

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 168347

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Fraser Allan C/O Adam Glassman, R.A. / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 419 Putnam Ave., Cambridge, MA

TYPE OF OCCUPANCY: 4 Family Residential

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/New Window Wells and Guardrails, New Window Openings and New 2nd Floor Deck /

DESCRIPTION OF PETITIONER'S PROPOSAL:

New Window Wells and Guardrails and New 2nd Floor Deck within Existing Non-Conforming Setbacks and Building Height.

New Window Openings within Existing Non-Conforming Setbacks

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.C & Sec. 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance). & 10.40 (Special Permit).

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman

(Print Name)

Address:

2 Worthington St Cambridge 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

Date: 3/29/2022

2022 MAR 30 AM 11:09
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 421 Putnam Avenue LLC (Fraser Allan)

Address: 200 Falcon st #3, Boston MA 02128

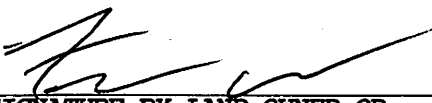
State that I/We own the property located at 419-421 Putnam Ave, Cambridge MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of 421 Putnam Avenue LLC (Fraser Allan)

*Pursuant to a deed of duly recorded in the date 12/10/2021, Middlesex South
County Registry of Deeds at Book 19326, Page 38; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

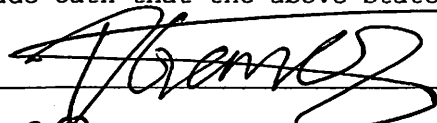


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

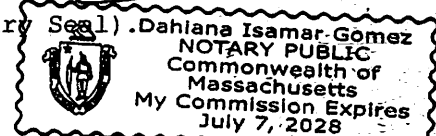
Commonwealth of Massachusetts, County of SUFFOLK

The above-name Fraser Allan personally appeared before me,
this 24 of 03, 2022 and made oath that the above statement is true.



Notary

My commission expires July 7, 2028 (Notary Seal)



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

SUPPORTING STATEMENT FOR A VARIANCE

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

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

A literal enforcement of the ordinance would require us to relocate the entire front exterior wall of the house in order to utilize the existing front entry porch roof to accomodate a modest outdoor space connected to the (2) upstairs units.

A literal enforcment of the ordinance, due to non-conforming setbacks and building height, would also prevent us from adding the 3 modest window wells and associated guardrails which are required to convert the basement into safe and functional bedroom spaces making the 2 lower units more suitable for families. In order to construct these windows without zoning relief the entire building would need to be reconstructed outside of the setbacks and the roof would need to have its peak removed, deforming the architectural character of the property which would also visually degrade 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the conditions of the existing non-conforming lot with setbacks running either through the house or right up against the existing exterior walls. Additionally, the existing non-conforming structure has an excessive building height of less than 2'-0", and the new window wells would technically, though not visually, increase the height of the building due to the slightly but unnoticably modified average grade.

- 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 deck and the 3 new window wells would be visually and functionally consistent with the adjacent matching property which enjoys the same architectural features. The character of the house and neighborhood would not be negatively impacted by the proposed work. There would be no loss of street parking, no new noise or light pollution, and no increase in density. There is no increase in FAR, and the usable open space would be modestly increased for the upstairs units.

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

The technical increase of the building height due to the slight grade change is very minimal, would be totally unnoticable and would have no impact whatsoever on the abutters or the character of the neighborhood. These proposed features are consistent with and supportive of the residential use of the property, they would enhance the use of the property, and they would have no negative impact on either the quality of life for our abutters or their ability to enjoy their own properties. The only meaningful consequence of the proposed window wells and the 2nd floor deck would be to make the structure more suitable, functional and comfortable for families.

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 419 Putnam Ave , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed new windows will have no negative impact on the abutters for whom there will be no loss of privacy, no increase in noise or light pollution, and no impact on neighborhood density.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed windows will have no impact on the existing traffic patterns or on street parking.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed windows will have no adverse affect on the development of the adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed windows will cause no detriment to the citizens of the city, their safety or their welfare.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed windows will be consisent with the character of the the house and the neighborhood and will not be visibile from the street.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Fraser Allan
Location: 419 Putnam Ave., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: 4 Family Residential
Zone: Residence C Zone
Requested Use/Occupancy: 4 Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		7,272.00 GFA	NO CHANGE	3,084.00 GFA	(max.)
<u>LOT AREA:</u>		5,140.00 SF	NO CHANGE	5,000.00 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.41	1.41	.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,285.00 SF	NO CHANGE	1,800.00	
<u>SIZE OF LOT:</u>	WIDTH	52.00'	NO CHANGE	50.00'	
	DEPTH	98.00'	NO CHANGE	None	
<u>SETBACKS IN FEET:</u>	FRONT	12.71'	NO CHANGE	20.00'	
	REAR	9.42'	12.10'	20.00'	
	LEFT SIDE	2.80'	NO CHANGE	12.50'	
	RIGHT SIDE	3.1'	NO CHANGE	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	36.3'	37.7'	35.0'	
	WIDTH	75.16'	69.75'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.0 WITH 15'X15'	.025 PER PROPOSED DECK	18%	
<u>NO. OF DWELLING UNITS:</u>		4	NO CHANGE	3	
<u>NO. OF PARKING SPACES:</u>		0	0	4	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

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

Existing structure is wood frame. Deck to be wood, Railings to be wood.

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'.

EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
V	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
—	FENCE
208	CONTOUR LINE (MARI)
105	CONTOUR LINE (MINI)
X	SPOT GRADE
⊙	DRAIN MANHOLE
XX	HYDRANT
⊙	TREE

ZONING LEGEND

ZONING DISTRICT: RESIDENCE C (A)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	5,140± S.F.	5,140± S.F.
MIN. AREA PER DWELLING UNIT	1,800 S.F.	—	—
MIN. YARD FRONT (B)	20.0'	37.6'	37.6'
SIDE (RIGHT)	7.5'	3.1'	3.1'
SIDE (LEFT)	12.5'	2.8'	2.8'
REAR (C)	20'	12.1'	12.1'
MAX. BLDG. HEIGHT	35'	36.3'±	37.7'±
MIN. OPEN SPACE	36%	48.4% ±	48.4% ±
MIN. LOT WIDTH	50'	52.4'	52.4'
MAX. F.A.R.	0.6	—	—

ZONING BYLAW FOOTNOTES:

(A) = THE DIMENSIONAL REQUIREMENTS OF THE RESIDENCE C-1 DISTRICT AS DETAILED IN THIS SECTION 5.31 SHALL APPLY IN THE RESIDENCE C DISTRICT FOR STRUCTURES IN EXISTENCE AS OF DECEMBER 1, 1986 UNDER THE FOLLOWING LIMITATIONS AND CONDITIONS:

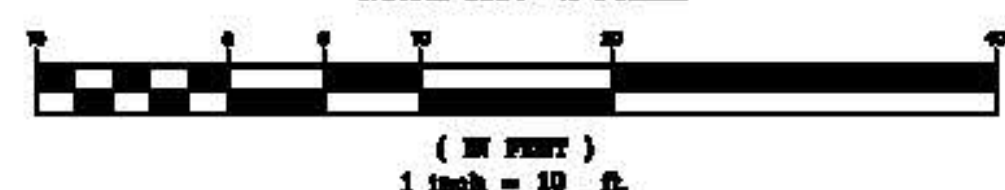
1-ANY INCREASE IN FLOOR AREA OR NUMBERS OF UNITS, PROVIDED ALL CONSTRUCTION OCCURS WITHIN THE LIMITS OF THE EXISTING STRUCTURE: OR

2-FOR ANY CONSTRUCTION WITHOUT LIMIT AS TO COST (NOTWITHSTANDING ANY CONTRARY PROVISIONS OF SECTION 8.23) OF A NONCONFORMING STRUCTURE DESTROYED OR DAMAGED BY FIRE OR OTHER CATASTROPHE PROVIDED THE STRUCTURE AS RESTORED SHALL NOT BE GREATER IN LOT COVERAGE OR VOLUME, OR SHALL NOT EXTEND FURTHER INTO REQUIRED YARDS, THAN THE ORIGINAL STRUCTURE; ALL OTHER PROVISIONS OF SECTION 8.23, HOWEVER, SHALL CONTINUE TO APPLY.

(B) = MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

(C) = IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET.

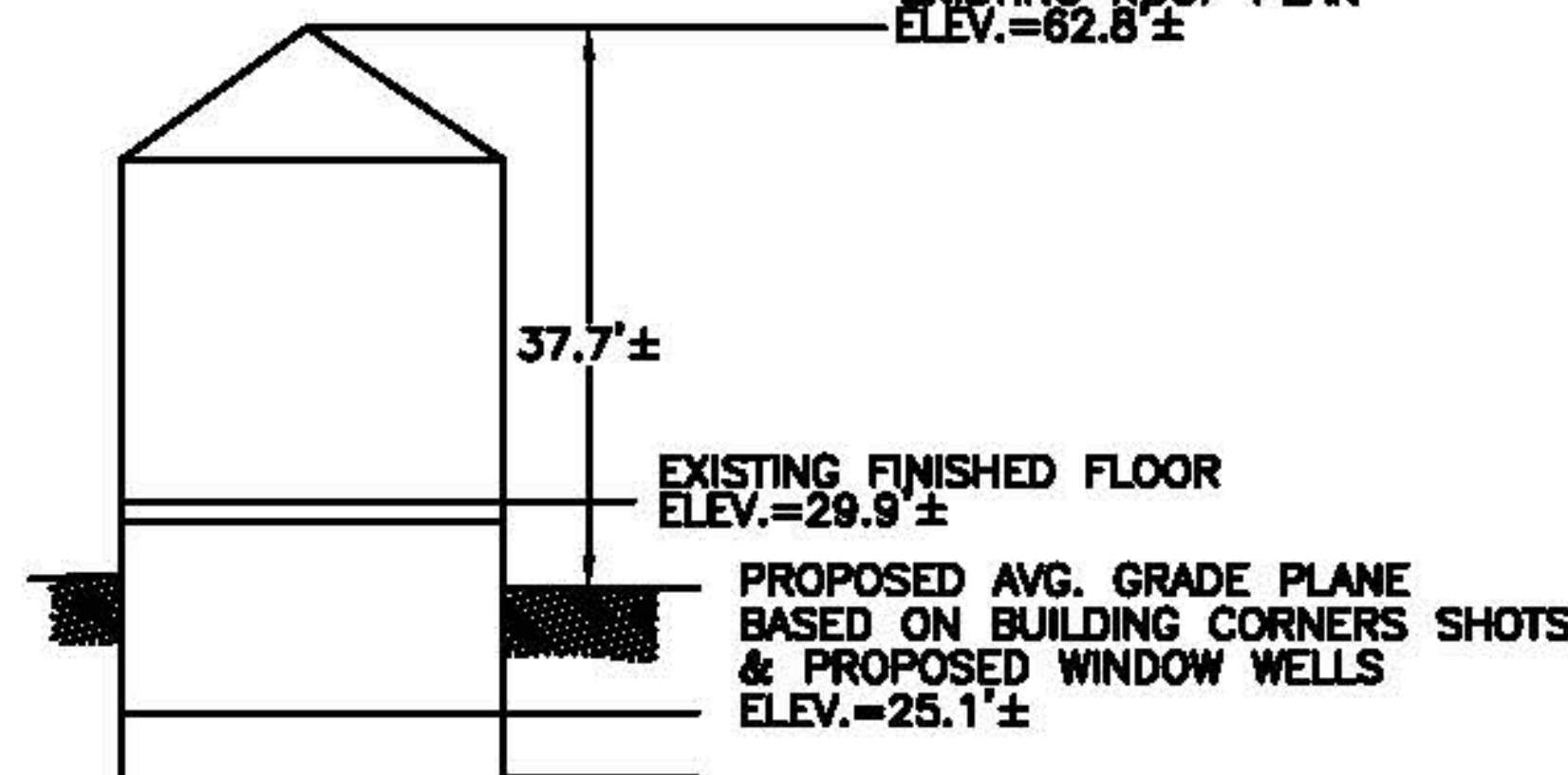
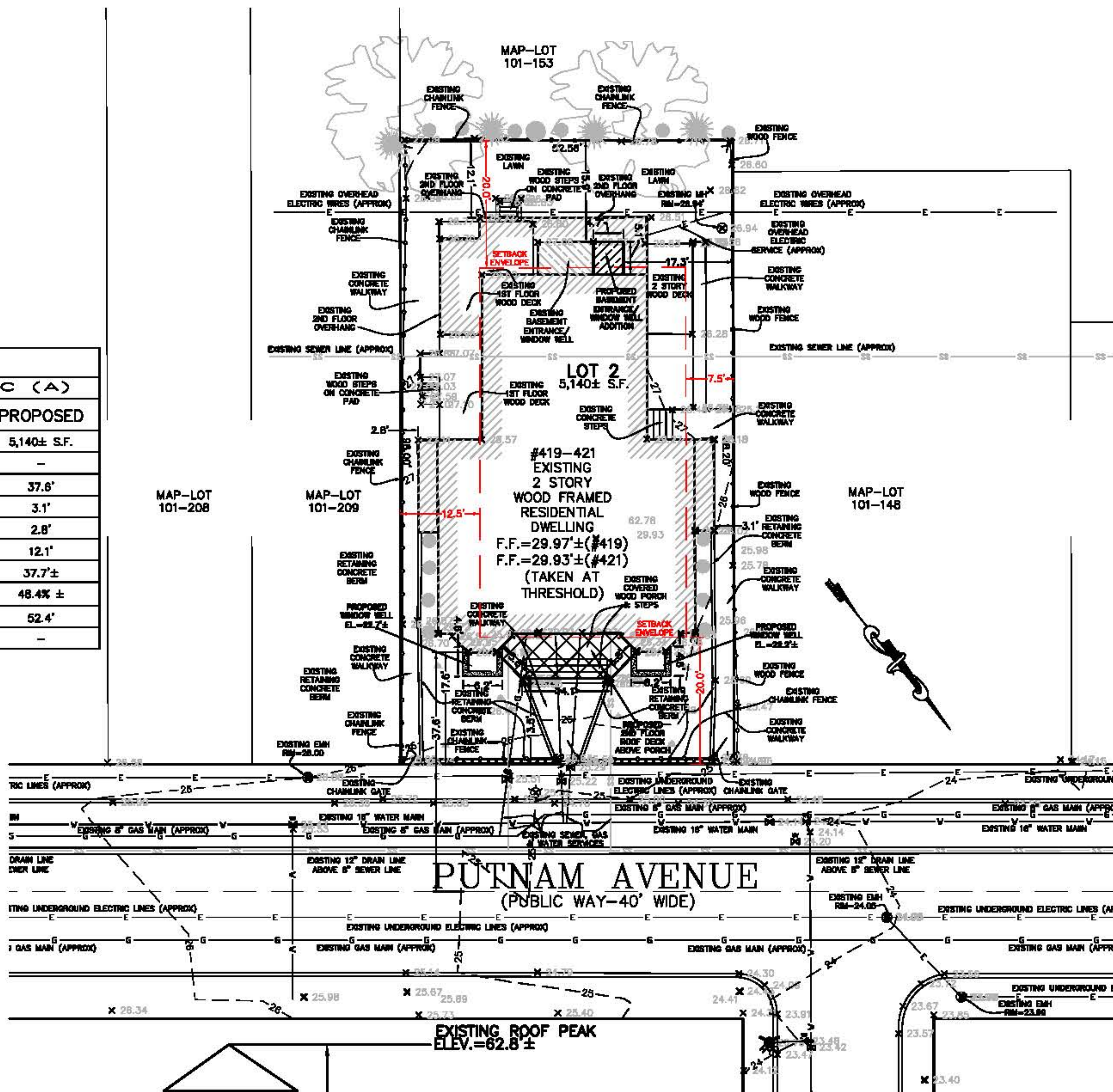
GRAPHIC SCALE



PETER NOLAN & ASSOCIATES, LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DEFECTS, NEGLIGENCE OR PROFESSIONAL LIABILITY OF THE CONTRACTOR OR SUBCONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES IN THE AREA OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES IN THE AREA OF THE PROJECT.

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NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES, LLC.



PROPOSED PROFILE
NOT TO SCALE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES, LLC AS OF 10/31/2021.

2. DEED REFERENCE: BOOK 62126 PAGE 436,
PLAN REFERENCE: BOOK 275 PLAN 21,
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

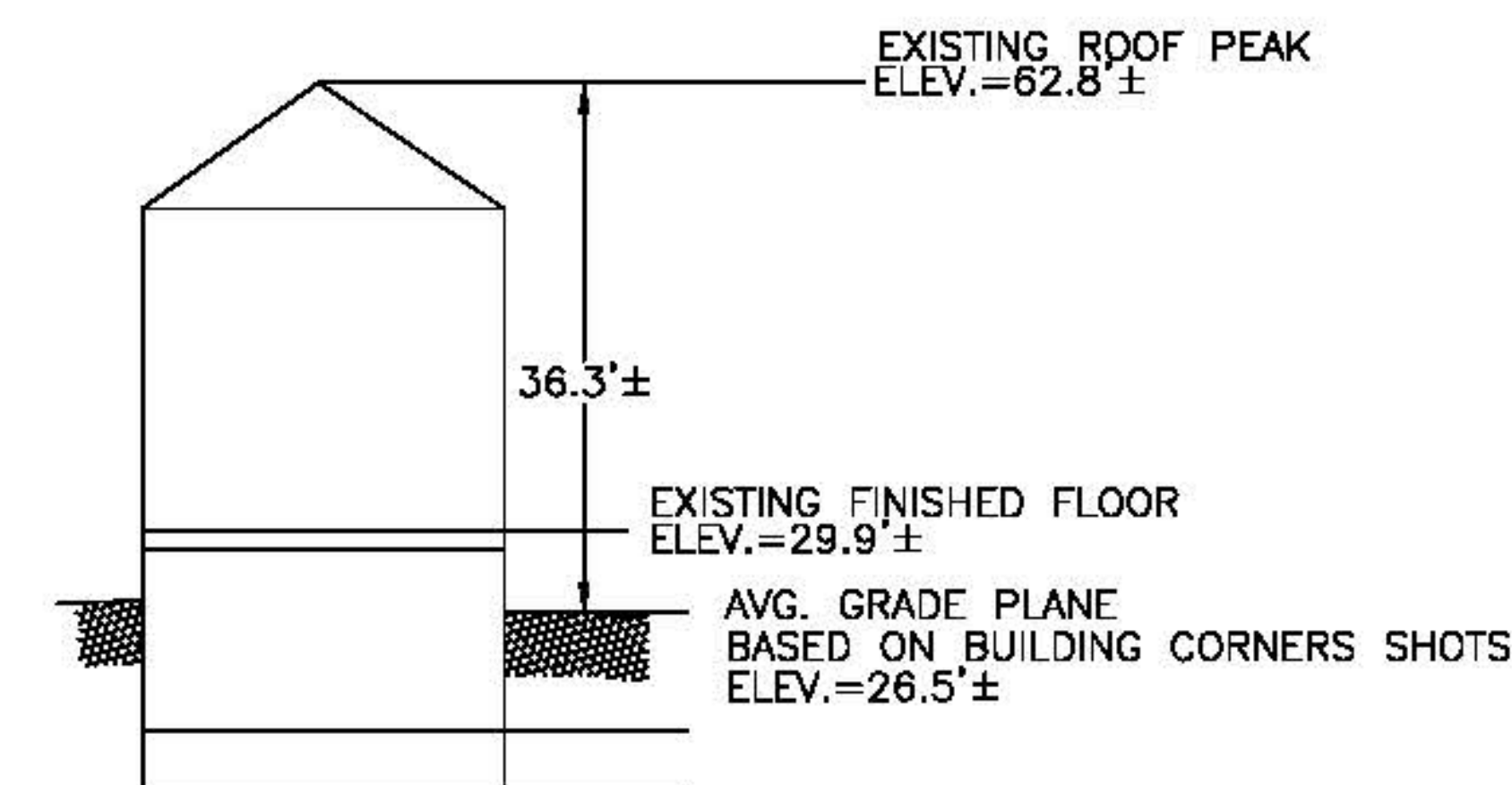
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES, LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

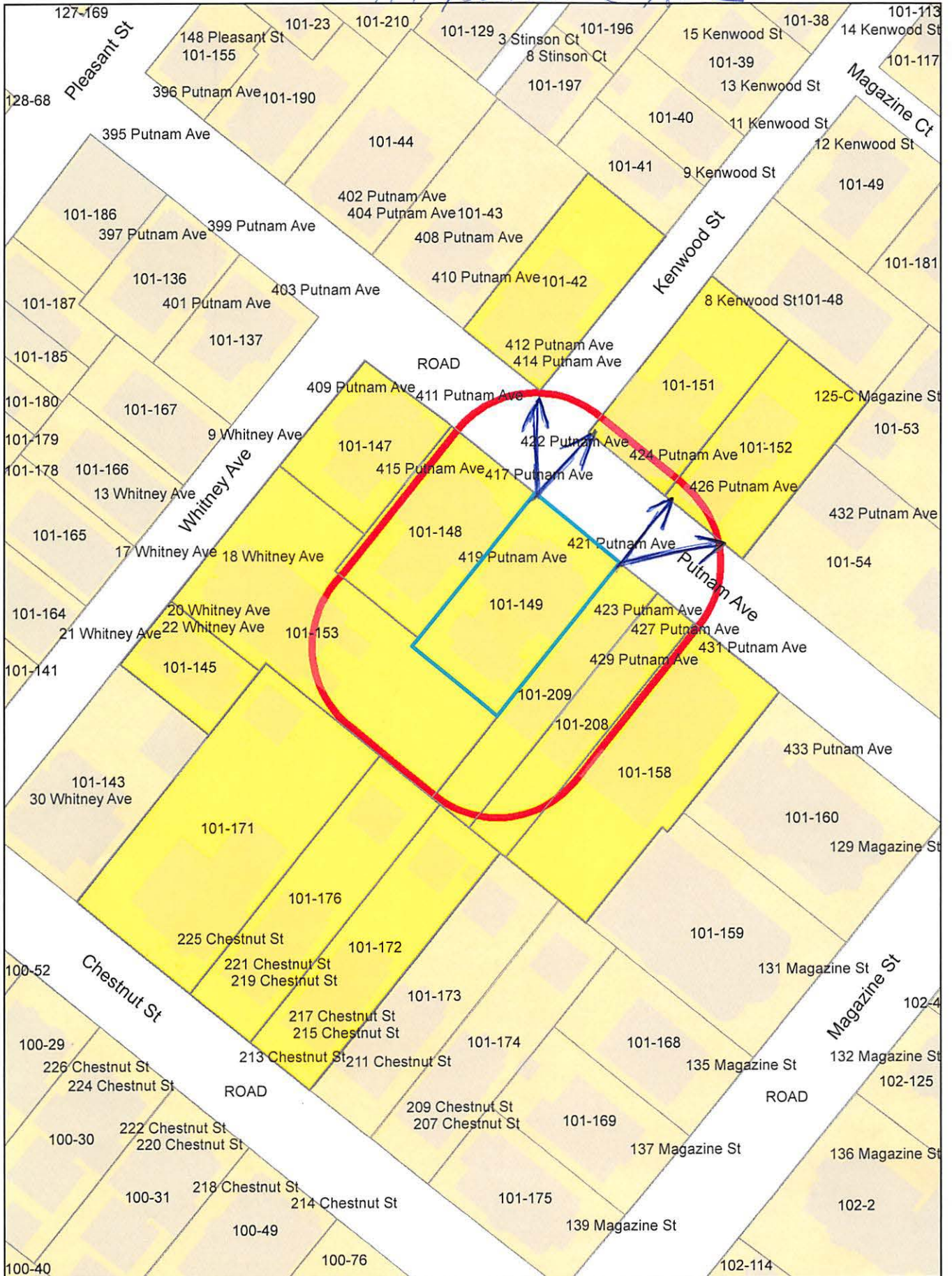
8. ZONING DISTRICT = RESIDENCE-C.



EXISTING PROFILE
NOT TO SCALE

SCALE	1"=10'
DATE	03/24/2022
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	419-421 PUTNAM AVENUE CAMBRIDGE MASSACHUSETTS PROPOSED WINDOW WELLS
DRAWN BY	P.N.
CHKD BY	P.N.
APPD BY	P.N.
BY	PETER NOLAN & ASSOCIATES, LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 607 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 617 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com
SHEET NO.	1

419 Putnam Ave



419 Putnam Ave

Petitioner

101-172
BAXTER, STEVEN J. & SUZANNE E. MORIN
215 CHESTNUT ST
CAMBRIDGE, MA 02139-4622

101-176
DONOHUE, JANE M. & MATTHEW G. AUSTIN
219-221 CHESTNUT ST
CAMBRIDGE, MA 02139

GCD ARCHITECTS
C/O ADAM GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

101-208
YOST, RICHARD & SUSAN YOST
427-429 PUTNAM AVE., #429
CAMBRIDGE, MA 02139

101-209
FISHER, THOMAS A.
425 PUTNAM AVE
CAMBRIDGE, MA 02139

101-171
DEGREGORIO, ROBERT & ALBERT P. DEGREGORIO,
TRS OF THE DEGREGORIO
CHILDREN REALTY TRUST
225 CHESTNUT ST
CAMBRIDGE, MA 02139-4636

101-147
CARROLL, DAVID J. & LISA J. YANAKAKIS
409-411 PUTNAM AVE., UNIT #409
CAMBRIDGE, MA 02139

101-145
MCDONNELL, ELISE M. & GERALD SWISLOW
20-22 WHITNEY AVE
CAMBRIDGE, MA 02139

101-151
BAO, PHAN DUC & LE THI THAN
422-424 PUTNAM AVE.
CAMBRIDGE, MA 02139

101-158
SCHLOSSBERG, SUSAN & HARVEY, MARTHA M.
TRUSTEE OF RESOURCE REALTY TRUST
431 PUTNAM AVE. UNIT 2
CAMBRIDGE, MA 02139

101-153
WONG, JAMIE JING-MEN
18 WHITNEY AVE 18/6
CAMBRIDGE, MA 02139

101-158
KARIMI, RAFIQ, SR. SHAMS KARIMI
431 PUTNAM AVE., #1
CAMBRIDGE, MA 02139

101-158
KATZ, BORIS & NATALYA KATZ
431 PUTNAM AVENUE, UNIT # 3
CAMBRIDGE, MA 02139

101-153
CHURCH, RICHARD
18 WHITNEY AVE., #18/1
CAMBRIDGE, MA 02139

101-153
18 WHITNEY STREET LLC,
C/O WHITNEY INVESTMENT GRP
P.O BX 400751
CAMBRIDGE, MA 02140

101-153
DEUTSCH, LESLIE & TIMOTHY FOFONOFF
18 WHITNEY AVE., #4
CAMBRIDGE, MA 02139

101-153
MULLIKIN, MARK JOSEPH & RUCHUN QIU
18 WHITNEY AVE., #18/3
CAMBRIDGE, MA 02139

101-153
PELLEGINELLI, DANIEL & MAEVE O'NEILL
18 WHITNEY AVE., #18/2
CAMBRIDGE, MA 02139

101-148
MUTHUKUMAR, MURUGAPPAN &
LALITHA MUTHUKUMAR
23 WEAVER CIRCLE
AMHERST, MA 01002

101-148
WU, LE KUN TRUSTEE OF THE SURVIVOR'S
TR. OF WU LIVING TR & KATHERINE WU
415-417 PUTNAM AVE 415/2
CAMBRIDGE, MA 02139

101-148
LOPEZ, SONNY GLEN & GENEVIEVE CLUTARIO
415-417 PUTNAM AVE. UNIT 415/1
CAMBRIDGE, MA 02139

101-148
KIM, TORI T. KWONJUNE J. SEUNG
415-417 PUTNAM AVE UNIT 417/1
CAMBRIDGE, MA 01239

101-42
MCGRATH JOHN J & MCGRATH RAMONE M TRS
MCGRATH FAMILY REVOCABLE TR
414 PUTNAM AVE
CAMBRIDGE, MA 02139

101-147
KOLLIOS GEORGE & ILONA KAPUSTINAITE
411 PUTNAM AVE - UNIT 411
CAMBRIDGE, MA 02139

101-152
SETO TOBY & SHERRY CHEN
426 PUTNAM AVE
CAMBRIDGE, MA 02139

101-153
HU JIE & IAN M MCINTOSH
18 WHITNEY AVE - UNIT 5
CAMBRIDGE, MA 02139

101-149
421 PUTNAM AVENUE LLC
200 FALCON ST - #3
BOSTON, MA 02128

101-208
VANBEUZEKOM, EDRICK & AGNES ALBEROLA
427 PUTNAM AVE
CAMBRIDGE, MA 02139



419-421 PUTNAM AVE EXISTING FRONT ELEVATION



415-417 PUTNAM AVE EXISTING FRONT ELEVATION

30 MARCH 2022

419-421 PUTNAM AVE

**NEW WINDOWS REQUIRING
SPECIAL PERMIT**

**NEW WINDOW WELLS,
GUARD RAILS, AND 2ND
FLOOR DECK REQUIRING
VARIANCE**

GCD ARCHITECTS
2 WORTHINGTON ST
CAMBRIDGE, MA 02138
T: 617-412-8450
E: AJGLASSMAN.RA@GMAIL.COM



419-421 & 415-417 PUTNAM AVE EXISTING FRONT ELEVATIONS



419-421 & 415-417 PUTNAM AVE EXISTING FRONT ELEVATIONS



419-421 PUTNAM AVE EXISTING FRONT ELEVATION



415-417 PUTNAM AVE EXISTING FRONT ELEVATION



419-421 & 415-417 PUTNAM AVE EXISTING FRONT ELEVATIONS



**415-417 PUTNAM AVE
EXISTING FRONT WINDOW WELL**



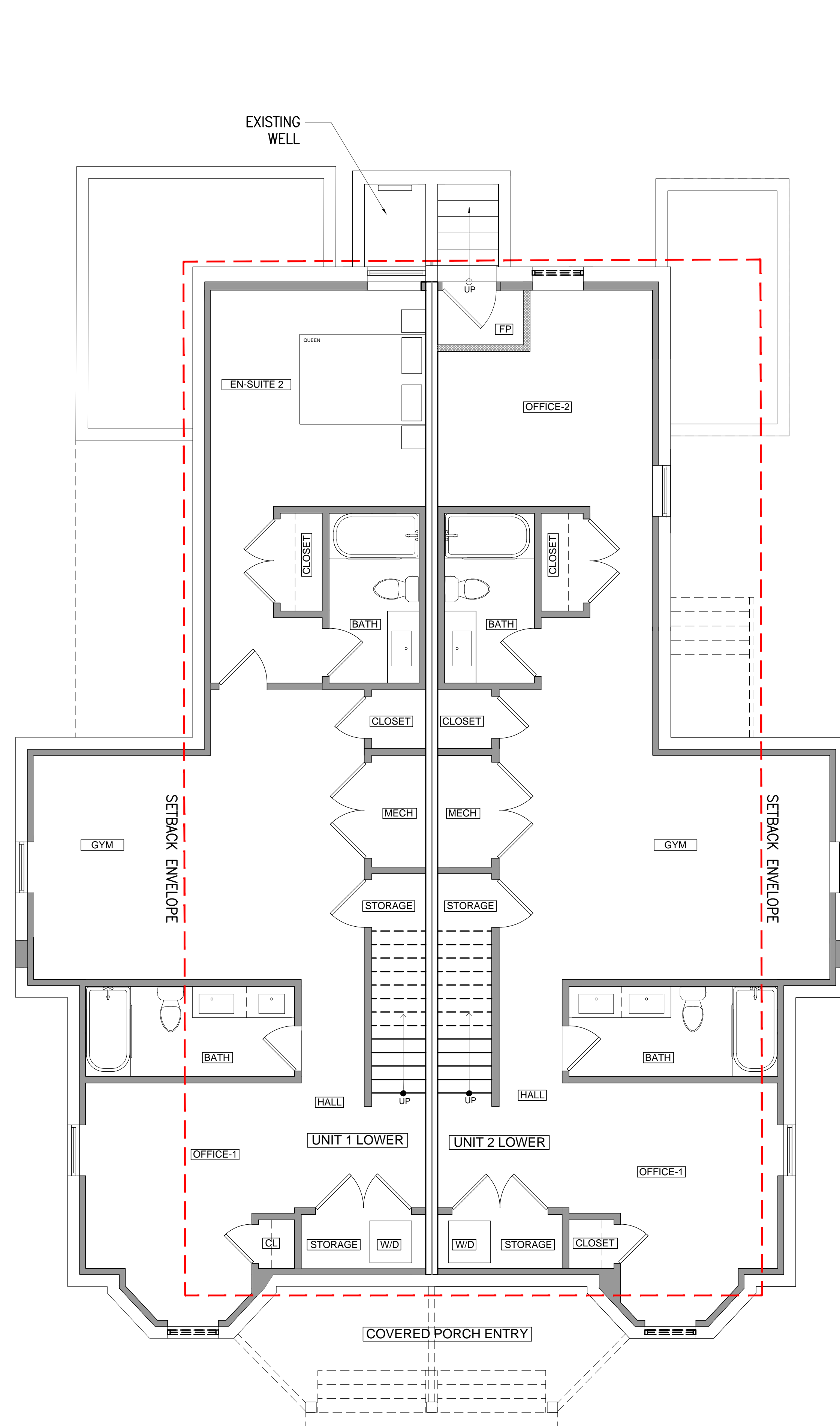
**419-421 PUTNAM AVE EXISTING
RIGHT SIDE COVERED PORCH**



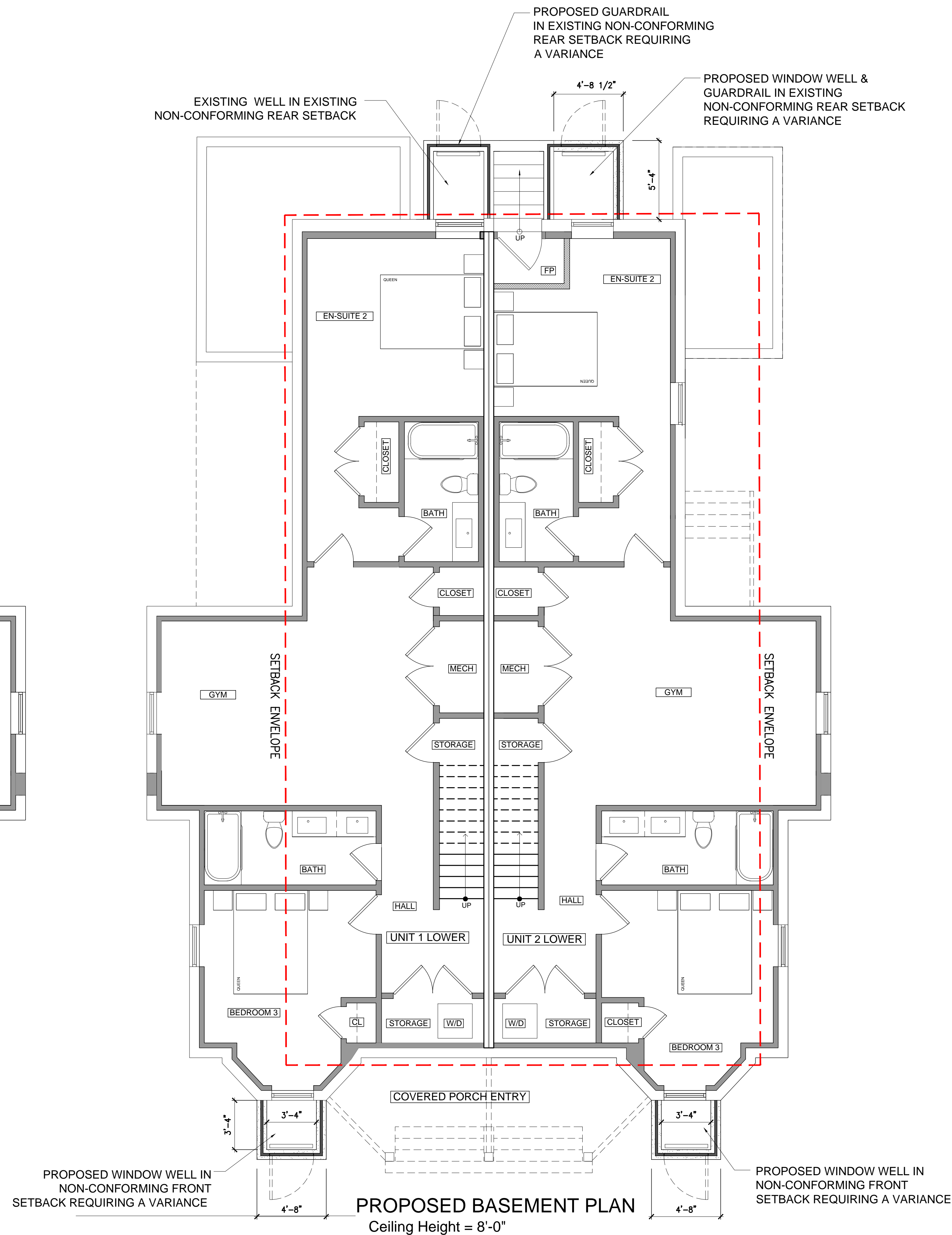
**419-421 PUTNAM AVE EXISTING
REAR BULKHEADS**



**419-421 PUTNAM AVE EXISTING
LEFT SIDE COVERED PORCH**



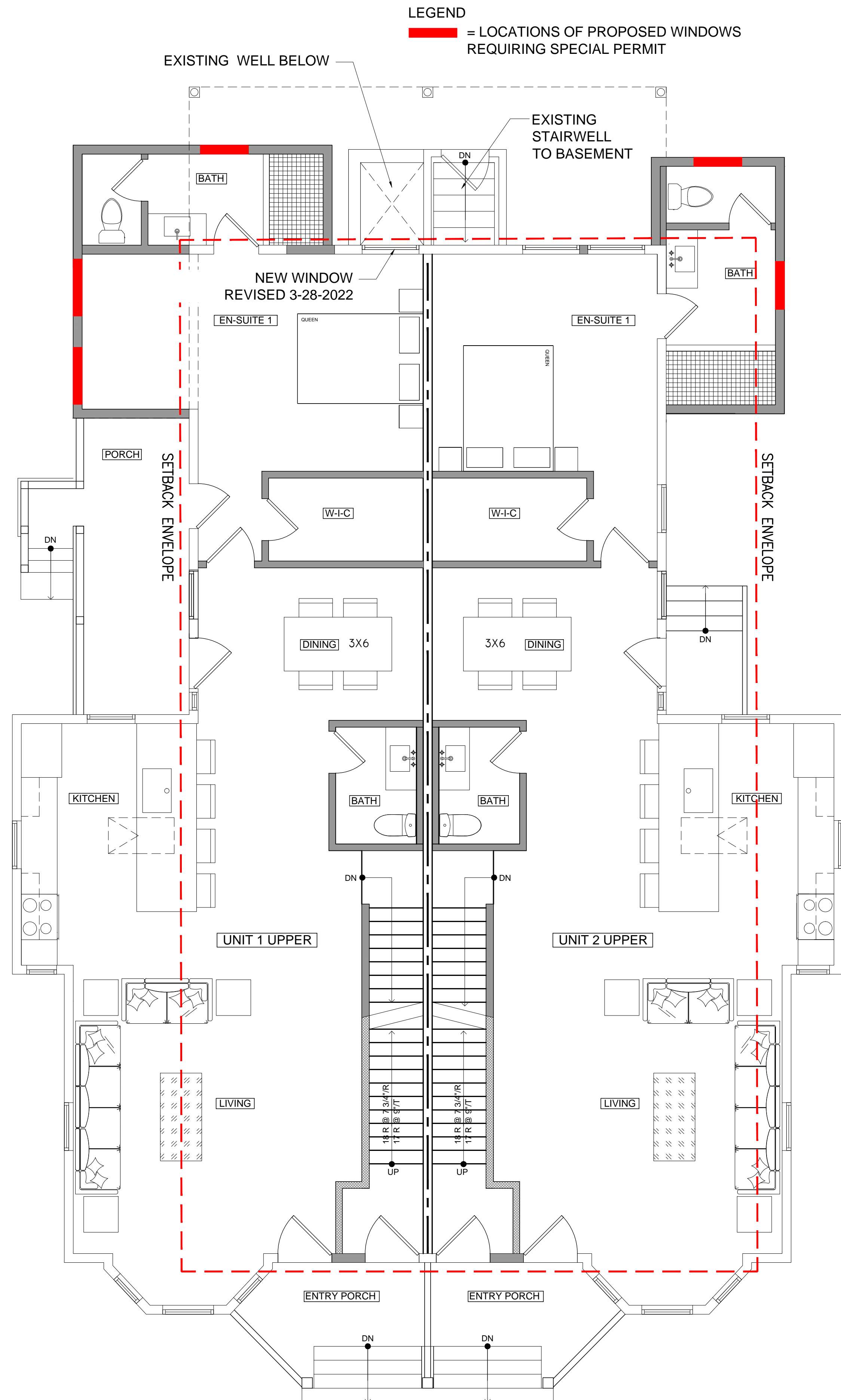
EXISTING BASEMENT PLAN
Ceiling Height = 7'-0"



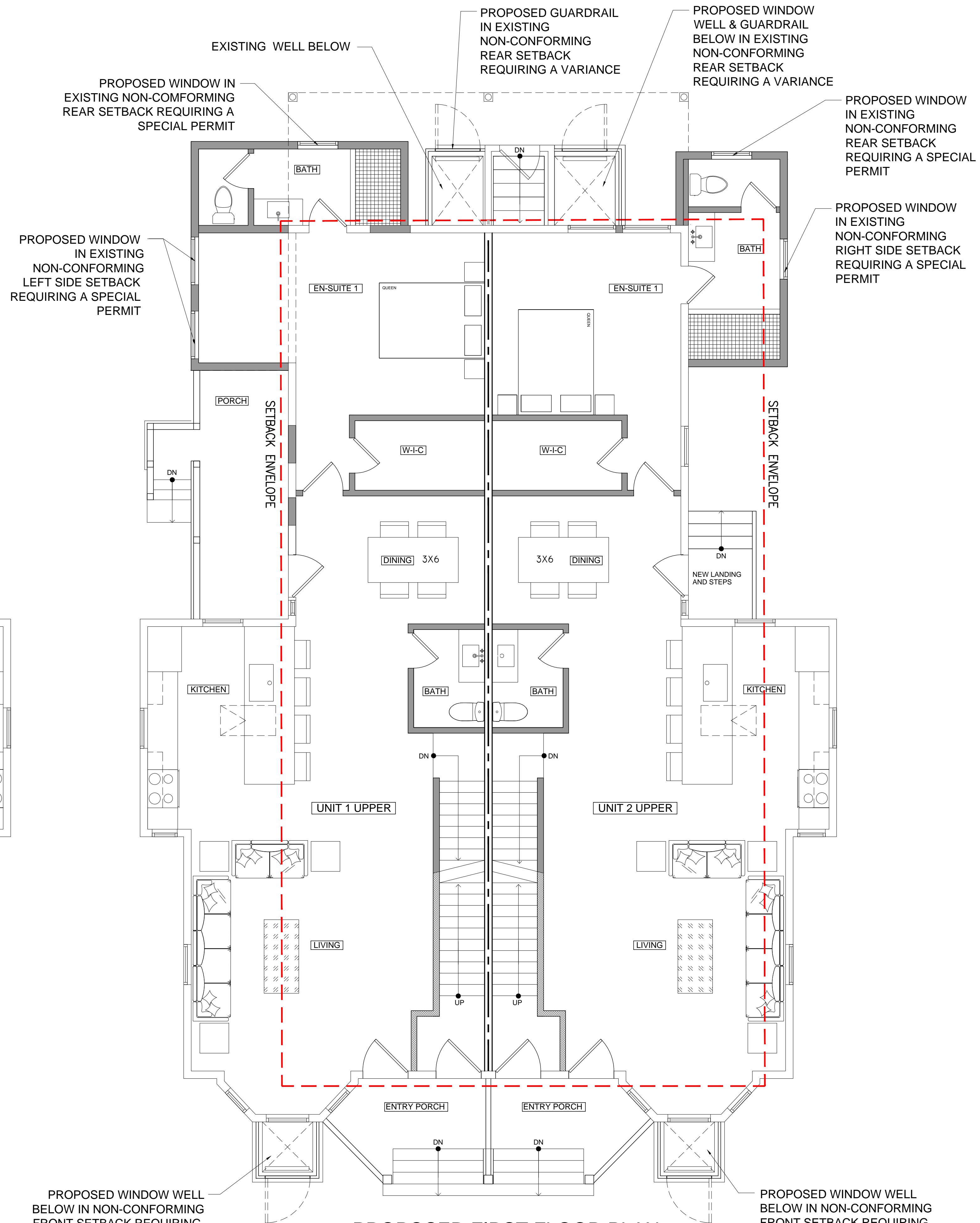
PROPOSED BASEMENT PLAN
Ceiling Height = 8'-0"

PROJECT:
NEW WINDOW
WELLS AND GUARDRAILS
& 2ND FLOOR PORCH
ROOF DECK
419-421 PUTNAM AVE
CAMBRIDGE MA

ISSUED FOR VARIANCE
AND SPECIAL PERMIT



EXISTING FIRST FLOOR PLAN
 Ceiling Height = 9'-11"

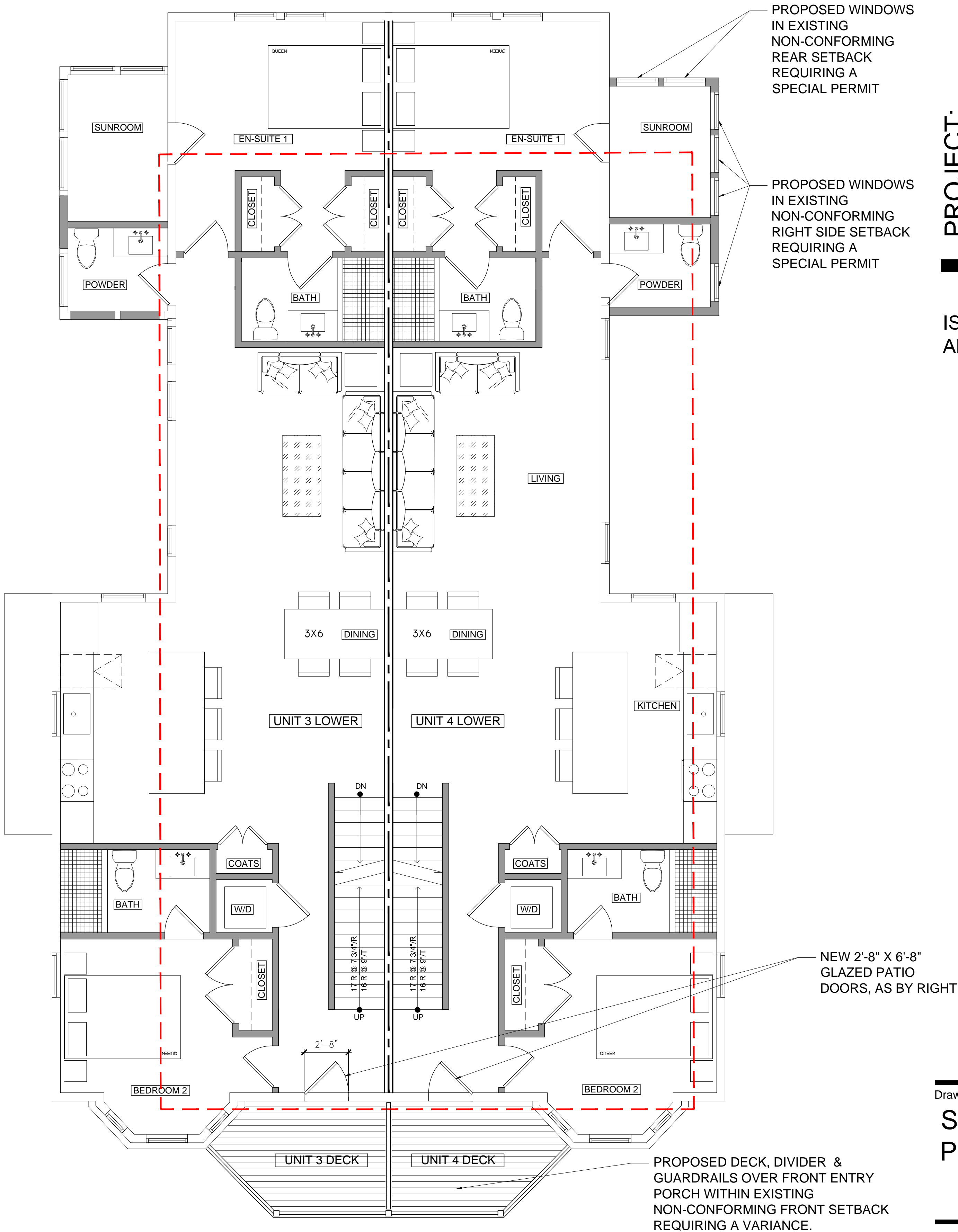
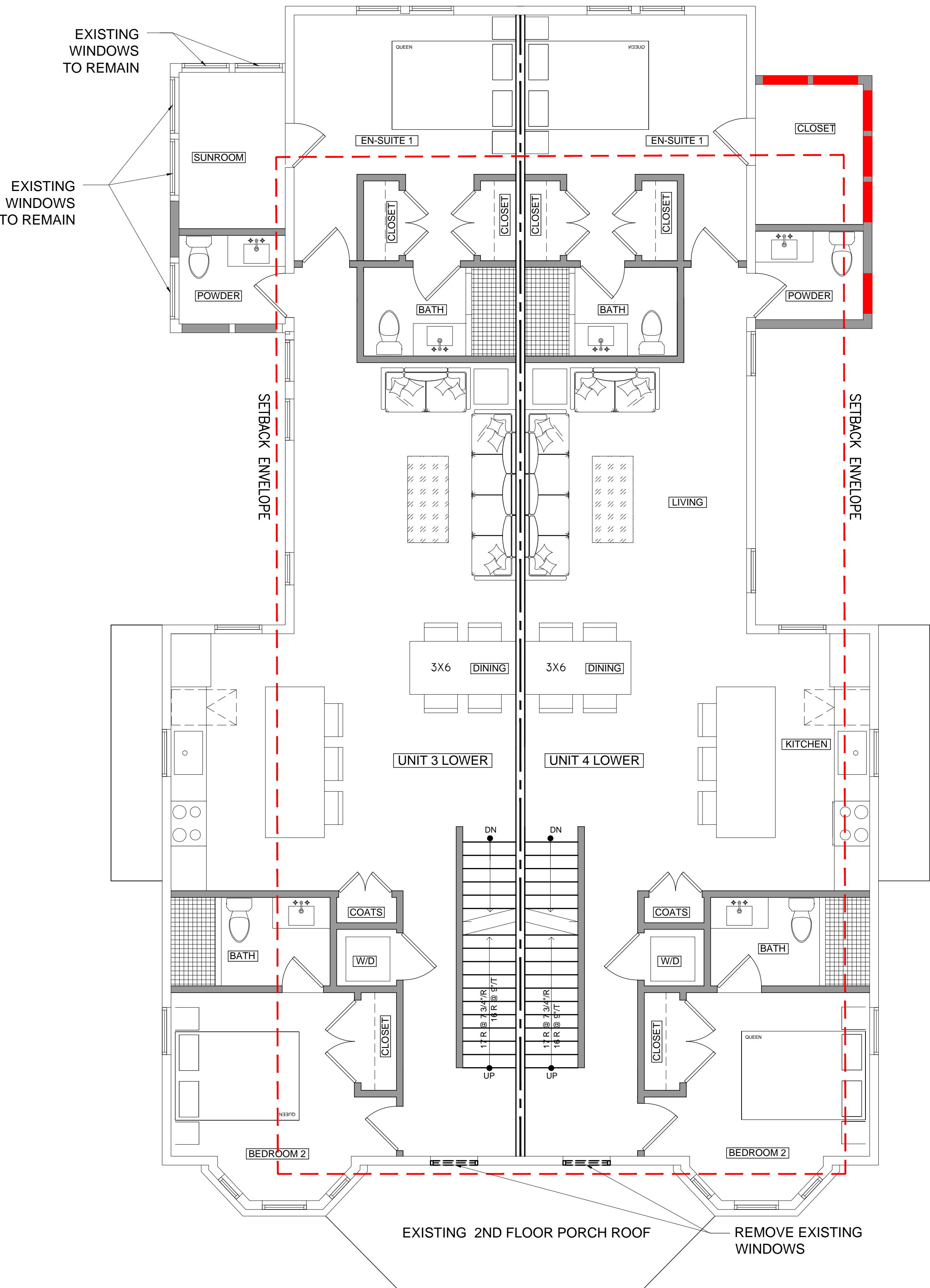


PROPOSED FIRST FLOOR PLAN
 Ceiling Height = 9'-11"

PROJECT:
 NEW WINDOW
 WELLS AND GUARDRAILS
 & 2ND FLOOR PORCH
 ROOF DECK
 419-421 PUTNAM AVE
 CAMBRIDGE MA

ISSUED FOR VARIANCE
 AND SPECIAL PERMIT

LEGEND
= LOCATIONS OF PROPOSED WINDOWS
REQUIRING SPECIAL PERMIT



PROJECT:
NEW WINDOW
WELLS AND GUARDRAILS
& 2ND FLOOR PORCH
ROOF DECK
419-421 PUTNAM AVE
CAMBRIDGE MA

ISSUED FOR VARIANCE
AND SPECIAL PERMIT

Drawing Title:
**SECOND FLOOR
PLANS**

Scale: 1/4" = 1'-0" Drawing No. :
Job No.: A160.00
Date: 30 MARCH 2022
A1.2



PROJECT:
NEW WINDOW
WELLS AND GUARDRAILS
& 2ND FLOOR PORCH
ROOF DECK
419-421 PUTNAM AVE
CAMBRIDGE MA

ISSUED FOR VARIANCE
AND SPECIAL PERMIT

419-421 PUTMAN AVE
EXISTING FRONT
ELEVATION

Drawing Title:
EXISTING FRONT
ELEVATION

Scale: 1/4" = 1'-0"
Job No.: A160.00
Date: 30 MARCH 2022
Drawing No.:
A2.1A



PROJECT:
NEW WINDOW
WELLS AND GUARDRAILS
& 2ND FLOOR PORCH
ROOF DECK

419-421 PUTNAM AVE
CAMBRIDGE MA

ISSUED FOR VARIANCE
AND SPECIAL PERMIT

419-421 PUTMAN AVE
PROPOSED FRONT
ELEVATION

Drawing Title:
PROPOSED
FRONT ELEVATION

Scale: 1/4" = 1'-0" Drawing No. :
Job No.: A160.00
Date: 30 MARCH 2022

A2.1B



419-421 PUTMAN AVE PROPOSED RIGHT SIDE ELEVATION



419-421 PUTMAN AVE EXISTING RIGHT SIDE ELEVATION

PROJECT:
**NEW WINDOW
WELLS AND GUARDRAILS
& 2ND FLOOR PORCH
ROOF DECK**
**419-421 PUTNAM AVE
CAMBRIDGE MA**

**ISSUED FOR VARIANCE
AND SPECIAL PERMIT**

Drawing Title:
**RIGHT SIDE
ELEVATIONS**

Scale: $\frac{1}{4}" = 1'-0"$ Drawing No. :

Job No.: A160.00

Date: 30 MARCH 2022

A2.2



419-421 PUTMAN AVE PROPOSED LEFT SIDE ELEVATION



419-421 PUTMAN AVE EXISTING LEFT SIDE ELEVATION

PROJECT:
NEW WINDOW
WELLS AND GUARDRAILS
& 2ND FLOOR PORCH
ROOF DECK
419-421 PUTNAM AVE
CAMBRIDGE MA

ISSUED FOR VARIANCE
 AND SPECIAL PERMIT

Drawing Title:
LEFT SIDE
ELEVATIONS

Scale: $\frac{1}{4}" = 1'-0"$ Drawing No. :

Job No.: A160.00

Date: 30 MARCH 2022

A2.3



419-421 PUTMAN AVE PROPOSED REAR ELEVATION



419-421 PUTMAN AVE EXISTING REAR ELEVATION

PROJECT:
NEW WINDOW
WELLS AND GUARDRAILS
& 2ND FLOOR PORCH
ROOF DECK
419-421 PUTNAM AVE
CAMBRIDGE MA

ISSUED FOR VARIANCE
AND SPECIAL PERMIT

Drawing Title:

REAR
ELEVATIONS

Scale: $\frac{1}{4}" = 1'-0"$

Drawing No. :

Job No.: A160.00

Date: 30 MARCH 2022

A2.4