



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 OCT 26 PM 2:16
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 196705

General Information

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

Special Permit:

Variance: ✓

Appeal:

PETITIONER: Vivek Venkatachalam C/O Douglas Okun

PETITIONER'S ADDRESS: 334 Walden Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 415 Broadway, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Filling in a 6'-8" x 5'-4" (approximately) space between existing buildings. See proposed plan.

To construct an addition creating a new side entrance in the rear unit.

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)

Vivek Venkatachalam

(Print Name)

Address:

415 Broadway, Cambridge

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 Jennifer Balakrishnan + Vivek Venkatachalam
(OWNER)

Address: 415 Broadway, Cambridge, MA 02138

State that I/We own the property located at 415 Broadway, Cambridge
which is the subject of this zoning application.

The record title of this property is in the name of Jennifer Balakrishnan + Vivek Venkatachalam

*Pursuant to a deed of duly recorded in the date 9/24/22 ^{8/31/2022 ✓}, Middlesex South
County Registry of Deeds at Book 80659, Page 378; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Vivek Venkatachalam
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

Jennifer Balakrishnan
The above-name Vivek Venkatachalam and _____ personally appeared before me,
this 29 of September, 2022, and made oath that the above statement is true.

NA Notary

My commission expires 10/03/2025 (Notary Seal).

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

(ATTACHMENT B - PAGE 3)



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 building at 415 Broadway, Cambridge is comprised of the original town-house and a newer addition. They were built with a notch in the plan that separates the two buildings. The current plan with the notch severely constricts the flow within the unit. We are seeking to fill the notch in with floor and roof to make the floor plan function much better. A literal enforcement of the ordinance would severely reduce the functionality and value of the building.

- 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 owing to the fact that 415 Broadway is a town-house and the land parcel is very narrow and long. Being an old urban structure, the building/land ratio is high. The relief being sought does not affect the neighbors or public and is wholly contained at the back of the building.

- 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 relief that we are seeking is to infill a notch in the building of 6'-8" x 5'-4". The work cannot be seen from the street and is in no way a detriment to the public good.

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

We are seeking relief from this ordinance because the addition is in the back of the building, does not protrude from the lines of the building and cannot be seen by the public and does not nullify or derogate the purpose of this ordinance.

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

Tel. No. 617-312-8206
 E-Mail Address: doug@doassoc.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Vivek Venkatachalam
Location: 415 Broadway, Cambridge, MA
Phone: 617-312-8206

Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3138	3209	2003	(max.)
<u>LOT AREA:</u>		2671	2671	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.17	1.20	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	1500	
<u>SIZE OF LOT:</u>	WIDTH	19.1	19.1	50	
	DEPTH	140	140	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	17 +/-	17 +/-	16	
	REAR	57.9 +/-	57.9 +/-	9	
	LEFT SIDE	5.1 +/-	5.1 +/-	7.5	
	RIGHT SIDE	0	0	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	45 Feet- Front, 20 Feet- Rear +/-	45 Feet- Front, 20 Feet- Rear +/-	35	
	WIDTH	65.1	65.1	N/A	
	LENGTH	19.1 Feet-Front, 14 Feet- Rear +/-	19.1 Feet-Front, 14 Feet- Rear +/-	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39.9%	34.5%	30%	
<u>NO. OF DWELLING UNITS:</u>		3	1	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

N/A

A PROPOSAL FOR 415 BROADWAY RESIDENCE

415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022

OWNER:

Vivek Venkatachalan &
Jennifer Balakrishnan
415 Broadway,
Cambridge, Ma 02138
jennifer.balakrishnan@gmail.com
vivekv2@gmail.com

ARCHITECT:

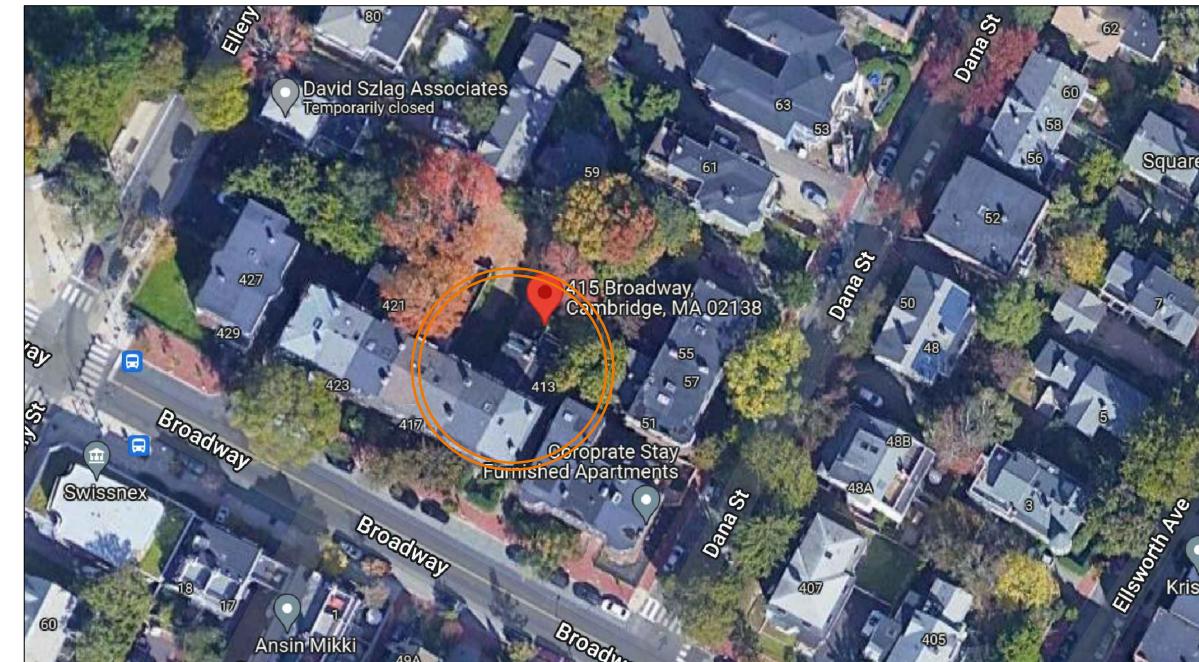
Douglas Okun, AIA
Douglas Okun & Associates
156 Mount Auburn Street
Cambridge, MA 02138
617-312-8206
doug@doassoc.com

CONTRACTOR:

Douglas P. Hurd
16 May Street
Marblehead, MA 01945
781-771-2810
dougphurd1@gmail.com

DRAWING LIST

T1 - TITLE SHEET
SITE CONTEXT MAP
E1 - PHOTOS OF THE EXISTING CONDITIONS
E2 - EXISTING BASEMENT PLAN
E3 - EXISTING FIRST FLOOR PLAN
E4 - EXISTING SECOND FLOOR PLAN
E5 - EXISTING THIRD FLOOR PLAN
E6 - BUILDING SECTION
A1 - AREA OF NEW CONSTRUCTION
A2 - PROPOSED BASEMENT & 1ST FLOOR PLAN
A3 - PROPOSED 2ND & 3RD FLOOR PLAN



DOUGLAS OKUN & ASSOCIATES

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 312-8206 / doug@doassoc.com / www.dougokun.com



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: N/A

SITE CONTEXT MAP

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



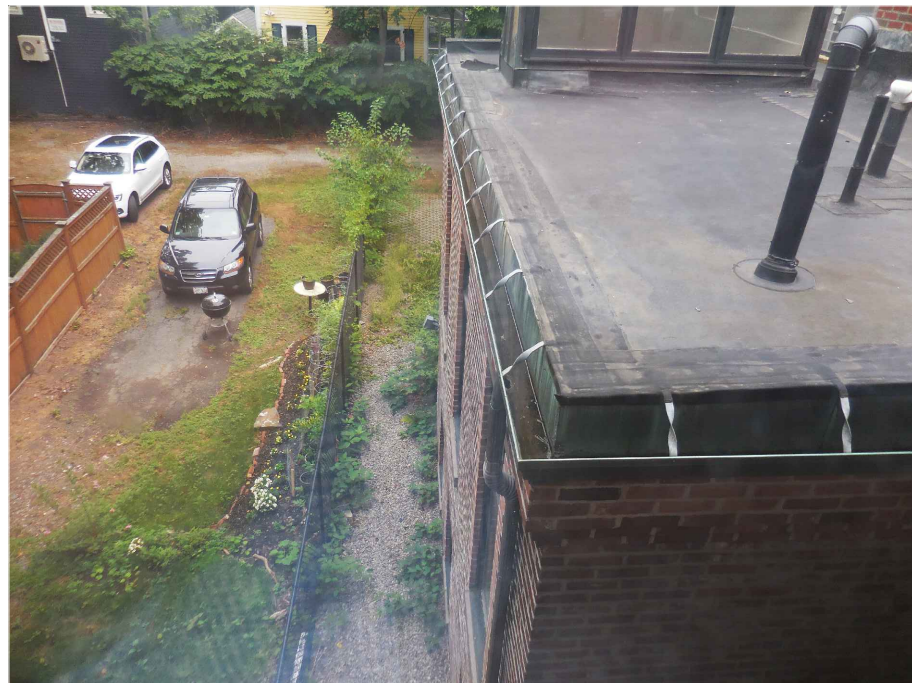
FRONT FACADE OF THE BUILDING



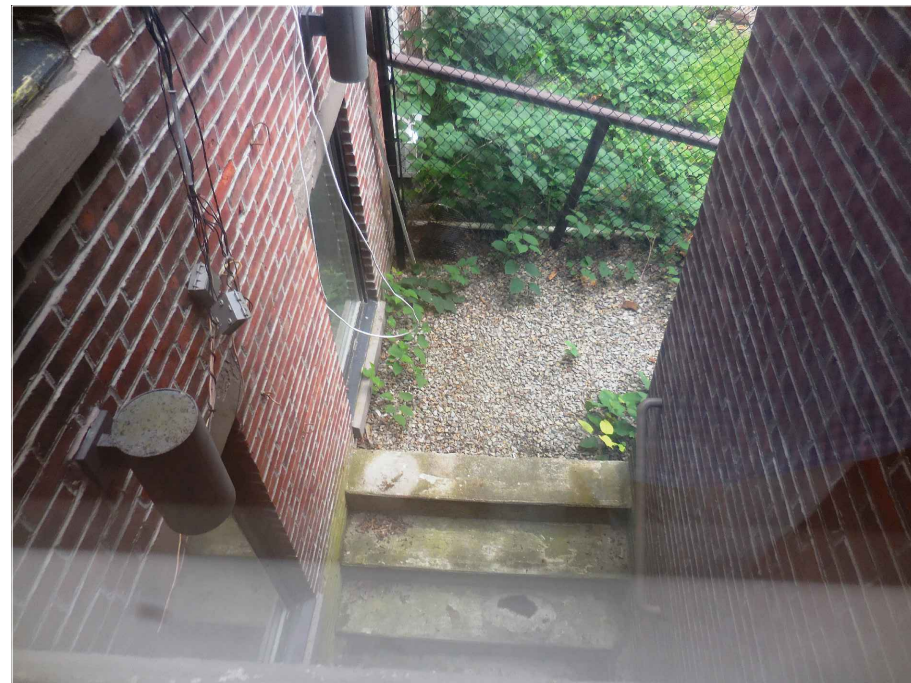
REAR OF THE BUILDING



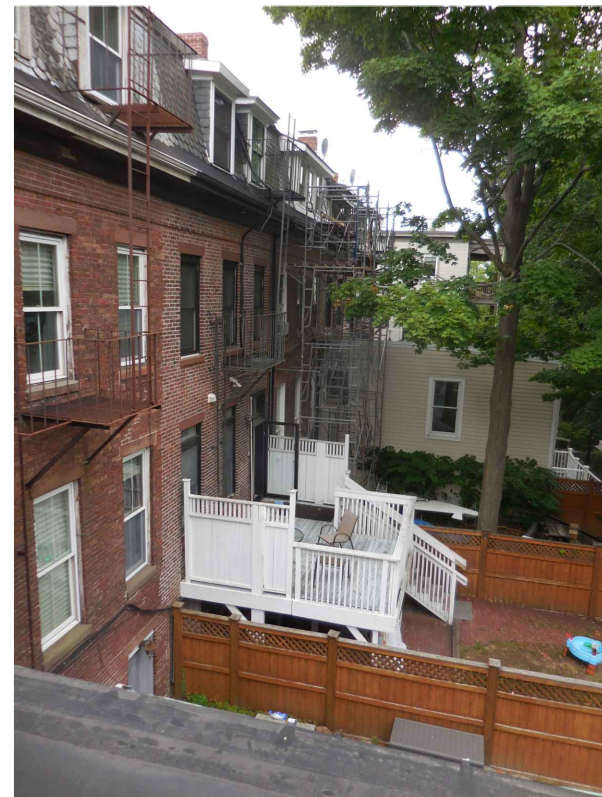
REAR FACADE- 2ND FLOOR



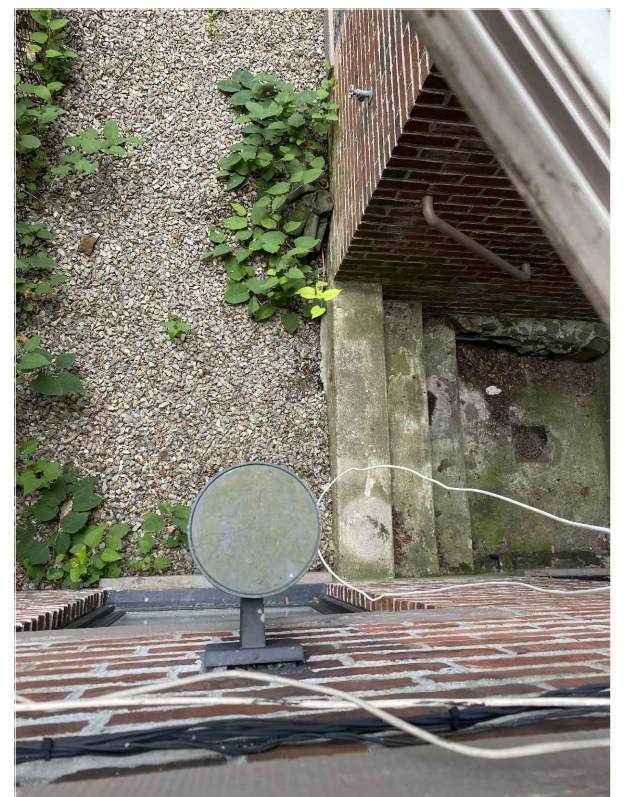
REAR OF THE BUILDING AND ADJACENT LOT



BASEMENT ENTRANCE AT THE REAR



ADJACENT BUILDINGS AT THE REAR



BASEMENT ENTRANCE

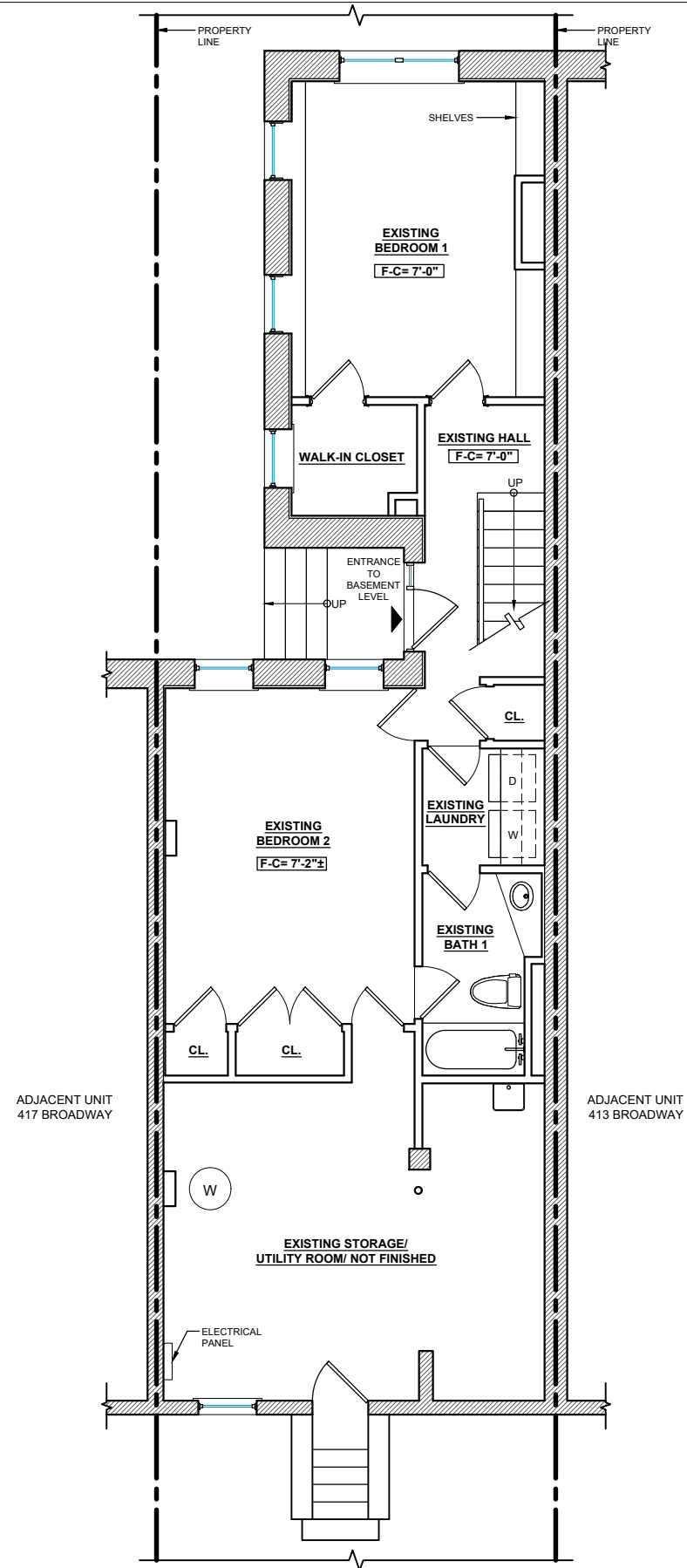
A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022
SCALE: N/A

E1- PHOTOS OF THE EXISTING CONDITIONS

DOUGLAS OKUN & ASSOCIATES

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LEGEND

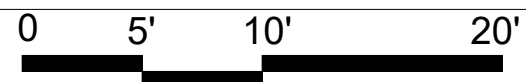
EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

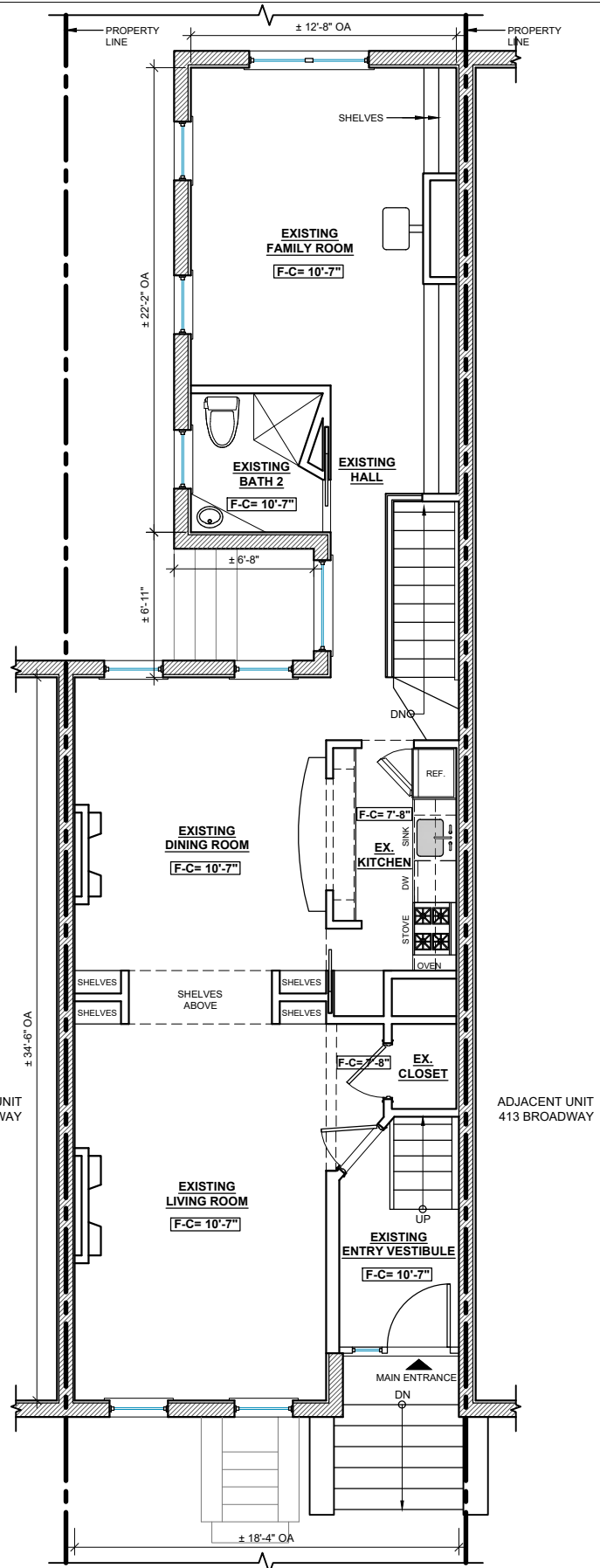
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
SCALE: 1/8" = 1'-0"



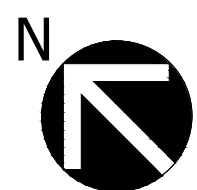
E2- EXISTING BASEMENT PLAN

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LEGEND

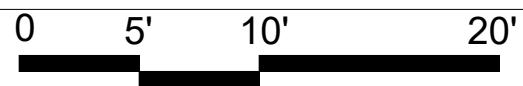
EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

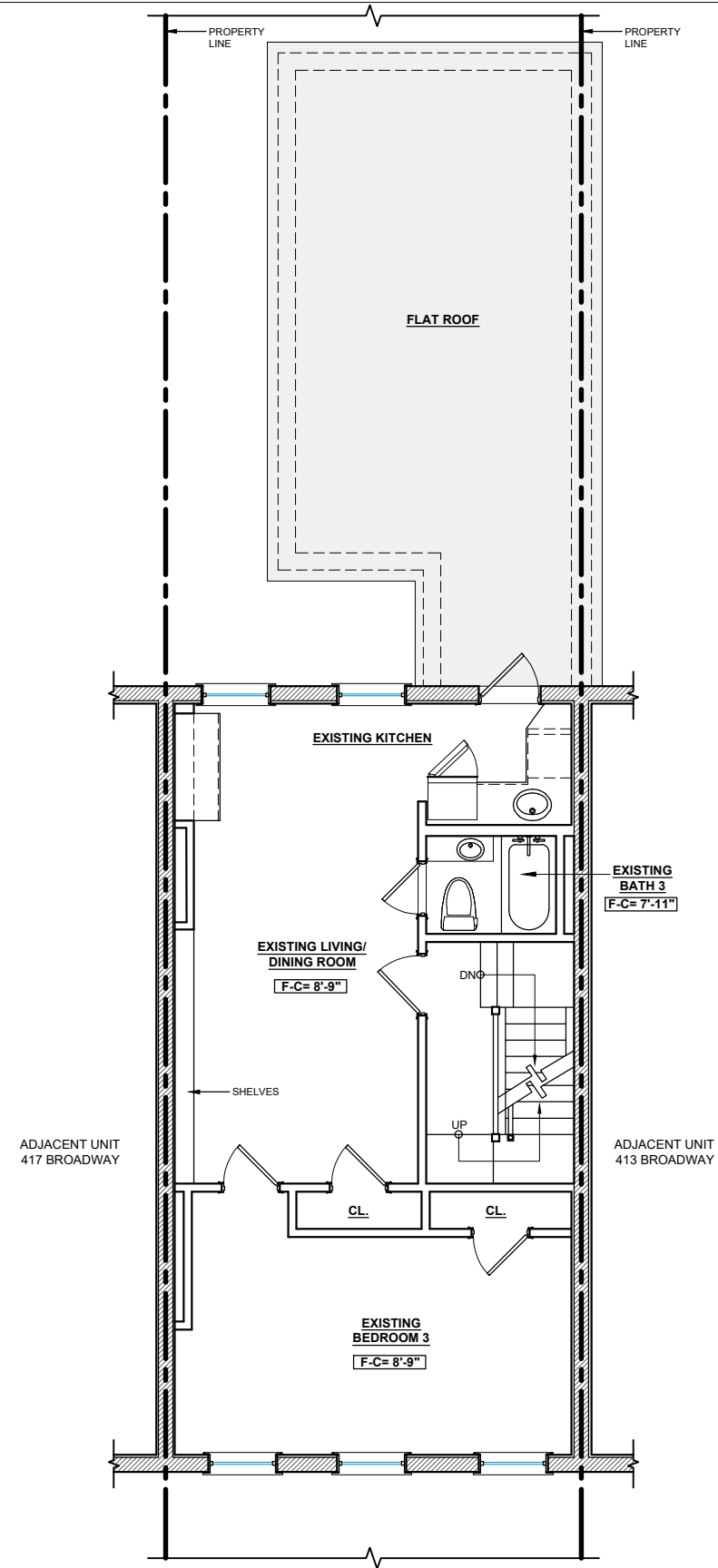
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/8" = 1'-0"



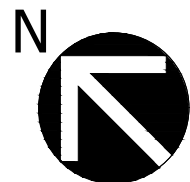
E3- EXISTING 1ST FLOOR PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



LEGEND

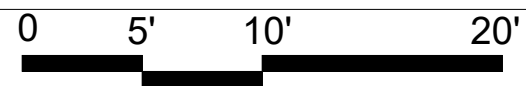
EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

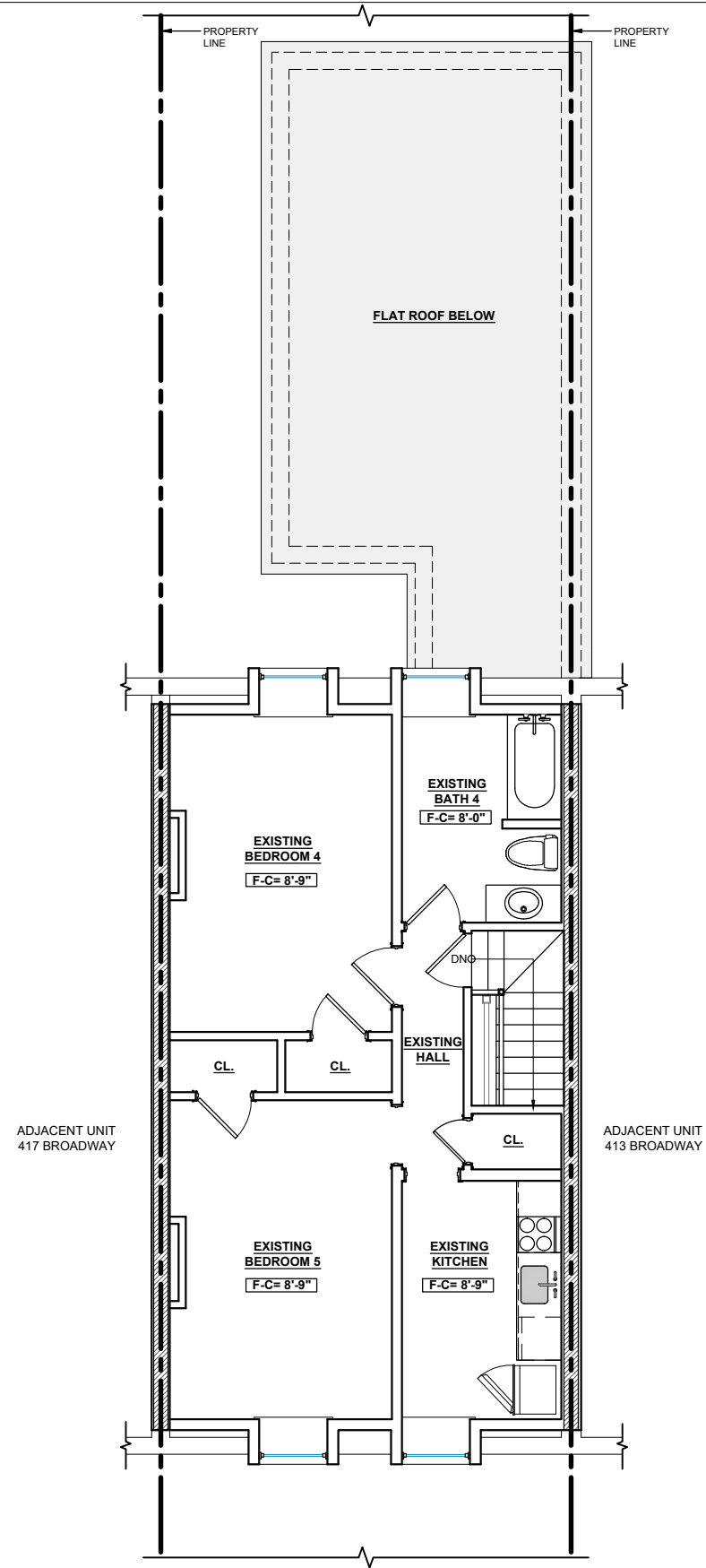
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/8"=1'-0"



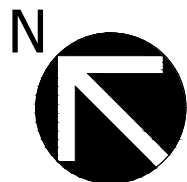
E4- EXISTING 2ND FLOOR PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



LEGEND

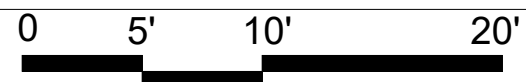
EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

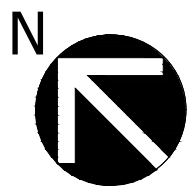
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
SCALE: 1/8"=1'-0"



E5- EXISTING 3RD FLOOR PLAN

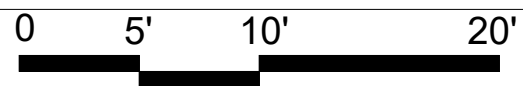
156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

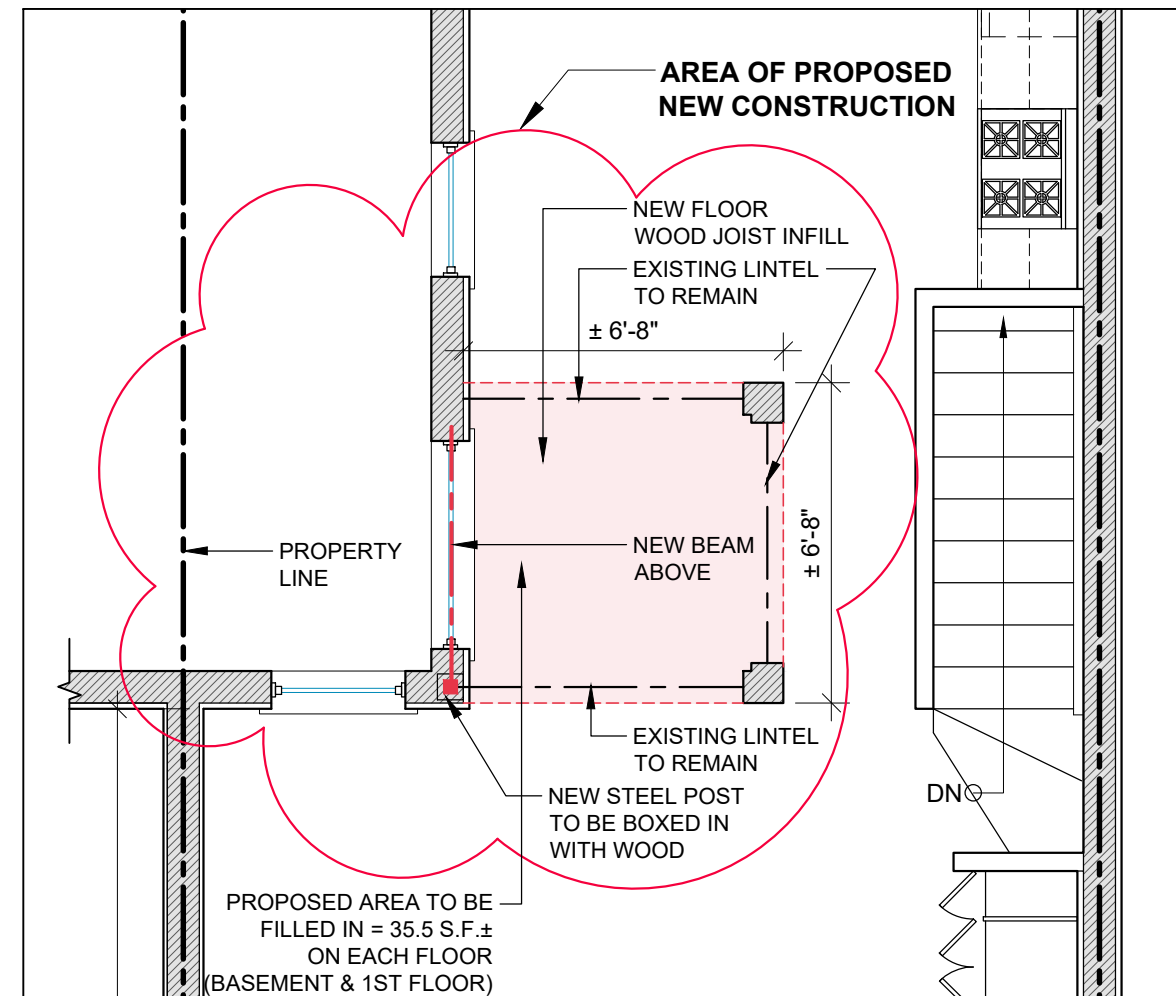
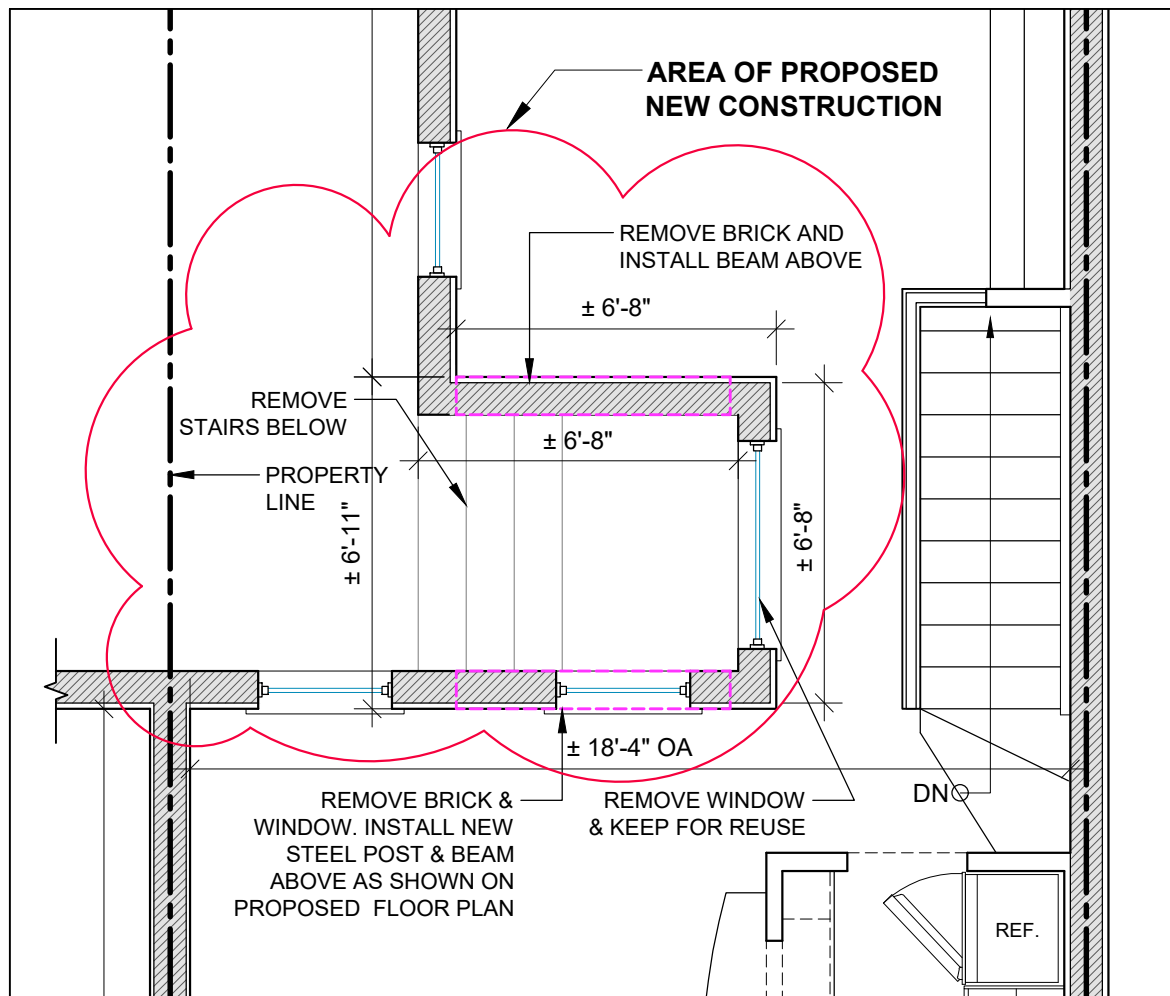
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/8"=1'-0"



E6- BUILDING SECTION

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



**AREA OF NEW CONSTRUCTION /
EXISTING 1ST FLOOR PLAN**

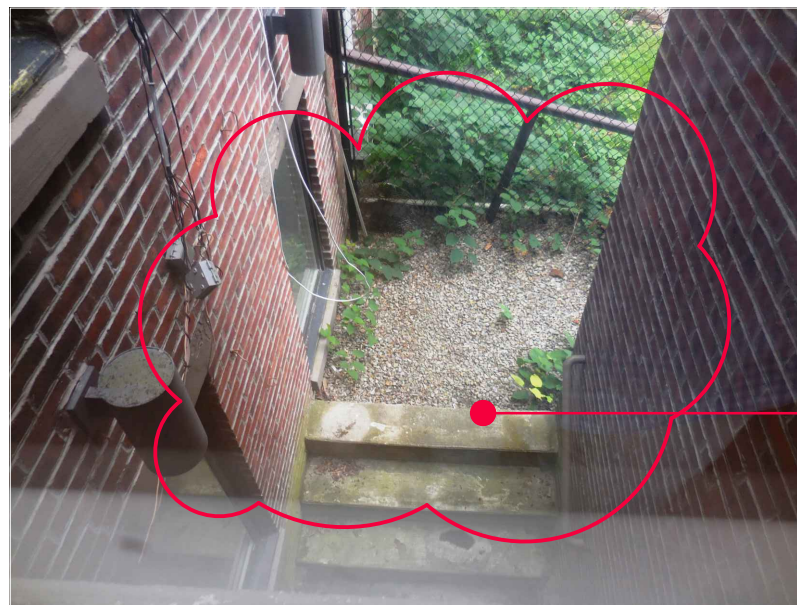
F.A.R. CALCULATIONS:

EXISTING CONDITIONS:

GROSS FLOOR AREA OF EXISTING BUILDING = 3,138 S.F. ±
 LOT AREA = 2,671.5 S.F. ±
 F.A.R. OF EXISTING BUILDING = 1.17

PROPOSED CONDITIONS:

GROSS FLOOR AREA OF PROPOSED BUILDING = 3,209 S.F. ±
 LOT AREA = 2,671.5 S.F. ±
 F.A.R. OF EXISTING BUILDING = 1.2



**AREA OF NEW CONSTRUCTION /
PROPOSED 1ST FLOOR PLAN**

AREA OF NEW CONSTRUCTION



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

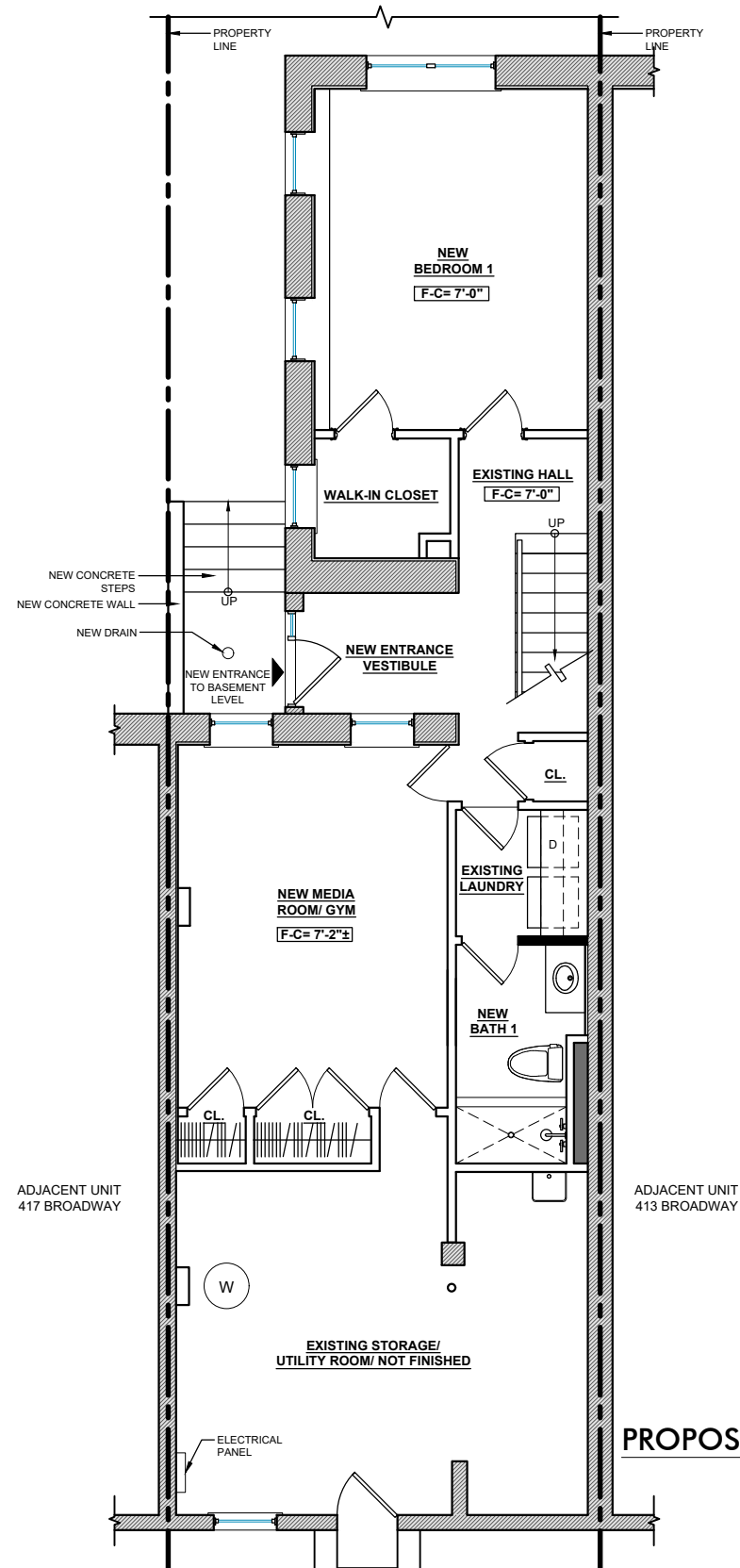
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/4"=1'-0"

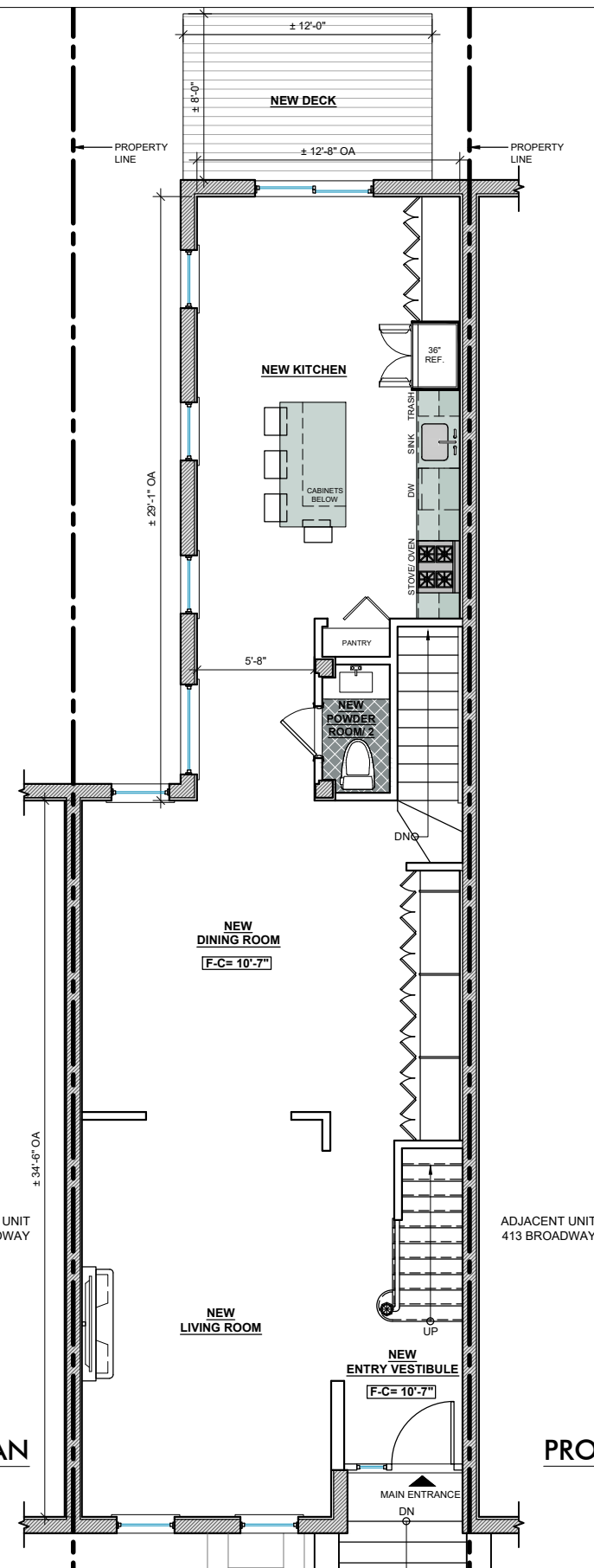


A1- AREA OF NEW CONSTRUCTION

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PROPOSED BASEMENT PLAN



PROPOSED 1ST FLOOR PLAN

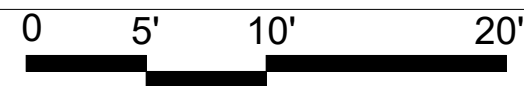


A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

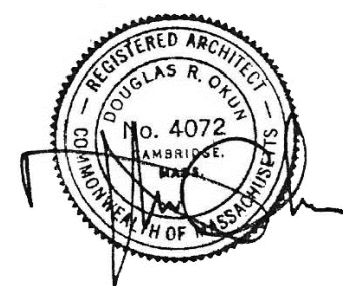
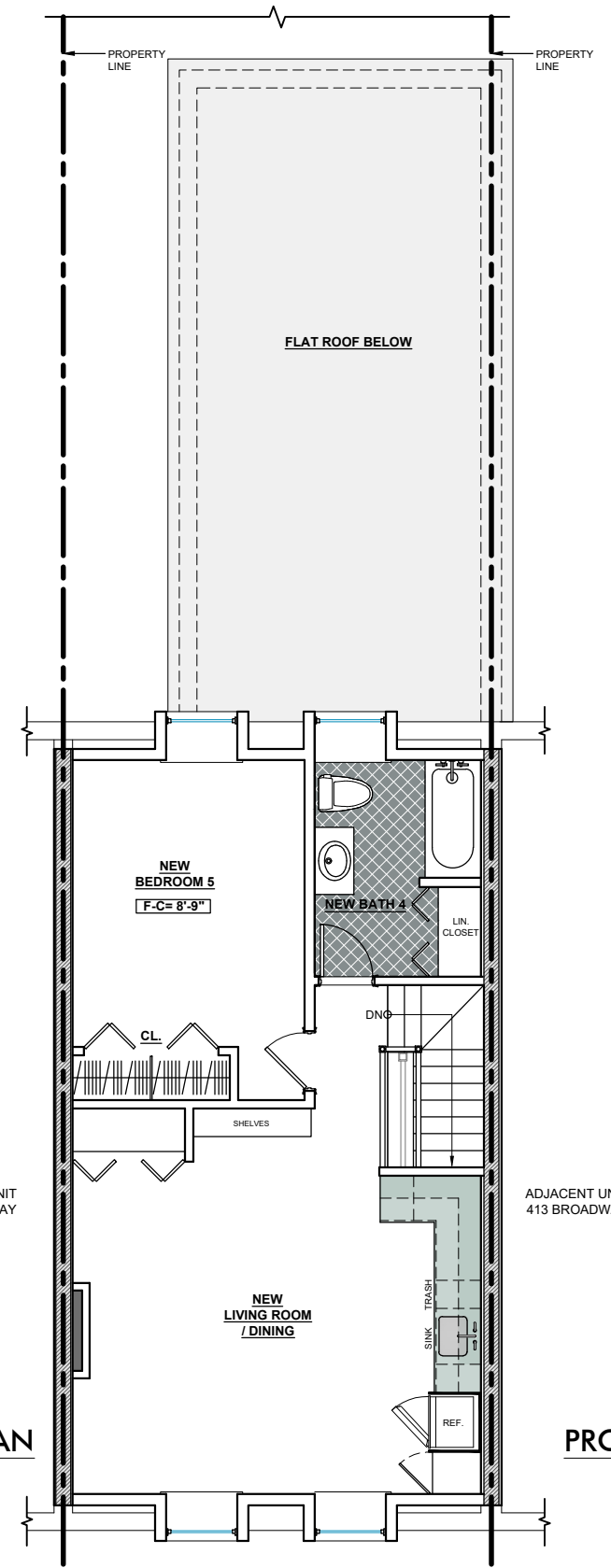
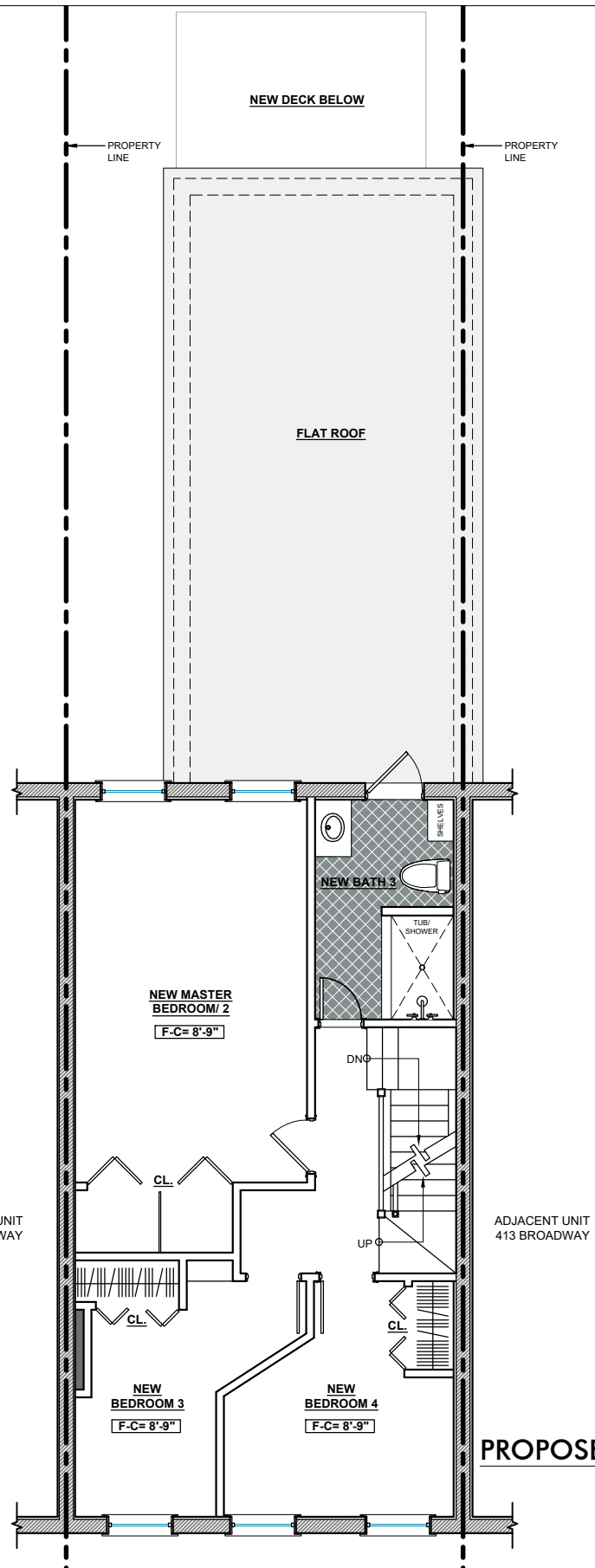
DATE: 09-15-2022
SCALE: 1/8"=1'-0"

A2- PROPOSED BASEMENT AND 1ST FLOOR PLANS

DOUGLAS OKUN & ASSOCIATES



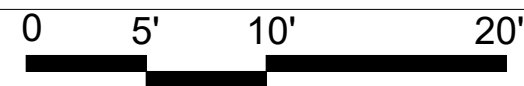
156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022
SCALE: 1/8"=1'-0"

DOUGLAS OKUN & ASSOCIATES



A3- PROPOSED 2ND AND 3RD FLOOR PLANS

156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com

**NEW ENGLAND LAND SURVEY
PROFESSIONAL LAND SURVEYORS**



710 MAIN STREET
NORTH OXFORD, MA 01537

PHONE: (508) 987-0025

FAX: (508) 438-6604

MORTGAGE INSPECTION PLAN

NAME JENNIFER BALAKRISHNAN & VIVECK VENKATACHALAM

LOCATION 415 BROADWAY

CAMBRIDGE, MA

SCALE 1"= 30' DATE 07/21/22

WRENTHAM COOPERATIVE
BANK

CERTIFY TO: _____

REGISTRY: SOUTH MIDDLESEX

DEED REFERENCE: 51680/343

PLAN REFERENCE: 16/19

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL
FLOOD HAZARD AREA. SEE FIRM:

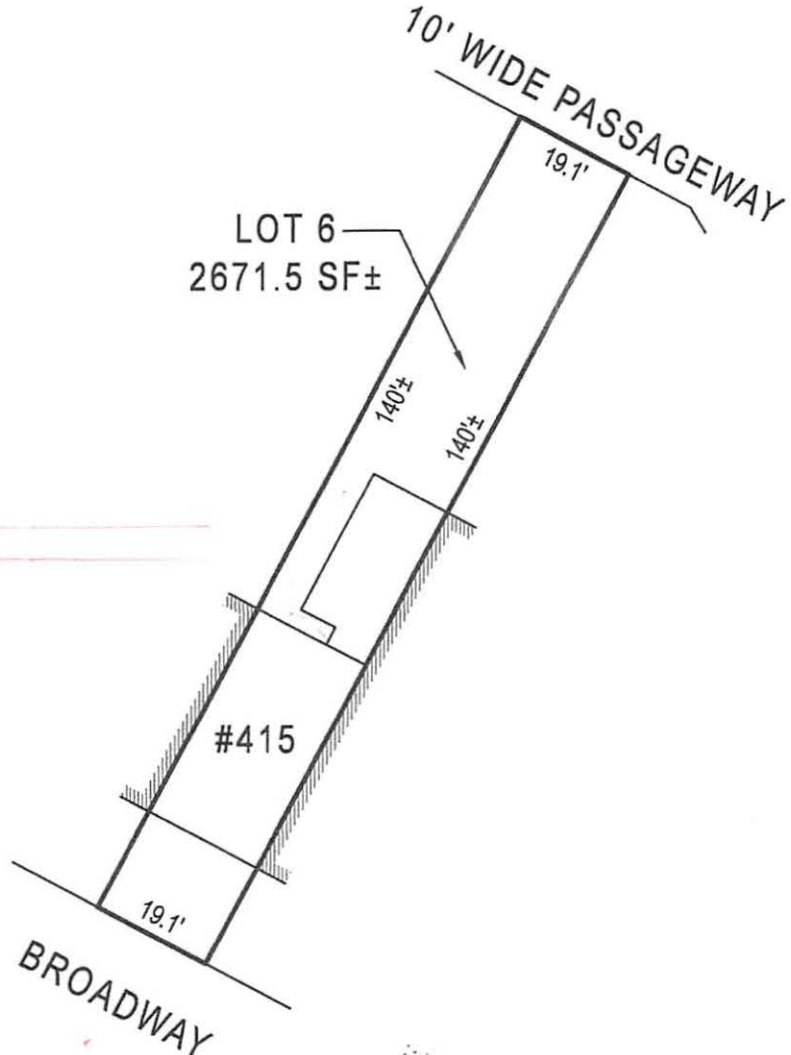
25017C0576E DTD: 06/04/2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT
NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY
HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE
ELEVATIONS CANNOT BE DETERMINED.

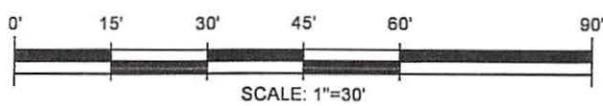
BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS
WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS
MORTGAGE INSPECTION PLAN. IN OUR JUDGMENT ALL VISIBLE
EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING
REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY
LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).
NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR
SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION
PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES,
OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF
THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH
LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS
EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L.
TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS
CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS
ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS
ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY
LOCATED IN RELATION TO THE PROPERTY LINES.



22MIP11203



REQUESTED BY: ROBERT A. LUCIANO
DRAWN BY: NL
FIELD BY: BC
CHECKED BY: GES
FILE: 22MIP11203



**NEW ENGLAND LAND SURVEY
PROFESSIONAL LAND SURVEYORS**



710 MAIN STREET
NORTH OXFORD, MA 01537

PHONE: (508) 987-0025

FAX: (508) 438-6604

MORTGAGE INSPECTION PLAN

NAME JENNIFER BALAKRISHNAN & VIVECK VENKATACHALAM

LOCATION 415 BROADWAY

CAMBRIDGE, MA

SCALE 1"= 30'

DATE 07/21/22

WRENTHAM COOPERATIVE
BANK

CERTIFY TO: SOUTH MIDDLESEX

DEED REFERENCE: 51680/343

PLAN REFERENCE: 16/19

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL
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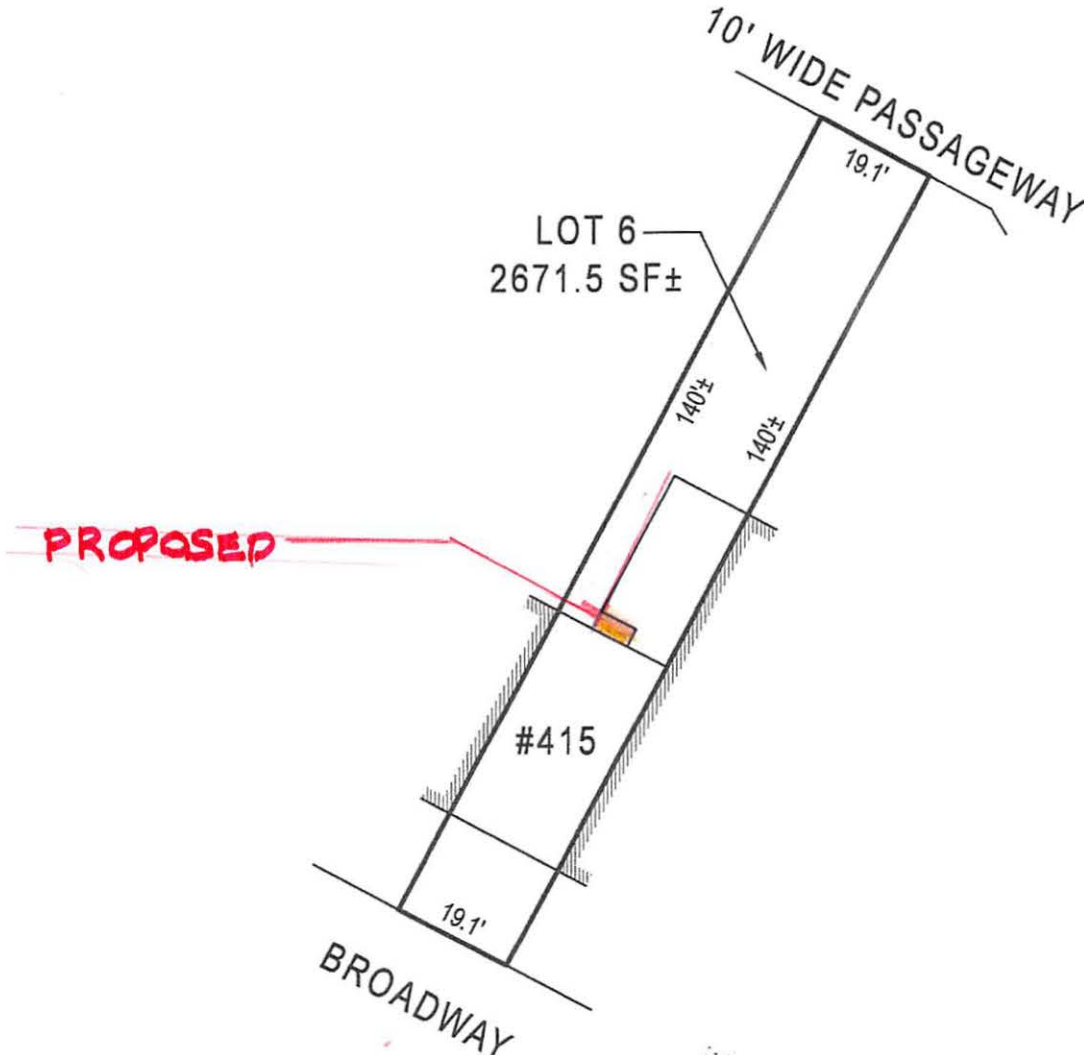
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HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE
ELEVATIONS CANNOT BE DETERMINED.

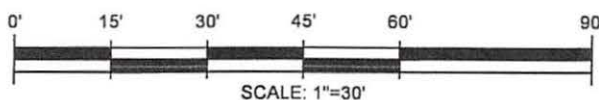
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MORTGAGE INSPECTION PLAN. IN OUR JUDGMENT ALL VISIBLE
EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING
REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY
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NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR
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PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES,
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THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH
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TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS
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ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS
ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY
LOCATED IN RELATION TO THE PROPERTY LINES.



22MIP11203



REQUESTED BY: ROBERT A. LUCIANO
DRAWN BY: NL
FIELD BY: BC
CHECKED BY: GES
FILE: 22MIP11203





Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

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

CERTIFICATE OF NON-APPLICABILITY

Property: 415 Broadway

Applicant: Douglas Okun

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

Construct addition in rear of building, not visible from public way.

Permit #196705

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

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

Case Number: MC 6592

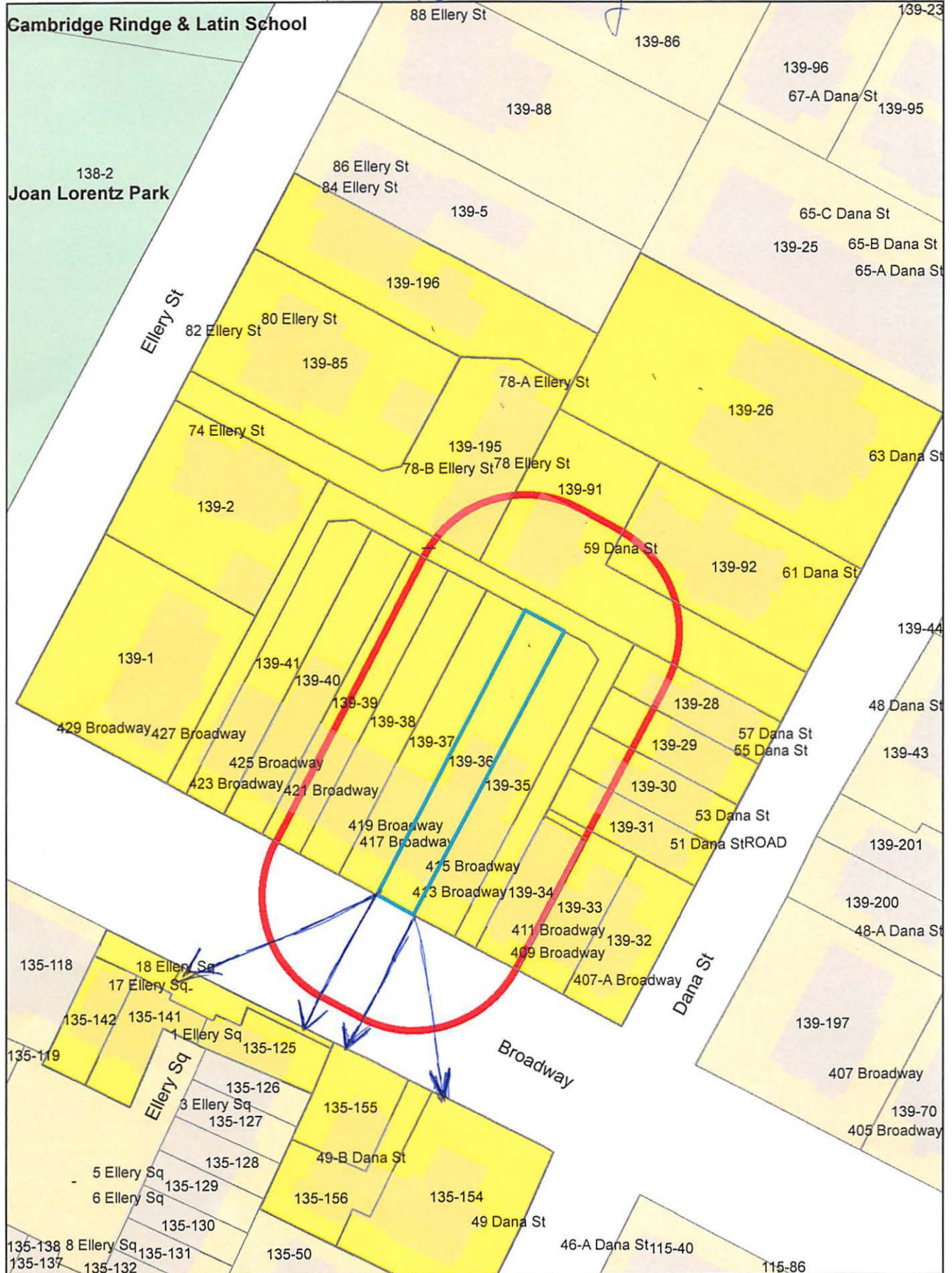
Date of Certificate: October 19, 2022

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on October 19, 2022.

By Tony Hsiao/aac, Chair

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

415 Broadway



415 Broadway

Petitioner
DOUGLAS OKUN
156 MT. AUBURN STREET
CAMBRIDGE, MA 02138

135-155
HUANG, CHUN YUAN & YI HUA WANG
49A DANA ST
CAMBRIDGE, MA 02138

135-156
WOONA LLC
390-392 FRANKLIN ST., #2
CAMBRIDGE, MA 02139

135-141
MUNSON, DIANNE,
TR. THE DIANNE MUNSON REV TRUST
17 ELLERY SQ
CAMBRIDGE, MA 02138

135-142
BATES, ROBERT R. & MARGARET H. BATES
18 ELLERY SQ.
CAMBRIDGE, MA 02138

VIVEK VENKATACHALAM
334 WALDEN STREET
CAMBRIDGE, MA 02138

139-31
GILMORE, MARVIN E. & MARVIN D. GILMORE
TRUSTEE OF THE GILMORE REALTY TRUST
26 MOUNT VERNON ST
CAMBRIDGE, MA 02140

139-36
PERKINS, RUFUS M.
TRUSTEE THE RUFUS M. PERKINS TRUST
415 BROADWAY
CAMBRIDGE, MA 02138-4278

139-39
DEVANEY, JOHN G.
10 POND VIEW DRIVE
NANTUCKET, MA 02554

139-41
MAGNUSSON, JOAN R. & JAMES T. MERCHANT,
TRS. OF THE MERCHANT FAMILY TRUST
167 GLENWOOD STREET
MALDEN, MA 02148

139-91
ZARB, KRISTA A.
59 DANA ST
CAMBRIDGE, MA 02139

139-37
CRAWFORD, CUBIED & ZELTE CRAWFORD
PO BOX 1277
SAN MATEO, CA 94401

139-38
KARNIK RAHUL & SHALINI UNNIKISHNAN
419 BROADWAY
CAMBRIDGE, MA 02139

139-40
MELLGARD, BJORN & YING JIN
423 BROADWAY
CAMBRIDGE, MA 02138

139-34
PETERS, GEOFFREY
411 BROADWAY
CAMBRIDGE, MA 02138

139-35
YOUSEF-MARTINEK, DIANA O. &
SEBASTIAN MARTINEK
413 BROADWAY
CAMBRIDGE, MA 02138

139-92
GUARDINO, GERALDINE A. AS
TR. OF THE GURADINO REVOC TRUST
61 DANA ST 2
CAMBRIDGE, MA 02138

139-196
84-86 ELLERY STREET LLC
11 MAURIELLO DR
STONEHAM, MA 02180

139-1
ASALEY, EDWARD
TRUSTEE OF ASALEY REALTY TRUST.
C/O BARBARA PETRELLA
27 STEARNS AVE
MEDFORD, MA 02155

139-32
PATEL, IIA & ANILA PATEL,
TRUSTEES THE 407A BROADWAY NOM TRUST
199 COOLIDGE AVE., #515
WATERTOWN, MA 02472

135-154
MORTIMER, KRISTIN A.
49 DANA ST
CAMBRIDGE, MA 02139

139-26
MEDJOO, LLC.
C/O NCP MANAGEMENT CO.
P.O. BOX 590179
NEWTON CENTRE, MA 02459

139-2
CULLEN ZOE B FLYNN JAMES P
74 ELLERY ST
CAMBRIDGE, MA 02138

139-85
KANAAN, AMMAR Y. JACOBS VELELLA & KERR
ATTN: ALBERTO VELELLA
388 HILLSIDE AVENUE.
NEEDHAM, MA 02494

139-85
BERNSTEIN, SUSAN A.
82 ELLERY ST
CAMBRIDGE, MA 02138

139-92
KIM NAM WOOK IM HYEJIN
61 DANA ST - UNIT 3
CAMBRIDGE, MA 02138

139-195
LARSON JENNA SMIGIEL JASON
78A ELLERY ST
CAMBRIDGE, MA 02138

139-92
RICHMAN ANDREW WHEATLEY THALIA
36 HUBBARD AVE
CAMBRIDGE, MA 02140

139-33
CONNOR, RUIKO K.
409 BROADWAY
CAMBRIDGE, MA 02139

135-125
KHAIJENHOORI, NASSER MARYAM SHAMS
1 ELLERY SQ
CAMBRIDGE, MA 02138

415 Broadway

139-92
GOLD, HANNAH &
MERAV GOLD NURIT LISSOVSKY
7 SHADY HILL SQ
CAMBRIDGE, MA 02138

139-30
ROTHSTEIN, NATHAN CAROLINE G. GAMMILL
53 DANA ST
CAMBRIDGE, MA 02138

139-29
AVANT, DEBORAH J., CHARLOTTE M, ROSLYN,
RAYMOND AVANT
CITY OF CAMBRIDGE TAX TITLE
55 DANA STREET
CAMBRIDGE, MA 02138-4310

139-28
HOLLAND, PHILIP G. & SIOBHAN C. MCMAHON
57 DANA ST
CAMBRIDGE, MA 02138-4310

A PROPOSAL FOR 415 BROADWAY RESIDENCE

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2022 NOV 14 A 11:44

415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022

OWNER:

Vivek Venkatachalan &
Jennifer Balakrishnan
415 Broadway,
Cambridge, Ma 02138
jennifer.balakrishnan@gmail.com
vivekv2@gmail.com

ARCHITECT:

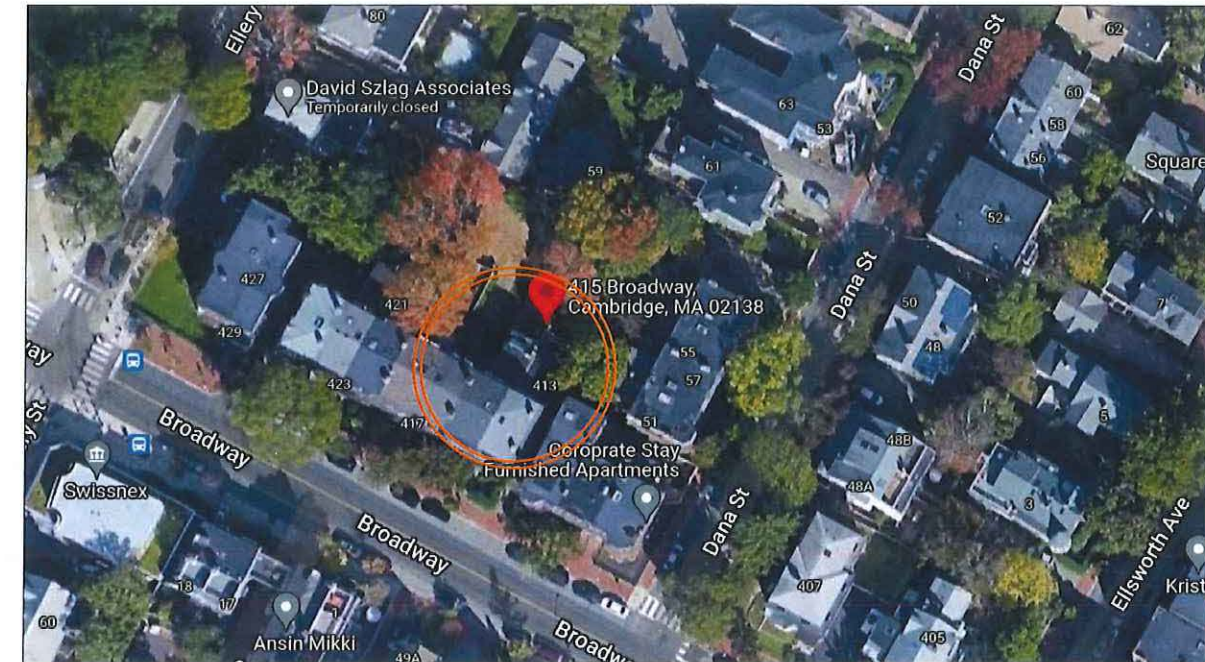
Douglas Okun, AIA
Douglas Okun & Associates
156 Mount Auburn Street
Cambridge, MA 02138
617-312-8206
doug@doassoc.com

CONTRACTOR:

Douglas P. Hurd
16 May Street
Marblehead, MA 01945
781-771-2810
dougphurd1@gmail.com

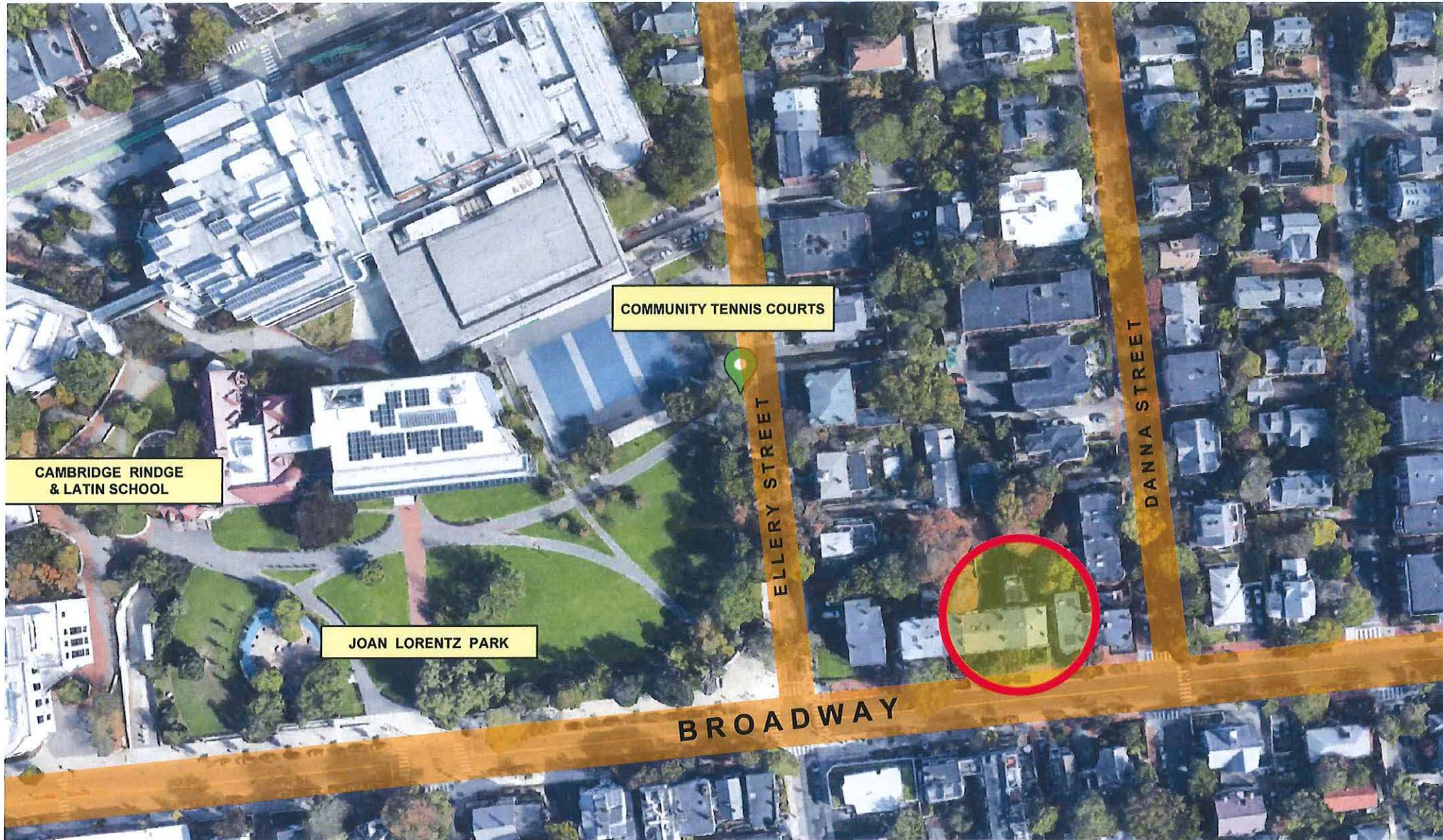
DRAWING LIST

- T1 - TITLE SHEET
- SITE CONTEXT MAP
- E1 - PHOTOS OF THE EXISTING CONDITIONS
- E2 - EXISTING BASEMENT PLAN
- E3 - EXISTING FIRST FLOOR PLAN
- E4 - EXISTING SECOND FLOOR PLAN
- E5 - EXISTING THIRD FLOOR PLAN
- E6 - BUILDING SECTION
- A1 - AREA OF NEW CONSTRUCTION
- A2 - PROPOSED BASEMENT & 1ST FLOOR PLAN
- A3 - PROPOSED 2ND & 3RD FLOOR PLAN



DOUGLAS OKUN & ASSOCIATES

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 312-8206 / doug@doassoc.com / www.dougokun.com



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022
 SCALE: N/A

SITE CONTEXT MAP

DOUGLAS OKUN & ASSOCIATES

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FRONT FACADE OF THE BUILDING



REAR OF THE BUILDING



REAR FACADE- 2ND FLOOR



REAR OF THE BUILDING AND ADJACENT LOT



BASEMENT ENTRANCE AT THE REAR



ADJACENT BUILDINGS AT THE REAR



BASEMENT ENTRANCE

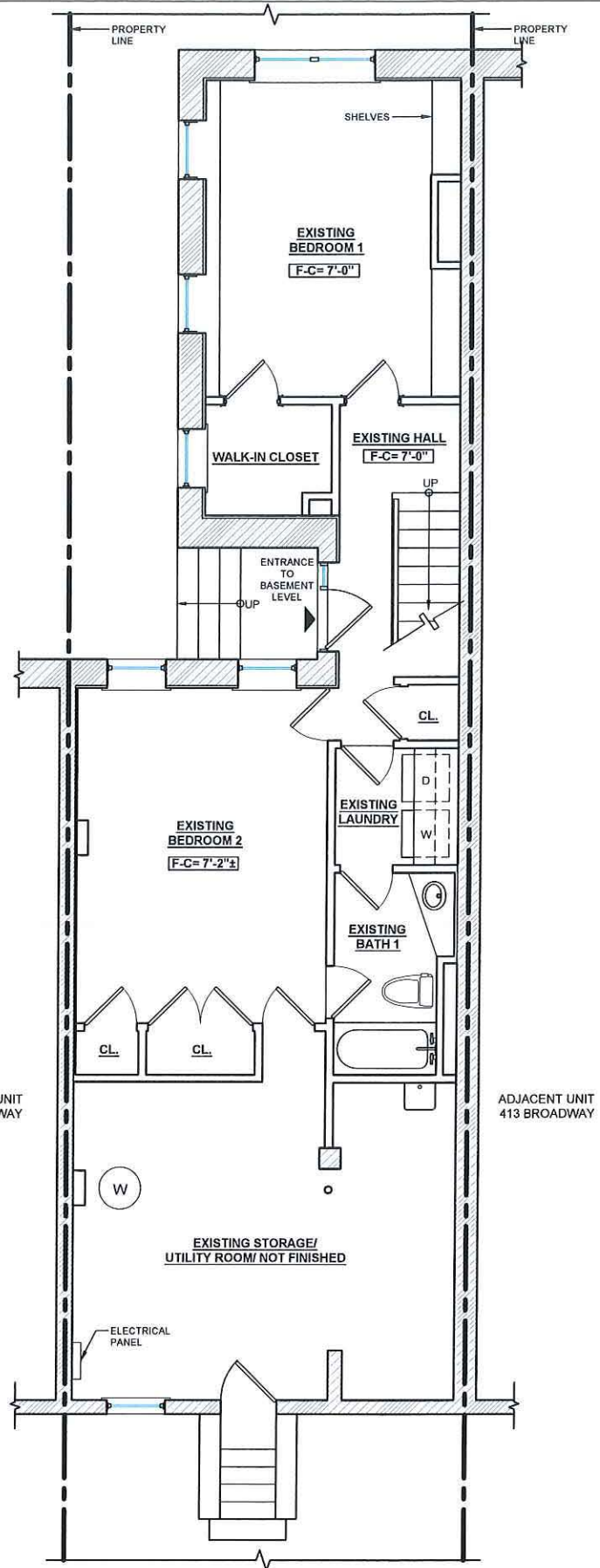
A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022
SCALE: N/A

E1- PHOTOS OF THE EXISTING CONDITIONS

DOUGLAS OKUN & ASSOCIATES

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(617) 312-8206 / doug@doassoc.com / www.dougokun.com



LEGEND

EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

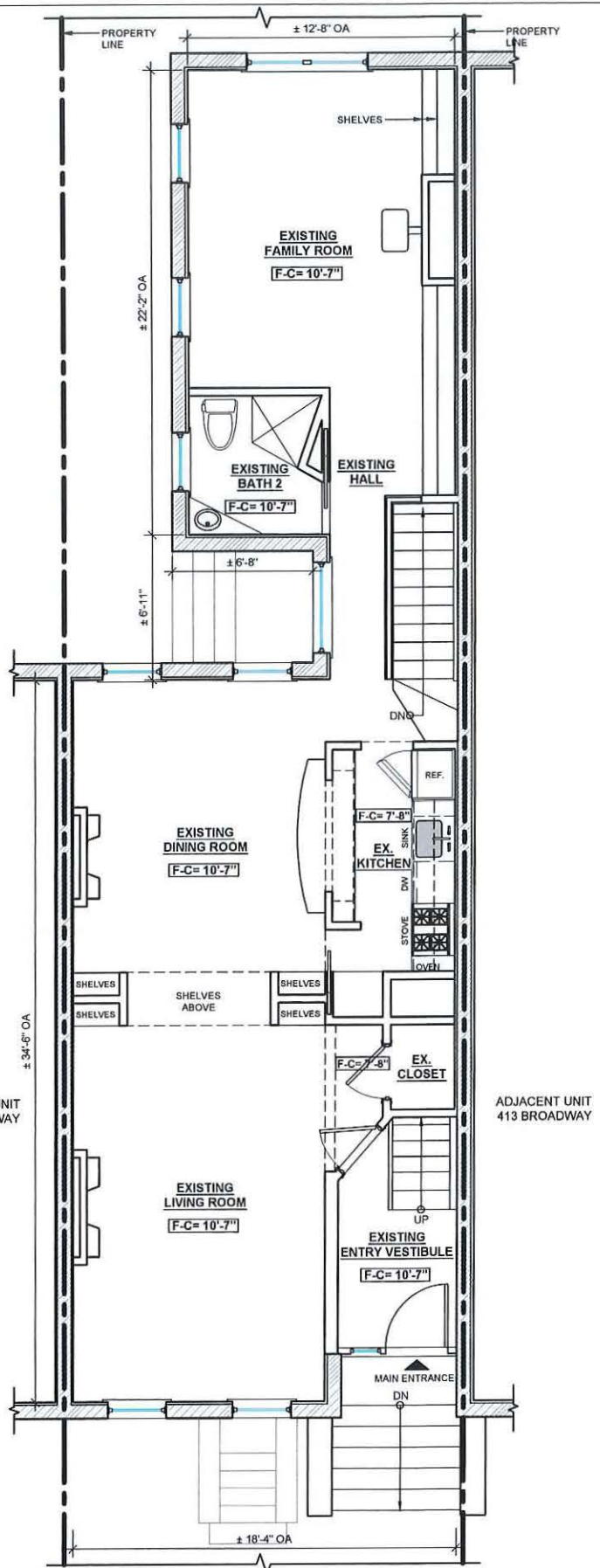
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
SCALE: 1/8" = 1'-0"



E2- EXISTING BASEMENT PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /
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LEGEND

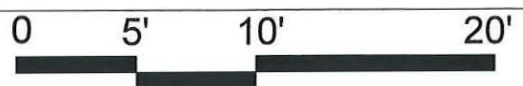
EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

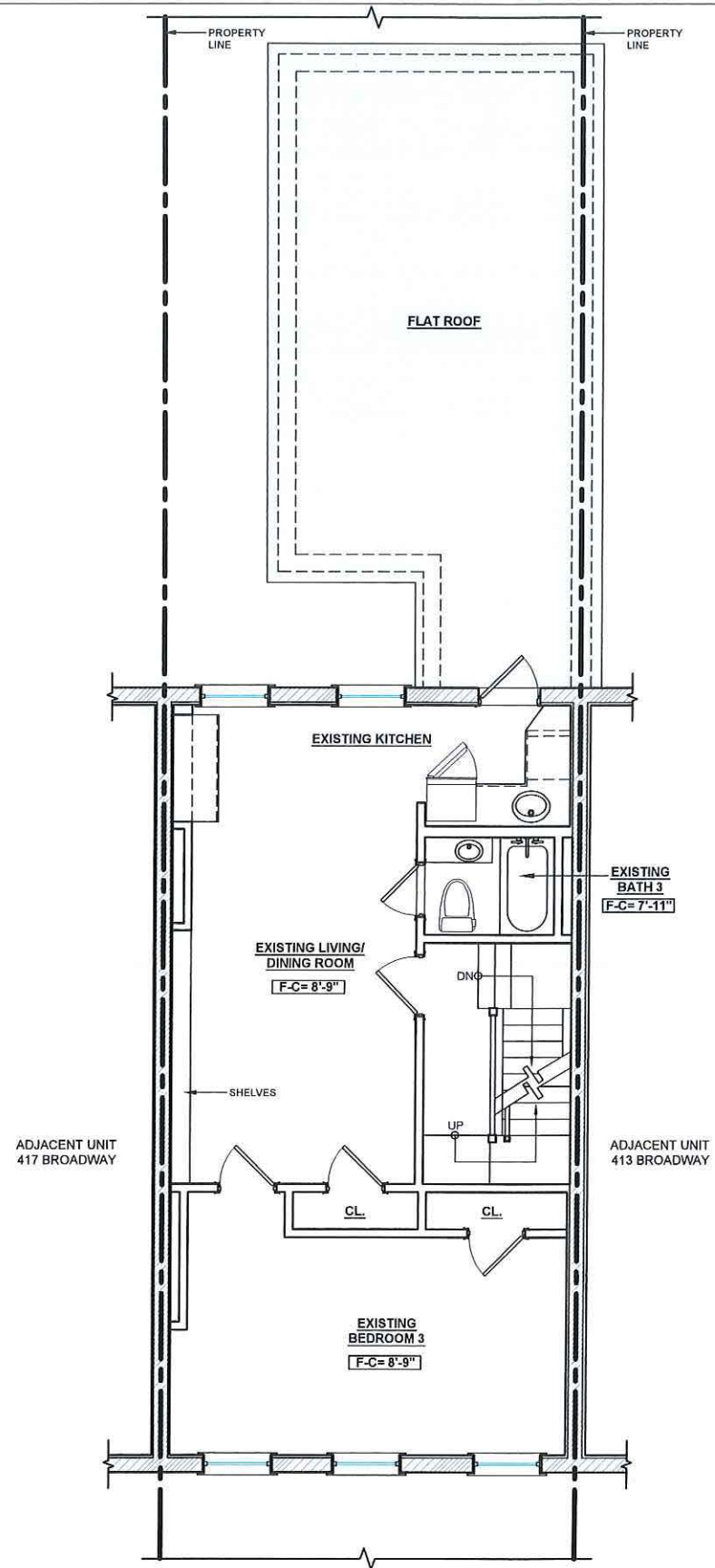
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/8" = 1'-0"

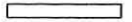



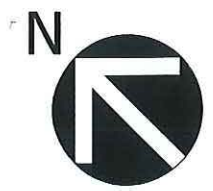
E3- EXISTING 1ST FLOOR PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



LEGEND

EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

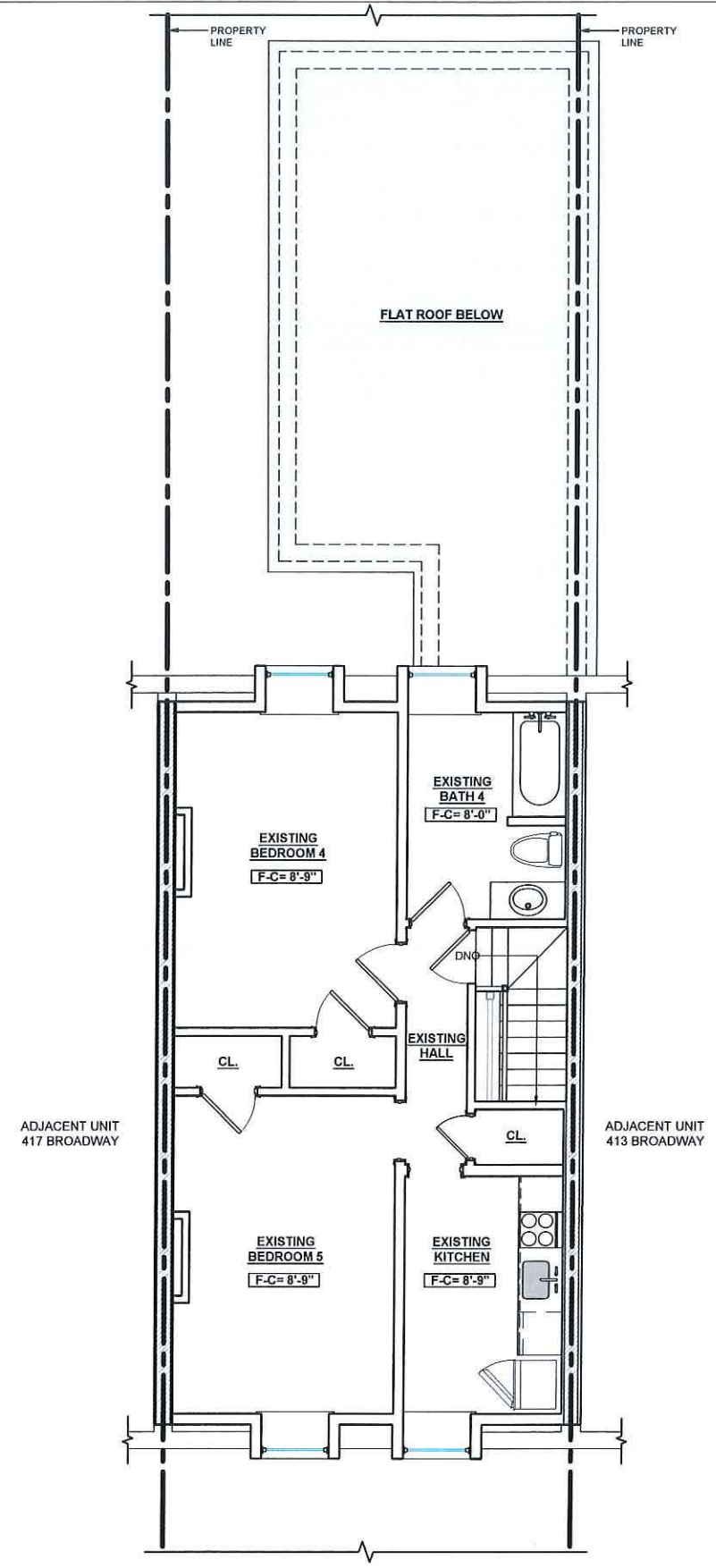
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
SCALE: 1/8"=1'-0"



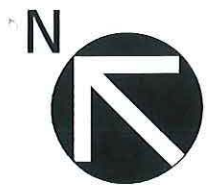
E4- EXISTING 2ND FLOOR PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



LEGEND

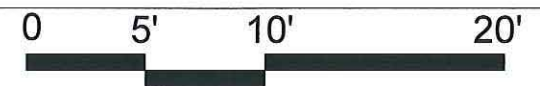
EXISTING STUD WALLS	
EXISTING BRICK WALLS	



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

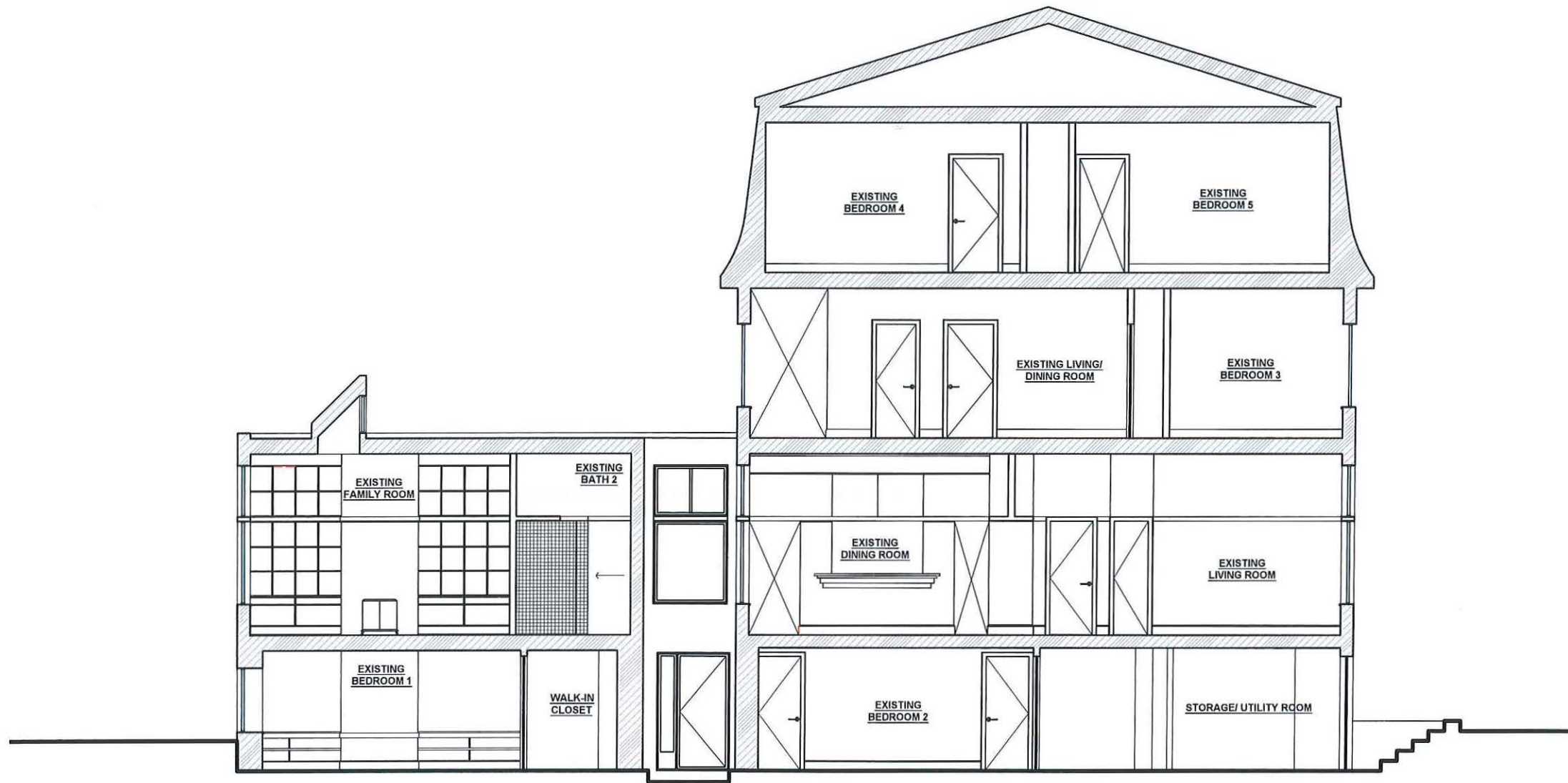
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/8" = 1'-0"



E5- EXISTING 3RD FLOOR PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

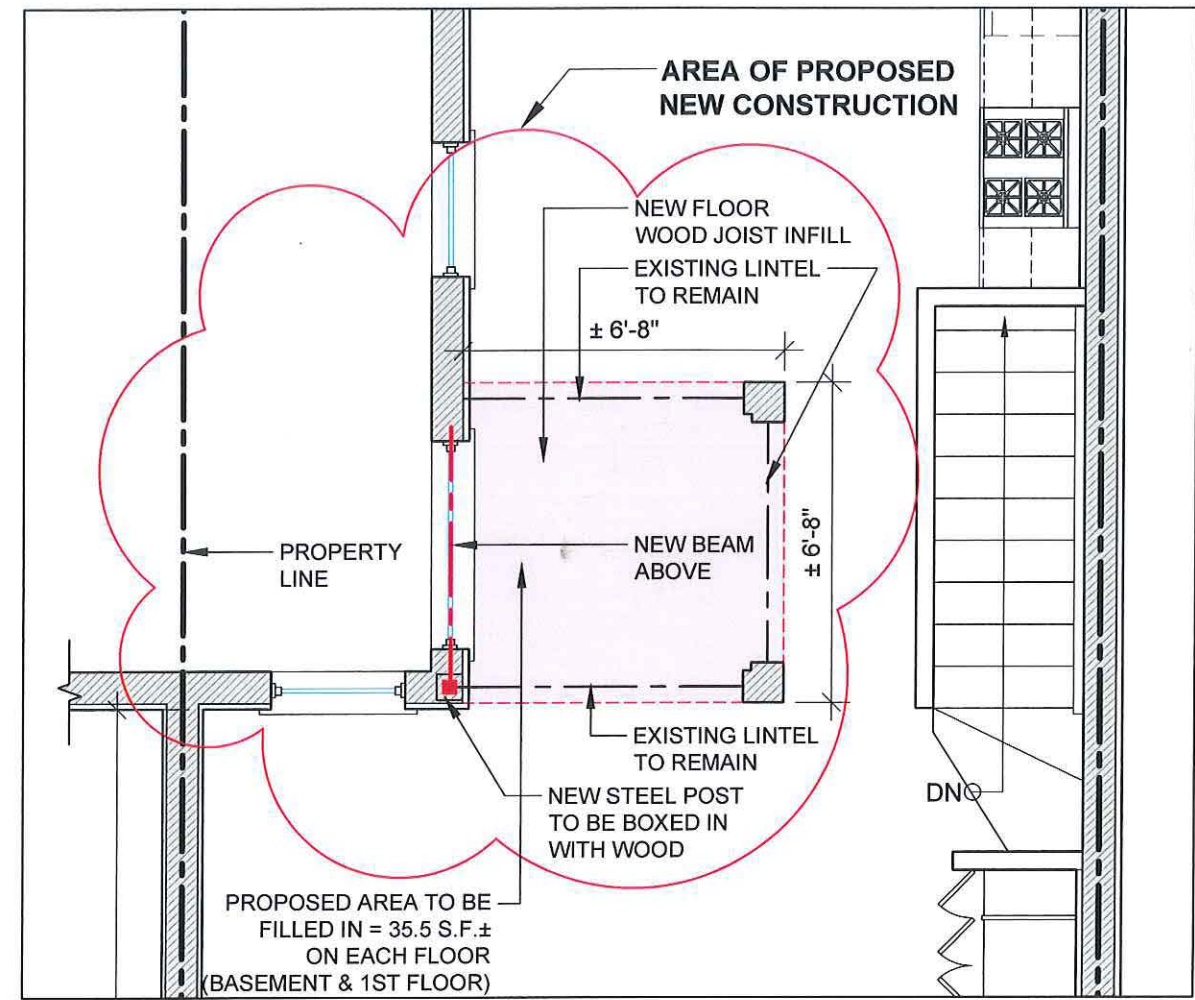
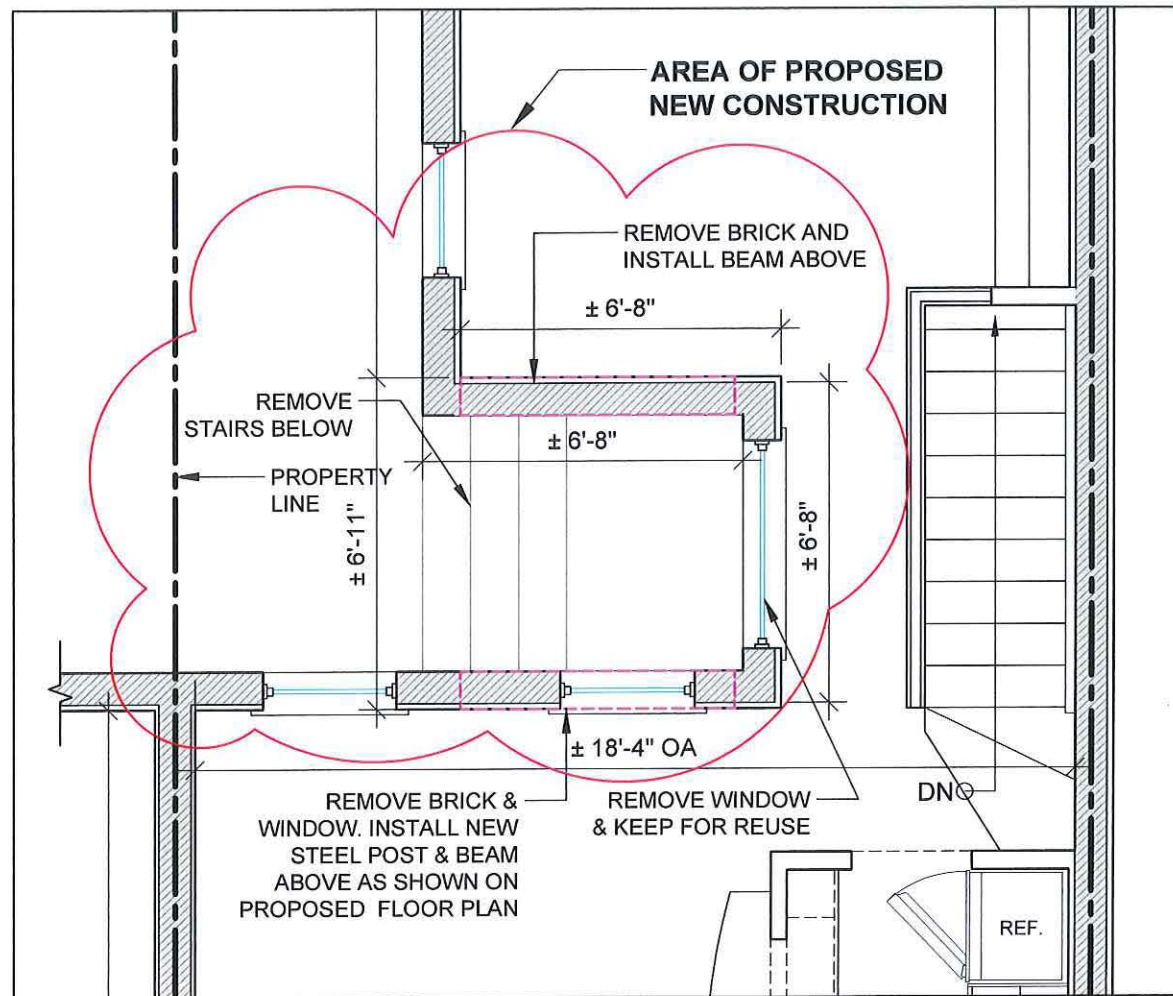
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/8"=1'-0"



E6- BUILDING SECTION

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



**AREA OF NEW CONSTRUCTION /
EXISTING 1ST FLOOR PLAN**

**AREA OF NEW CONSTRUCTION /
PROPOSED 1ST FLOOR PLAN**

F.A.R. CALCULATIONS:

EXISTING CONDITIONS:

GROSS FLOOR AREA OF EXISTING BUILDING = 3,138 S.F. ±
 LOT AREA = 2,671.5 S.F. ±
 F.A.R. OF EXISTING BUILDING = 1.17

PROPOSED CONDITIONS:

GROSS FLOOR AREA OF PROPOSED BUILDING = 3,209 S.F. ±
 LOT AREA = 2,671.5 S.F. ±
 F.A.R. OF EXISTING BUILDING = 1.2



AREA OF NEW CONSTRUCTION



A PROPOSAL FOR 415 BROADWAY
 415 BROADWAY, CAMBRIDGE, MA 02138

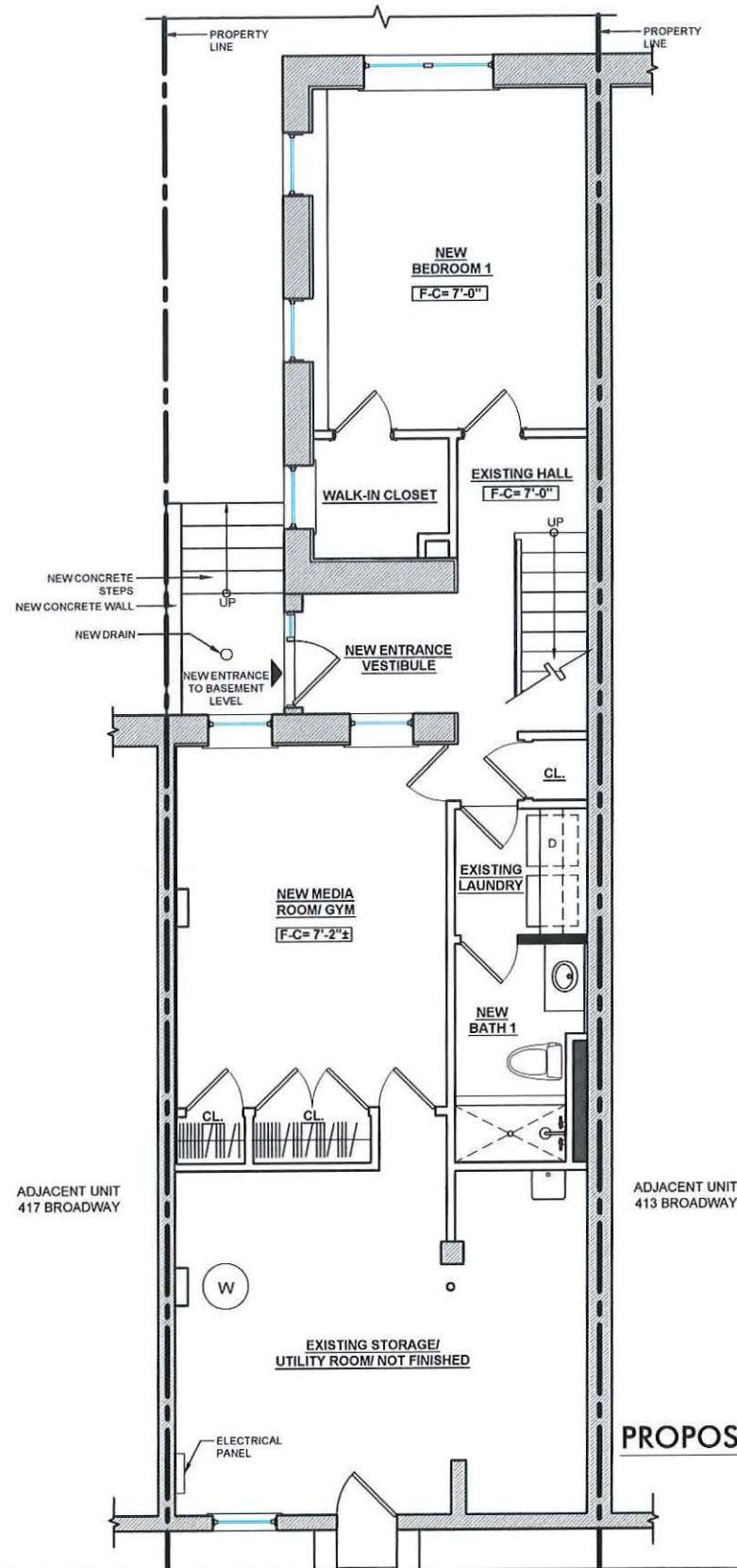
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
 SCALE: 1/4"=1'-0"

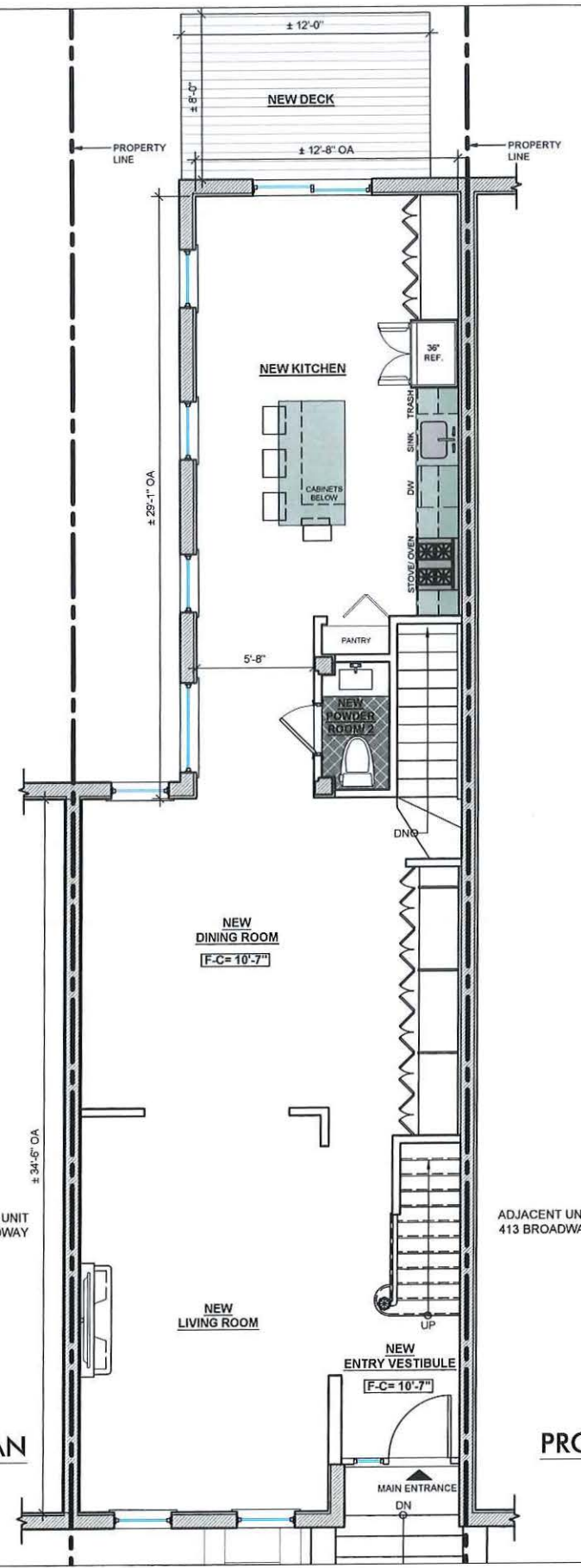


A1- AREA OF NEW CONSTRUCTION

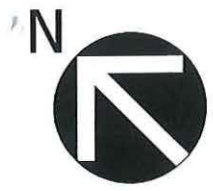
156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



PROPOSED BASEMENT PLAN



PROPOSED 1ST FLOOR PLAN



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

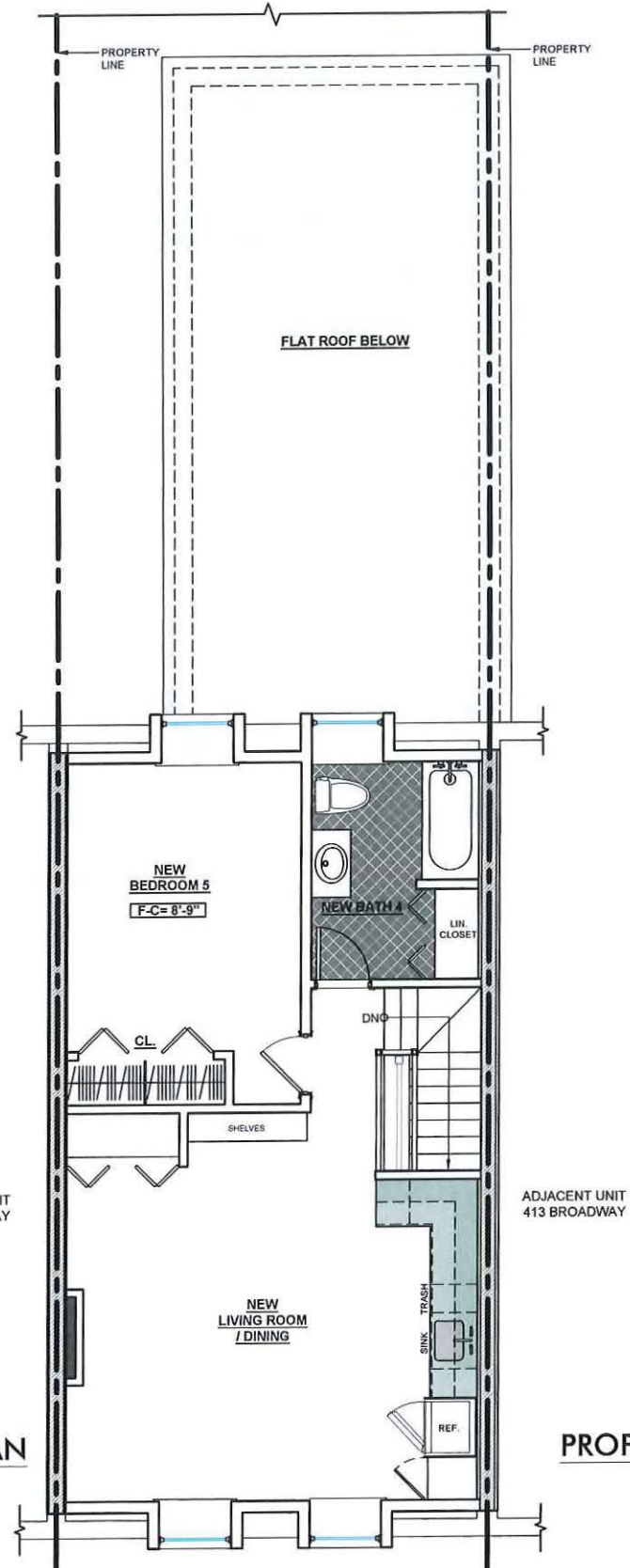
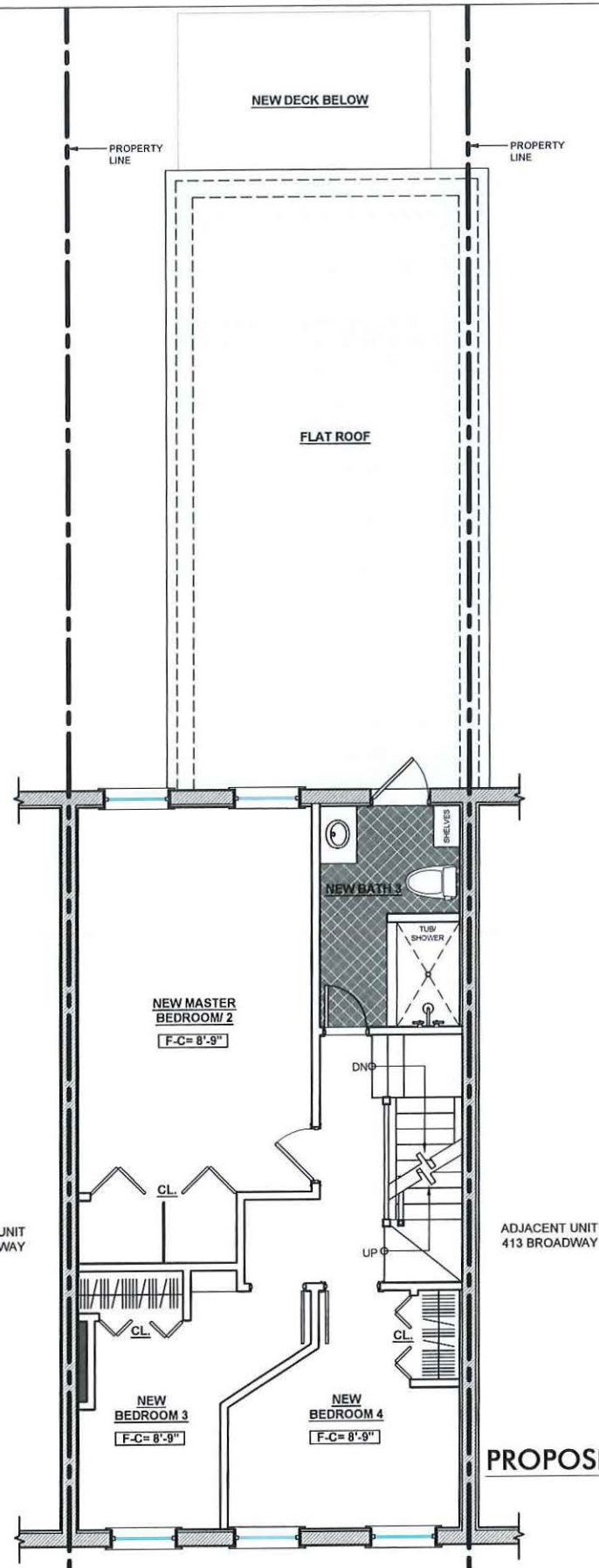
DOUGLAS OKUN & ASSOCIATES

DATE: 09-15-2022
SCALE: 1/8"=1'-0"



A2- PROPOSED BASEMENT AND 1ST FLOOR PLANS

156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022
SCALE: 1/8" = 1'-0"

A3- PROPOSED 2ND AND 3RD FLOOR PLANS

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022
SCALE: 1/8"=1'-0"

A4- EXISTING & PROPOSED LEFT SIDE ELEVATION

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



A PROPOSAL FOR 415 BROADWAY
415 BROADWAY, CAMBRIDGE, MA 02138

DATE: 09-15-2022
SCALE: 1/8"=1'-0"

A4- EXISTING & PROPOSED LEFT SIDE ELEVATION

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



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: DOUGLAS OKUN Date: NOV 2 2022
(Print)

Address: 415 Broadway

Case No. BZA-196705

Hearing Date: 11/17/22

Thank you,
Bza Members



415 BROADWAY EXISTING



415 BROADWAY PROPOSED

2002 JAN 07 7 2002