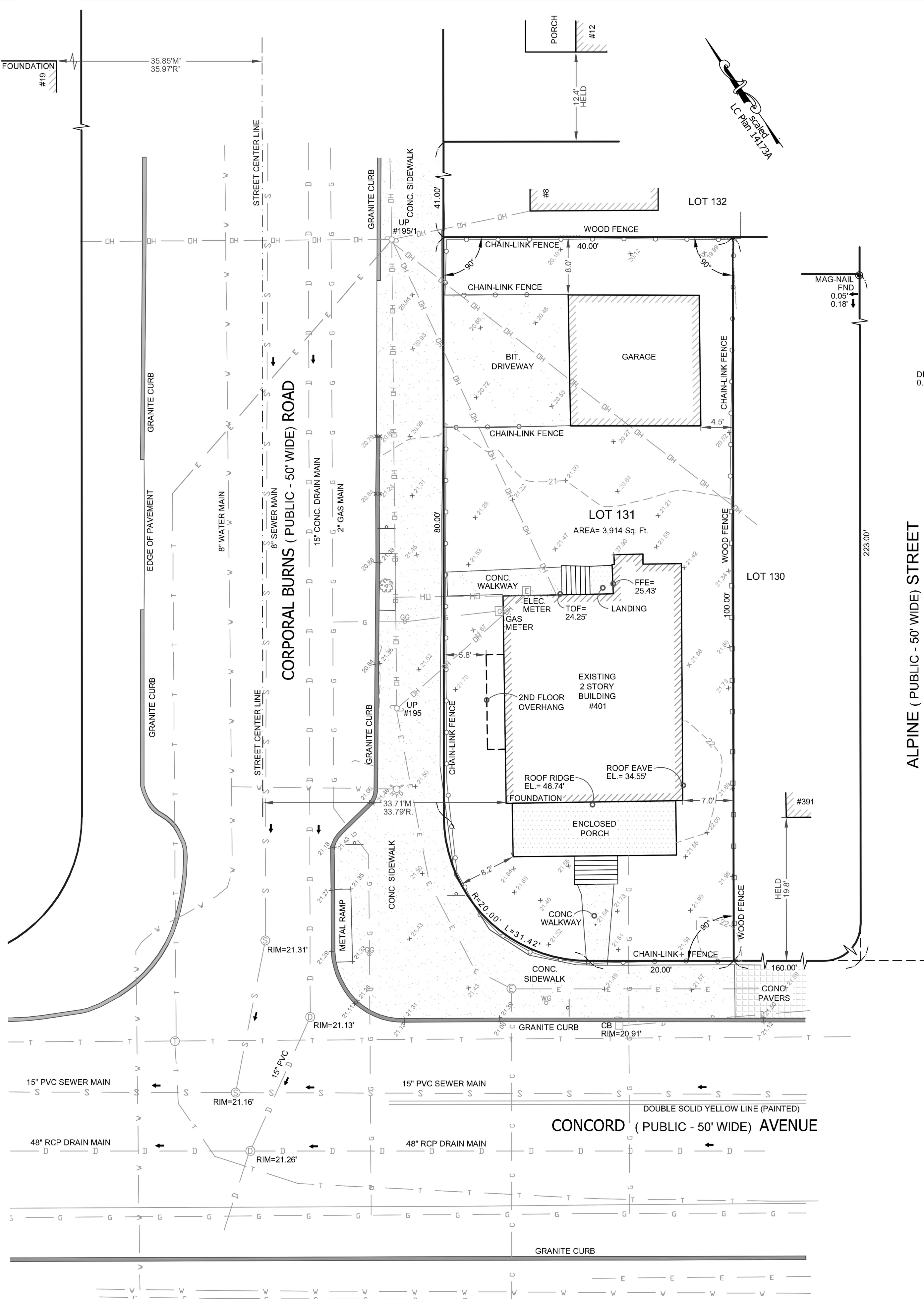
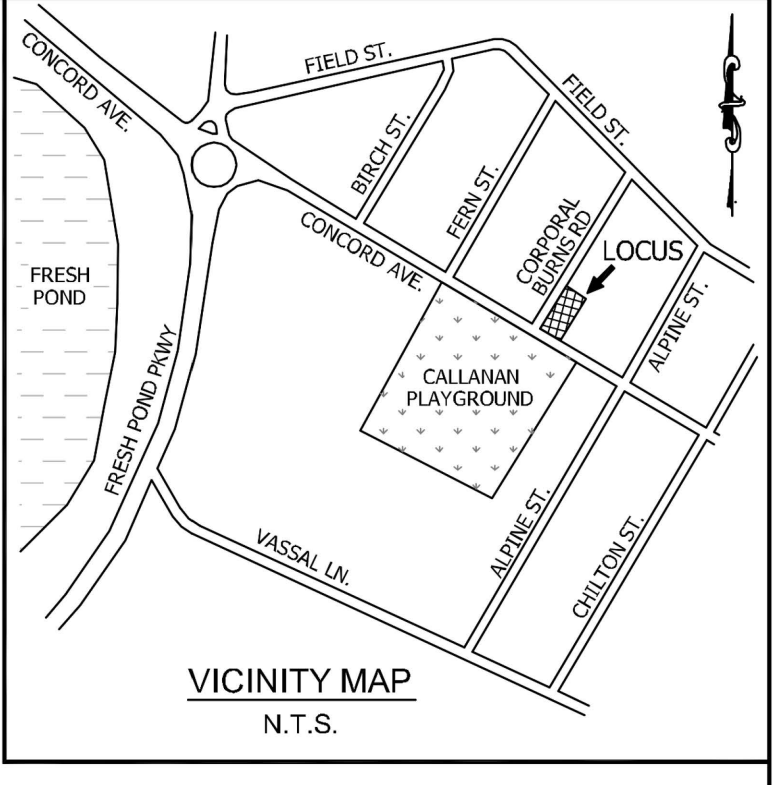
Dear Members of the Board,

I would respectfully like to request a continuance for our case to the Hearing scheduled for February 23, 2023 so that I may revisit some of the concerns expressed by members of the neighborhood group with whom I have been working on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "A Plumb". The signature is fluid and cursive, with the first letter of the first name being a large, stylized 'A'.

Andrew Plumb

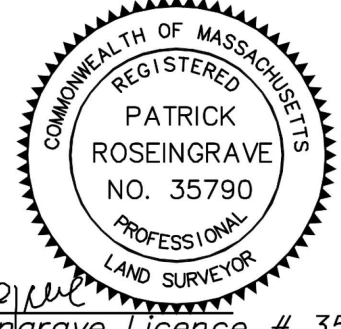


**NOTES:**

- \* Registered Owner: 401 Concord Ave LLC
- \* Assessors Ref.: Map 261, Lot 130
- \* Deed Ref.: Book 80803, Page 191
- \* Plan Ref.:
  - Plan No. 481 of 1911
  - Plan No. 25 of 1946
  - Plan No. 915 of 1999
  - LC Plan 14173A
  - FB 154, PG. 82
  - Concord Avenue Layout (formerly Dale St.) dated June 8, 1896
- \* Zone: Residence B
- \* Elevations in U.S. survey feet are shown in reference to Cambridge City Base Datum

**EXISTING CONDITIONS**  
 401 Concord Avenue  
 Cambridge, MA 02138

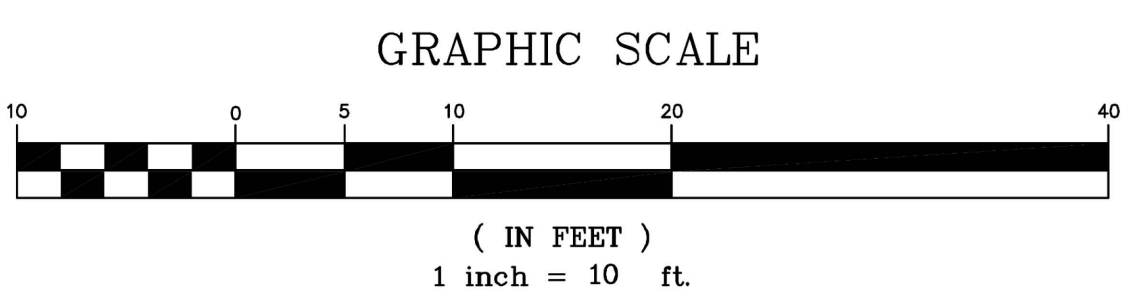
**LAND MAPPING**  
 10 Andrew Square, Suite 201B  
 South Boston, MA 02127  
 Tel. 857-544-3061  
 www.land-mapping.com  
 Date: December 01, 2022



*Patrick Roseingrave*  
 Patrick Roseingrave Licence # 35790  
 Professional Land Surveyor

**LEGEND:**

C	CABLE LINE	CB	CATCH BASIN
D	DRAINAGE LINE	TS	TRAFFIC SIGN
E	UNDERGROUND ELECTRIC LINE	H	HYDRANT
G	GAS LINE	GV	GAS VALVE
DH	OVERHEAD WIRE	WV	WATER VALVE
S	SEWER LINE	DM	DRAIN MANHOLE
T	TELEPHONE LINE	EM	ELECTRIC MANHOLE
W	WATER LINE	SM	SEWER MANHOLE
21	CONTOUR LINE	TM	TELEPHONE MANHOLE
CONC.	CONCRETE	F	FLOW DIRECTION
FND	FOUND	SG	SPOT GRADE
M	MEASURED		
OV	OVER		
R	RECORD		



**NOT FOR CONSTRUCTION**

**Z0.2**

**EXISTING CONDITIONS PLAN**

NO. ISSUED FOR DATE

**NOT FOR  
CONSTRUCTION**

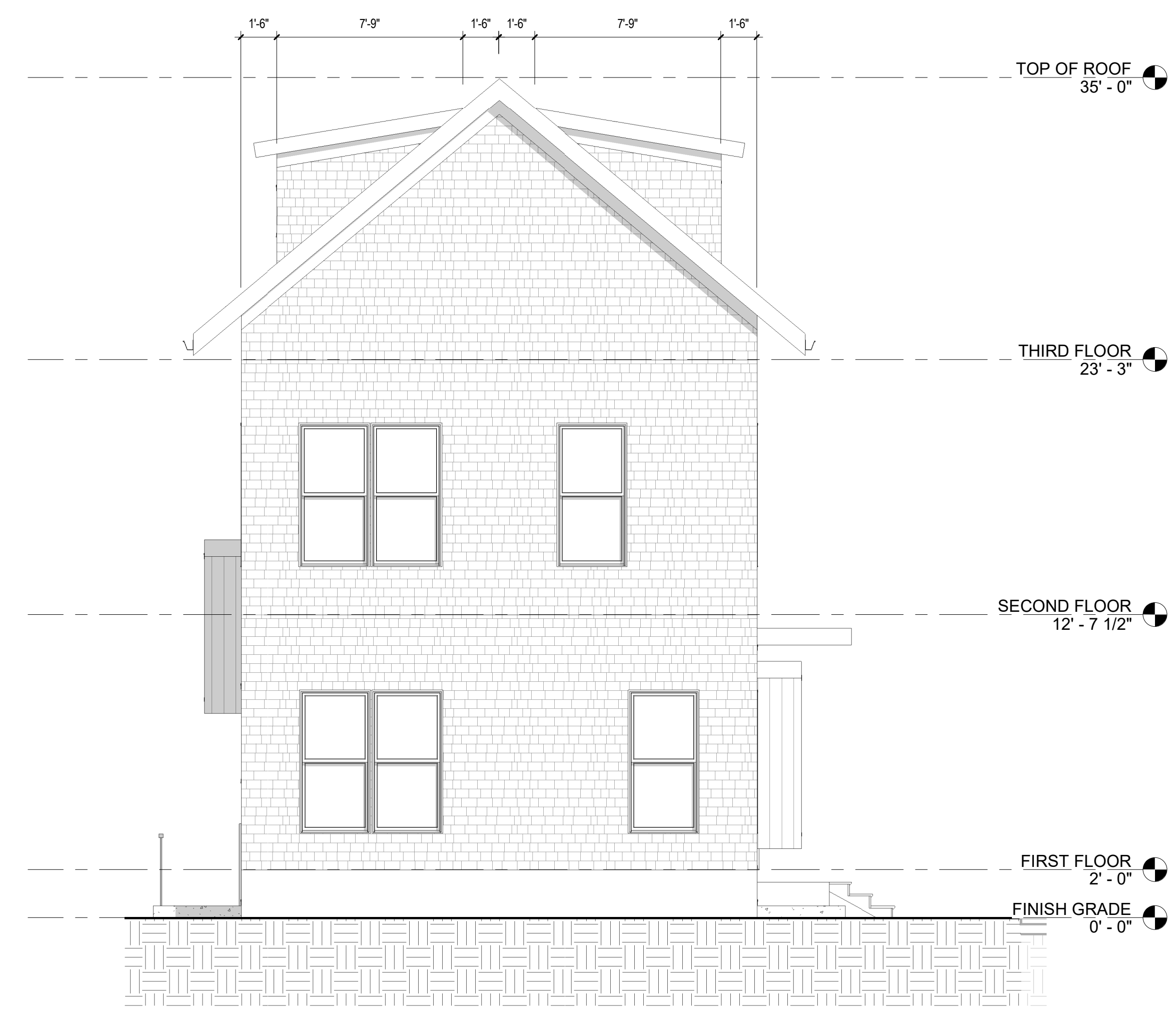
PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.1**

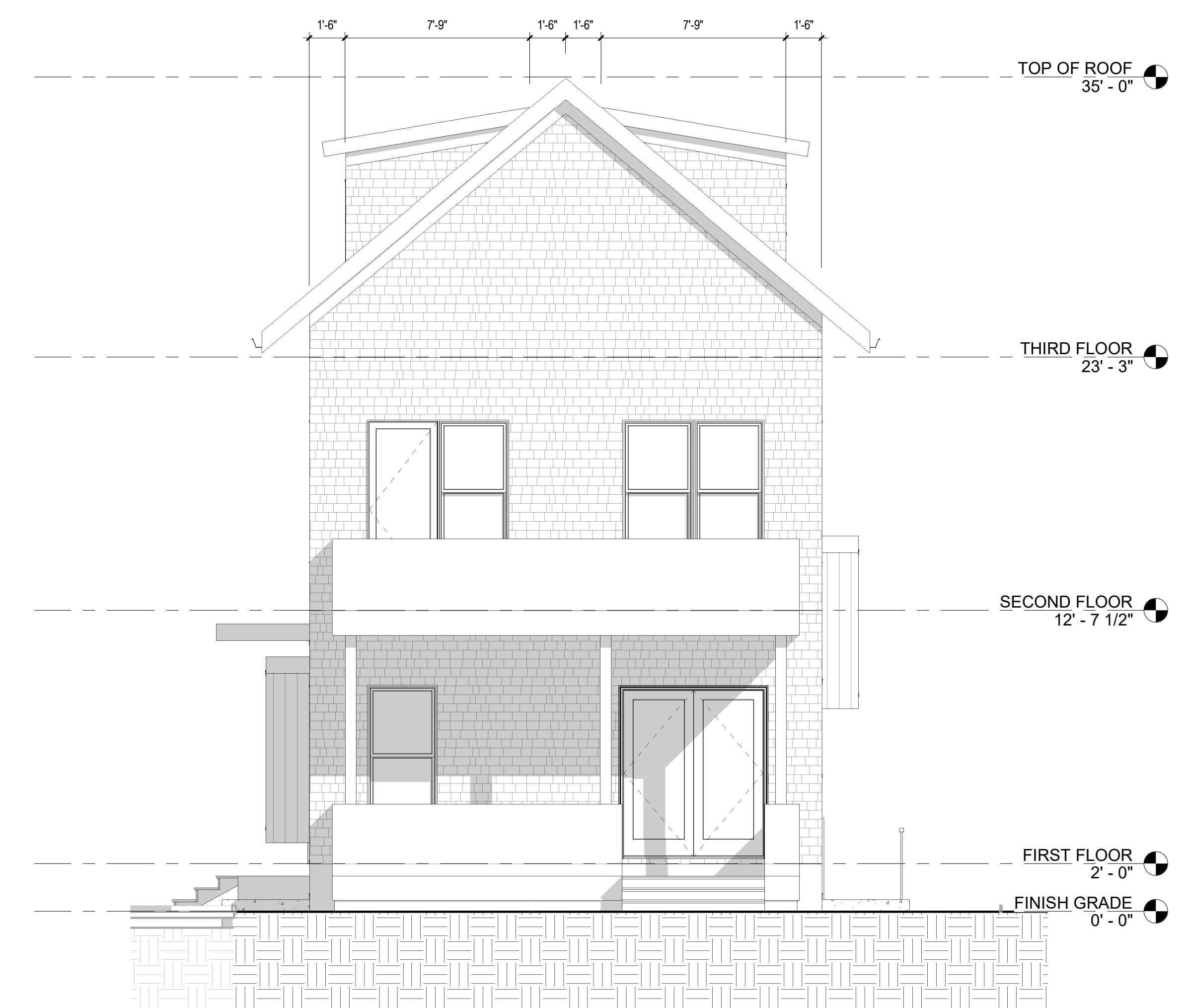


① WEST ELEVATION  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**



② NORTH ELEVATION  
1/4" = 1'-0"



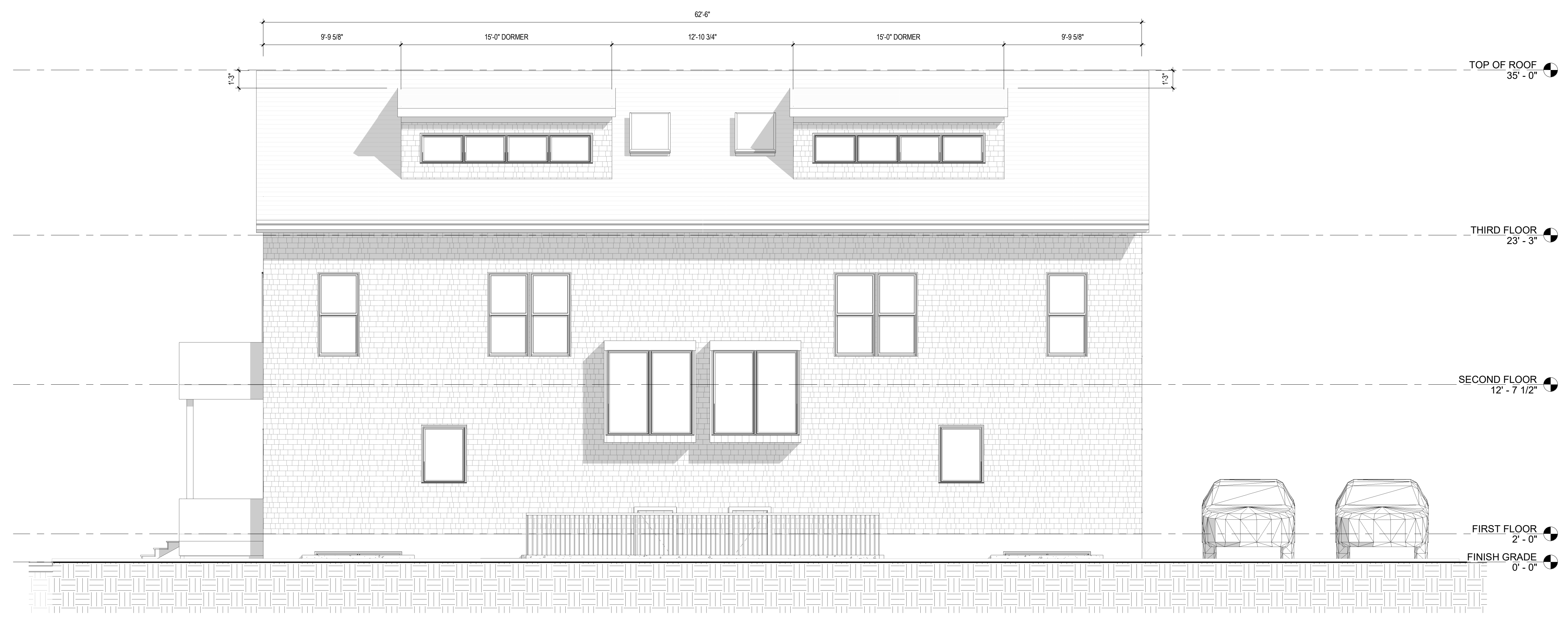
① SOUTH ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.2**

**NOT FOR  
CONSTRUCTION**



① EAST ELEVATION  
1/4" = 1'-0"

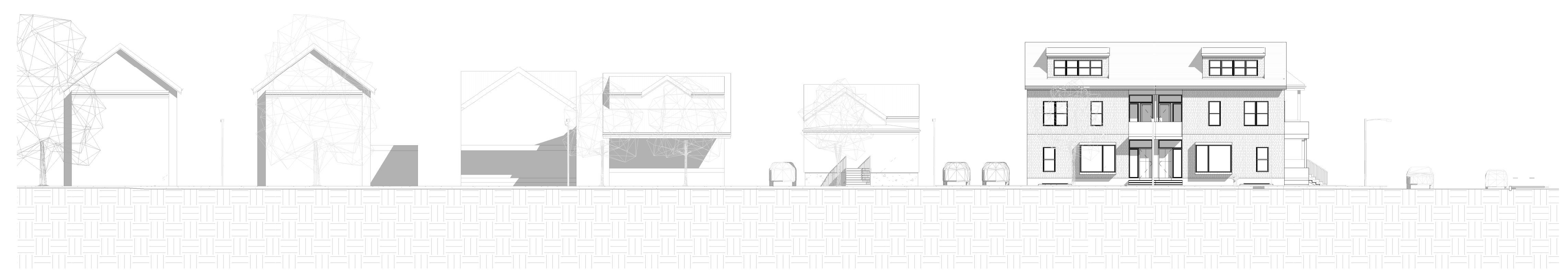
NO. ISSUED FOR DATE

PROPOSED  
EXTERIOR  
ELEVATIONS

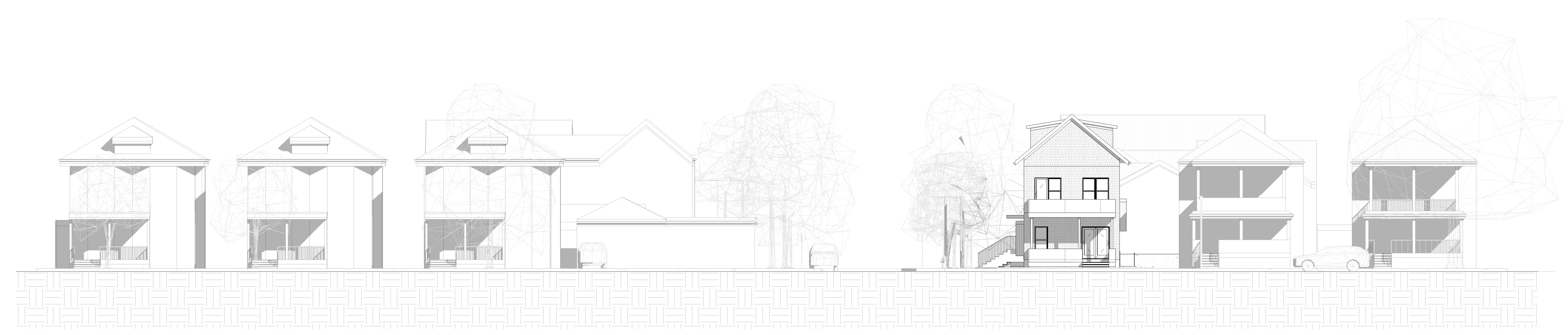
**Z2.3**



**NOT FOR  
CONSTRUCTION**



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



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

**NOT FOR  
CONSTRUCTION**



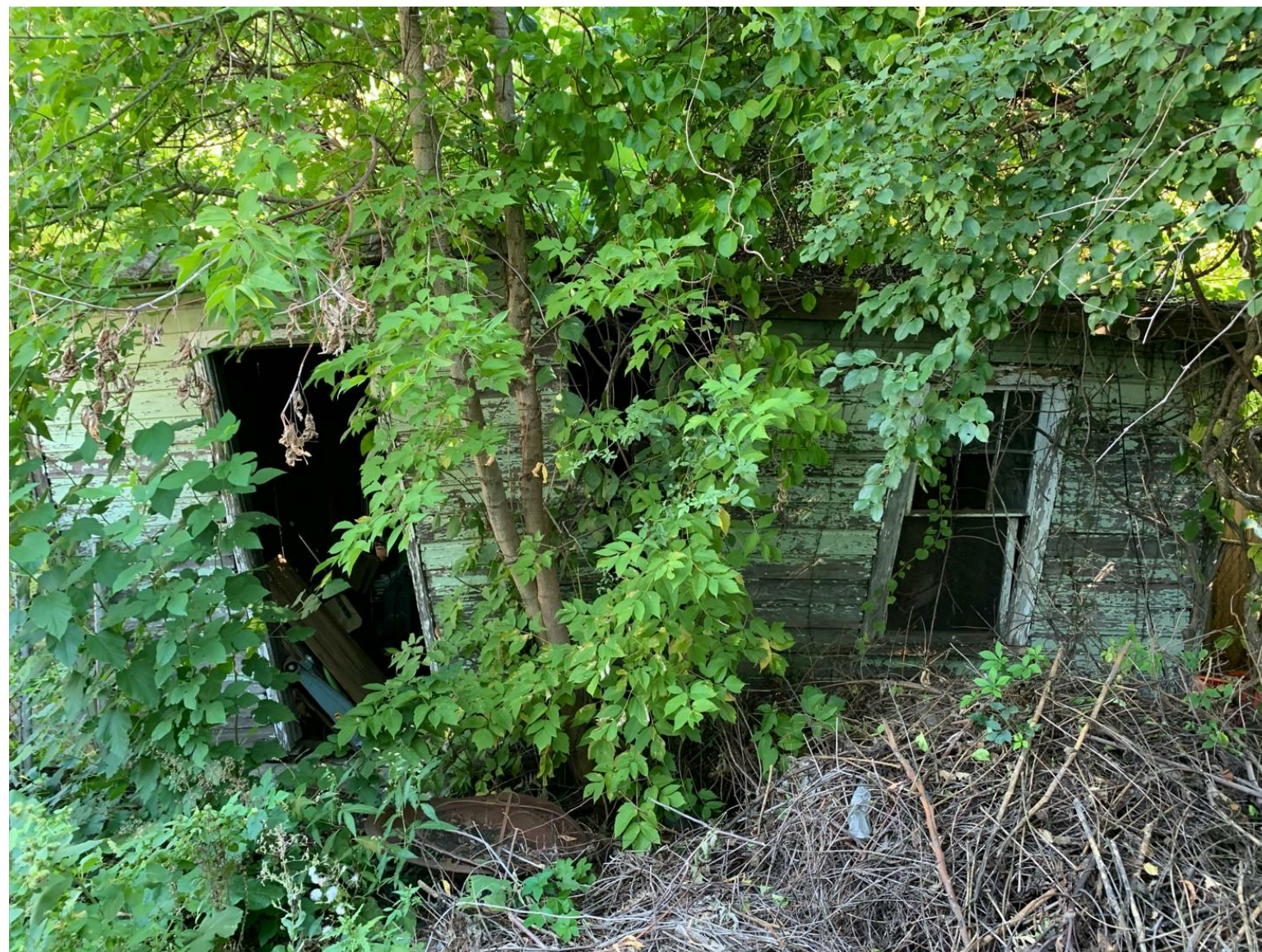
EXISTING HOUSE NORTH ELEVATION



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

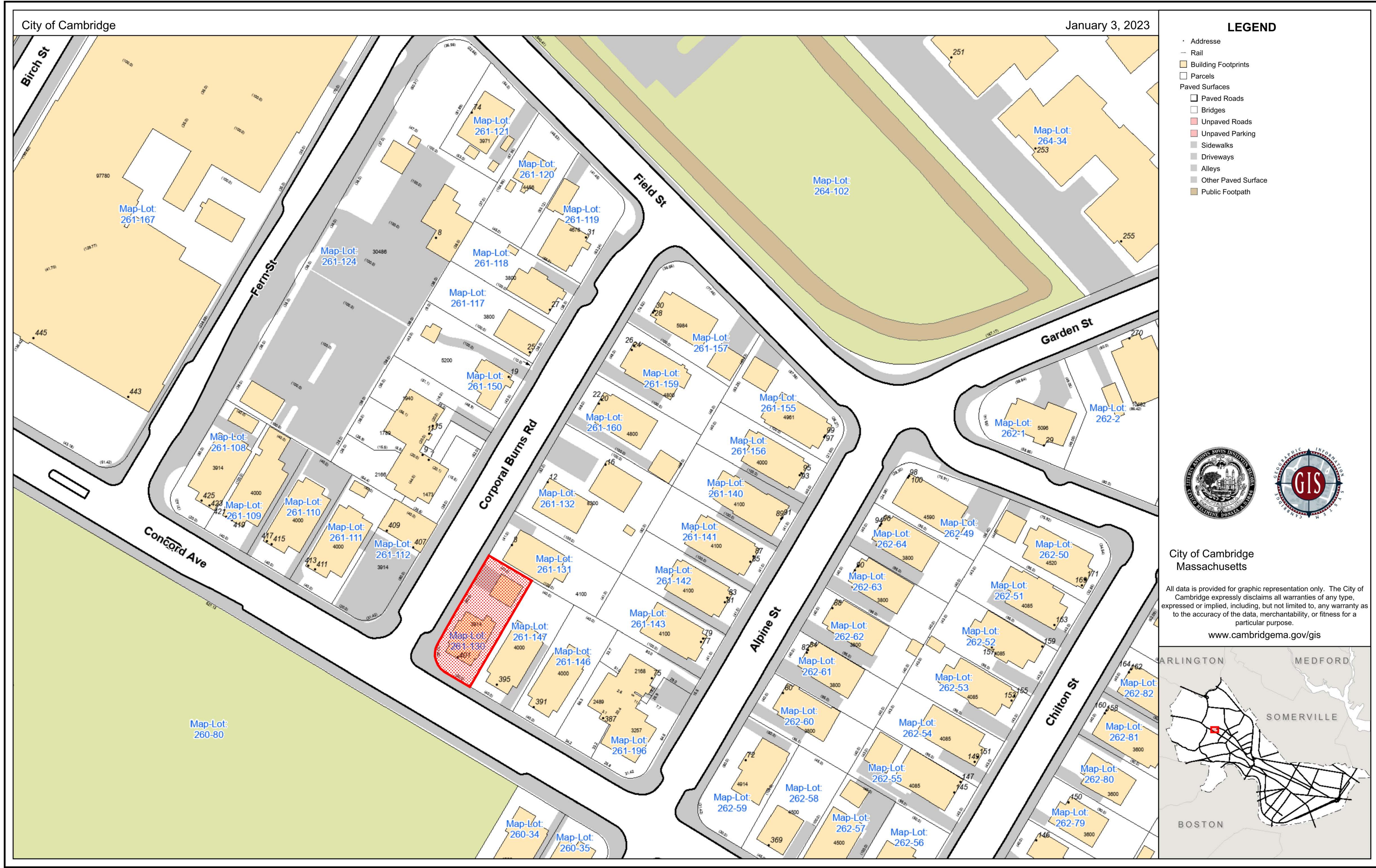
Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.4	PROPOSED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

**NOT FOR  
CONSTRUCTION**



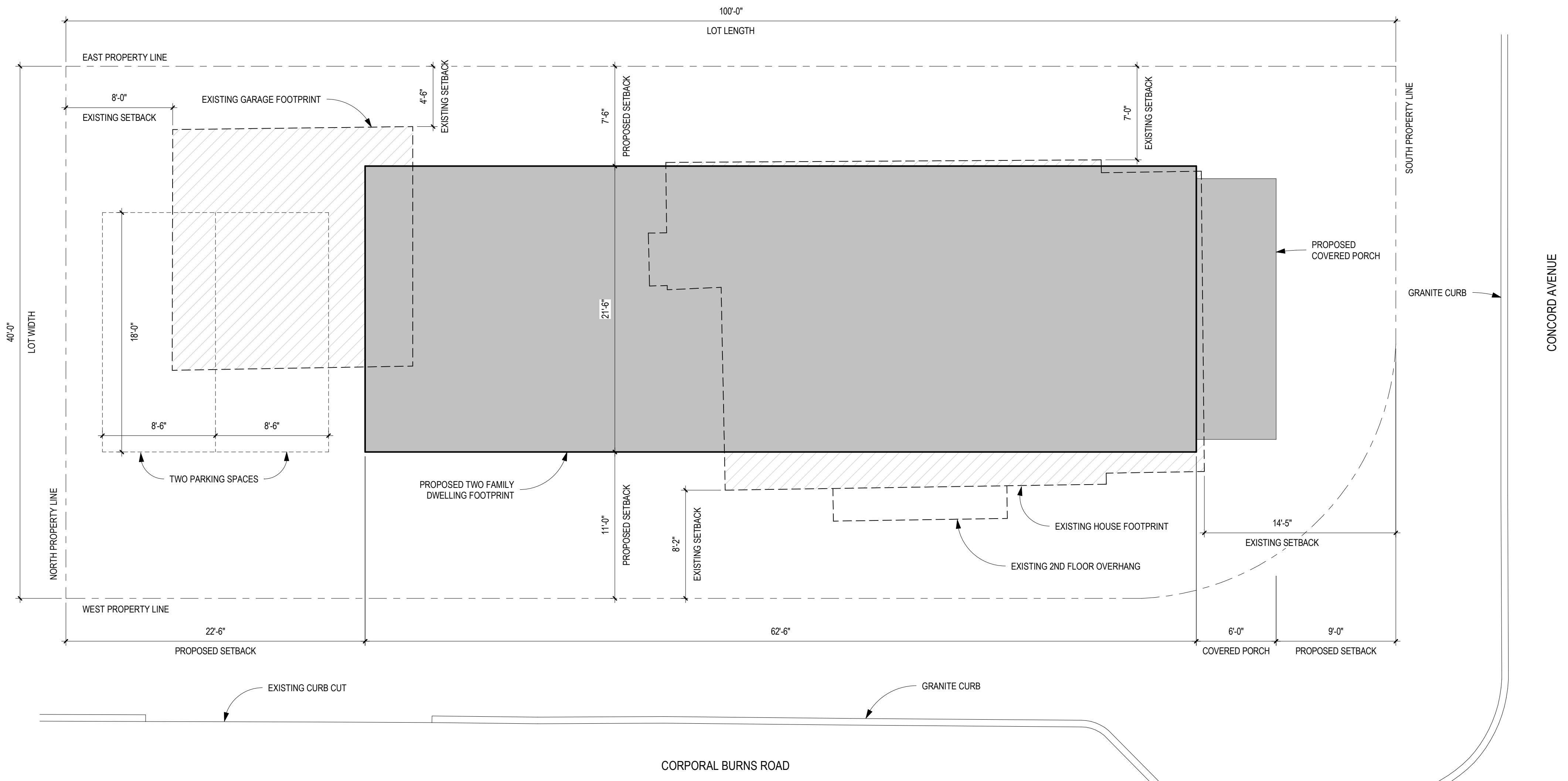
Zoning Summary	Ordinance	Existing	Proposed	Notes
Map-Lot	261-130			
Zoning District	Res. B			
Maximum F.A.R.	0.50	0.45	0.93	See below for FAR analysis of adjacent properties
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914	
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957	
Minimum Lot Width	50'-0"	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
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>326</b>	<b>1,756</b>	<b>3,913</b>	<b>0.45</b>
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

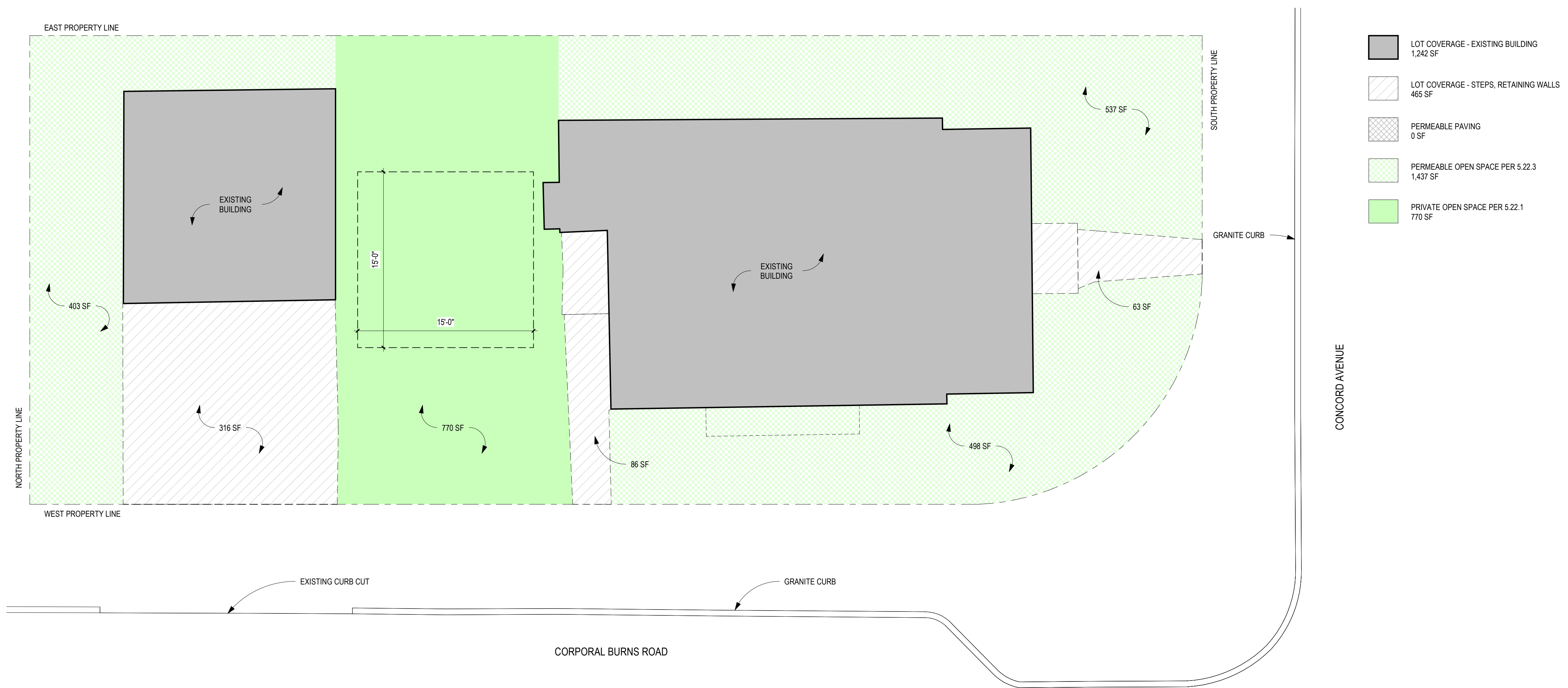
ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.  
 DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

**NOT FOR CONSTRUCTION**



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

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)	



**NOT FOR CONSTRUCTION**

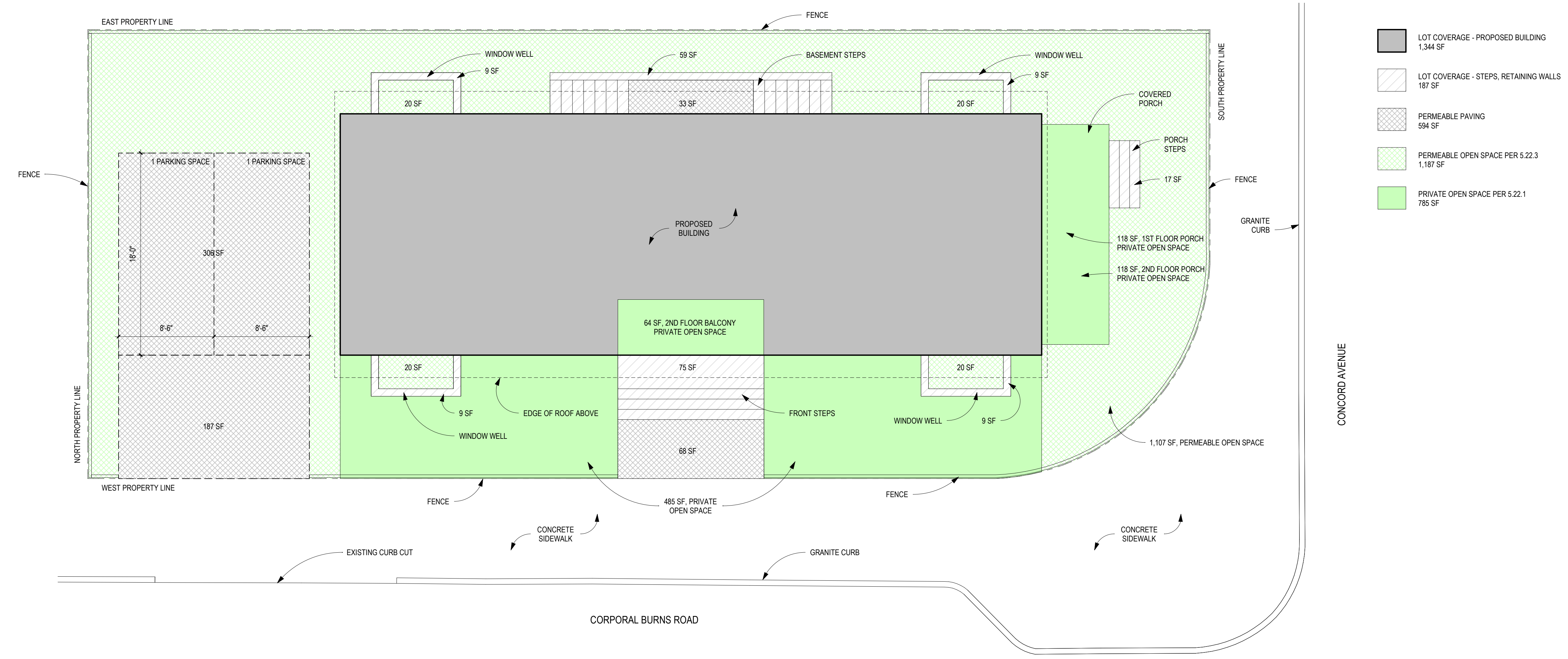
① EXISTING OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

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)	



- LOT COVERAGE - PROPOSED BUILDING  
1,344 SF
- LOT COVERAGE - STEPS, RETAINING WALLS  
187 SF
- PERMEABLE PAVING  
594 SF
- PERMEABLE OPEN SPACE PER 5.22.3  
1,187 SF
- PRIVATE OPEN SPACE PER 5.22.1  
785 SF

**NOT FOR  
 CONSTRUCTION**

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

NO. ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

**PROPOSED OPEN  
 SPACE & SITE  
 PLAN**

**Z0.5**

**NOT FOR  
CONSTRUCTION**



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



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



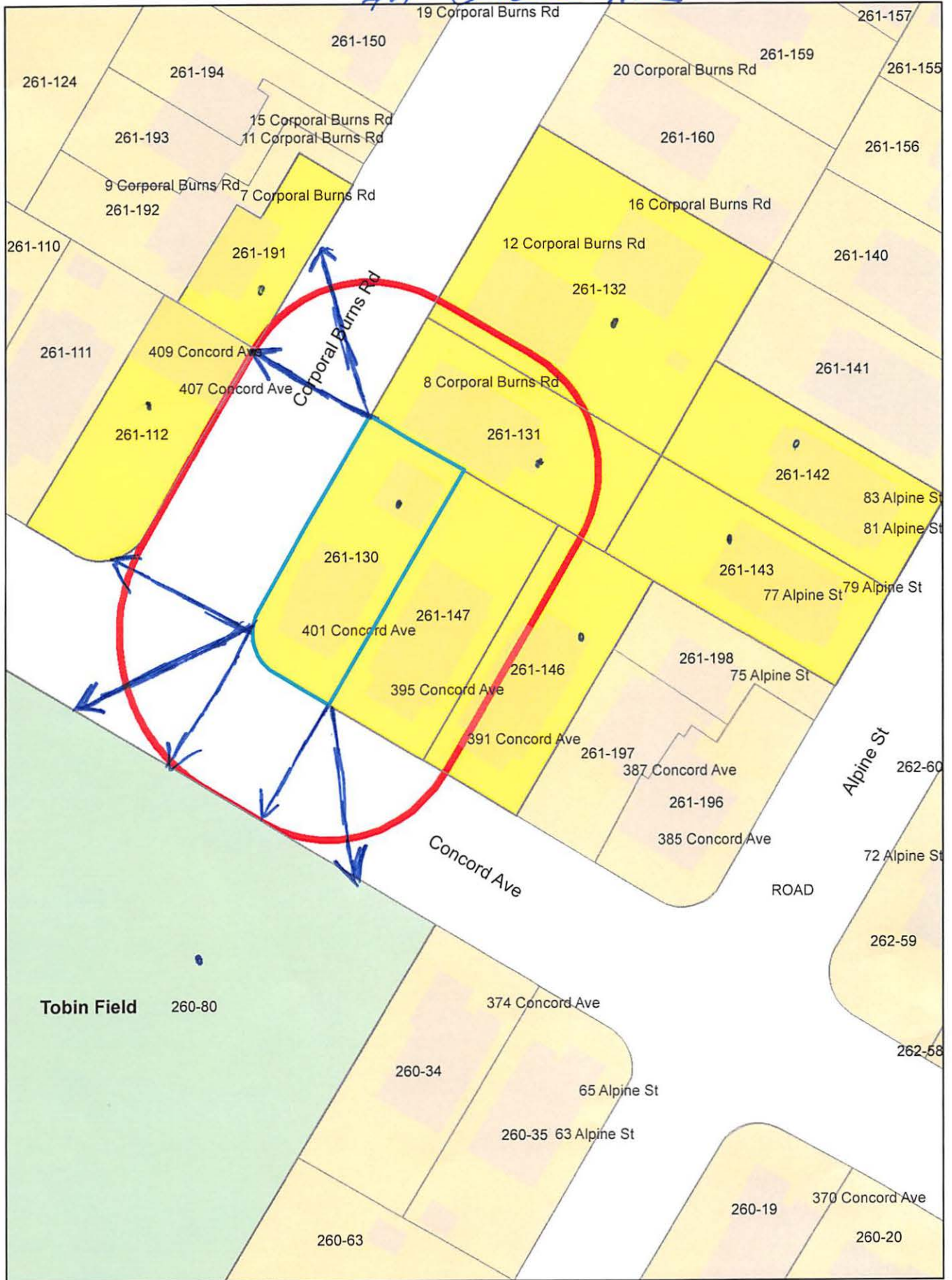
④ SUN STUDY - SPRING EQUINOX  
1" = 50'-0"



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



401 Concord Ave



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  
LAROCHE, 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



Handwritten signatures of Judith A. Bacher and David Doolittle.

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.

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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



Handwritten signatures of Judith A. Bacher and David Doolittle.

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