



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

BZA Number: 223469

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

PETITIONER: Cathy Chen

PETITIONER'S ADDRESS: 50 Concord Avenue, Cambridge, MA 02138

LOCATION OF PROPERTY: 50 Concord Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Res C-1 and Res A-2 Zone

REASON FOR PETITION:

/Additions/

### DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct a new basement level addition with roof deck above. New construction extends existing non-conformity, requiring a special permit. Proposed addition changes the average grade of the structure, therefore negatively affecting existing nonconformities for building height and Res C-1 formula setback calculations. The existing building location is unchanged, and existing ridge location is unchanged.

### SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000      Section: 8.22.2 (Non-Conforming Structure).
- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

CATHY CHEN.

(Print Name)

Address: \_\_\_\_\_

Tel. No. \_\_\_\_\_

E-Mail Address: catlchen@yahoo.com

Date: May 23, 2023

2023 MAY 26 AM 10: 21  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge, MA 02138

617-349-0100



### SEA Application Form

SEA Number: 223469

#### General Information

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

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

PETITIONER: Cathy Chen

PETITIONER'S ADDRESS: 50 Concord Avenue, Cambridge, MA 02138

LOCATION OF PROPERTY: 50 Concord Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single Family      ZONING DISTRICT: Res C-1 and Res A-2 Zone

REASON FOR PETITION:

(Additions)

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct a new basement level addition with roof deck above. New construction extends existing non-conformity. Proposed addition changes the average grade of the structure, therefore negatively affecting existing nonconformities for building height and Res C-1 formula setback calculations. The existing building location is unchanged, and existing ridge location is unchanged.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000	Section: 8.22.2 (Non-Conforming Structure)
Article: 8.000	Section: 8.31 (Table of Dimensional Requirements)
Article: 10.000	Section: 10.40 (Special Permit)

Original  
Signature(s):

\_\_\_\_\_  
(Petitioner(s) / Owner)

\_\_\_\_\_  
(Print Name)

Address:  
Tel. No.:

E-mail Address: calliechen@yahoo.com

Date: \_\_\_\_\_

**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 Cathy Ling-Wei Chen  
(OWNER)

Address: 50 Concord Avenue

State that I/We own the property located at 50 Concord Avenue, which is the subject of this zoning application.

The record title of this property is in the name of Cathy Ling-Wei Chen

\*Pursuant to a deed of duly recorded in the date 01/31/2023, Middlesex South County Registry of Deeds at Book 81212, Page 171; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

*[Handwritten Signature]*

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

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name CATHY LING-WEI CHEN personally appeared before me, this 12 of MAY, 2023, and made oath that the above statement is true.

*[Handwritten Signature]*

My commission expires 5.13.2027 (Notary Seal).



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

INTERNATIONAL TELEGRAPHIC UNION - UNION INTERNATIONALE DES TELEGRAPHES

of Convention has signed a certain number of telegrams of the kind to be transmitted by the International Telegraphic Union.

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## **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 50 Concord 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 special permit relief is due to topography of the lot and the fact that the height of average grade will be lowered by building the proposed addition. Lower average grade increases nonconformities for building height and side yard setbacks, although the main existing structure setbacks are unchanged, and the ridge location is also unchanged.*

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

*The special permit request is for a small addition at the rear of the property. Traffic patterns are not affected by the application and remain unchanged as a result of this application*

**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 project will have no adverse impact on adjacent uses. The use of the property as single family is unchanged and consistent with surrounding structures and the zoning district.*

**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 changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.*

**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 use is unchanged and consistent with the integrity of this district.*

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

27 AA Location Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria relating 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 23 Concord 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 special permit relief is due to topography of the lot and the fact that the height of average grade will be lowered by building the proposed addition. Lower average grade increases nonconformities for building height and side yard setbacks, although the main existing structure setbacks are unchanged, and the ridge location is also unchanged.
- B) Traffic generated or pattern of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character for the following reasons:  
 The special permit request is for a small addition at the rear of the property. Traffic patterns are not affected by the application and remain unchanged as a result of this application.
- C) Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:  
 The continued operation of the development of adjacent uses as permitted in the Zoning Ordinance will have no adverse impact on adjacent uses. The use of the property as a single family is unchanged and consistent with surrounding structures and the zoning district.
- D) Impairment or hazard would not be created to the detriment of the health, safety and welfare of the occupants of the proposed use or the citizens of the City for the following reasons:  
 The proposed changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise detract from the intent or purpose of this ordinance for the following reasons:  
 The proposed use is unchanged and consistent with the integrity of this district.

\*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:** Cathy Chen  
**Location:** 50 Concord Ave . Cambridge, MA  
**Phone:**

**Present Use/Occupancy:** Single Family  
**Zone:** Res C-1 and Res A-2 Zone  
**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<b>TOTAL GROSS FLOOR AREA:</b>		4793	5165	4291	(max.)
<b>LOT AREA:</b>		6168	unchanged	5000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.78	0.84	0.69	
<b>LOT AREA OF EACH DWELLING UNIT</b>		6168	unchanged	1500 / 4500	
<b>SIZE OF LOT:</b>	WIDTH	48'	unchanged	50'	
	DEPTH	125'	unchanged	n/a	
<b>SETBACKS IN FEET:</b>	FRONT	36.2'	unchanged	10'	
	REAR	51.9'	34.8'	31.25'	
	LEFT SIDE	4.6'	unchanged	11.5'	
	RIGHT SIDE	9.9'	unchanged	11.5'	
<b>SIZE OF BUILDING:</b>	HEIGHT	40.3'	43.8'	35'	
	WIDTH	41.5'	54.5'	n/a	
	LENGTH	33'	unchanged	n/a	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		53.3%	49.2%	34.4%	
<b>NO. OF DWELLING UNITS:</b>		1	unchanged	3.6	
<b>NO. OF PARKING SPACES:</b>		2	unchanged	0	
<b>NO. OF LOADING AREAS:</b>		0	0	n/a	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		n/a	n/a	n/a	

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

The wood frame single family home is the only structure on the lot.

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'.

**2024 Zoning Form**

**DIMENSIONAL REGULATIONS**

**Applicant:** Kelly Chen  
**Location:** 30 Concord Ave., Cambridge, MA  
**Requested Use:** Occupancy: Single Family  
**Present Use:** Occupancy: Single Family  
**Zone:** Res-C-1 and Res-A-2 Zone

Requirement	Requested Conditions	Existing Conditions	Notes
MINIMUM DISTANCE TO NEAREST BUILDING ON SAME LOT	15 ft	15 ft	
AREA	0	0	
NO. OF LOADING SPACES	0	0	
NO. OF PARKING SPACES	0	0	
NO. OF DWELLING UNITS	1	1	
AREA	49.2%	49.2%	
RATIO OF USABLE OPEN SPACE TO LOT AREA	30%	30%	
LENGTH	33'	33'	
WIDTH	41.8'	41.8'	
HEIGHT	13.8'	13.8'	
SIZE OF BUILDING	11.8'	11.8'	
RIGHT SIDE	8.9'	8.9'	
LEFT SIDE	4.6'	4.6'	
REAR	21.9'	21.9'	
FRONT	36.2'	36.2'	
DEPTH	11.8'	11.8'	
WIDTH	48'	48'	
SIZE OF LOT	1500' x 4800'	1500' x 4800'	
DWELLING UNIT	1	1	
LOT AREA OF EACH DWELLING UNIT	0.78	0.78	
RATIO OF GROSS FLOOR AREA TO LOT AREA	61%	61%	
TOTAL AREA	4783	4783	
TOTAL GROSS FLOOR AREA	4297	4297	

Describe where applicable, different 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.

The wood frame single family home is the only structure on the lot.

- 1. THE CAMBRIDGE ZONING ORDINANCE ARTICLE 8.000, SECTION 8.30 (DISTRICT OF DIMENSIONAL REGULATIONS)
- 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 8' DIVIDED BY LOT AREA.
- 3. OPEN SPACE SHALL NOT INCLUDE PARKING SPACES, WALLWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'



# 50 CONCORD AVENUE, CAMBRIDGE MA

## BOARD OF ZONING APPEALS SET

05.19.23

No.	Descrip.	Date

stamp

client  
**CATHY CHEN**  
 50 CONCORD ROAD  
 CAMBRIDGE, MA 02138

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### ZONING REQUEST SUMMARY

**PROJECT DESCRIPTION:**

WE PROPOSED TO INCREASE EXISTING NONCONFORMITIES IN A SINGLE FAMILY RESIDENTIAL STRUCTURE (AREA / HEIGHT / SETBACK) WITH THE ADDITION OF A SINGLE STORY REAR ADDITION AT THE BASEMENT LEVEL. PROPOSED ADDITION CREATES +373 SF.

**50 CONCORD AVE EXISTING NONCONFORMITIES:**  
 FAR / LOT WIDTH / SIDE YARD SETBACKS / BUILDING HEIGHT

**ZONING REQUEST**

**SPECIAL PERMIT:**

INCREASE NONCONFORMING FAR

ALLOWABLE FAR: 0.69  
 EXISTING FAR: 0.78  
 PROPOSED FAR: 0.84 (+0.06)

4291 SF ALLOWED  
 4793 SF EXISTING (INCLUDING BASEMENT)  
 5165 SF PROPOSED (+373 SF)

INCREASE NONCONFORMING SIDE YARD SETBACK  
 (C-1 FORMULA SETBACK)

INCREASE NONCONFORMING BUILDING HEIGHT BY LOWERING OF AVERAGE GRADE, RIDGE LOCATION UNCHANGED

title COVER SHEET + PROJECT INFORMATION  
 project 50 CONCORD AVENUE, CAMBRIDGE MA



job number 23-001

scale 1/4" = 1'-0"

issue date 05.19.23

BOARD OF ZONING APPEALS SET

Sheet no.  
**BZA-00**

**ARCHITECT**

**KBA**  
 54 HARVARD STREET  
 BROOKLINE, MA 02445

[www.boucherarchitecture.com](http://www.boucherarchitecture.com)

**OWNER**

**CATHY CHEN**  
 50 CONCORD ROAD  
 CAMBRIDGE, MA 02138

DIMENSIONAL FORM					
50 CONCORD AVE					05.19.23
ZONE	RES C-1	RES A-2	Total	Existing	Proposed
	LESS RESTRICTED	MORE...			
LOT AREA	4828	1340	6168	6168	unchanged
	78%	22%			
FAR	0.75	0.5	0.69	0.78	0.84
GFA	3621	670	4291	4793	5165
LOT AREA PER DU	1500	4500			
NO OF UNITS	3.2	0.4	3.6	1.0	unchanged
SIZE OF LOT					
	W	50'	50'	48'	
	D			125'	
SETBACKS					
	FRONT	10	N/A	36.2	unchanged
	REAR	N/A	31.25'	51.9	34.8'
	LEFT SIDE	H+L/5	N/A	4.6	unchanged
	RIGHT SIDE	H+L/5	N/A	9.9	unchanged
SIZE OF BLDG					
	HEIGHT	35	35	40.3	43.8
	LENGTH			41.5'	54.5
	WIDTH			33'	unchanged
RATIO OF PRIVATE OPEN...	30%	50%	34.40%	53.3%	49.2%
TOTAL OPEN SPACE (SF)	1448.4	670.0	2118.4	3289.0	3036.0
PRIVT OPEN SPACE (MIN)	724.2	335.0	1059.2	2240.0	1878.0
PARKING SPACES	0	0		2	2
LOADING AREA	0	0		0	0
DISTANCE TO NEAREST...	n/a	n/a			

### ZONING REQUEST SUMMARY

#### PROJECT DESCRIPTION:

WE PROPOSED TO INCREASE EXISTING NONCONFORMITIES IN A SINGLE FAMILY RESIDENTIAL STRUCTURE (AREA / HEIGHT / SETBACK) WITH THE ADDITION OF A SINGLE STORY REAR ADDITION AT THE BASEMENT LEVEL. PROPOSED ADDITION CREATES +373 SF.

#### 50 CONCORD AVE EXISTING NONCONFORMITIES:

FAR / LOT WIDTH / SIDE YARD SETBACKS / BUILDING HEIGHT

#### ZONING REQUEST

##### SPECIAL PERMIT:

INCREASE NONCONFORMING FAR

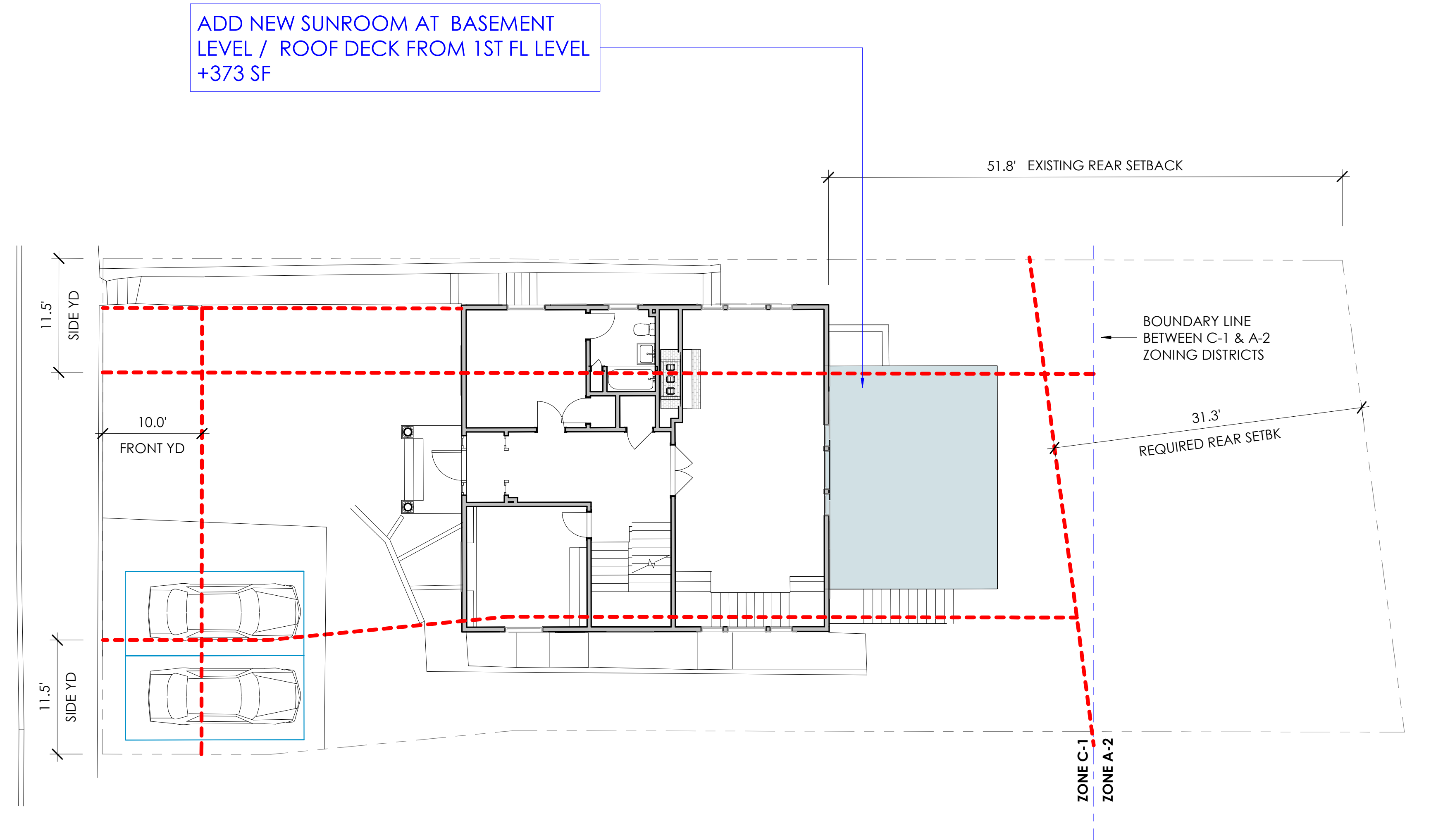
ALLOWABLE FAR: 0.69  
 EXISTING FAR: 0.78  
 PROPOSED FAR: 0.84 (+0.06)

4291 SF ALLOWED  
 4793 SF EXISTING (INCLUDING BASEMENT)  
 5165 SF PROPOSED (+373 SF)

INCREASE NONCONFORMING SIDE YARD SETBACK  
 (C-1 FORMULA SETBACK)

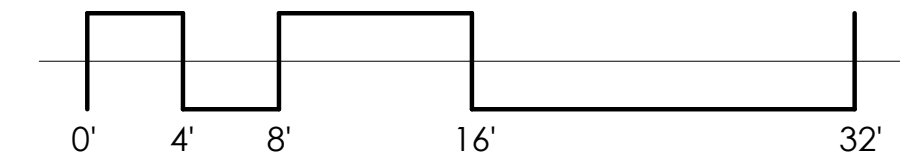
INCREASE NONCONFORMING BUILDING HEIGHT BY LOWERING OF AVERAGE GRADE, RIDGE LOCATION UNCHANGED

CONCORD AVENUE



### SITE PLAN - ZONING REVIEW

1/8" = 1'-0"



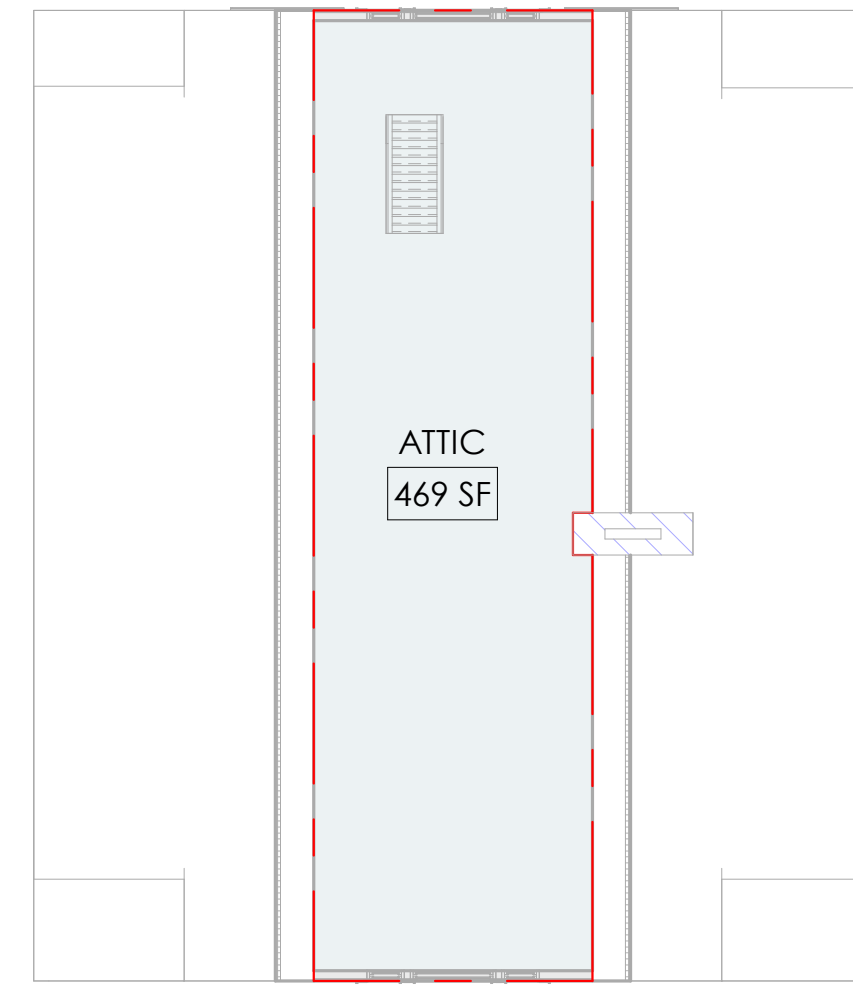
# ZONING SUMMARY BOARD OF ZONING APPEALS SET

50 CONCORD AVENUE, CAMBRIDGE MA

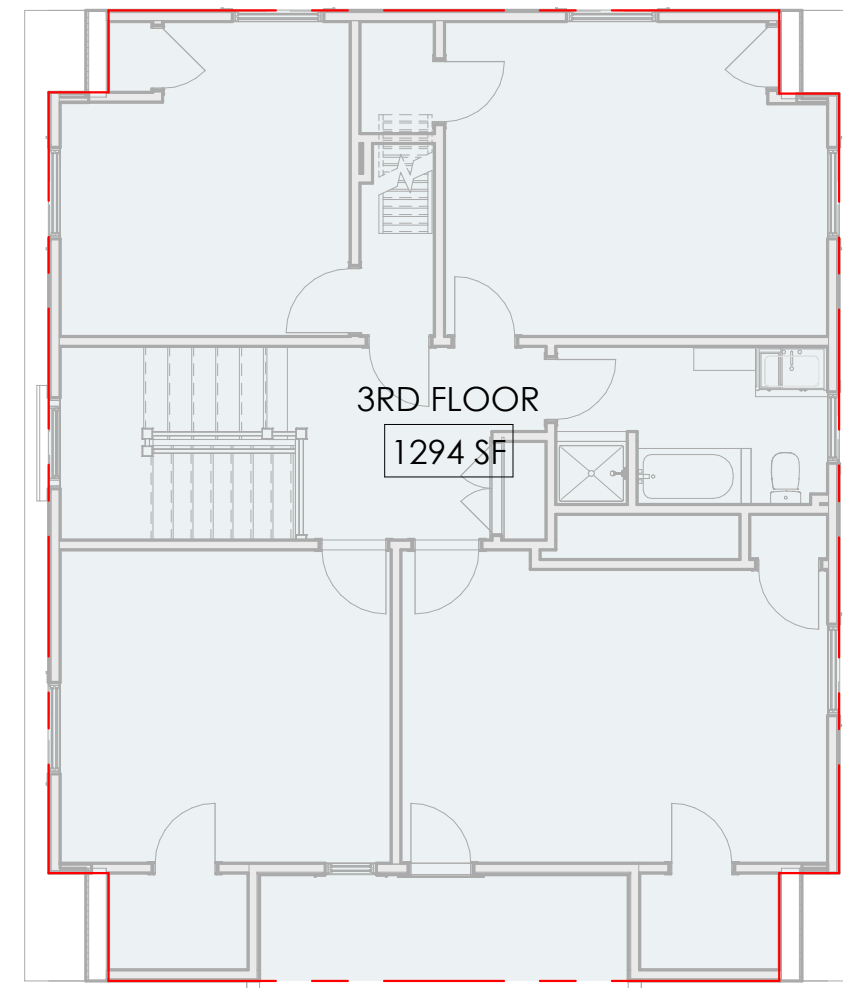


Date: 05.19.23  
 Sheet: BZA-01

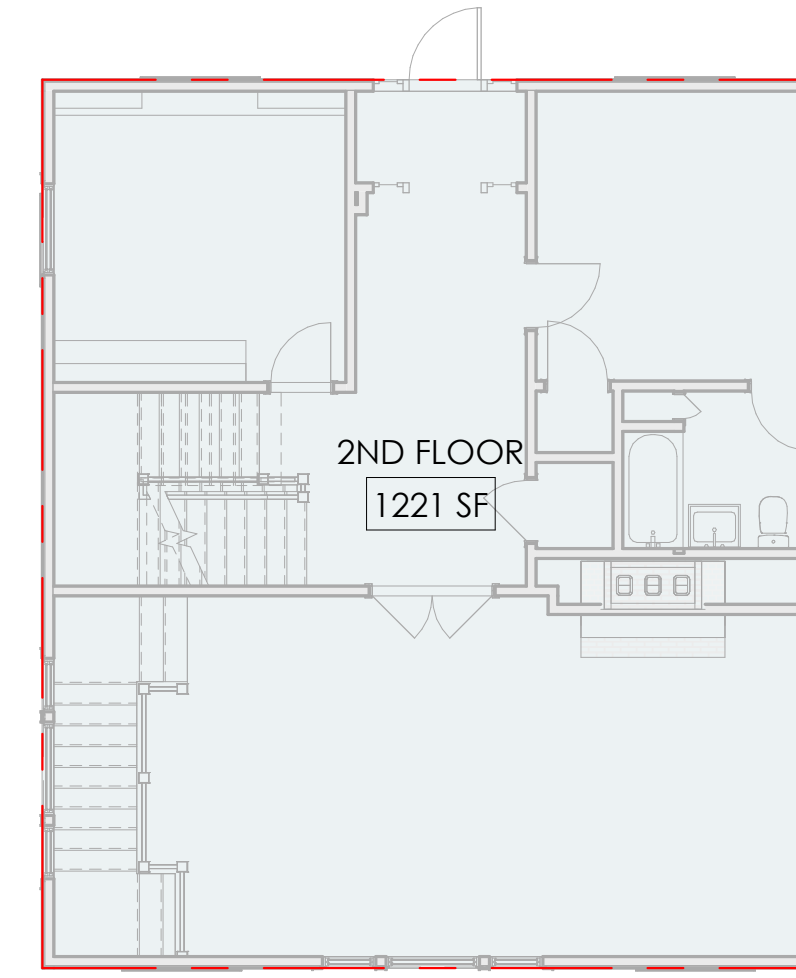
EXISTING GFA	
NAME	AREA
1ST FLOOR	1217 SF
2ND FLOOR	1221 SF
3RD FLOOR	1294 SF
ATTIC	469 SF
BASEMENT	591 SF
GFA	4793 SF



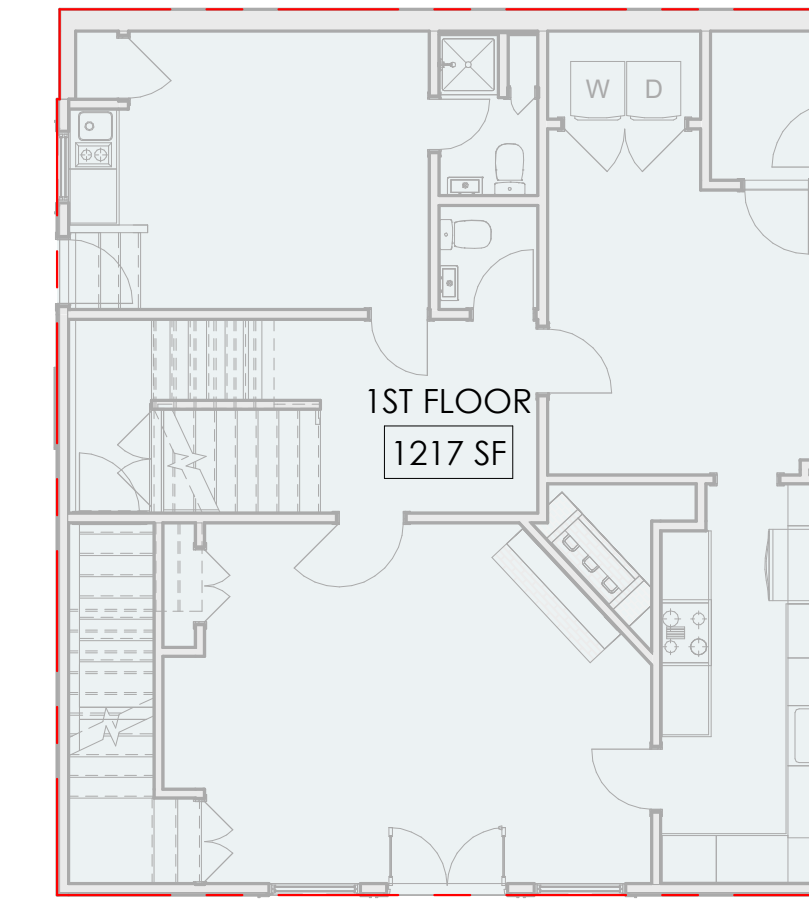
10 EXISTING GFA - ATTIC  
1/8" = 1'-0"



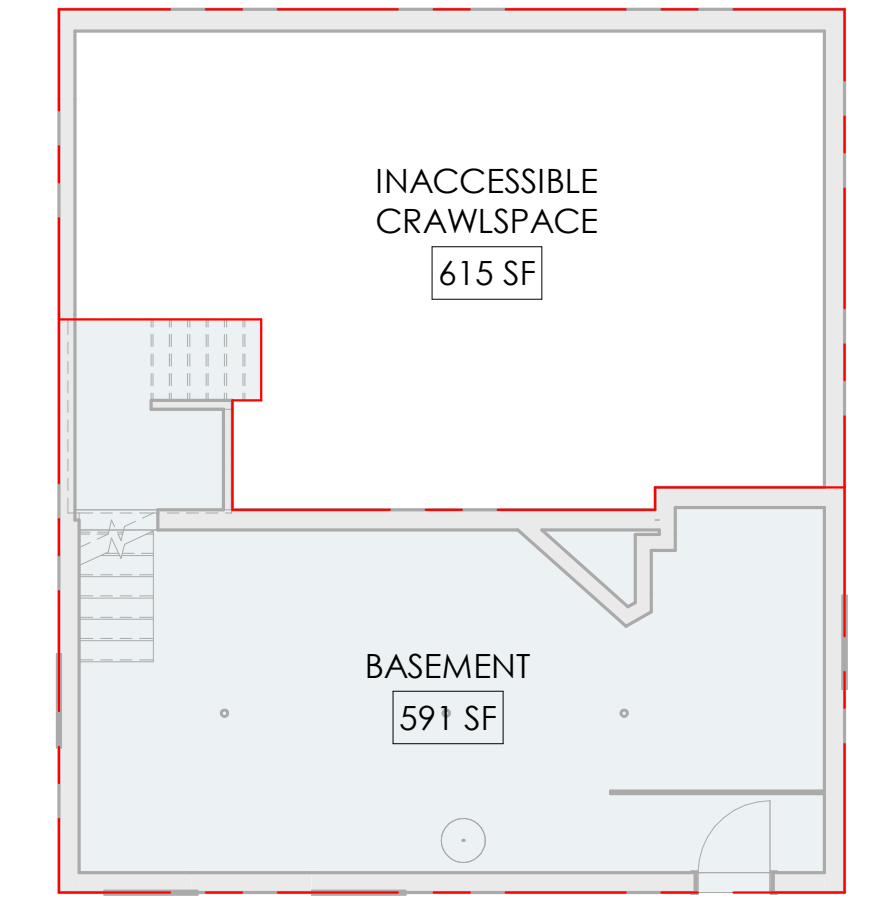
9 EXISTING GFA - 3RD FL  
1/8" = 1'-0"



8 EXISTING GFA - 2ND FL  
1/8" = 1'-0"

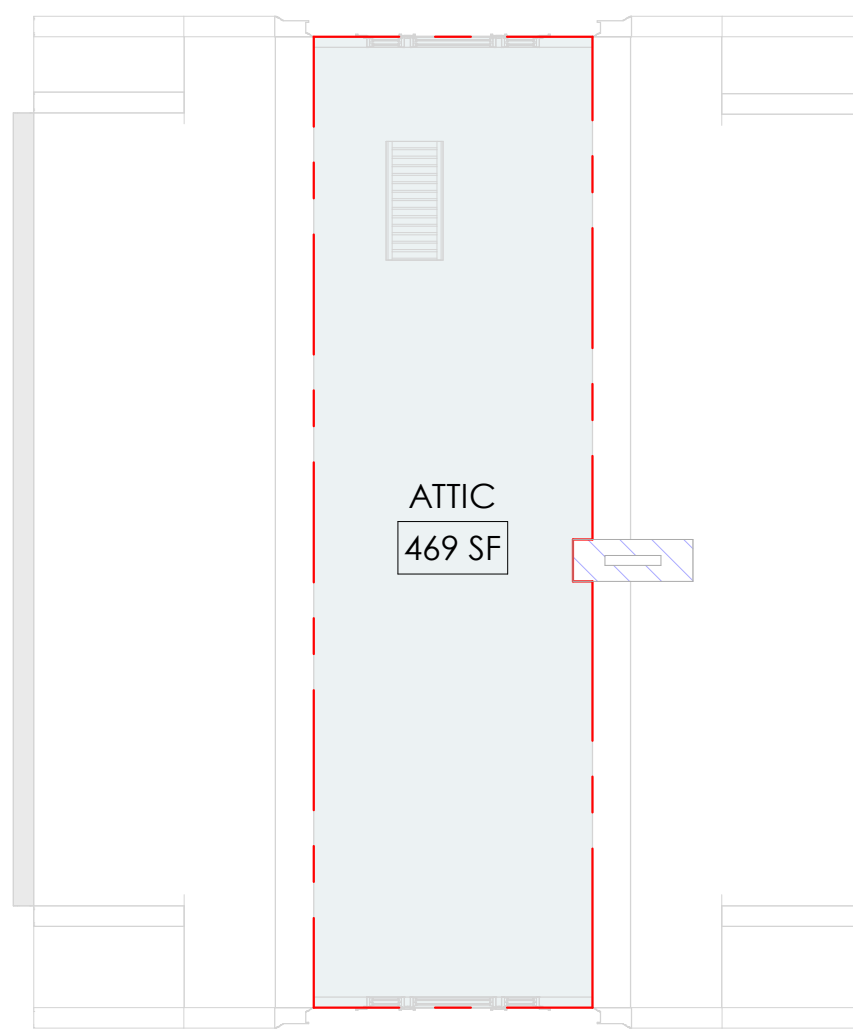


7 EXISTING GFA - 1ST FL  
1/8" = 1'-0"

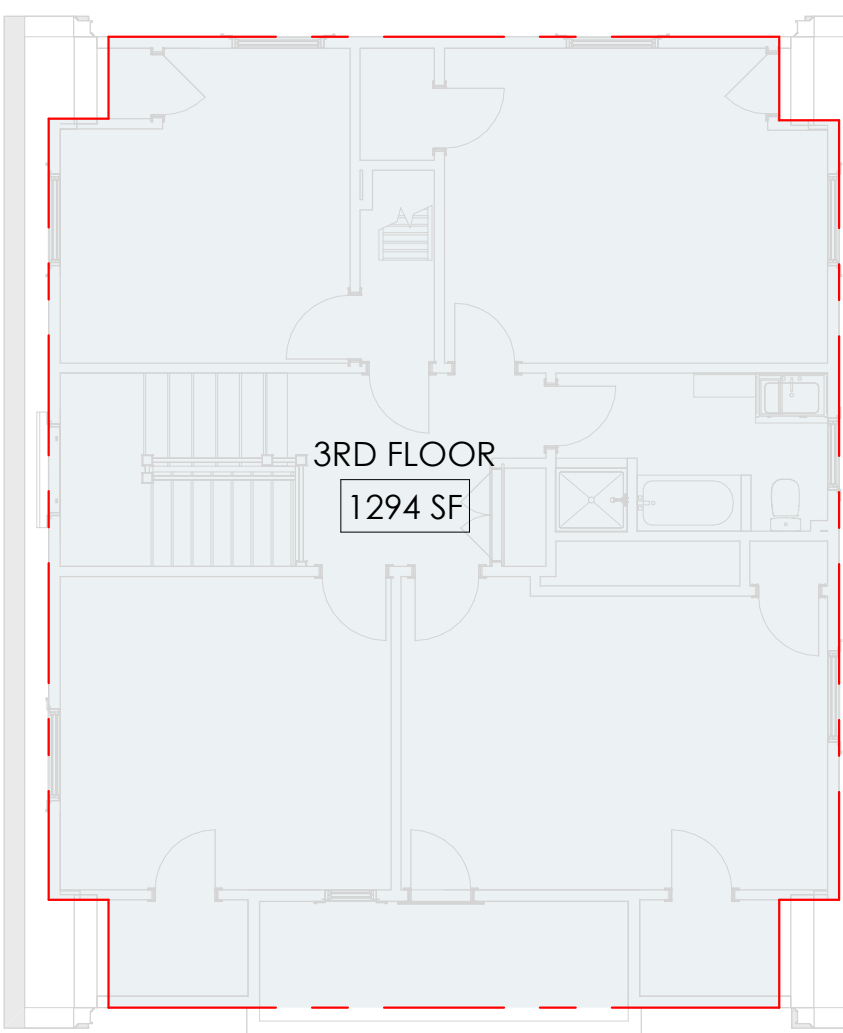


6 EXISTING GFA - GARDEN  
1/8" = 1'-0"

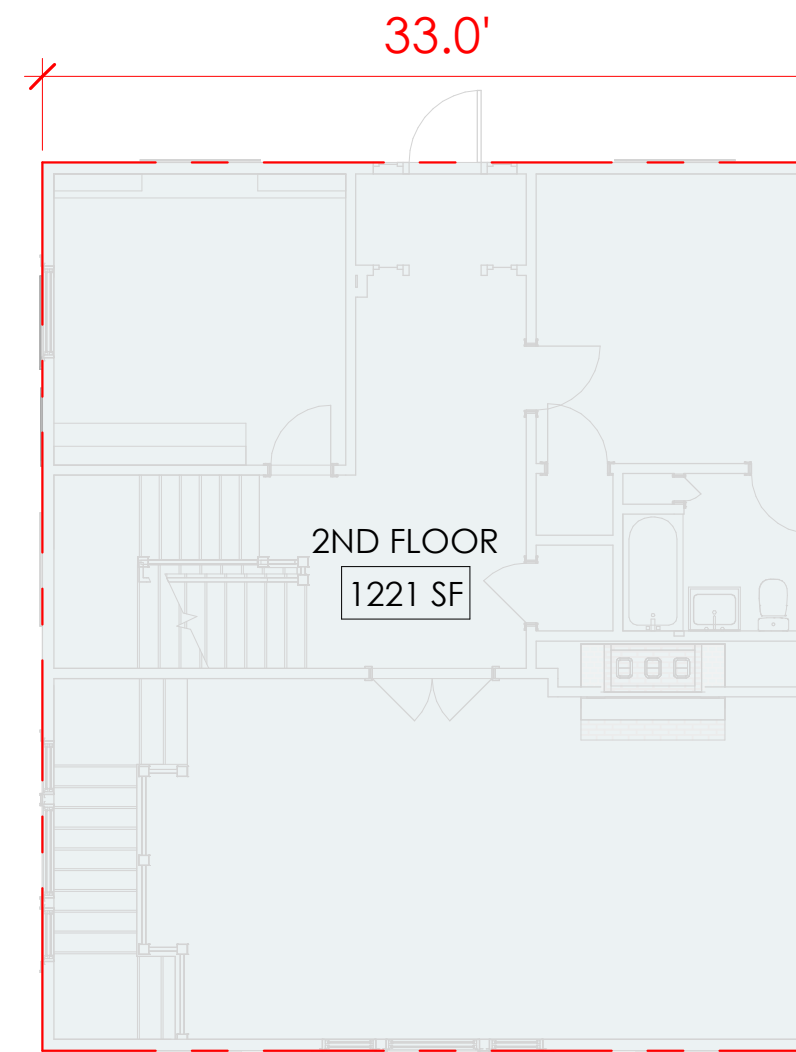
PROPOSED GFA	
NAME	AREA
BASEMENT	591 SF
1ST FLOOR	1217 SF
2ND FLOOR	1221 SF
3RD FLOOR	1294 SF
ATTIC	469 SF
PROPOSED ADDITION	373 SF
GFA	5165 SF



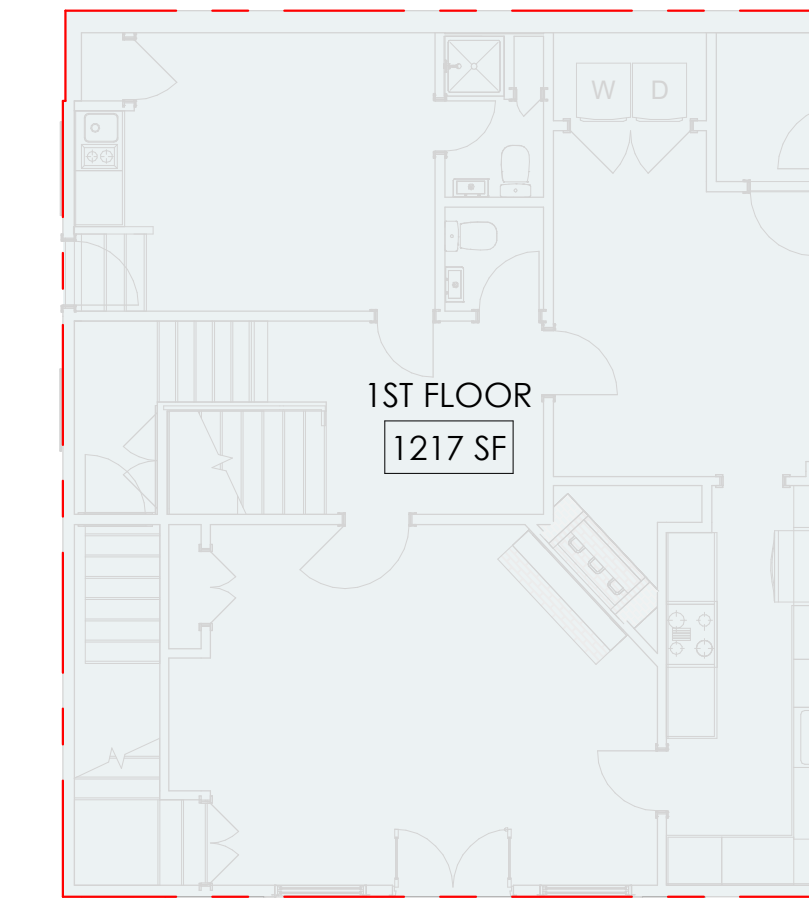
5 PROPOSED GFA - ATTIC  
1/8" = 1'-0"



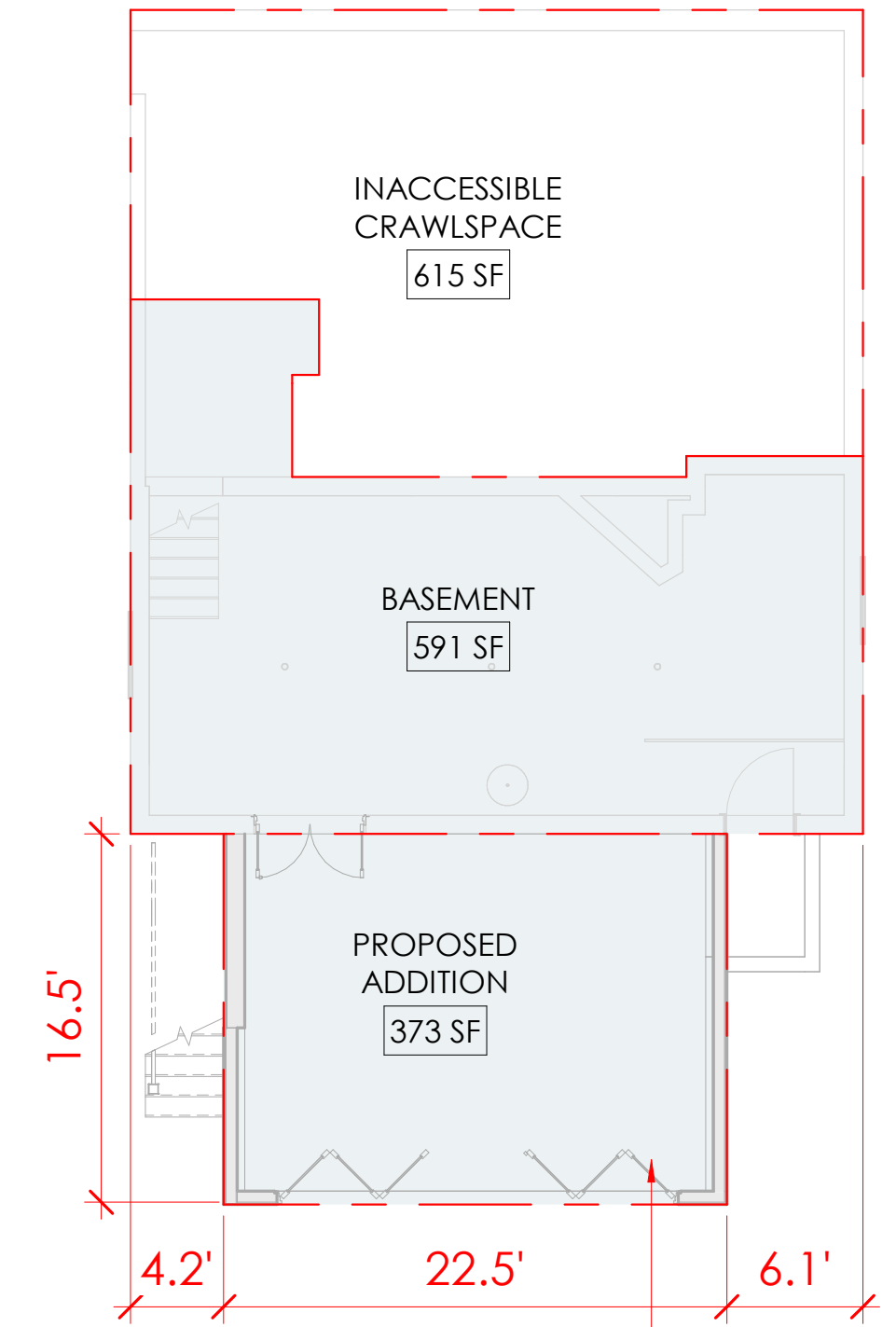
4 PROPOSED GFA - 3RD FL  
1/8" = 1'-0"



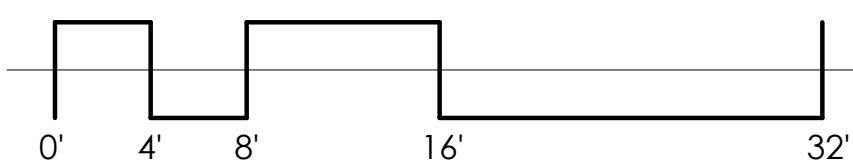
3 PROPOSED GFA - 2ND FL  
1/8" = 1'-0"



2 PROPOSED GFA - 1ST FL  
1/8" = 1'-0"



1 PROPOSED GFA - GARDEN  
1/8" = 1'-0"



PROPOSED ROOF DECK

PROPOSED SUNROOM ADDITION +373 SF

# GFA AREA DIAGRAMS

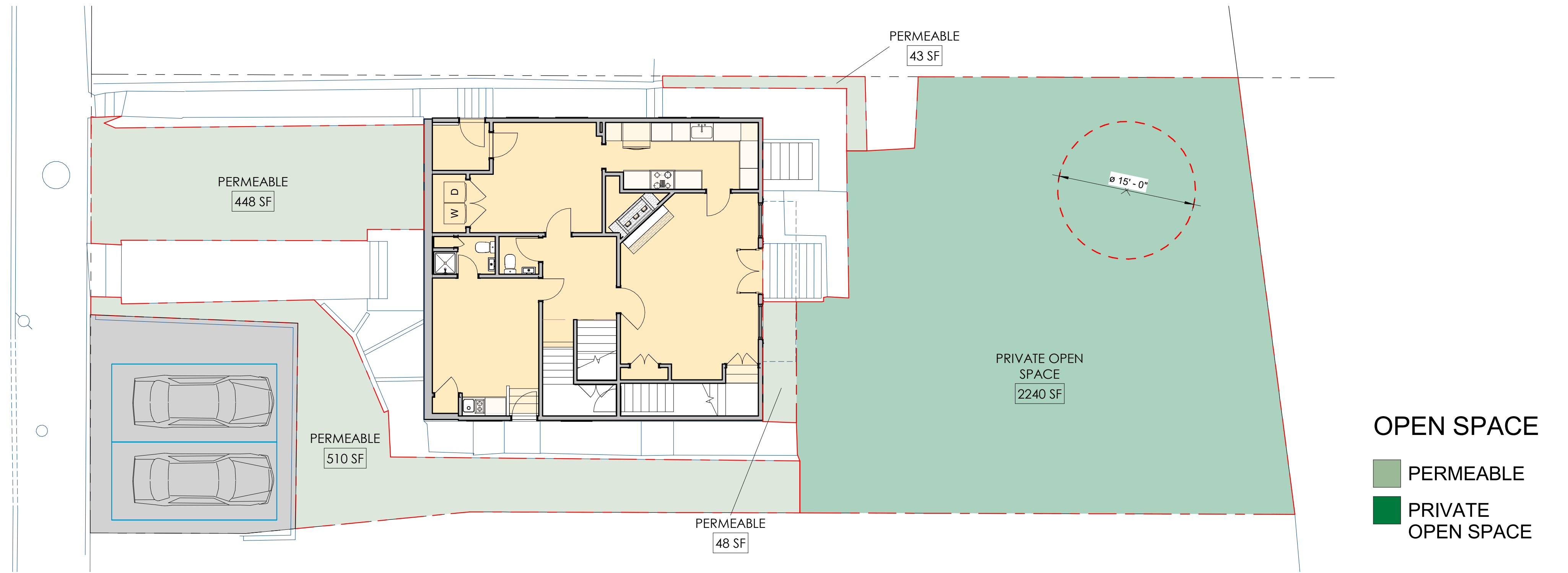
## BOARD OF ZONING APPEALS SET

# 50 CONCORD AVENUE, CAMBRIDGE MA



Date	05.19.23
Sheet	BZA-02

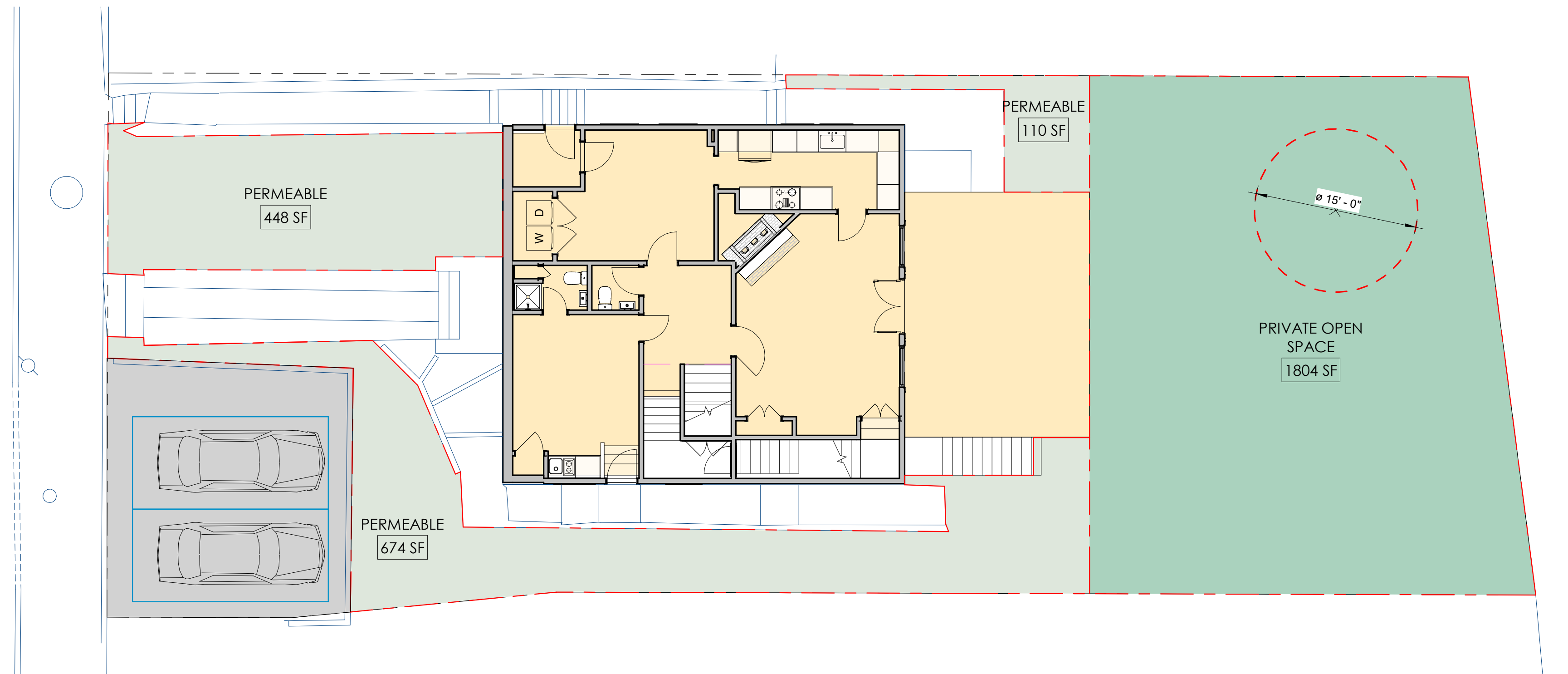
EXISTING OPEN SPACE CALCS		
O.S TYPE	AREA	% OF LOT AREA
PRIVATE OPEN SPACE	2240 SF	36.3%
PERMEABLE	1049 SF	17.0%
TOTAL	3289 SF	53.3%



### EXISTING OPEN SPACE DIAGRAM

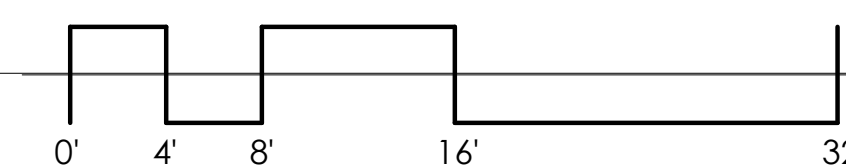
1/8" = 1'-0"

PROPOSED OPEN SPACE CALCS		
O.S TYPE	AREA	% OF LOT AREA
PRIVATE OPEN SPACE	1804 SF	29.2%
PERMEABLE	1232 SF	19.9%
TOTAL	3036 SF	49.2%



### PROPOSED OPEN SPACE DIAGRAM

1/8" = 1'-0"



OPEN SPACE CALCULATION LOT AREA: 6168 SF		
<b>REQUIRED OPEN SPACE</b>		
RES C-1 ZONE: 4828 SF X 30%	1448 SF	
RES A-2 ZONE: 1340 SF X 50%	670 SF	
<b>TOTAL REQ. O.S.</b>	<b>2118 SF</b>	
TOTAL REQ. PRIVATE (15'X15')	1059 SF MIN.	
<b>EXISTING OPEN SPACE</b>		
PRIVATE + PERMEABLE O.S. (MIN. 15'X15')	2240 SF	36.3%
PERMEABLE ONLY O.S.	1049 SF	17.0%
<b>TOTAL OPEN SPACE</b>	<b>3289 SF</b>	<b>53.3%</b>
<b>PROPOSED OPEN SPACE</b>		
PRIVATE + PERMEABLE O.S. (MIN. 15'X15')	1804 SF	29.2%
PERMEABLE ONLY O.S.	1232 SF	19.9%
<b>TOTAL OPEN SPACE</b>	<b>3036 SF</b>	<b>49.2%</b>

# OPEN SPACE DIAGRAMS BOARD OF ZONING APPEALS SET

# 50 CONCORD AVENUE, CAMBRIDGE MA



Date	05.19.23
Sheet	BZA-03

**GRADE PLANE CALCULATIONS**

**EXISTING GRADE PLANE CALCULATION**

EXISTING GRADE PLANE SPOT ELEVATIONS:

- EL. 1 = 83.9'
- EL. 2 = 93.7'
- EL. 3 = 93.4'
- EL. 4 = 84.4'

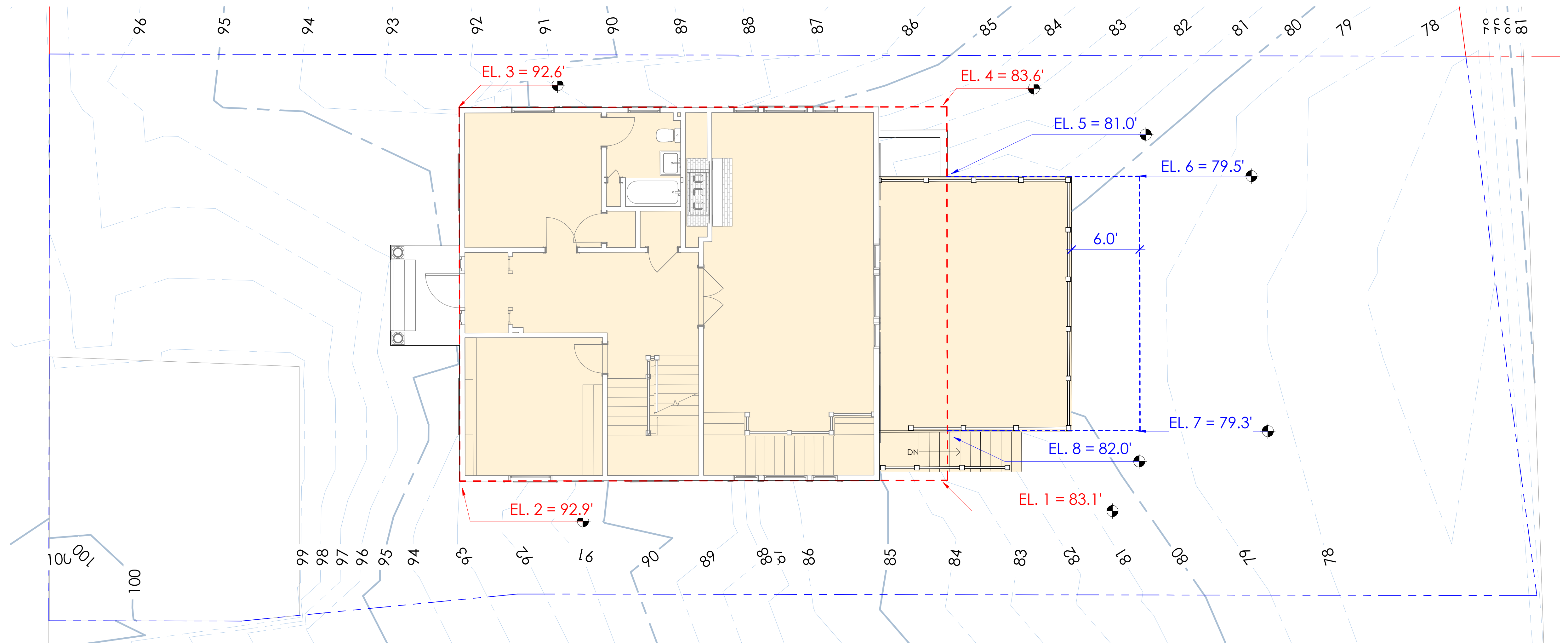
EXISTING GRADE PLANE ELEVATION:  
 =  $(83.9' + 93.7' + 93.4' + 84.4') / 4$   
 =  $355.4' / 4$   
 = 88.85'

**PROPOSED GRADE PLANE CALCULATION**

PROPOSED GRADE PLANE SPOT ELEVATIONS:

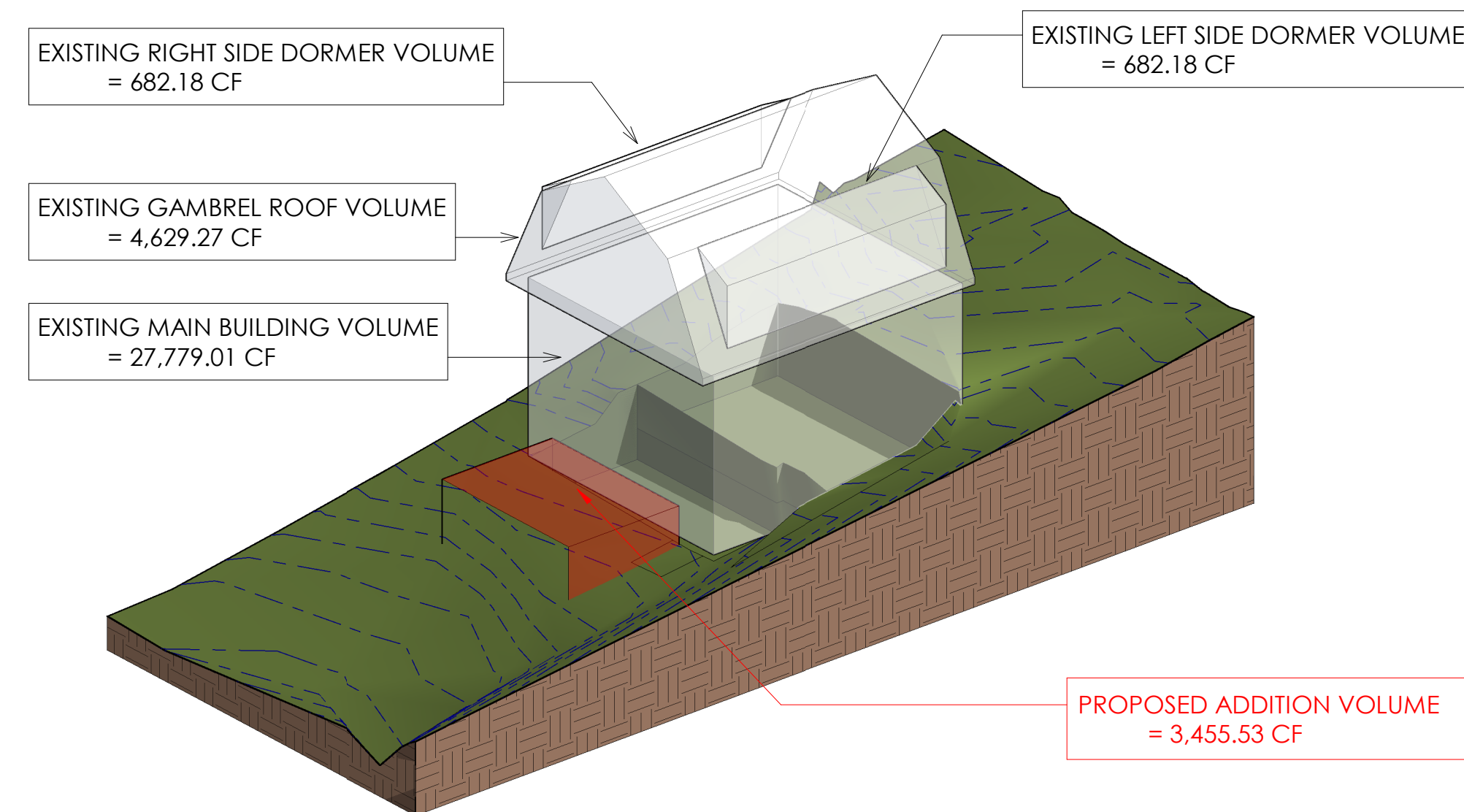
- EL. 1 = 83.9'
- EL. 2 = 93.7'
- EL. 3 = 93.4'
- EL. 4 = 84.4'
- EL. 5 = 81.8'
- EL. 6 = 80.3'
- EL. 7 = 80.2'
- EL. 8 = 82.8'

PROPOSED GRADE PLANE ELEVATION:  
 =  $(83.9' + 93.7' + 93.4' + 84.4') + (81.8' + 80.3' + 80.2' + 82.8') / 8$   
 =  $355.4' + 325.1' / 8$   
 = 85.06'



**GRADE PLANE CALCULATION DIAGRAM**

3/16" = 1'-0"



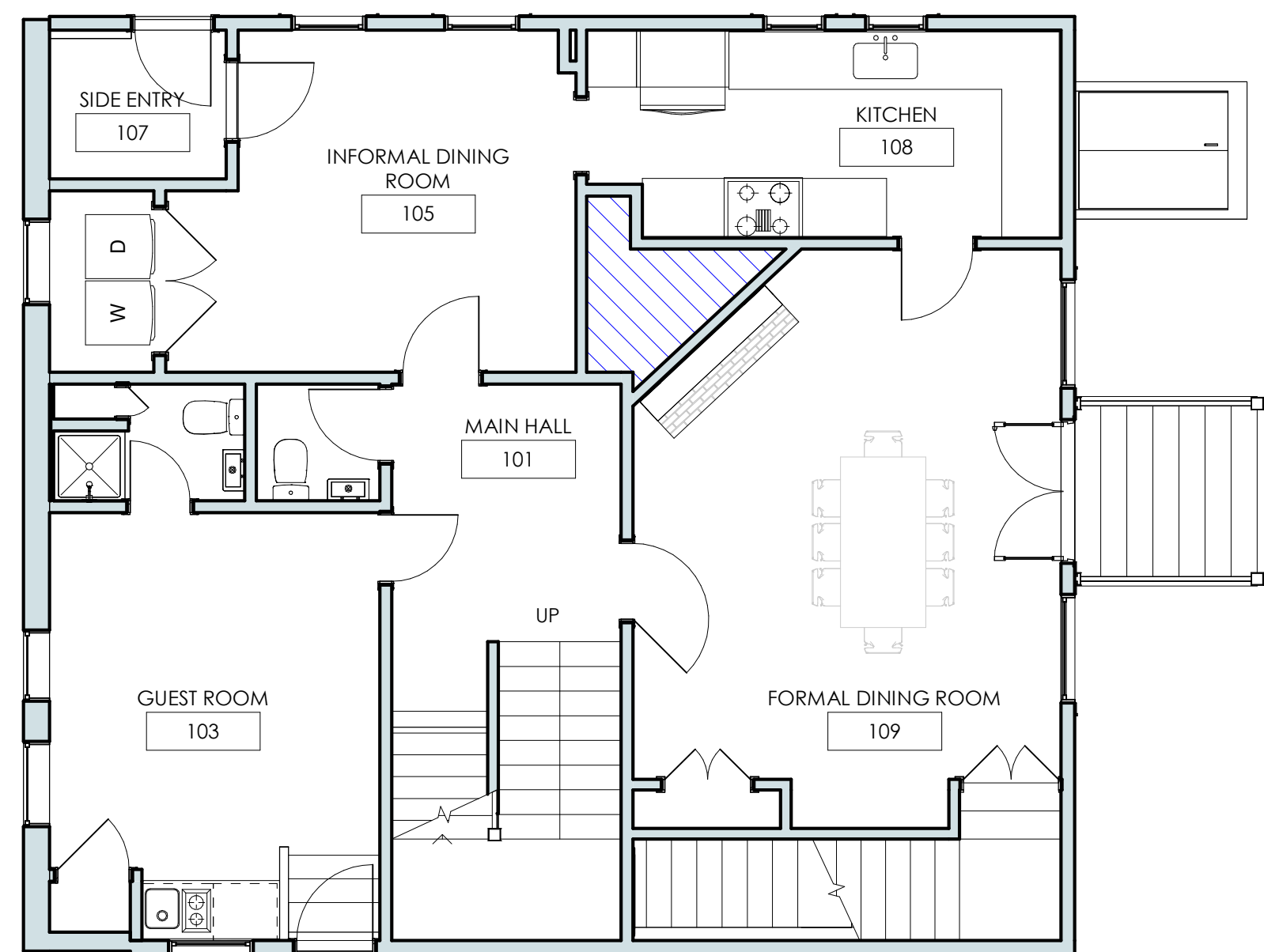
**3D VOLUME CALCULATION DIAGRAM**

EX. & PROPOSED BUILDING VOLUME TOTALS			
Volume Description	Volume Type	Gross Volume	% Volume Increase
GAMBREL ROOF VOLUME	EXISTING	19077.75 CF	
RIGHT SIDE DORMER VOLUME	EXISTING	682.18 CF	
LEFT SIDE DORMER	EXISTING	682.18 CF	
MAIN BUILDING VOLUME	EXISTING	27779.01 CF	
TOTAL EXISTING BUILDING VOLUME		48221.11 CF	
SUNROOM ADDITION	PROPOSED	3306.11 CF	=7.16% INCREASE IN TOTAL BUILDING VOLUME
VOLUME ADDED		3306.11 CF	
TOTAL PROPOSED BUILDING VOLUME		51527.23 CF	

GRADE PLANE & VOLUME CALCS.  
 BOARD OF ZONING APPEALS SET

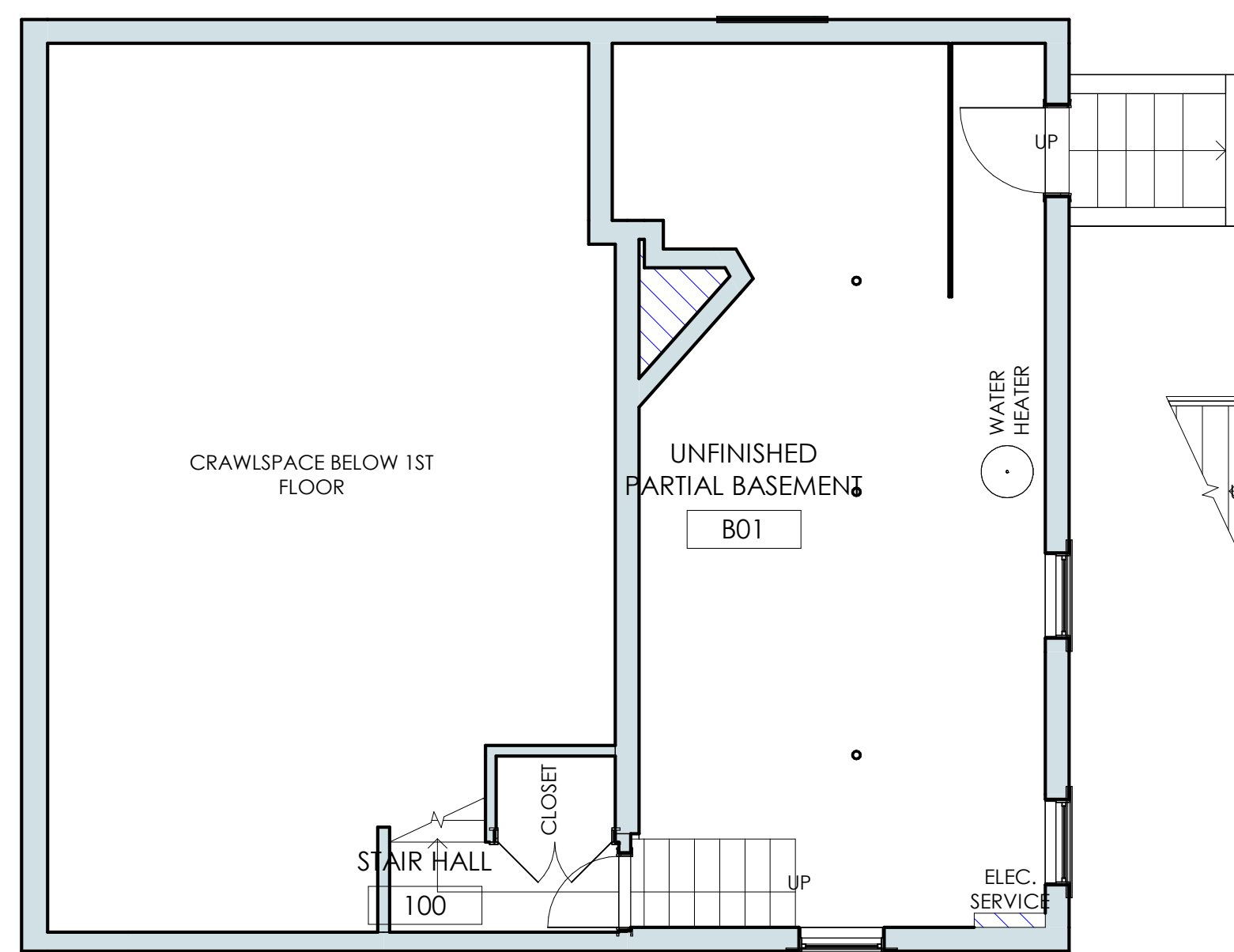
50 CONCORD AVENUE, CAMBRIDGE MA





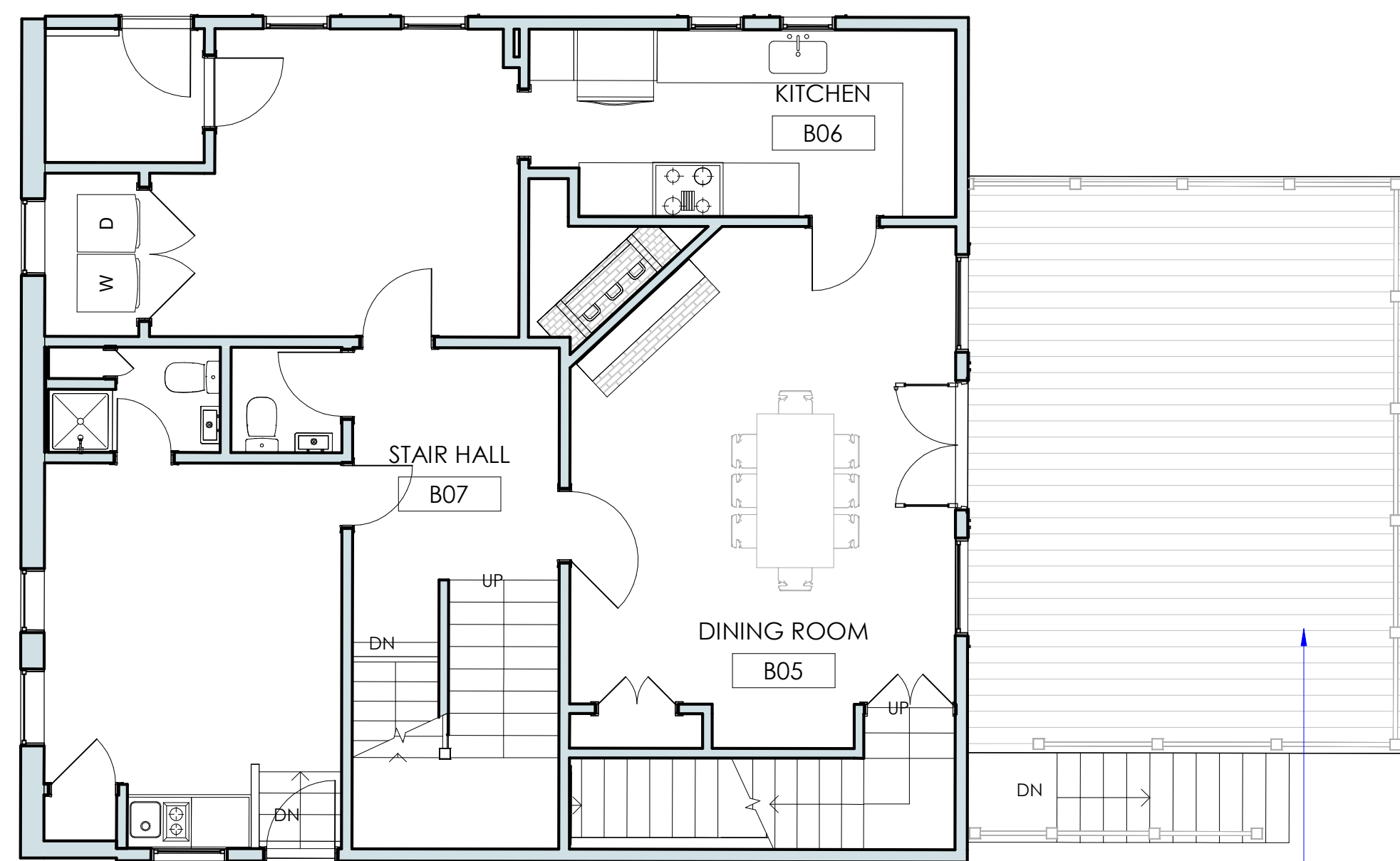
**EXISTING 1ST FL PLAN**

3/16" = 1'-0"



**EXISTING GARDEN LEVEL PLAN**

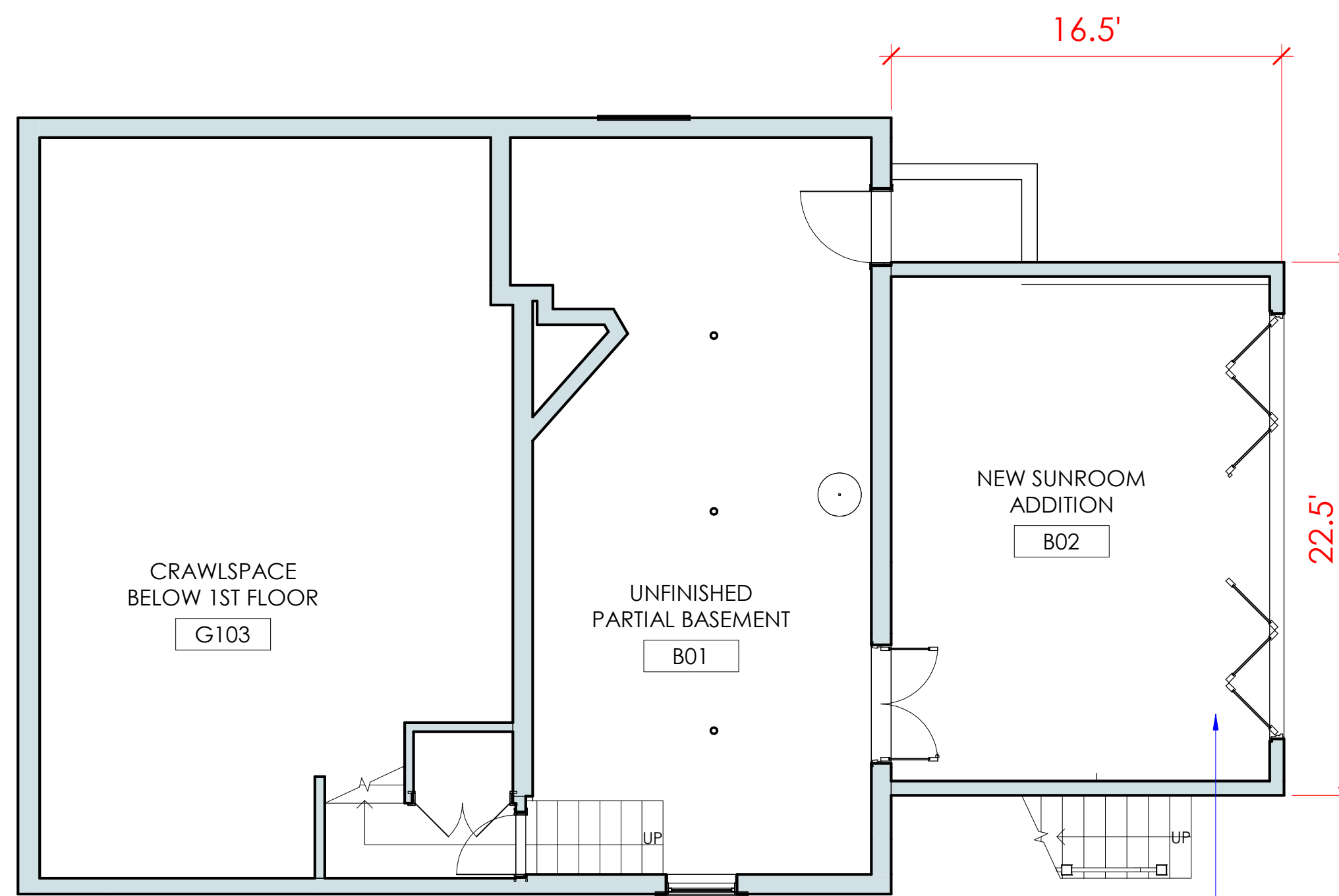
3/16" = 1'-0"



**PROPOSED 1ST FL PLAN**

3/16" = 1'-0"

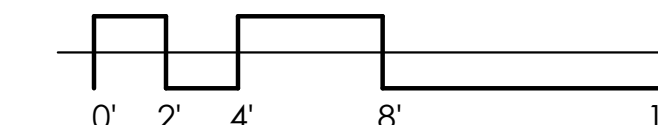
PROPOSED ROOF DECK & STAIR TO YARD FROM 1ST FLOOR



**PROPOSED GARDEN LEVEL PLAN**

3/16" = 1'-0"

PROPOSED GARDEN LEVEL ADDITION + 373 SF



**EXISTING & PROPOSED PLANS  
BOARD OF ZONING APPEALS SET**

**50 CONCORD AVENUE, CAMBRIDGE MA**

5/19/2023 11:19:14 AM

Date: 05.19.23  
Sheet: BZA-05



**EXIST. LEFT ELEV**

3/16" = 1'-0"



**EXISTING FRONT ELEVATION**

3/16" = 1'-0"



PROPOSED GARDEN LEVEL ADDITION + 373 SF

**PROP. LEFT ELEV**

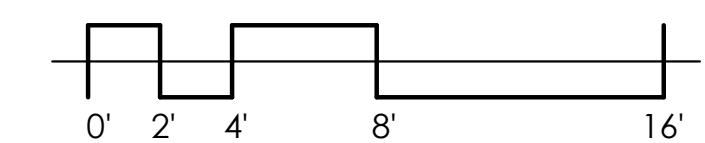
3/16" = 1'-0"



NO CHANGE THIS ELEVATION

**PROPOSED FRONT ELEVATION**

3/16" = 1'-0"



**EXIST & PROPOSED ELEVATIONS  
BOARD OF ZONING APPEALS SET**

**50 CONCORD AVENUE, CAMBRIDGE MA**



**KBA**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

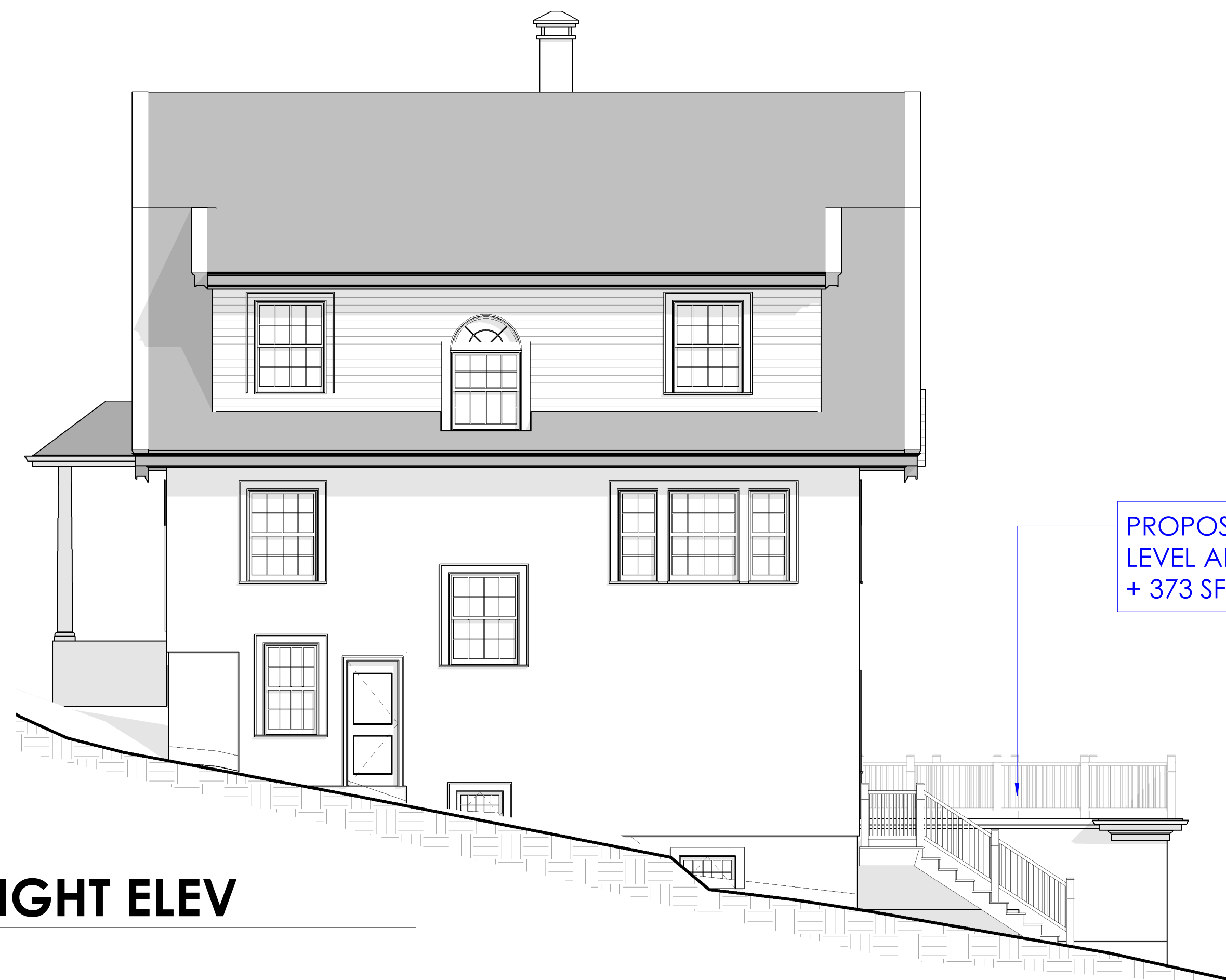
Date  
05.19.23

Sheet  
BZA-06



**EXIST. RIGHT ELEV**

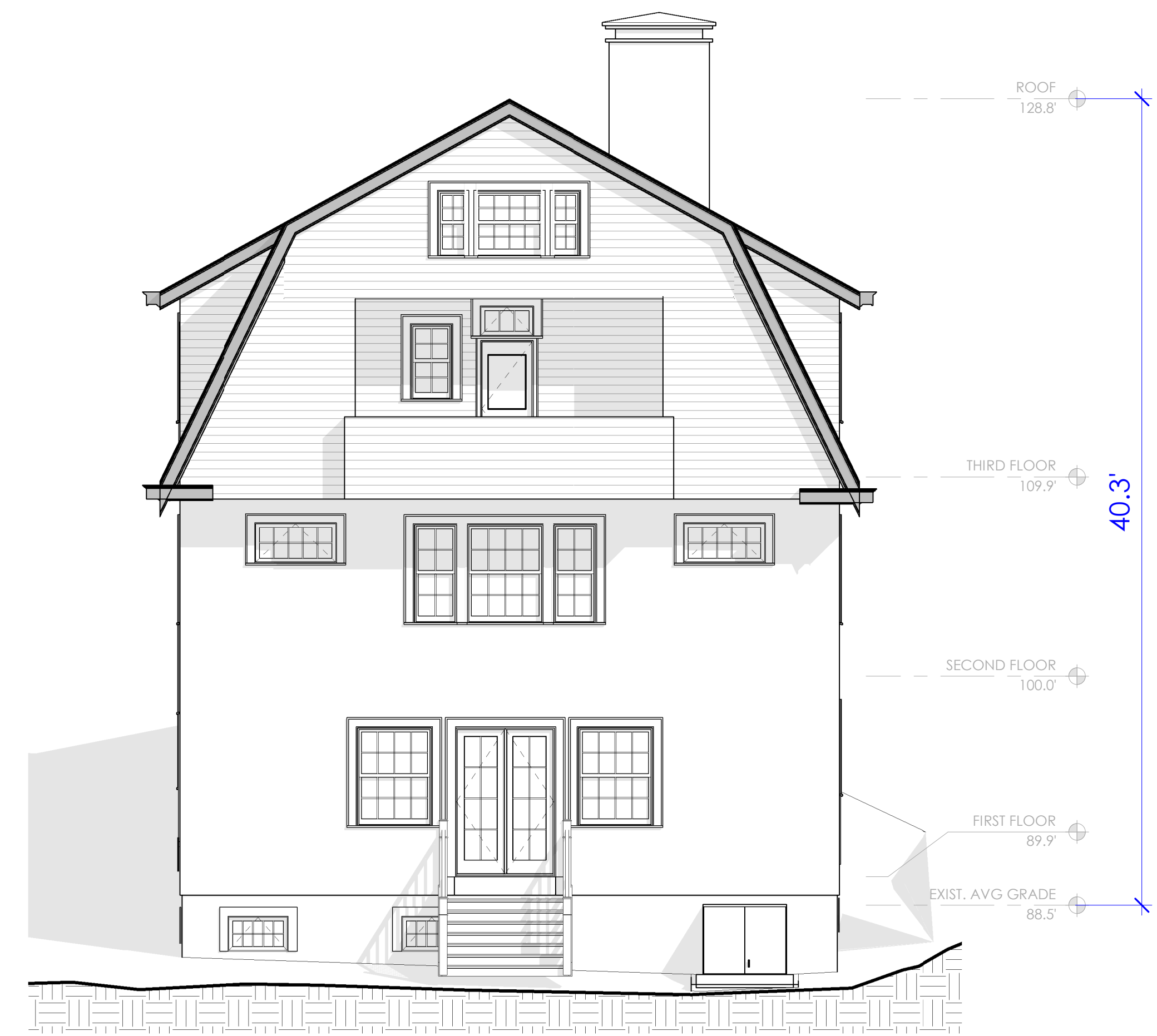
3/16" = 1'-0"



**PROP. RIGHT ELEV**

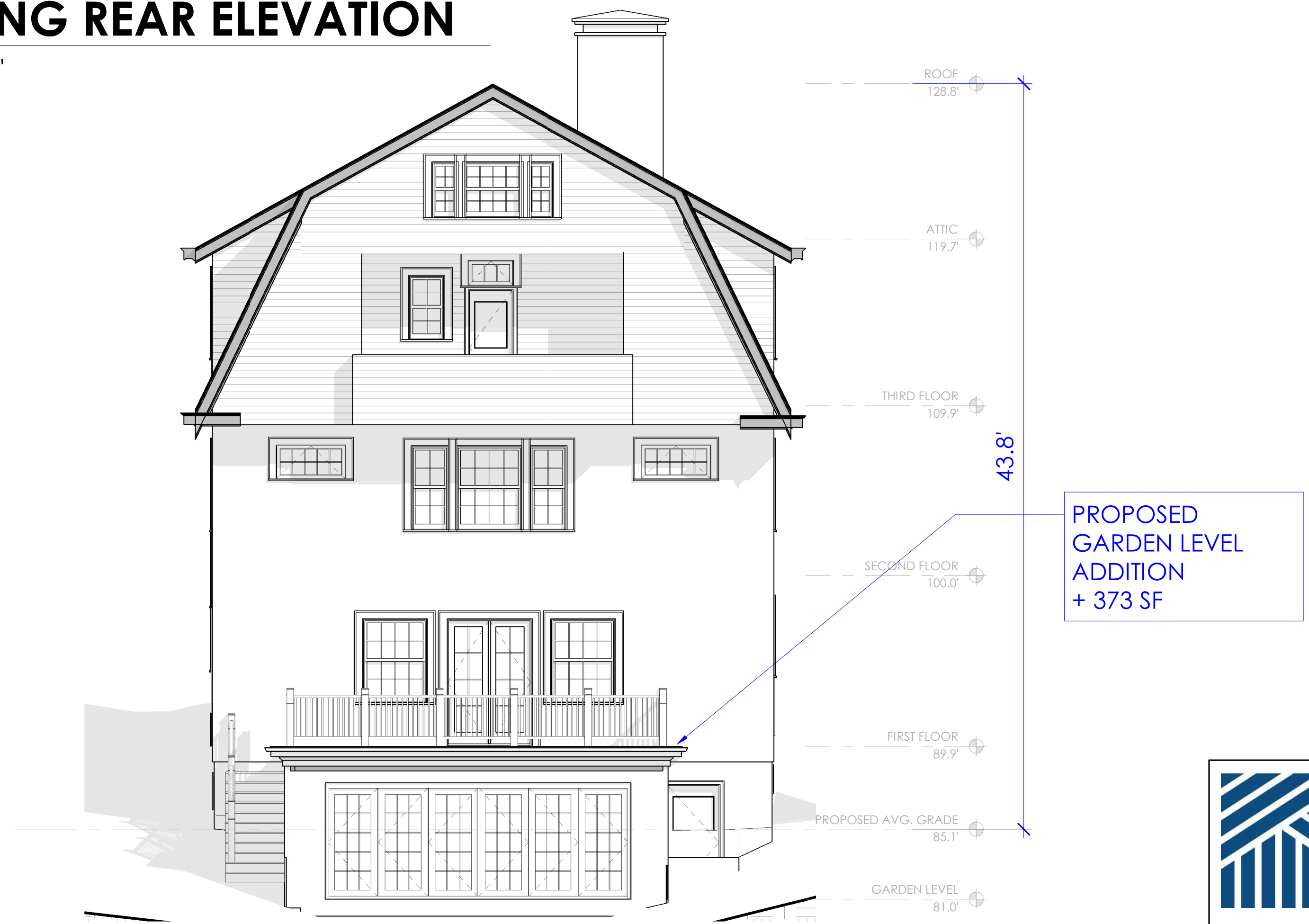
3/16" = 1'-0"

**EXIST & PROPOSED ELEVATIONS  
BOARD OF ZONING APPEALS SET**



**EXISTING REAR ELEVATION**

3/16" = 1'-0"



**PROPOSED REAR ELEV.**

3/16" = 1'-0"

**50 CONCORD AVENUE, CAMBRIDGE MA**

5/19/2023 11:19:34 AM



**KBA**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

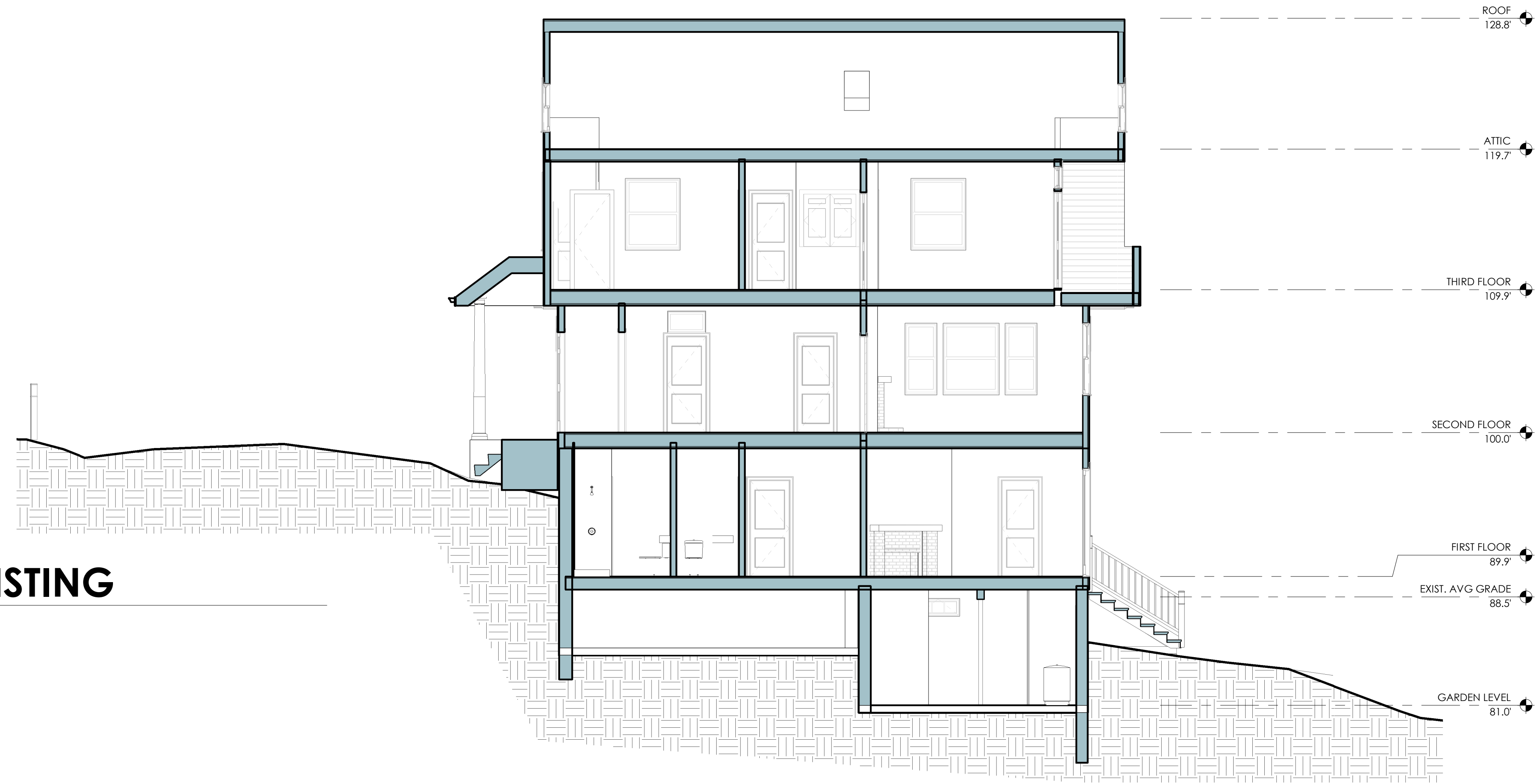
Date 05.19.23

Sheet BZA-07



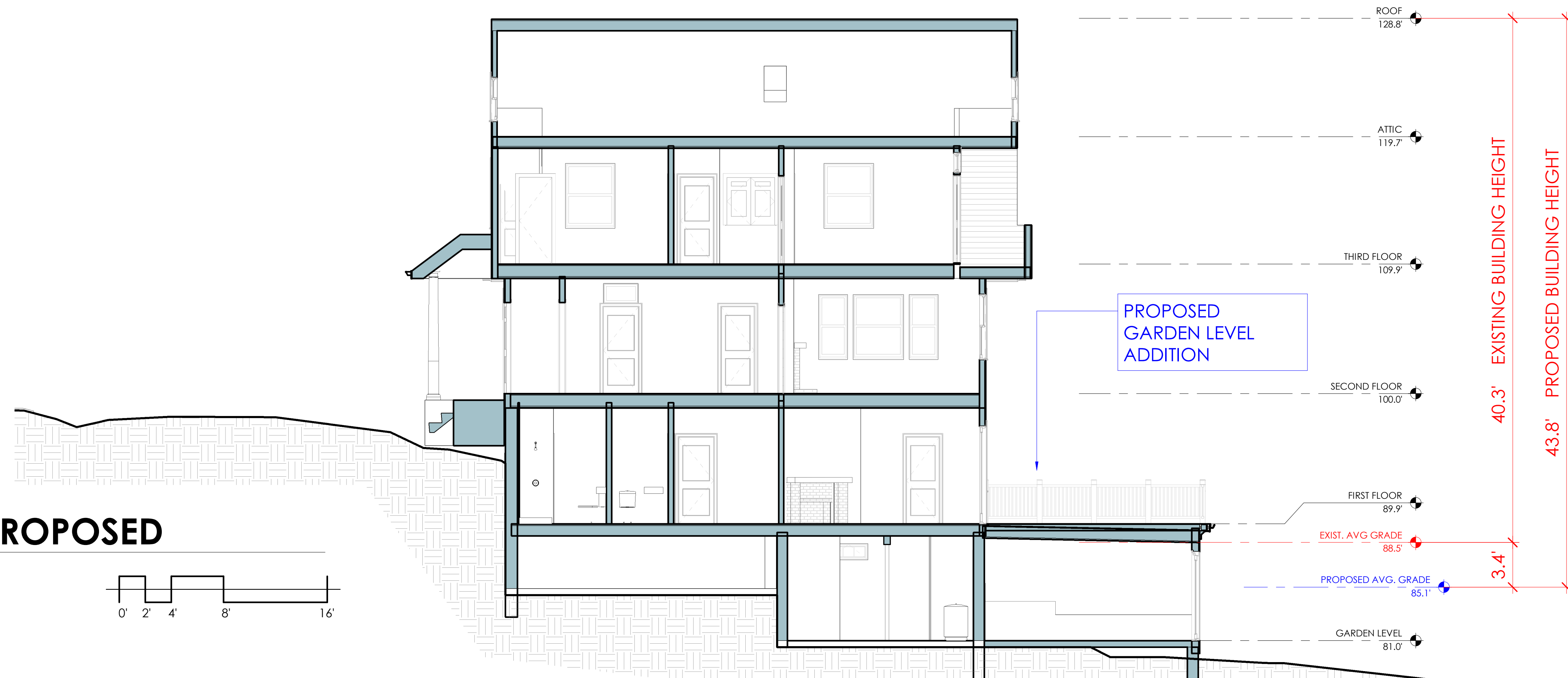
### SITE SECTION - EXISTING

3/16" = 1'-0"



### SITE SECTION - PROPOSED

3/16" = 1'-0"

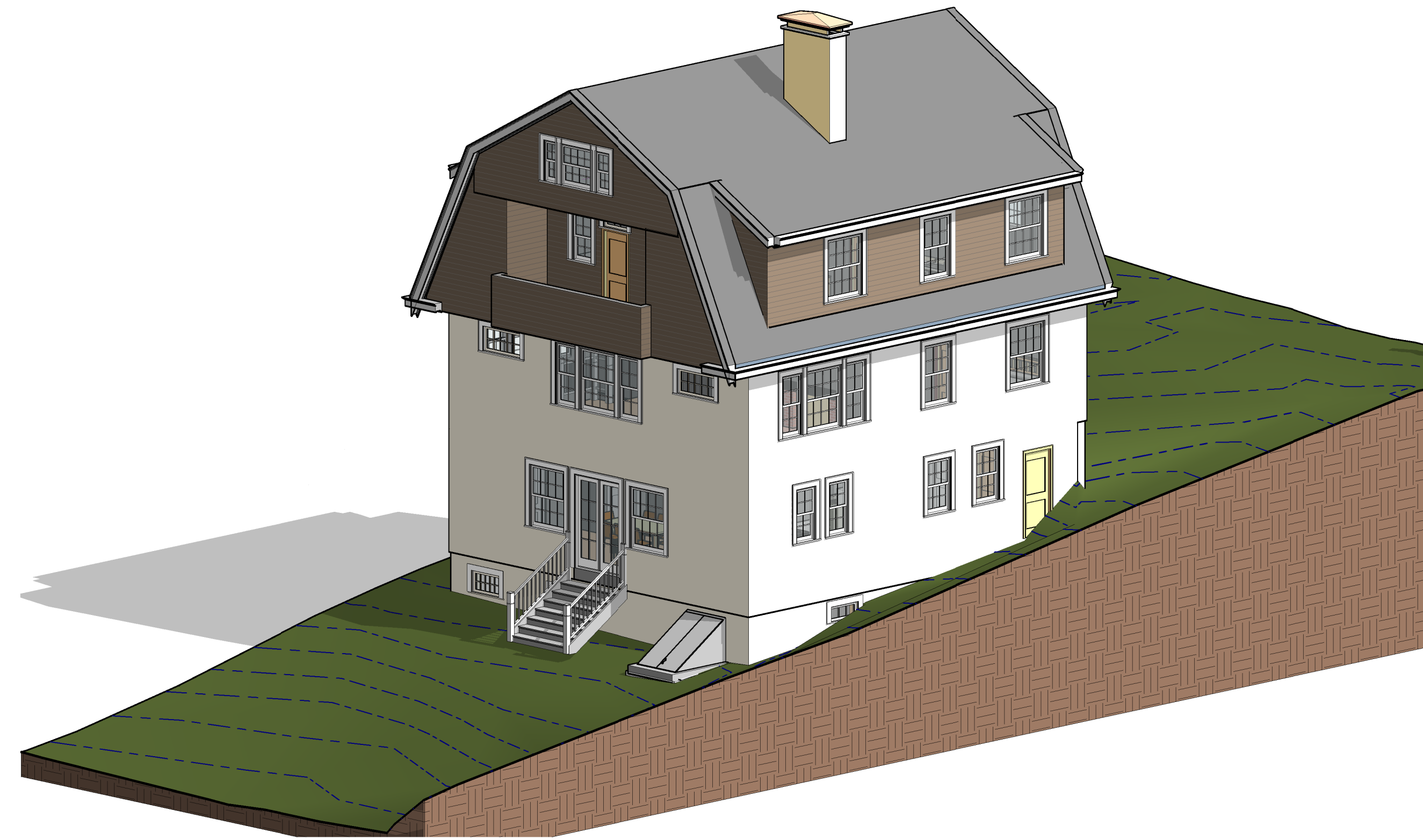


EXISTING AND PROPOSED SECTIONS  
BOARD OF ZONING APPEALS SET

50 CONCORD AVENUE, CAMBRIDGE MA



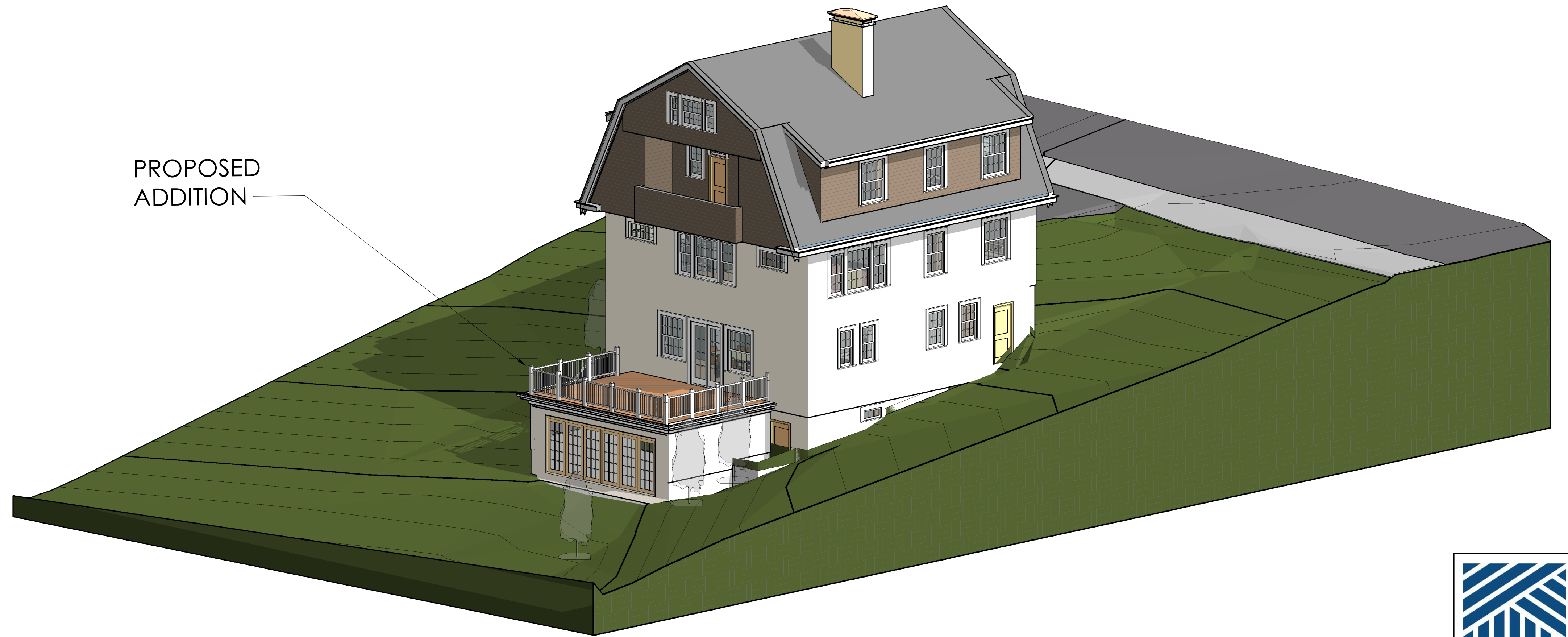
Date	05.19.23
Sheet	BZA-08



**EXISTING REAR VIEW**



PROPOSED  
ADDITION



**REAR VIEW INDICATING REQUESTED ADDITION**

PHOTOS AND 3D VIEWS  
BOARD OF ZONING APPEALS SET

50 CONCORD AVENUE, CAMBRIDGE MA

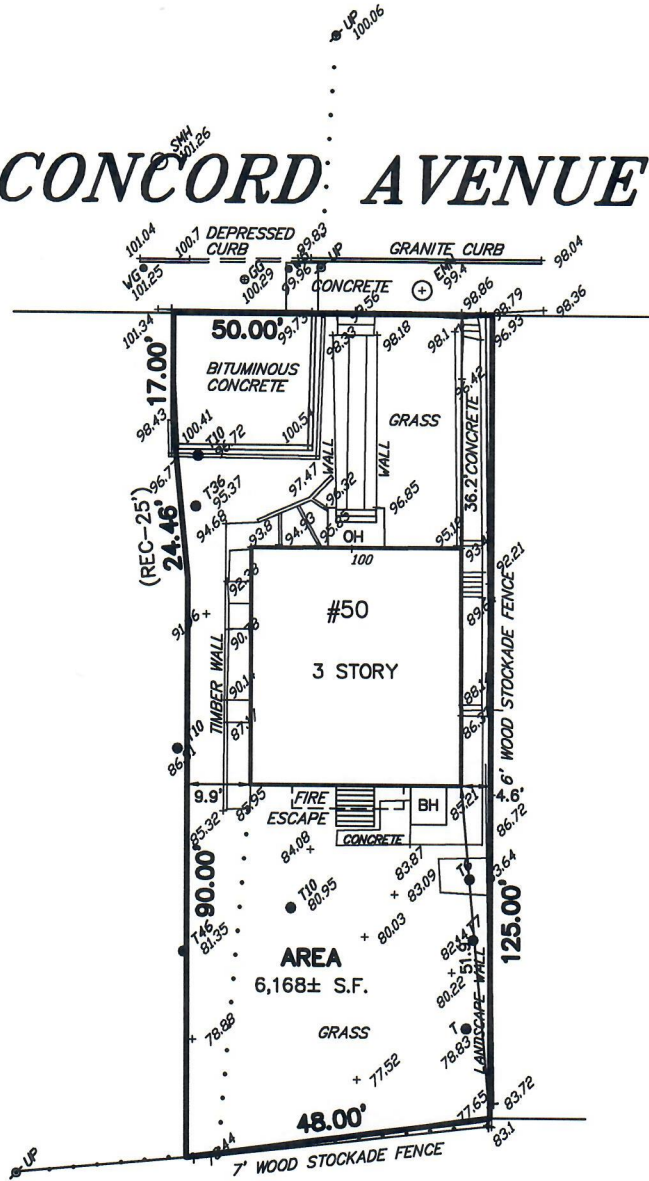


**K B A**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

Date  
05.19.23

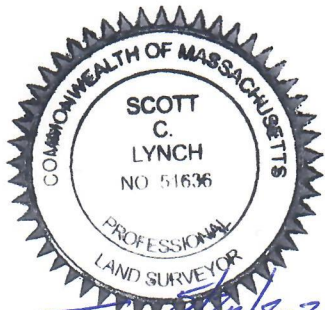
Sheet  
BZA-09

# CONCORD AVENUE



OWNER: TRUSTEE OF THE MARION R. FREMONT-SMITH TRUST

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



*Scott Lynch* 5/20/2022

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

**CERTIFIED PLOT PLAN  
#50 CONCORD AVENUE  
IN  
CAMBRIDGE, MA  
(MIDDLESEX COUNTY)**

**SCALE: 1" = 30'    DATE: 5/20/2022**

**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
7065CP1.DWG

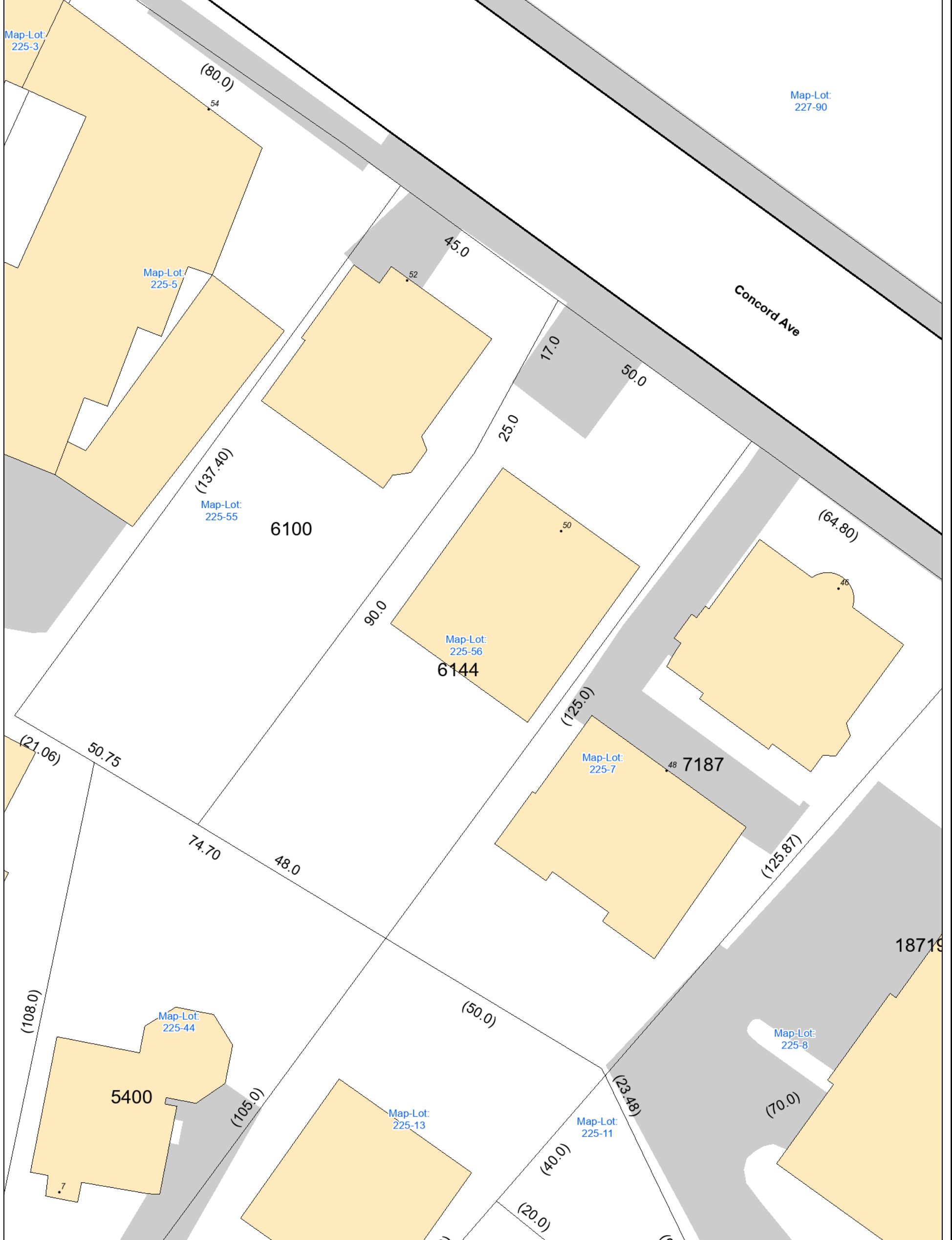
50 Concord Ave  
BZA-223469











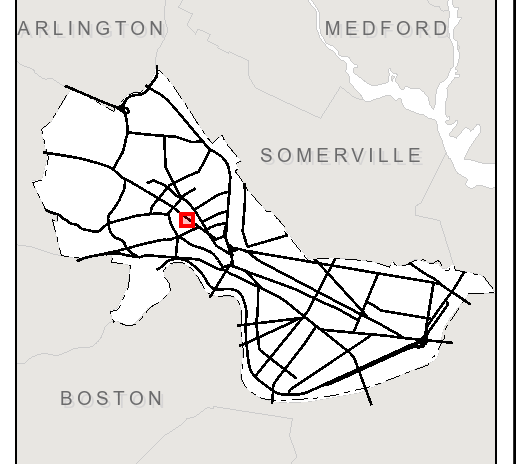
City of Cambridge  
Massachusetts

1" = 20 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

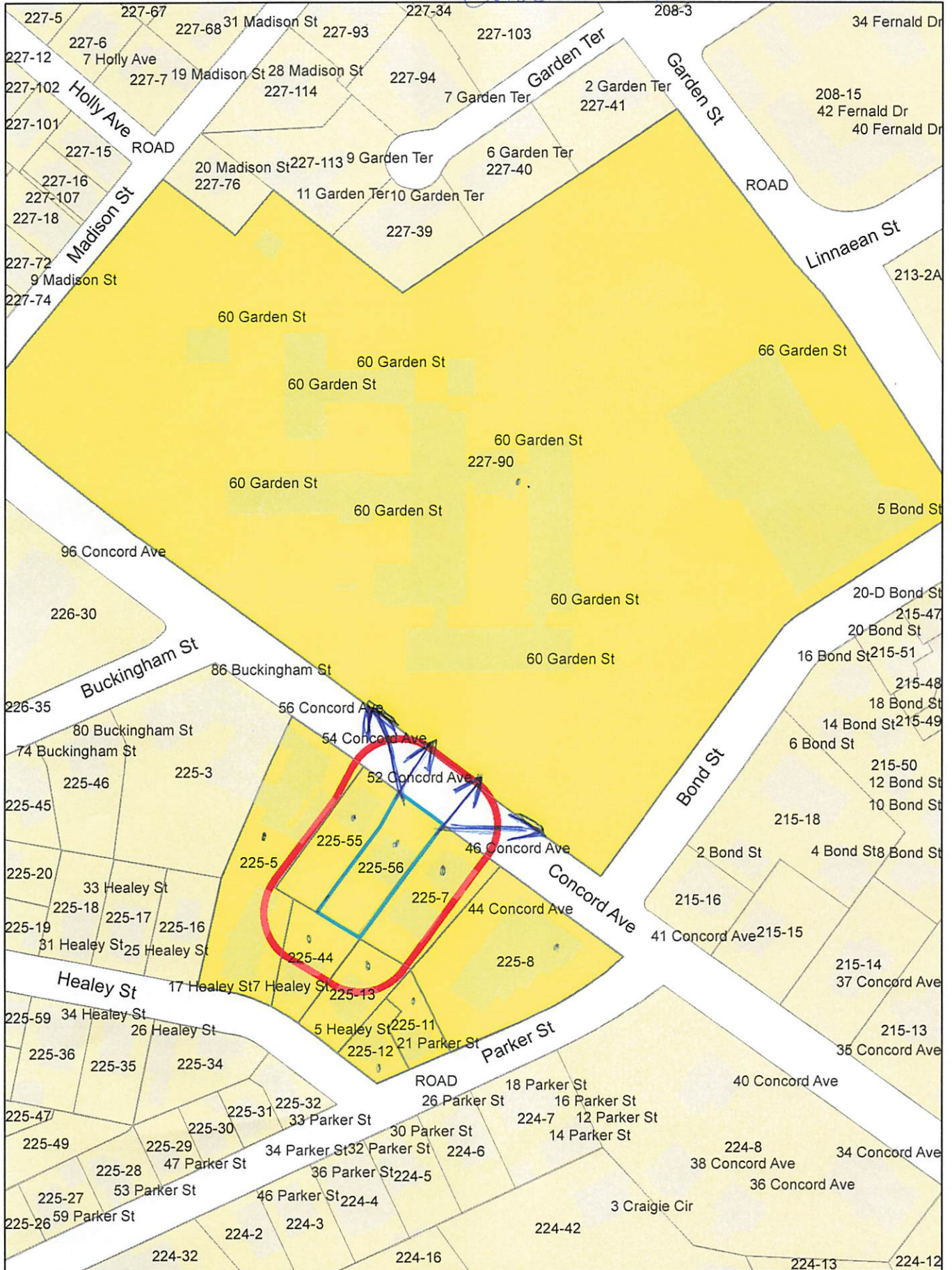
[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- Addresses
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath





50 Concord Ave



50 Concord Ave

Petitioner

225-5  
BAWA, TSHERING  
TR. THE 17 HEALEY ST., #202 REALTY TR  
11 RICHMOND RD  
BELMONT, MA 02478

225-5  
MARKAND, ATUL & ALLA TERENTIEVA  
C/O OXFORD ST REALTY INC  
1644 MASS AVE  
CAMBRIDGE, MA 02138

CATHY CHEN  
50 CONCORD AVE  
CAMBRIDGE, MA 02138

225-5  
GREEN, JOSEPH B.  
14 CRAIGIE ST.  
CAMBRIDGE, MA 02138

225-5  
VANNICELLI, MARSHA  
11 HURON AVE  
CAMBRIDGE, MA 02138

225-5  
TERENTIEVA, ALLA  
54 CONCORD AVE. UNIT#301  
CAMBRIDGE, MA 02138

225-5  
AGARWAL, RAJENDRA  
54 CONCORD AVE., #302  
CAMBRIDGE, MA 02138

225-5  
TREADWELL, GAYLE A.  
54 CONCORD AVE #401  
CAMBRIDGE, MA 02138

225-5  
CESARI, ROBERT A., JR.  
54 CONCORD AVE., UNIT #54402  
CAMBRIDGE, MA 02138

225-8  
UMANZIO, CLAIRE-FRANCES  
44 CONCORD AVE #104  
CAMBRIDGE, MA 02138

225-8  
RABINOWITZ, STANLEY J.  
44 CONCORD AVE., #202  
CAMBRIDGE, MA 02138

225-8  
ALBA DEL RIO, BEATRIZ  
44 CONCORD AVE., #205  
CAMBRIDGE, MA 02138

225-11  
SIMITS, MATTHEW J. & LAURIE R. PESSAH  
21 PARKER ST  
CAMBRIDGE, MA 02138

225-5  
GENG, HONG  
54 CONCORD AVE, UNIT #403  
CAMBRIDGE, MA 02138

225-8  
PARATORE, JOSEPH D. &  
CORDULA PARATORE TRUSTEES  
142 CHILTON ST  
BELMONT, MA 02178

225-8  
ALSTER, NORMAN & KRISTINE ALSTER  
29 GURNEY ST  
CAMBRIDGE, MA 02138

225-8  
POPPER, CHARLES  
44 CONCORD AVE #206  
CAMBRIDGE, MA 02138

225-8  
COLEMAN, K. ANN  
44 CONCORD AVE., UNIT #306  
CAMBRIDGE, MA 02138

225-8  
MORGAN, DAVID GLYN & MARGARITA ESTEVEZ  
136 GONESEE ST. APT 501  
SYRACUSE, NY 13202

225-12  
CRANNA, JUDITH  
3 HEALEY ST.  
CAMBRIDGE, MA 02138-2221

225-5  
PITTMAN, RISA DIANNE  
17 HEALEY #103  
CAMBRIDGE, MA 02138

225-8  
CHEN, BO & XINTAO WEI  
44 CONCORD AVE. UNIT#102  
CAMBRIDGE, MA 02138

225-8  
JOSEPH, ELAINE M.  
44 CONCORD AVE., #105  
CAMBRIDGE, MA 02138

225-8  
POLLALIS, SPIRO  
44 CONCORD AVE. #106  
CAMBRIDGE, MA 02138

225-8  
FURLONG, INGRID B.  
THE JULIE ATWOOD DRAKE 1999 TRUST  
1405 VEGAS VERDES # 215  
SANTA FE, NM 87507

225-8  
POLLALIS, SPIRO  
44 CONCORD AVENUE UNIT #106  
CAMBRIDGE, MA 02138

225-8  
DAVIES, MARK I. & MONIQUE V. DAVIES  
44 CONCORD AVE. UNIT#401  
CAMBRIDGE, MA 02138

225-8  
COXE PROPERTIES, LLC  
9662 MCCLANAHAN RD.  
GREENCASTLE, PA 17225

225-5  
RICCARDI, PAT J. JR.  
17 HEALEY ST UNIT 102  
CAMBRIDGE, MA 02138

225-5  
SUCHMAN, SARA  
51A THAYER RIDGE ROAD  
BRATTLEBORO, VT 05301

50 Concord Ave

225-5  
JANOWSKA, STANISLAWA E.  
17 HEALEY ST., #303  
CAMBRIDGE, MA 02138

225-5  
YOON, SUTHICHAI, NANTAWAN YOON,  
241 S.ARDMORE RD.  
BEXLEY, OH 43209

225-8  
FREITAS, TIMOTHY  
44 CONCORD AVE UNIT 403  
CAMBRIDGE, MA 02138

225-55  
AZUMA, SELOM H & EMILY L. AARONSON  
52 CONCORD AVE  
CAMBRIDGE, MA 02138

227-90  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

225-7  
HSIEH, TSUNG-HAN  
48 CONCORD AVE #48/1  
CAMBRIDGE, MA 02138

225-7  
NATARAJAN, PRIYAMVADA  
46 CONCORD AVE UNIT 2  
CAMBRIDGE, MA 02138

225-7  
RAMIREZ, VLADIMIR  
46-48 CONCORD AVE., #46/1  
CAMBRIDGE, MA 02138

225-7  
JEM REALTY, LLC  
P.O. BX 2112  
NEW CASTLE, NH 03854

225-8  
RAMIREZ, VLADIMIR  
44 CONCORD AVE #100  
CAMBRIDGE, MA 02138

225-8  
JUNGHAHN LISA & LARA KHOURI  
TRS L & L FAMILY TRUST  
1253 11TH ST - UNIT 3  
SANTA MONICA, CA 90401

225-5  
ZORN CHRISTIAN E & TOQUYEN ZORN  
54 CONCORD AVE UNIT 102  
CAMBRIDGE, MA 02138

225-8  
SINGH SWETA  
398 N AVE  
WESTON, MA 02493

225-5  
SELLING AVIVA  
17 HEALEY ST - UNIT 101  
CAMBRIDGE, MA 02138

225-8  
PIANA, FRANCESCA,  
TRS THE FRANCESCA PIANA TRT  
114 PLEASANT ST UNIT #202  
ARLINGTON, MA 02476

225-44  
MCELROY, DAVID J. ,  
TRS THE DAVID J. MCELROY REV TRUST  
7 HEALEY ST  
CAMBRIDGE, MA 02138

225-56  
FREMONT-SMITH, MARION R.,  
TRS THE MARION R. FREMONT-SMITH TR  
50 CONCORD AVE  
CAMBRIDGE, MA 02138

225-8  
CHUANG DANIEL B & KATHY CHUANG  
611 GREEN ST - UNIT T611  
CAMBRIDGE, MA 02138

225-13  
MILLER BRADLEY P LINDSAY L PITT TRS  
5 HEALEY ST  
CAMBRIDGE, MA 02138

225-8  
SULLO, RICHARD A & ALICE K. SULLO TRS  
44 CONCORD AVE - UNIT 302  
CAMBRIDGE, MA 02138

225-5  
SMITH, RITA & MICHAEL SMITH  
54 CONCORD AVE - UNIT 103  
CAMBRIDGE, MA 02138

225-5  
EPPERLY, MANUEL III GABRIELLE EPPERLY  
54 CONCORD AVE - UNIT 54-303  
CAMBRIDGE, MA 02138

225-8  
JIANG, BO  
44 CONCORD AVE - UNIT 304  
CAMBRIDGE, MA 02138

225-8  
JACOB, EMIL & PAULA MATCOVICI  
44 CONCORD AVE - UNIT 103  
CAMBRIDGE, MA 02138

225-8  
SAIA, ANTHONY J. & KATHLEEN V S. SAIA  
44 CONCORD AVE - UNIT 101  
CAMBRIDGE, MA 02138

225-5  
LOBRON, CHARLES M.  
54 CONCORD AVE., UNIT #101  
CAMBRIDGE, MA 02138

KELLY BOUCHER  
54 HARVARD STREET  
BROOKLINE, MA 02445