



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

REVA Application Form

REVA 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.

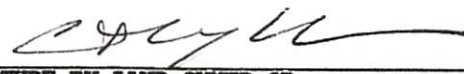
I/We Cathy Ling-Wei Chen
(OWNER)

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 _____.




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.



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 - 1934

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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 20 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>	
TOTAL GROSS FLOOR AREA:		4793	5165	4291	(max.)
LOT AREA:		6168	unchanged	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.78	0.84	0.69	
LOT AREA OF EACH DWELLING UNIT		6168	unchanged	1500 / 4500	
SIZE OF LOT:	WIDTH	48'	unchanged	50'	
	DEPTH	125'	unchanged	n/a	
SETBACKS IN FEET:	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'	
SIZE OF BUILDING:	HEIGHT	40.3'	43.8'	35'	
	WIDTH	41.5'	54.5'	n/a	
	LENGTH	33'	unchanged	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		53.3%	49.2%	34.4%	
NO. OF DWELLING UNITS:		1	unchanged	3.6	
NO. OF PARKING SPACES:		2	unchanged	0	
NO. OF LOADING AREAS:		0	0	n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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
Ratio of Gross Floor Area to Total Lot Area	0.78	0.78	
Ratio of Gross Floor Area to Lot Area	0.78	0.78	
Minimum Dwelling Unit Area	1500 sq ft	1500 sq ft	
Minimum Lot Area	4800 sq ft	4800 sq ft	
Minimum Lot Width	48 ft	48 ft	
Minimum Lot Depth	118 ft	118 ft	
Minimum Front Setback	36 ft	36 ft	
Minimum Rear Setback	36 ft	36 ft	
Minimum Left Side Setback	4 ft	4 ft	
Minimum Right Side Setback	4 ft	4 ft	
Minimum Building Height	43 ft	43 ft	
Minimum Building Width	41 ft	41 ft	
Minimum Building Length	33 ft	33 ft	
Minimum Open Space to Lot Area Ratio	50%	50%	
Minimum Number of Dwelling Units	1	1	
Minimum Number of Parking Spaces	2	2	
Minimum Number of Loading Areas	0	0	
Minimum Distance to Nearest Building on Same Lot	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. THE CAMBRIDGE ZONING ORDINANCE ARTICLE 8.00, 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 AREAS, 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

file 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

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

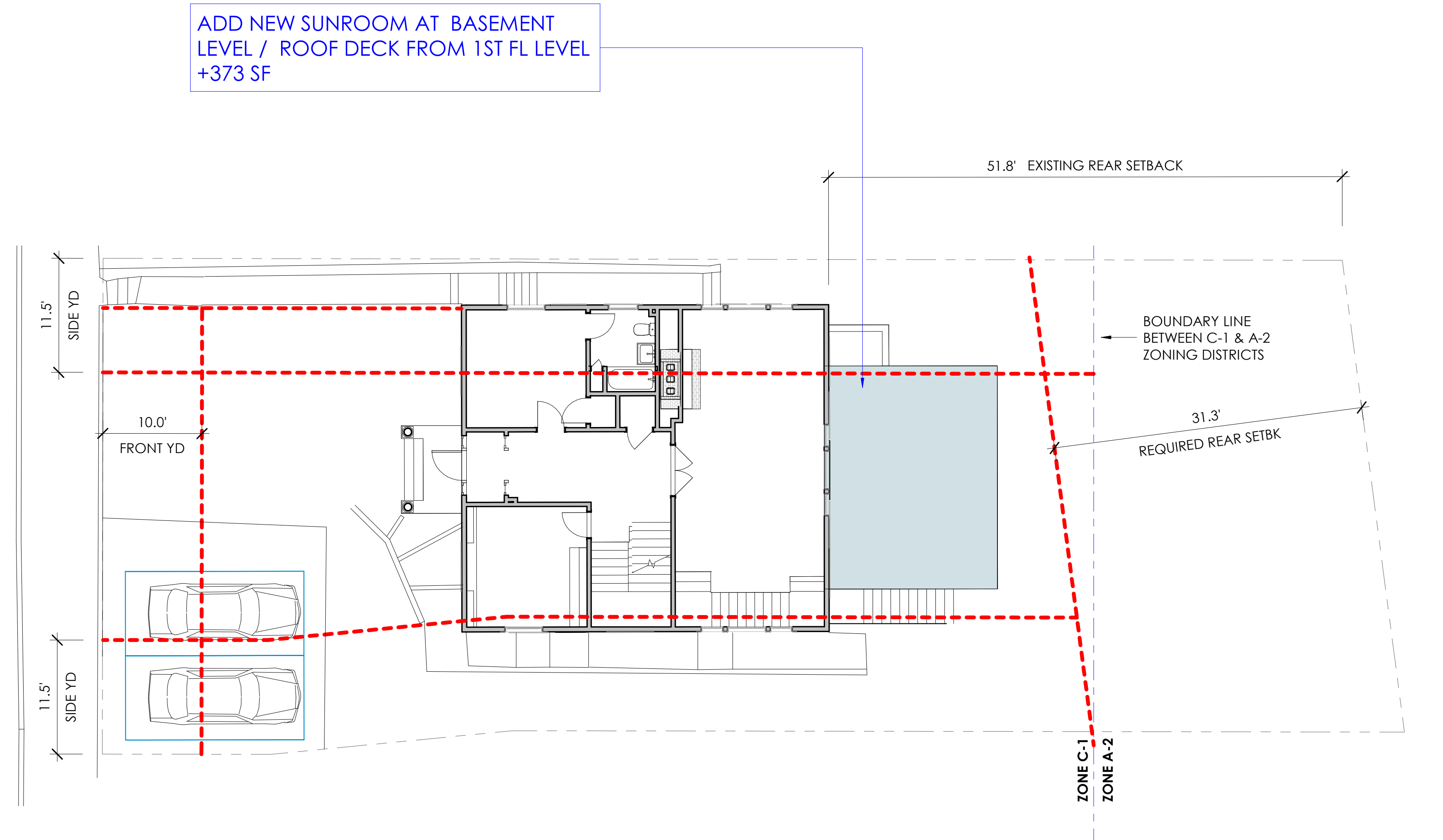
ALLOWABLE FAR: 0.69
 EXISTING FAR: 0.78
 PROPOSED FAR: 0.84 (+0.06)

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

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

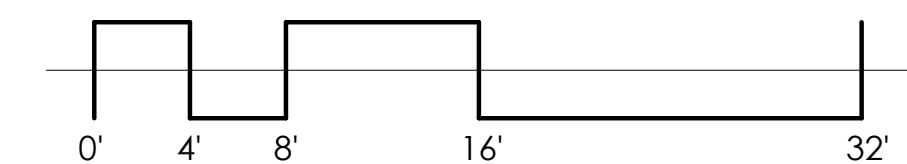
INCREASE NONCONFORMING BUILDING HEIGHT BY LOWERING OF AVERAGE GRADE, RIDGE LOCATION UNCHANGED

CONCORD AVENUE



SITE PLAN - ZONING REVIEW

1/8" = 1'-0"



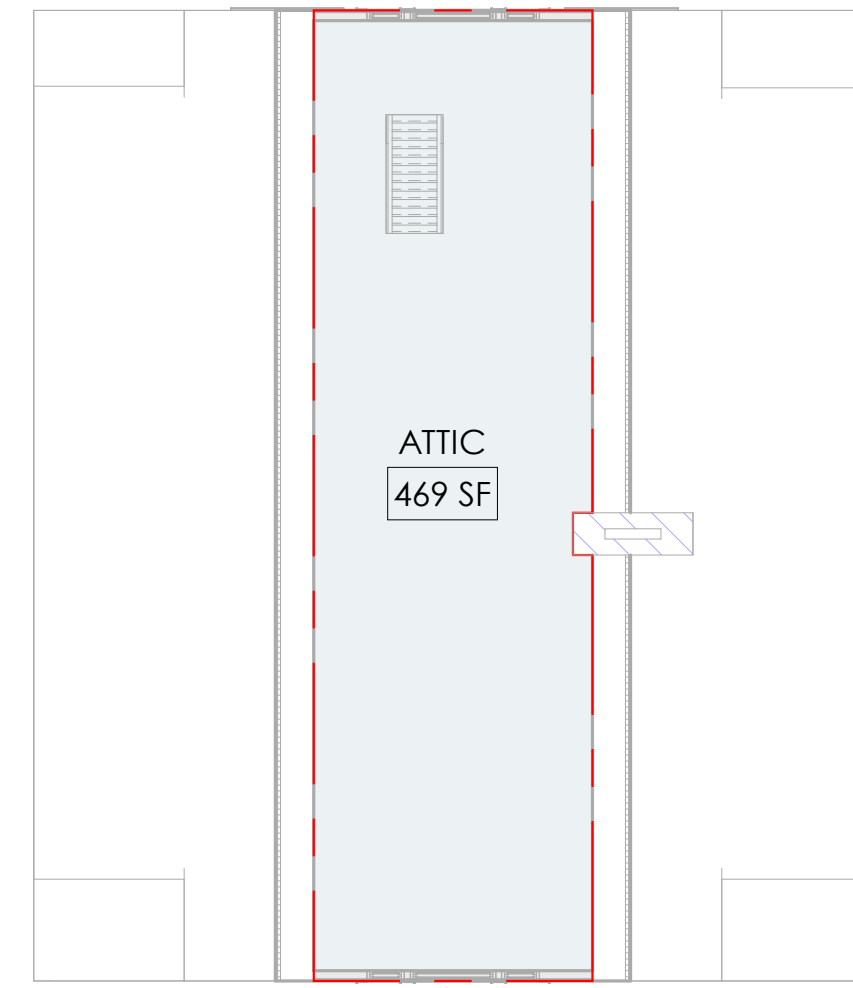
ZONING SUMMARY BOARD OF ZONING APPEALS SET

50 CONCORD AVENUE, CAMBRIDGE MA

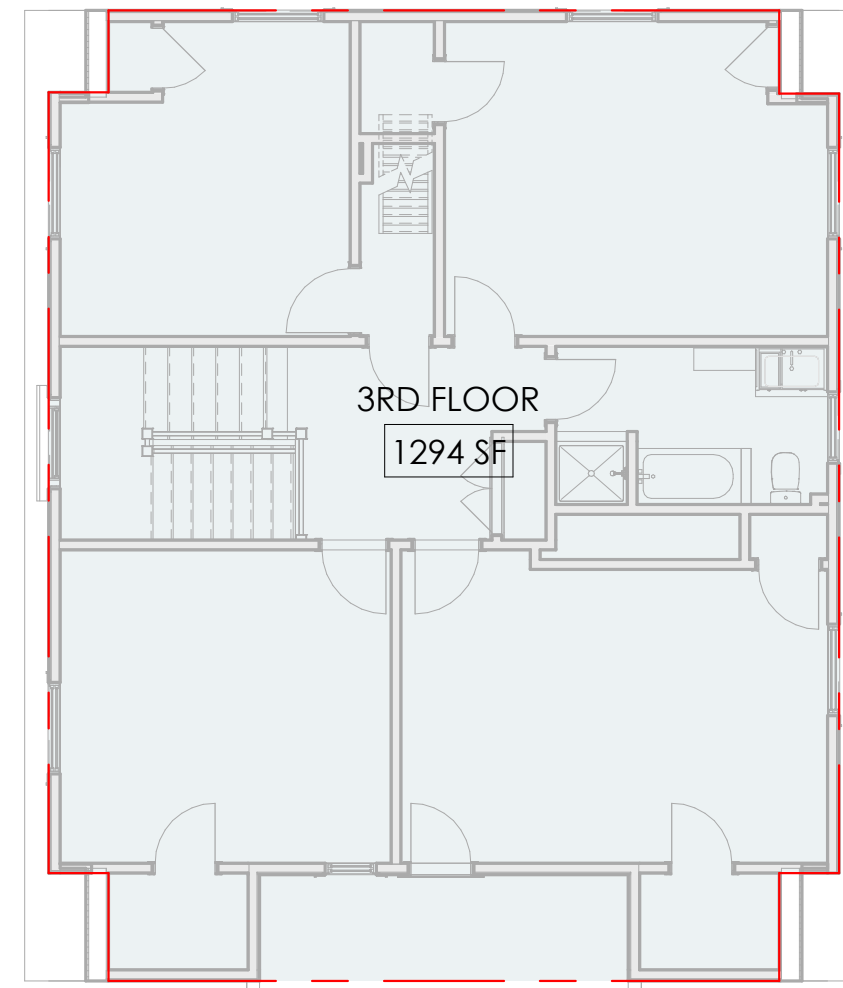


Date: 05.19.23
 Sheet: BZA-01

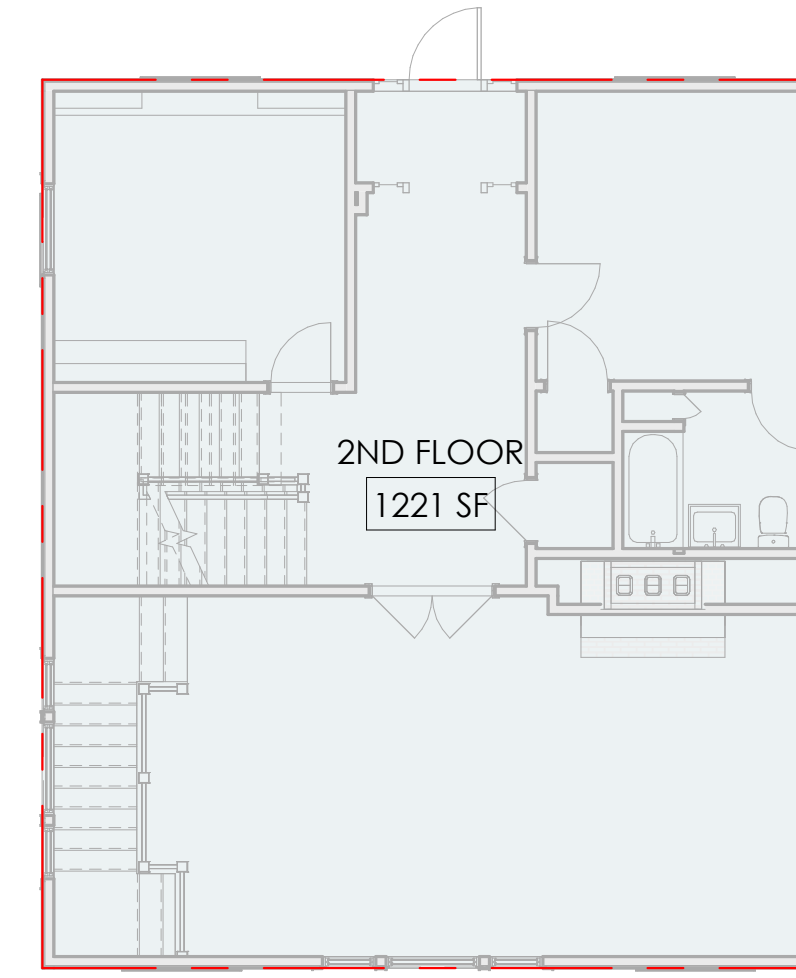
EXISTING GFA	
NAME	AREA
1ST FLOOR	1217 SF
2ND FLOOR	1221 SF
3RD FLOOR	1294 SF
ATTIC	469 SF
BASEMENT	591 SF
GFA	4793 SF



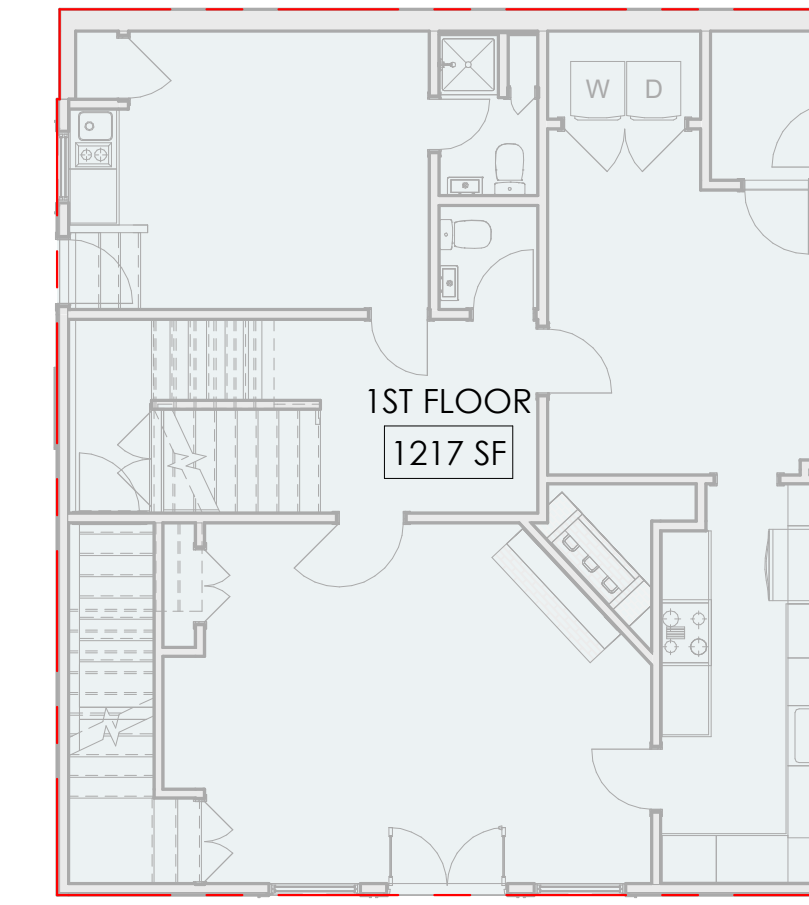
10 EXISTING GFA - ATTIC
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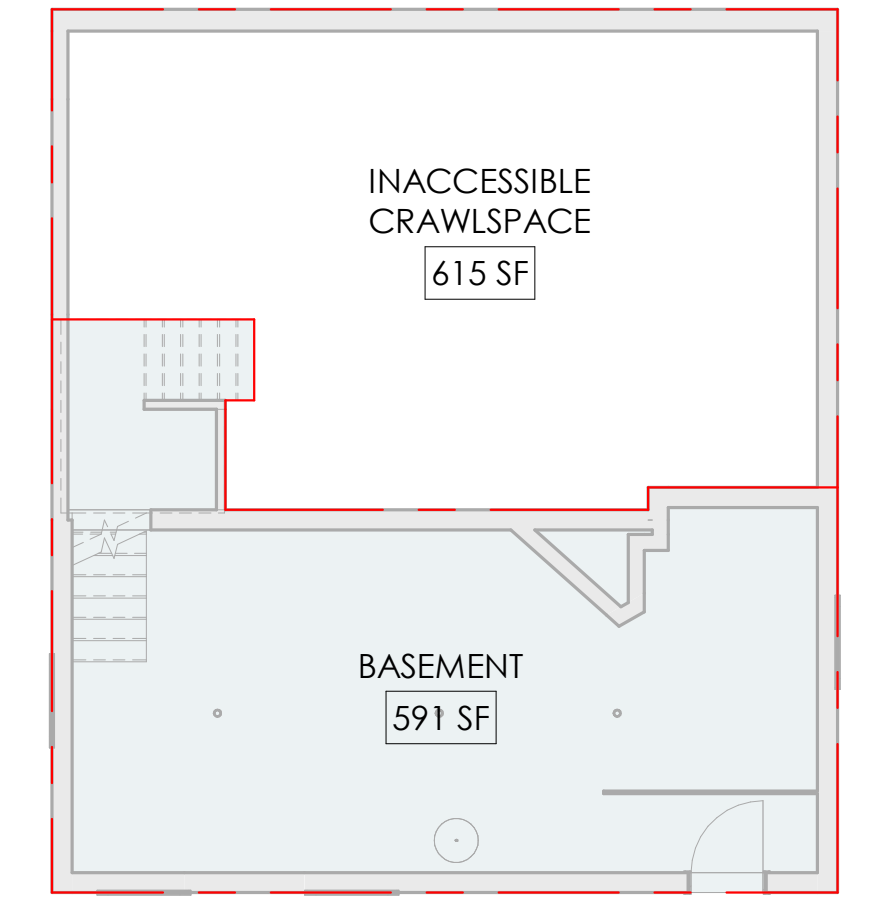
9 EXISTING GFA - 3RD FL
1/8" = 1'-0"



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

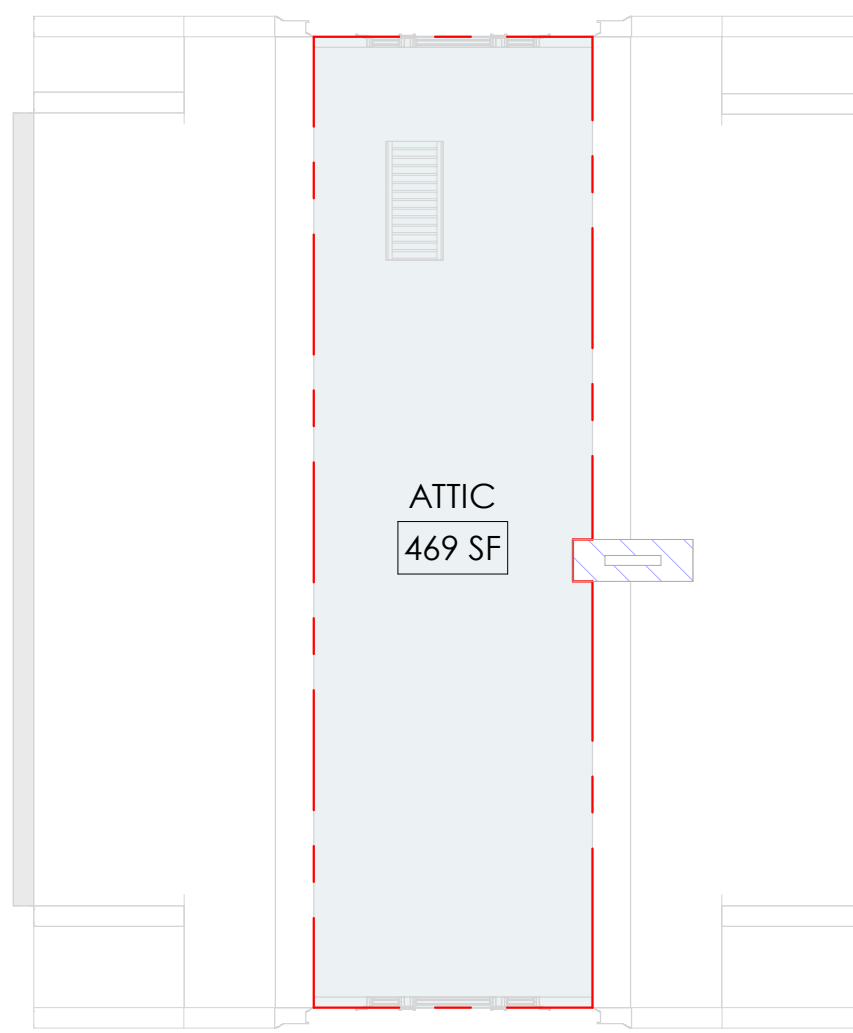


7 EXISTING GFA - 1ST FL
1/8" = 1'-0"

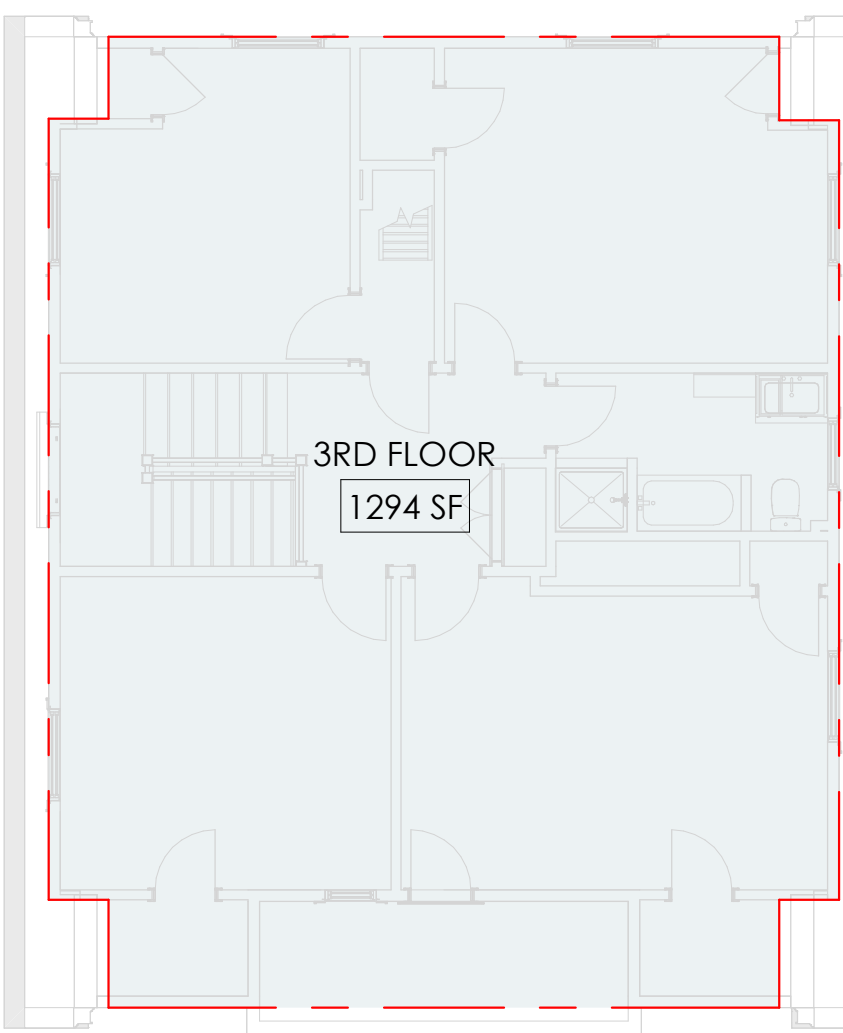


6 EXISTING GFA - GARDEN
1/8" = 1'-0"

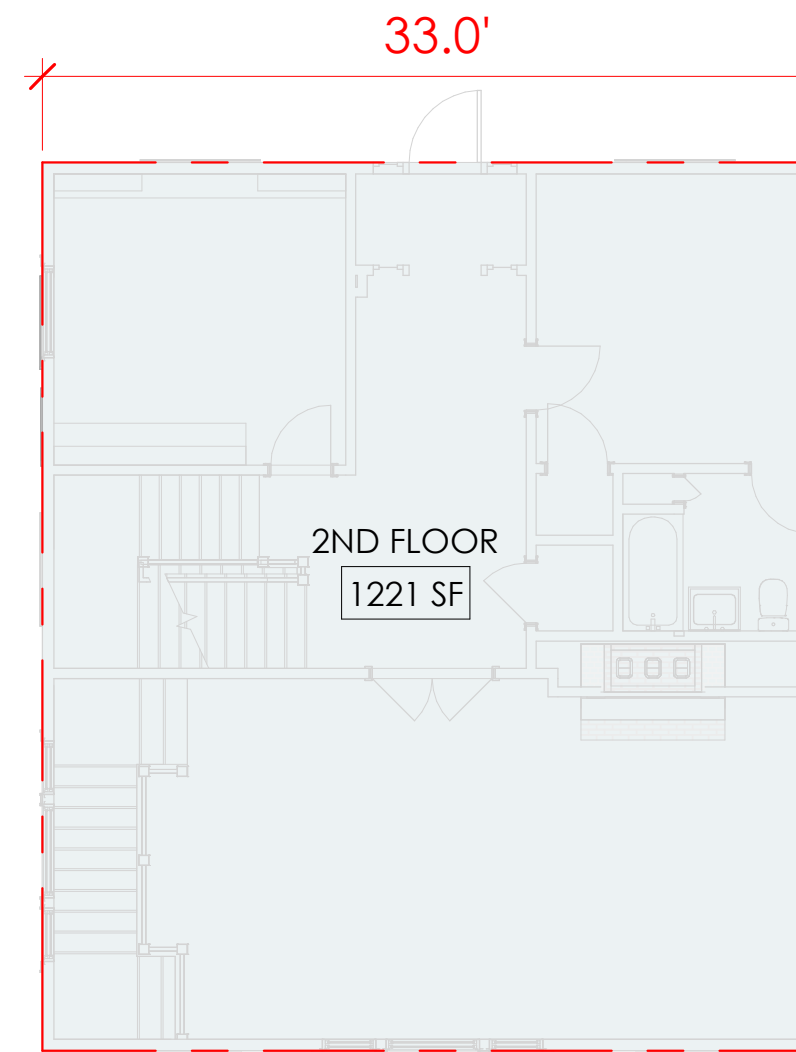
PROPOSED GFA	
NAME	AREA
BASEMENT	591 SF
1ST FLOOR	1217 SF
2ND FLOOR	1221 SF
3RD FLOOR	1294 SF
ATTIC	469 SF
PROPOSED ADDITION	373 SF
GFA	5165 SF



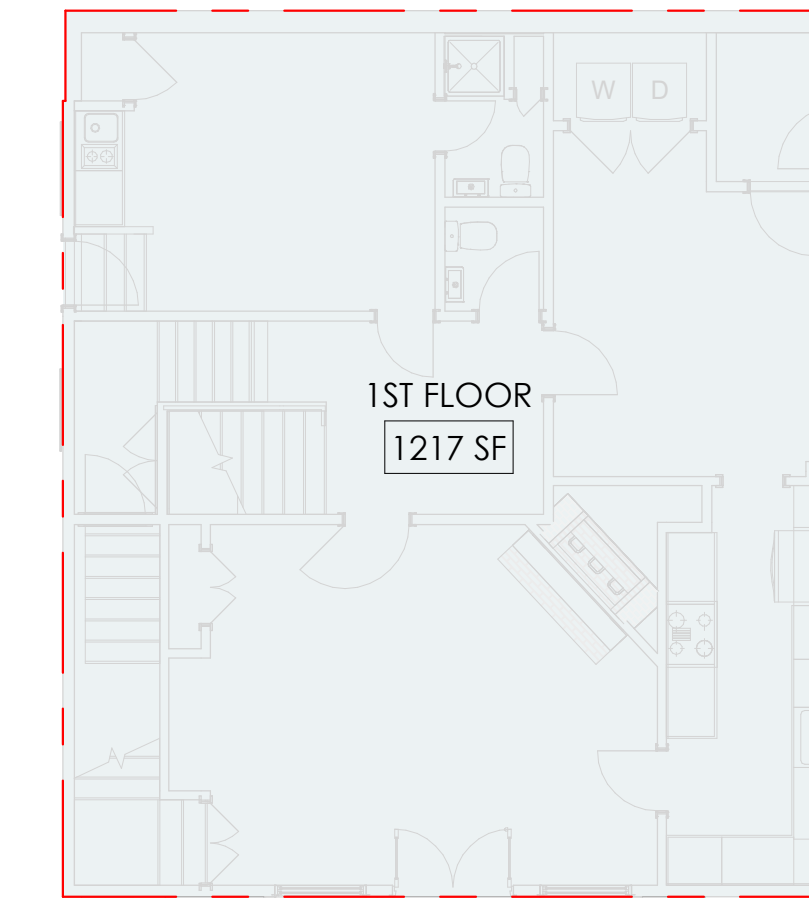
5 PROPOSED GFA - ATTIC
1/8" = 1'-0"



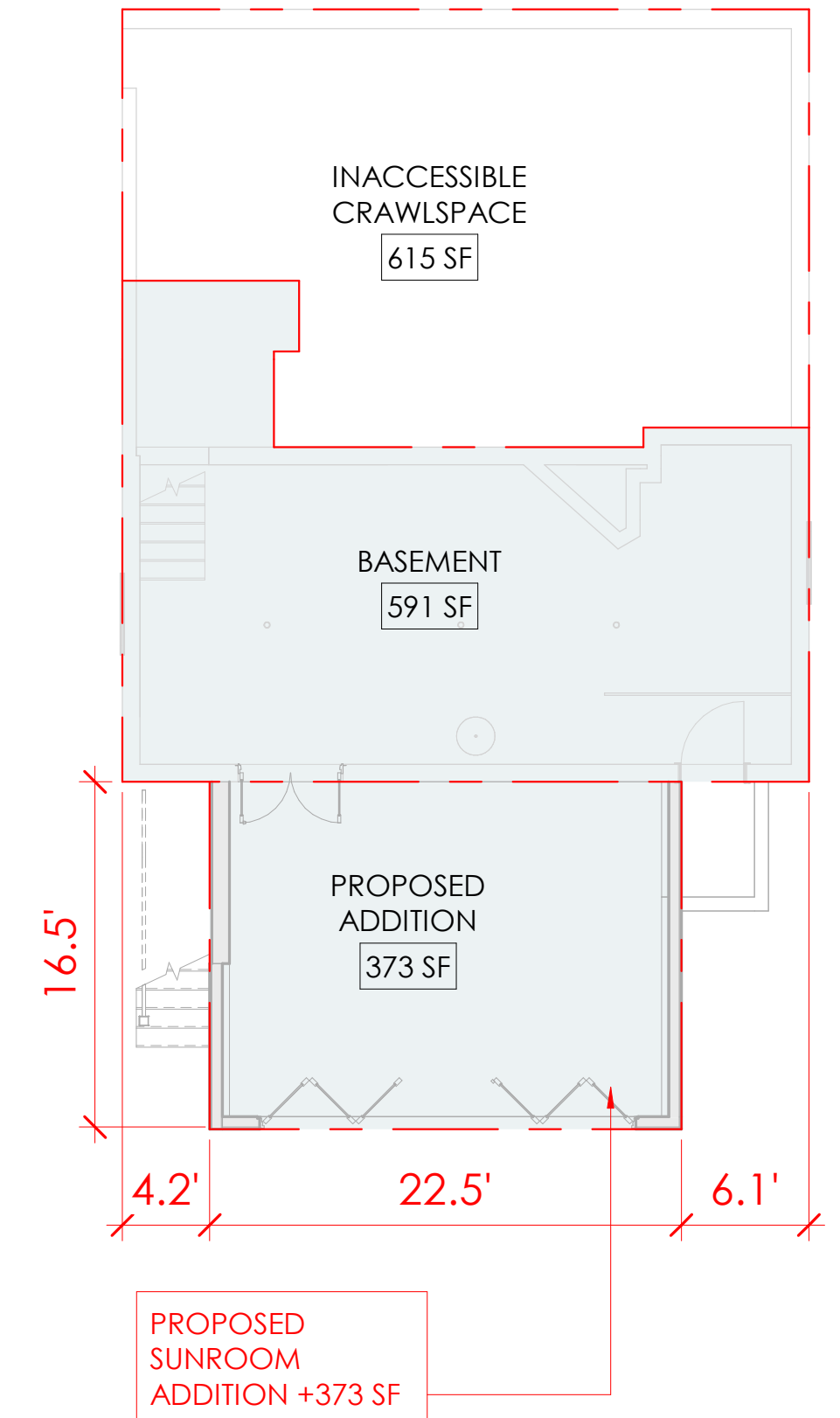
4 PROPOSED GFA - 3RD FL
1/8" = 1'-0"



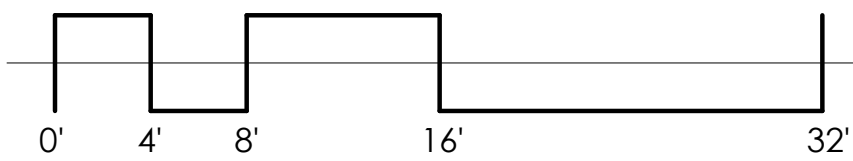
3 PROPOSED GFA - 2ND FL
1/8" = 1'-0"



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



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



GFA AREA DIAGRAMS

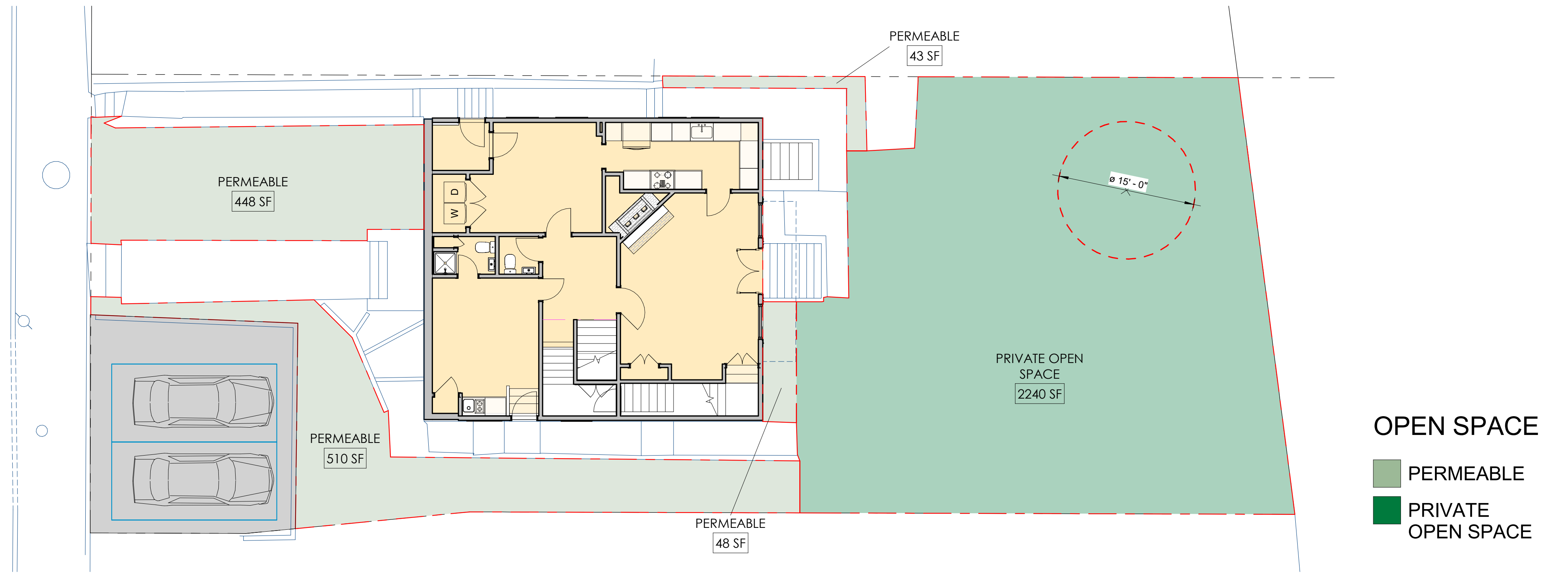
BOARD OF ZONING APPEALS SET

50 CONCORD AVENUE, CAMBRIDGE MA



Date	05.19.23
Sheet	BZA-02

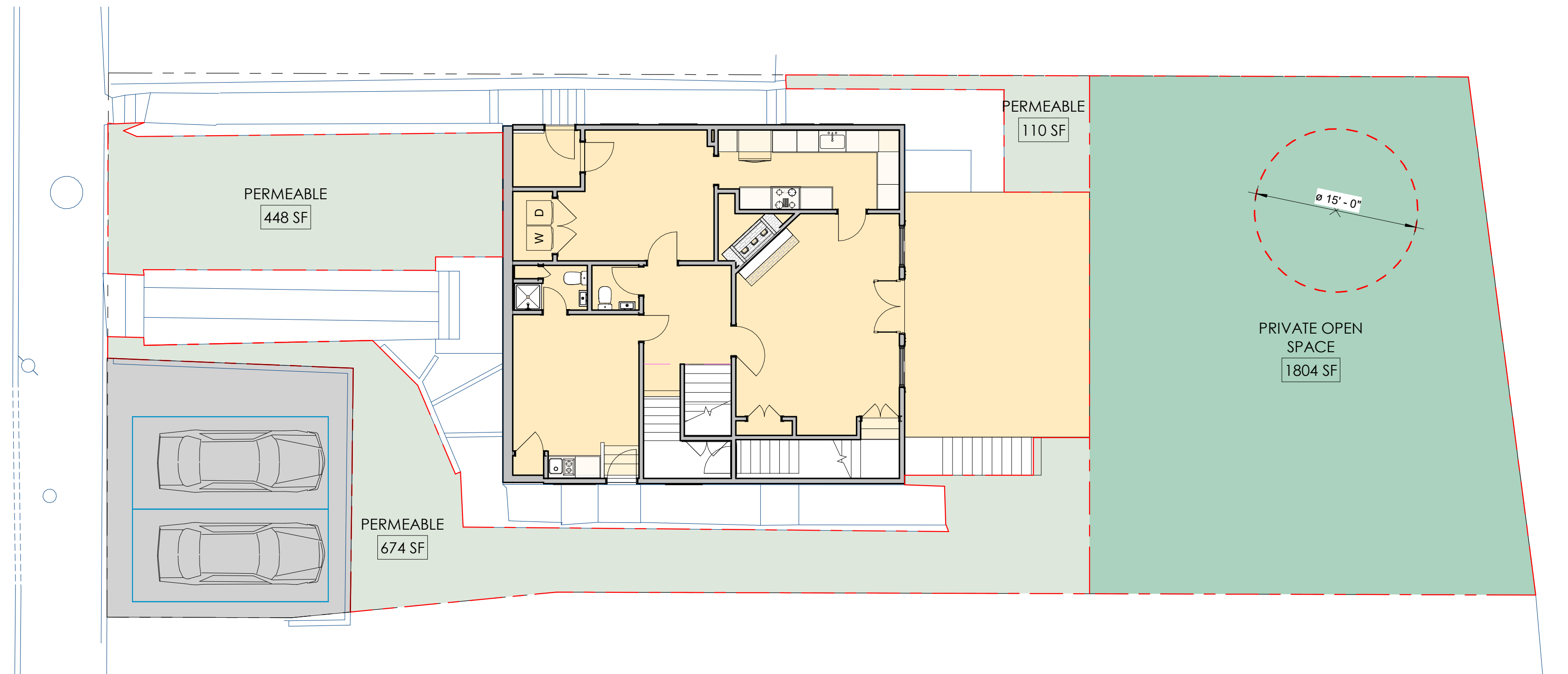
EXISTING OPEN SPACE CALCS		
O.S TYPE	AREA	% OF LOT AREA
PRIVATE OPEN SPACE	2240 SF	36.3%
PERMEABLE	1049 SF	17.0%
TOTAL	3289 SF	53.3%



EXISTING OPEN SPACE DIAGRAM

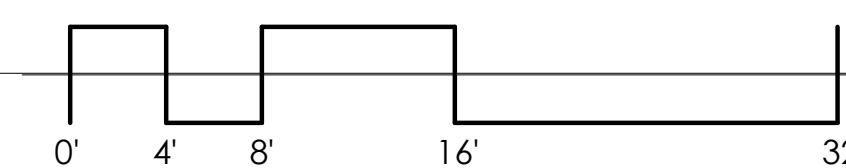
1/8" = 1'-0"

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

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'

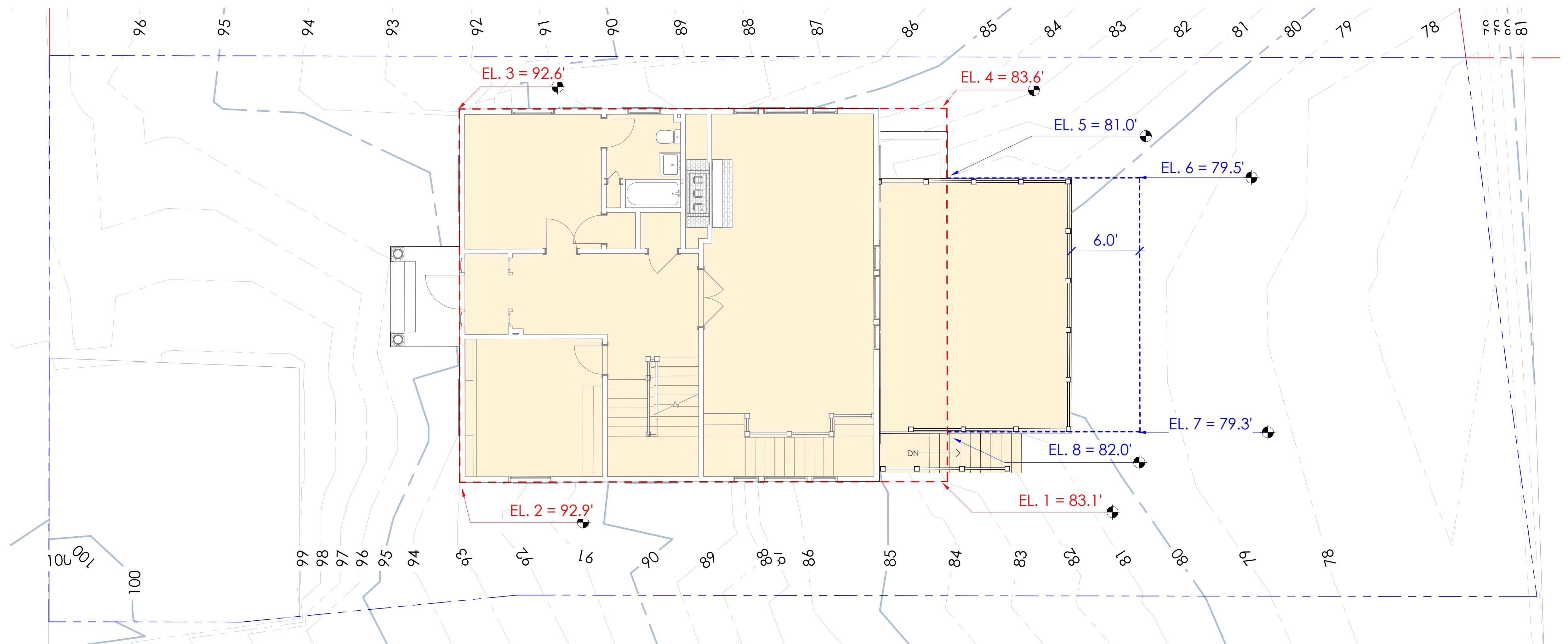
EXISTING GRADE PLANE ELEVATION:
 = $(83.9' + 93.7' + 93.4' + 84.4') / 4$
 = $355.4' / 4$
 = 88.85'

PROPOSED GRADE PLANE CALCULATION

PROPOSED GRADE PLANE SPOT ELEVATIONS:

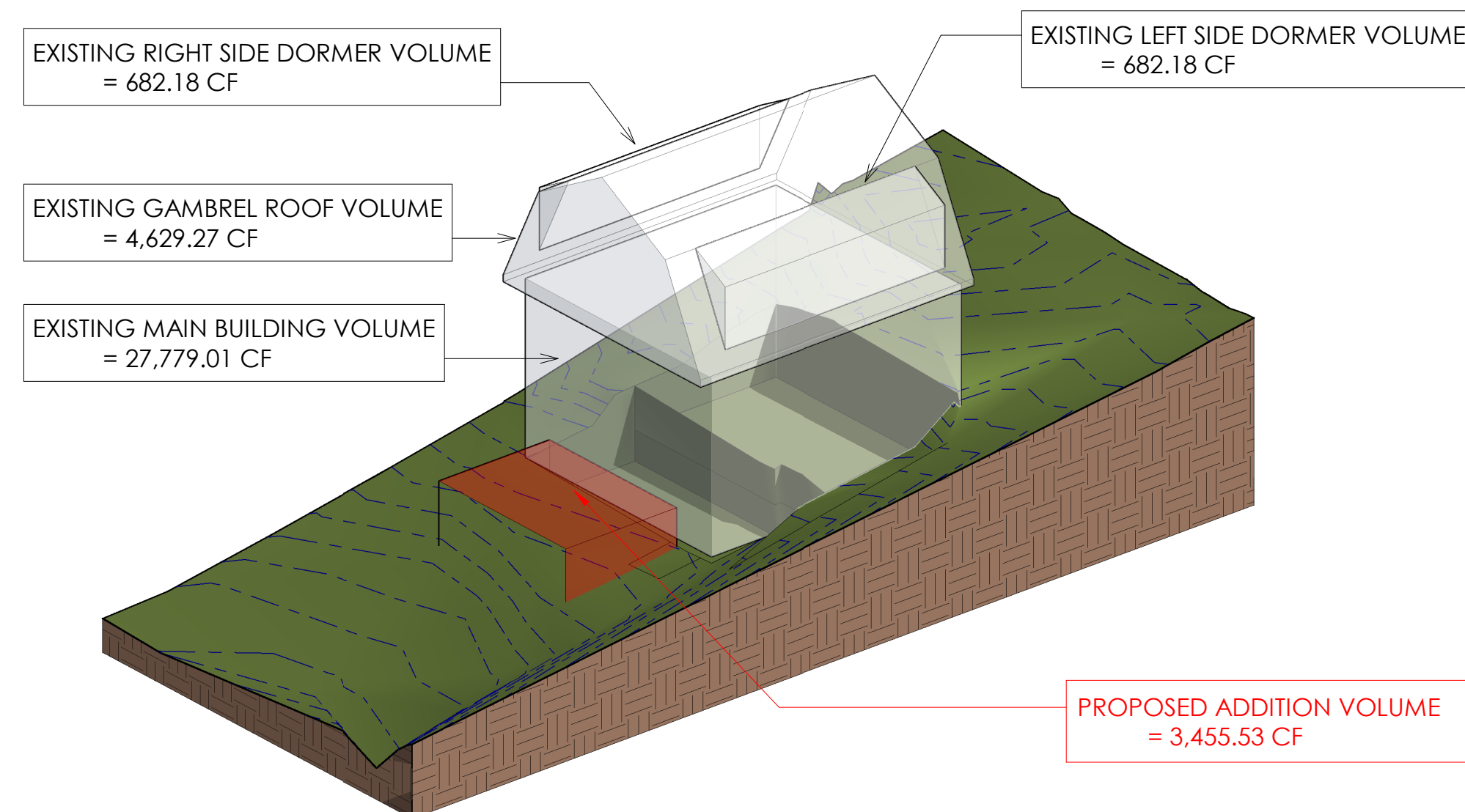
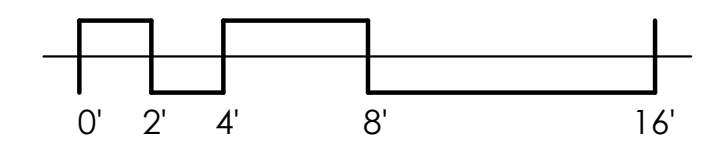
- EL. 1 = 83.9'
- EL. 2 = 93.7'
- EL. 3 = 93.4'
- EL. 4 = 84.4'
- EL. 5 = 81.8'
- EL. 6 = 80.3'
- EL. 7 = 80.2'
- EL. 8 = 82.8'

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

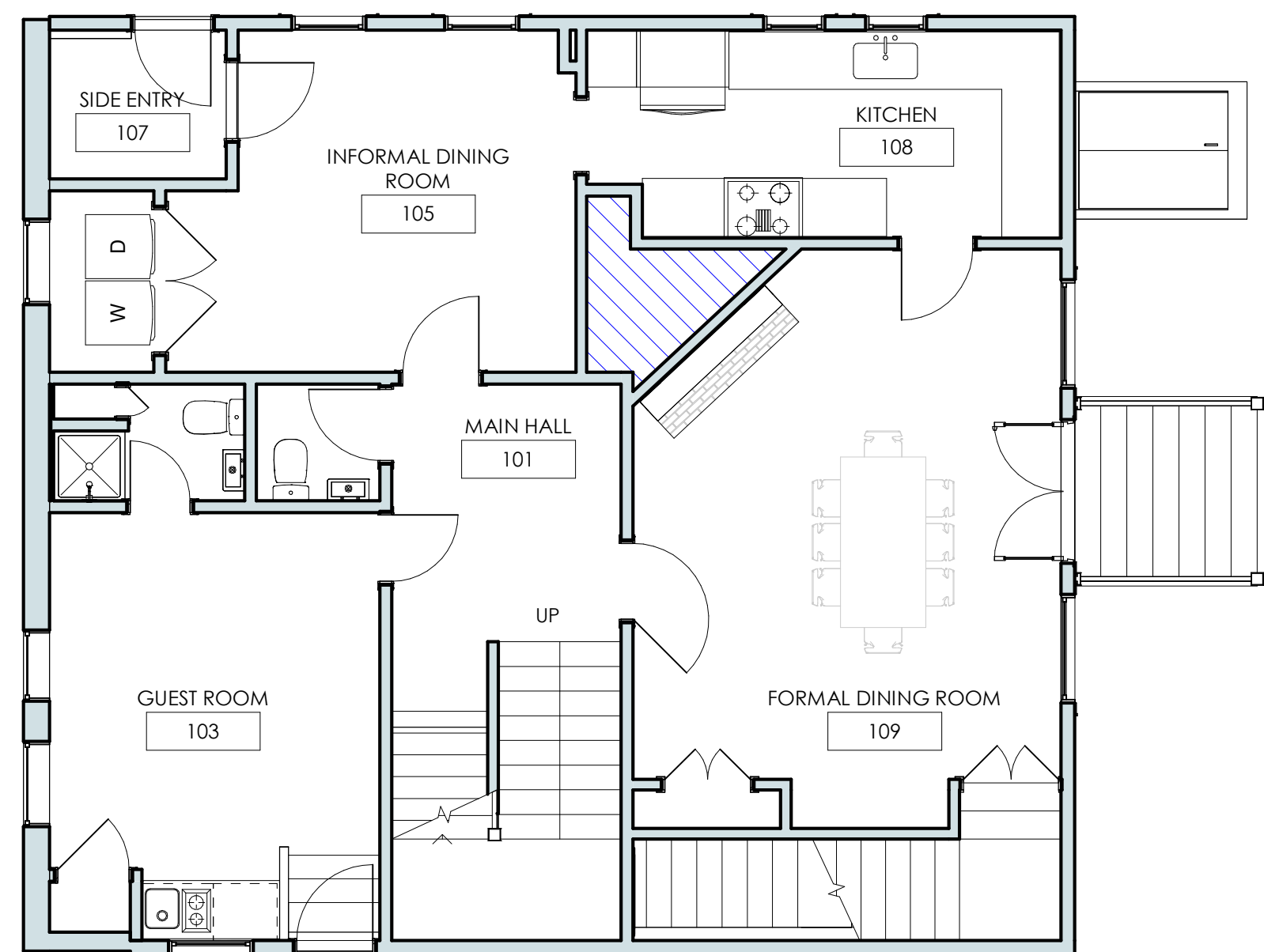
EX. & PROPOSED BUILDING VOLUME TOTALS			
Volume Description	Volume Type	Gross Volume	% Volume Increase
GAMBREL ROOF VOLUME	EXISTING	19077.75 CF	
RIGHT SIDE DORMER VOLUME	EXISTING	682.18 CF	
LEFT SIDE DORMER	EXISTING	682.18 CF	
MAIN BUILDING VOLUME	EXISTING	27779.01 CF	
TOTAL EXISTING BUILDING VOLUME		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

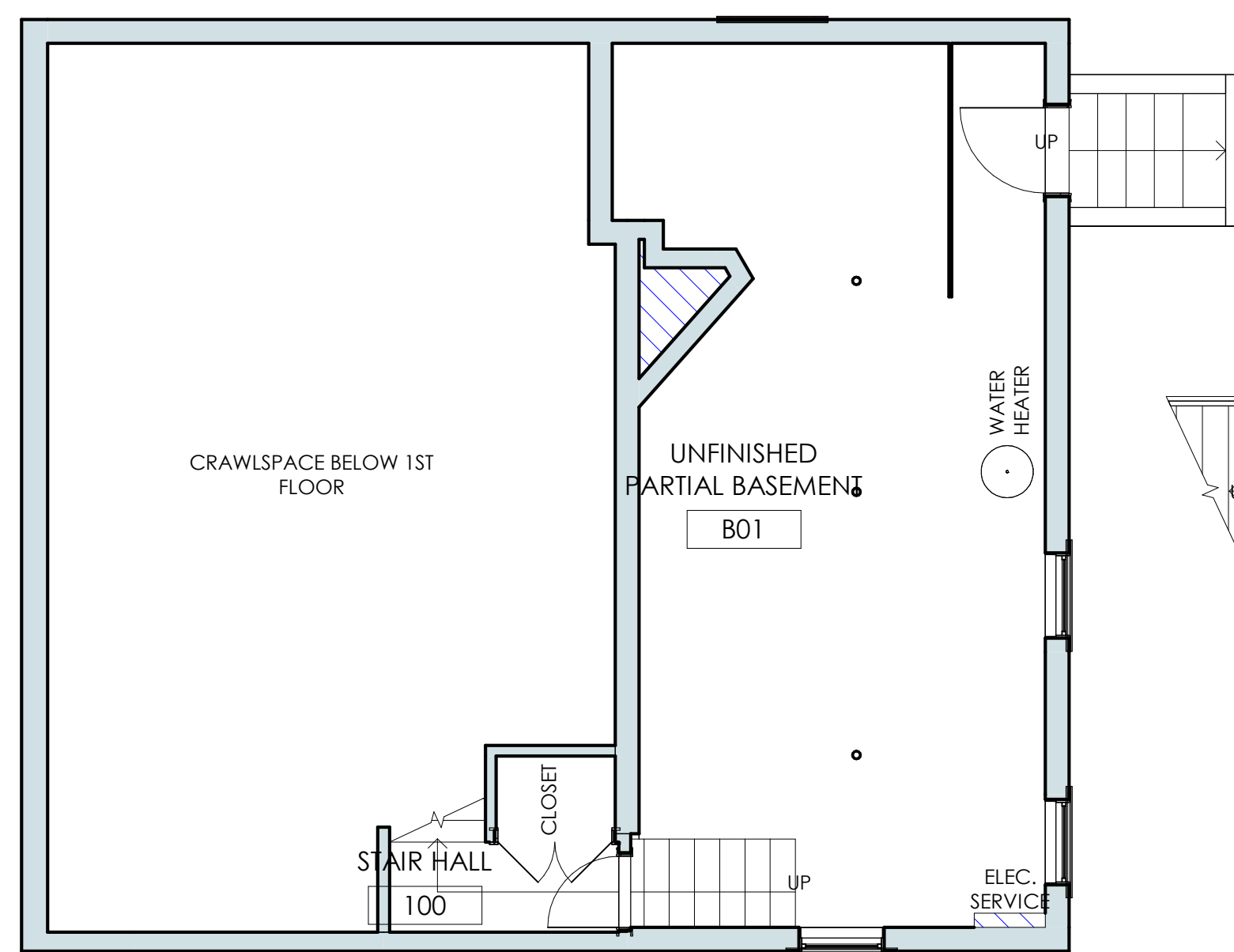


Date: 05.19.23
 Sheet: BZA-04



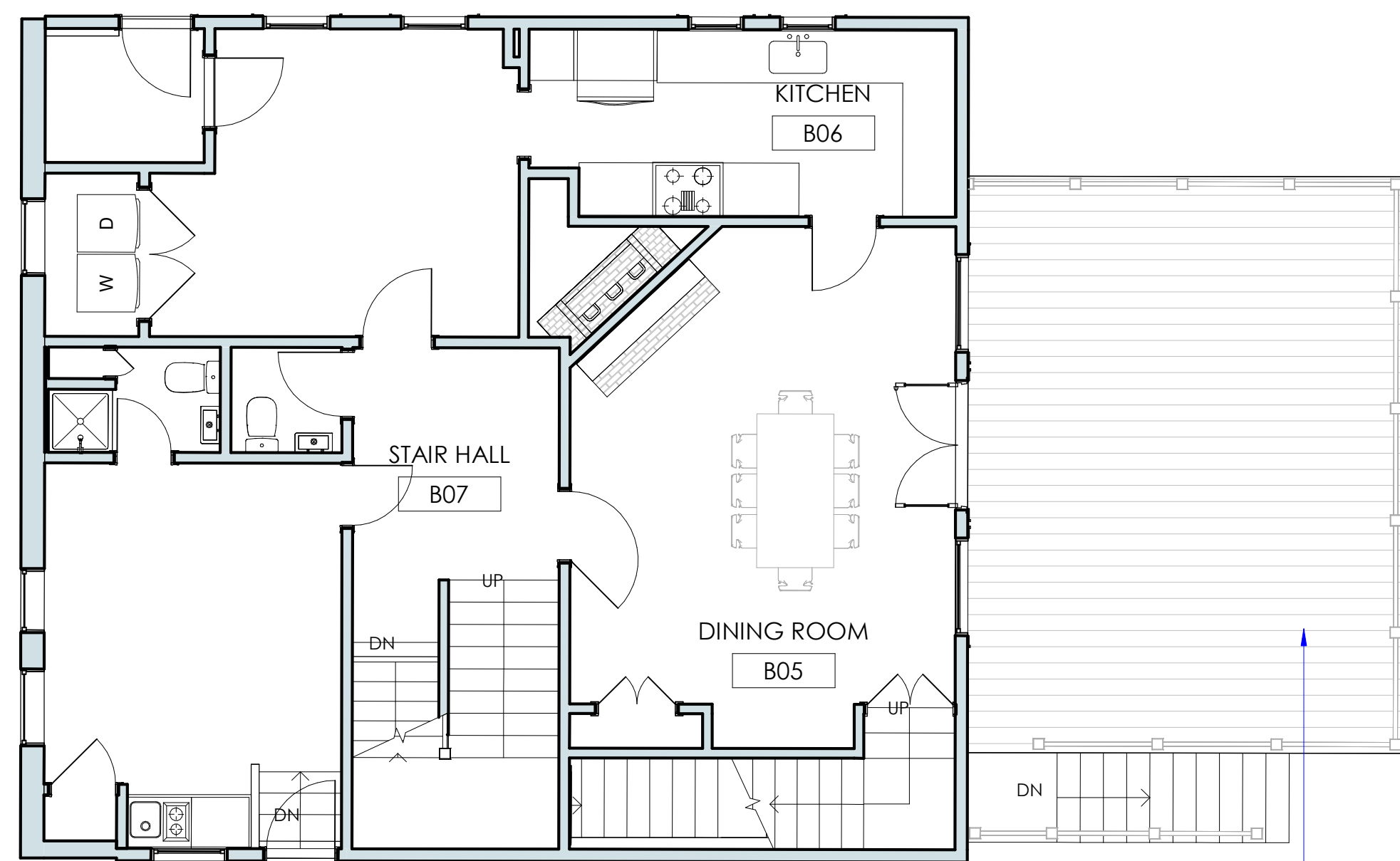
EXISTING 1ST FL PLAN

3/16" = 1'-0"



EXISTING GARDEN LEVEL PLAN

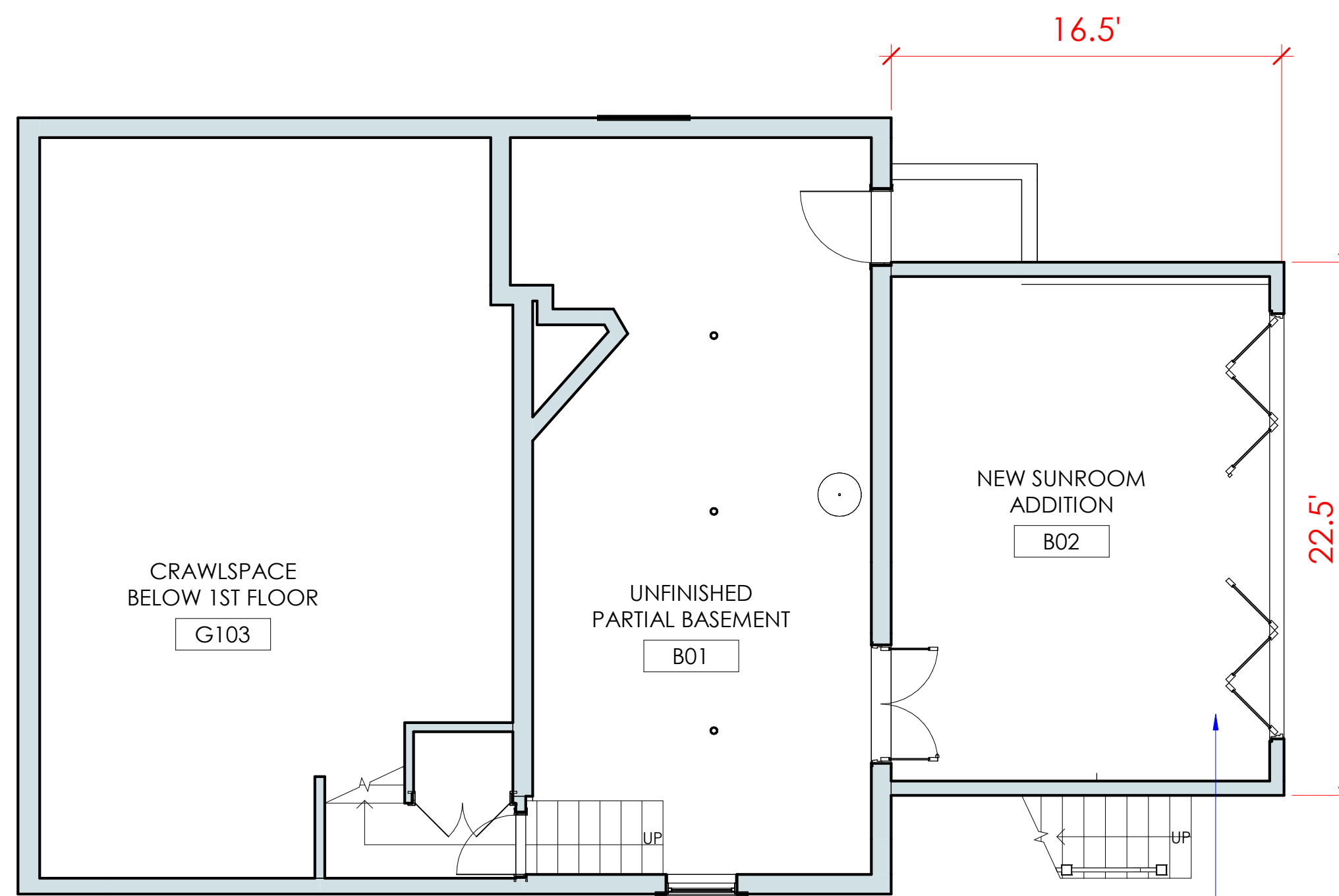
3/16" = 1'-0"



PROPOSED 1ST FL PLAN

3/16" = 1'-0"

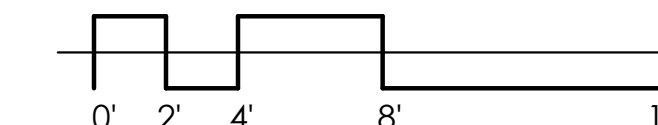
PROPOSED ROOF DECK & STAIR TO YARD FROM 1ST FLOOR



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

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

Date: 05.19.23
 Sheet: BZA-05



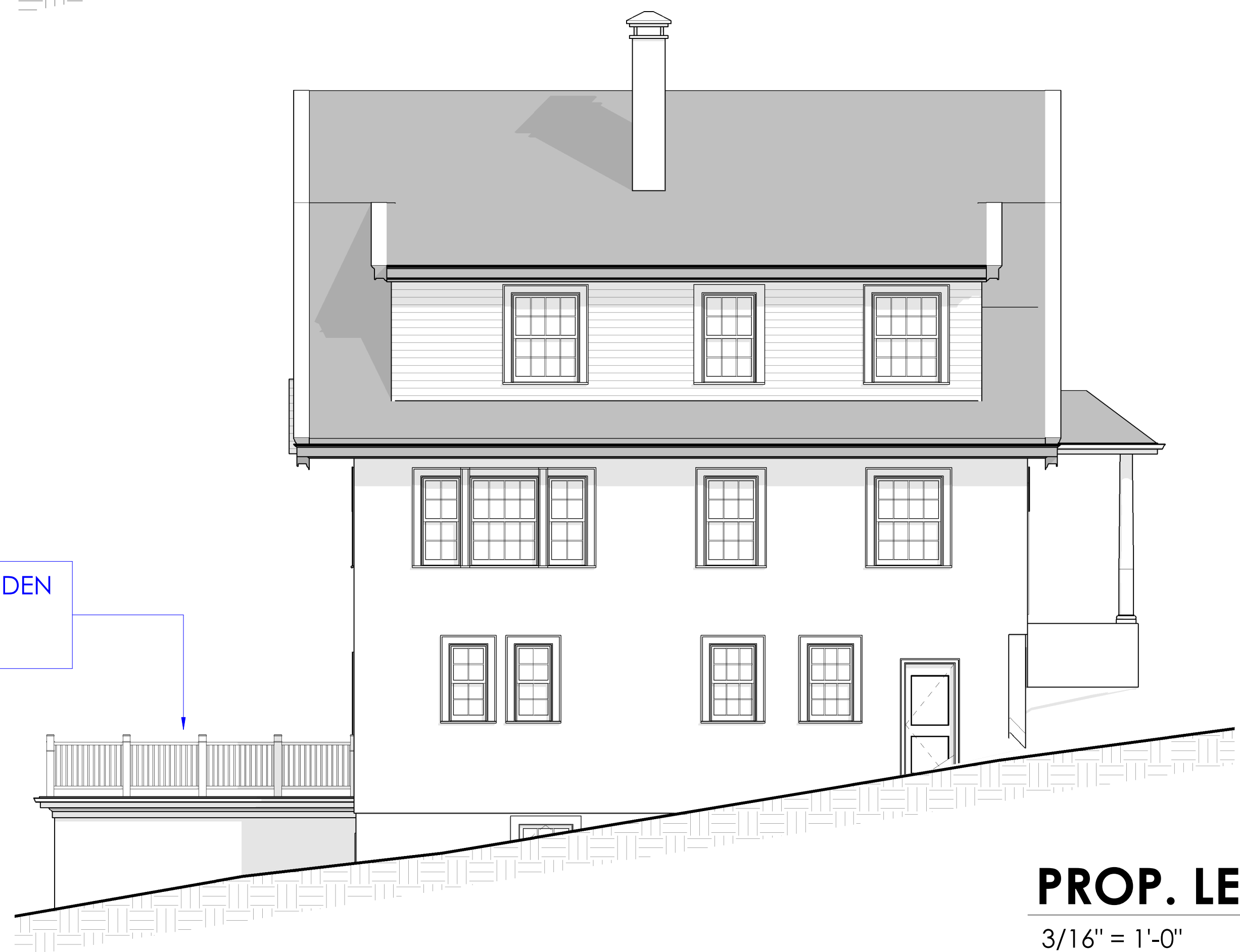
EXIST. LEFT ELEV

3/16" = 1'-0"



EXISTING FRONT ELEVATION

3/16" = 1'-0"



PROPOSED GARDEN
LEVEL ADDITION
+ 373 SF

PROP. LEFT ELEV

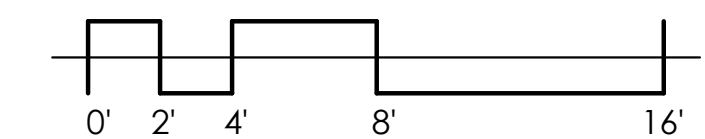
3/16" = 1'-0"



NO CHANGE THIS ELEVATION

PROPOSED FRONT ELEVATION

3/16" = 1'-0"



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

50 CONCORD AVENUE, CAMBRIDGE MA

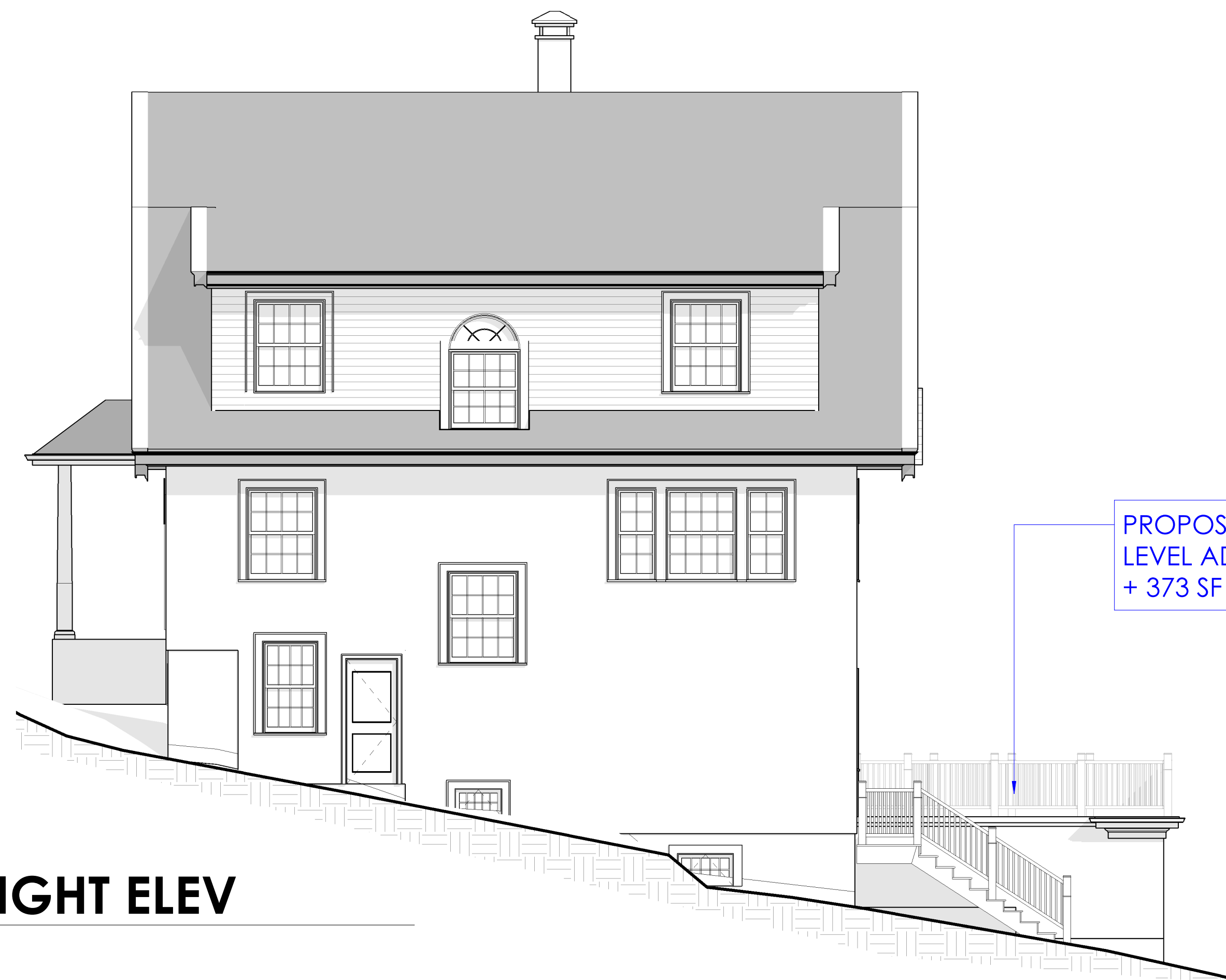


KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3027
Date 05.19.23
Sheet BZA-06



EXIST. RIGHT ELEV

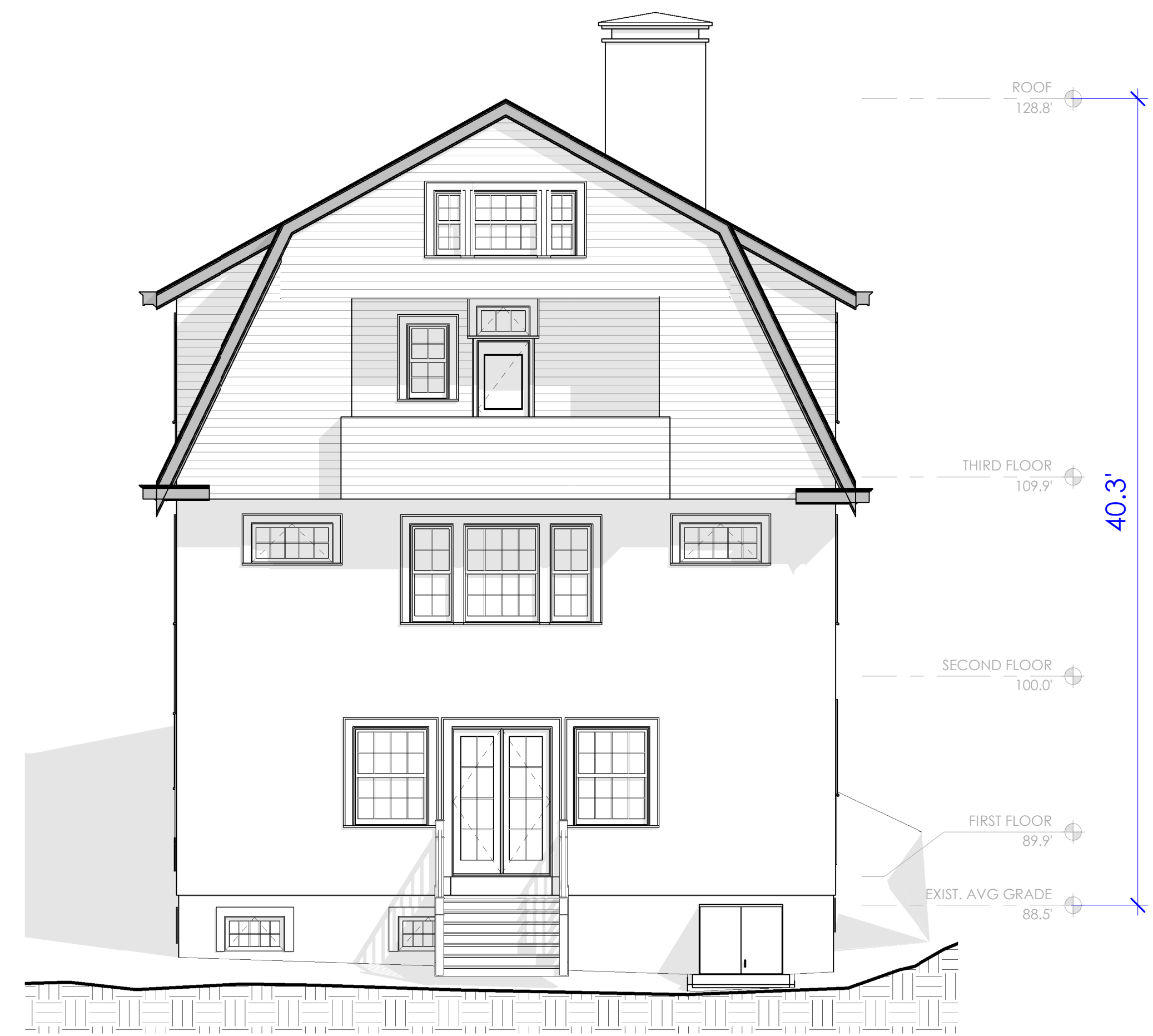
3/16" = 1'-0"



PROP. RIGHT ELEV

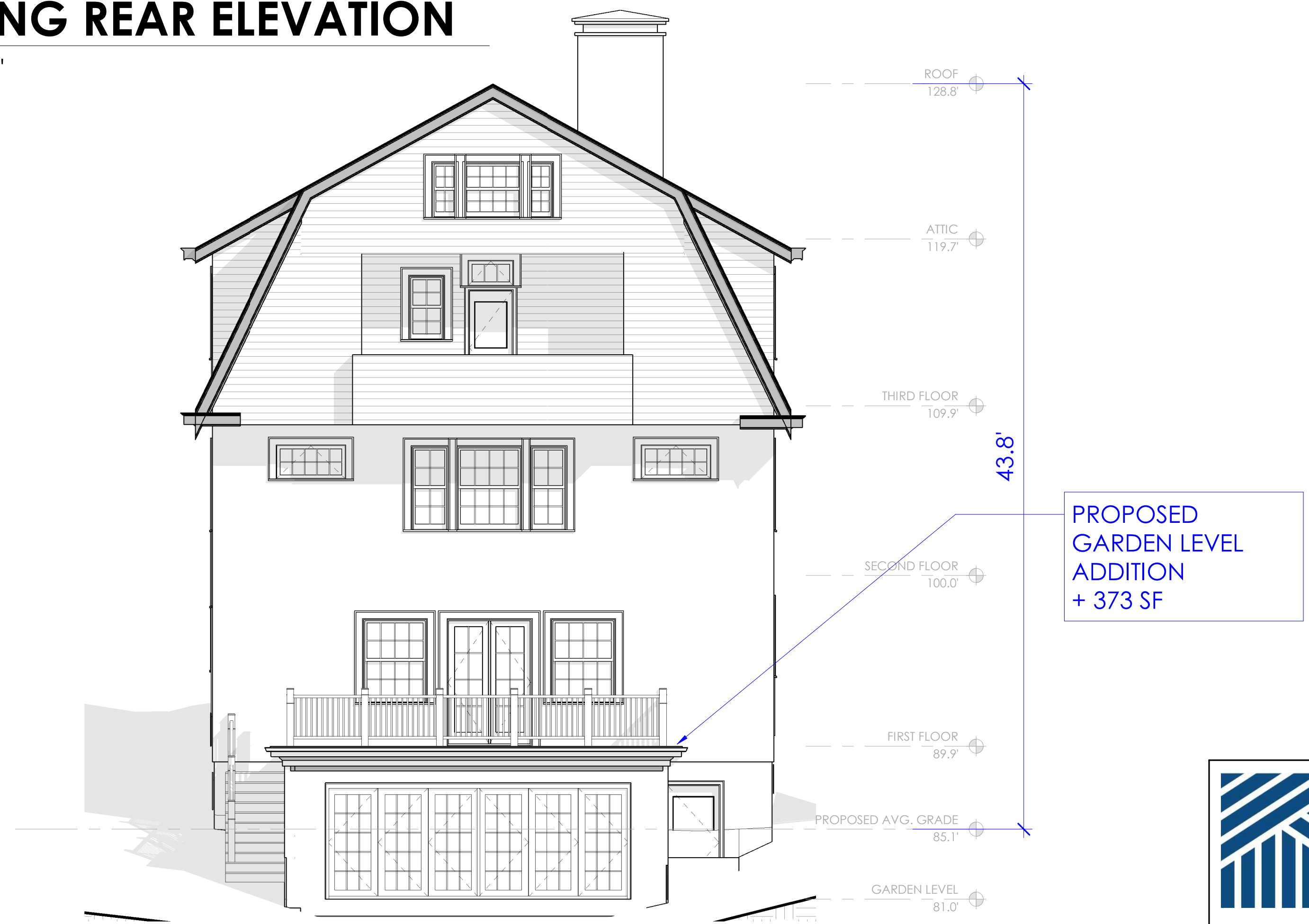
3/16" = 1'-0"

**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



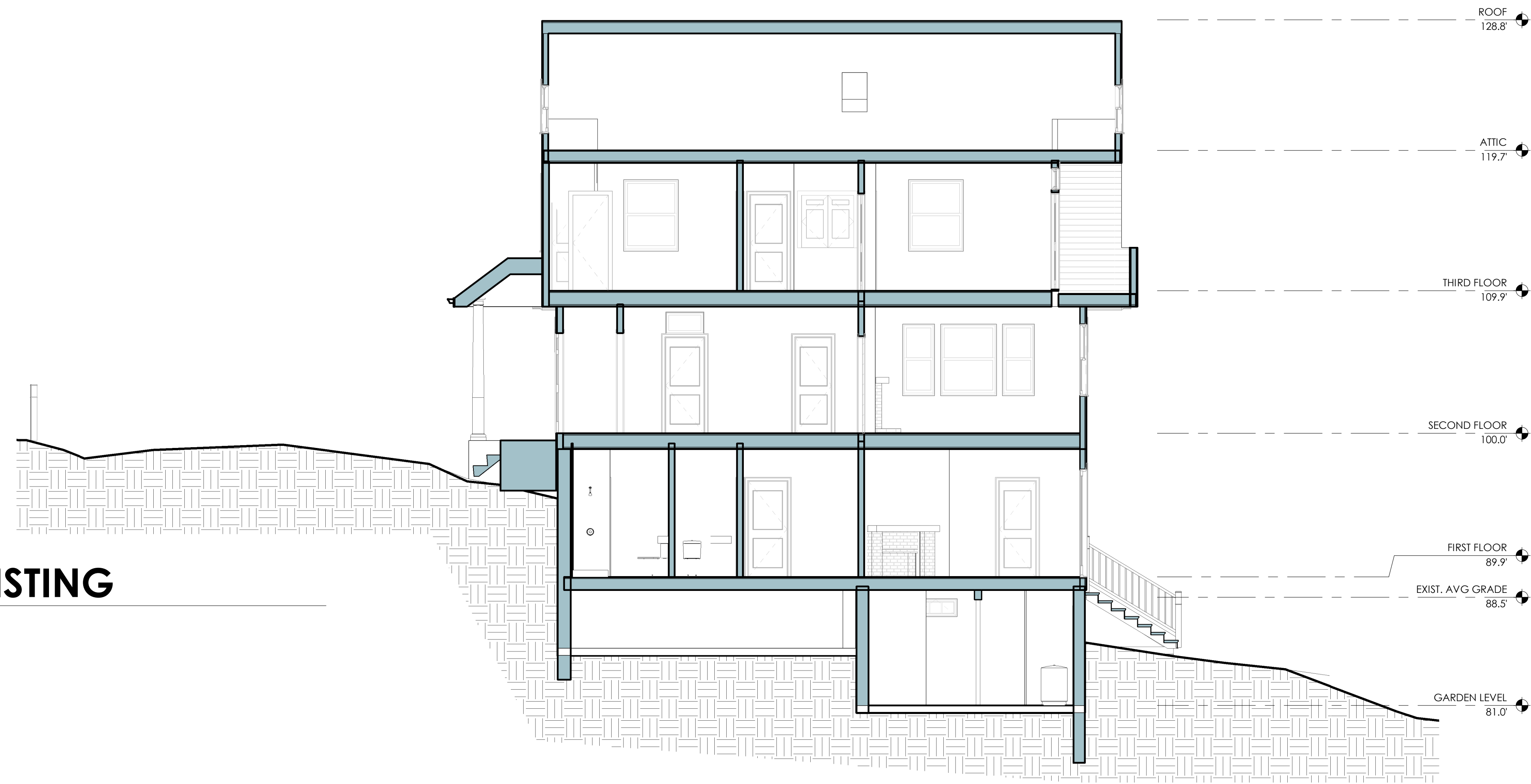
KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3027

Date 05.19.23

Sheet BZA-07

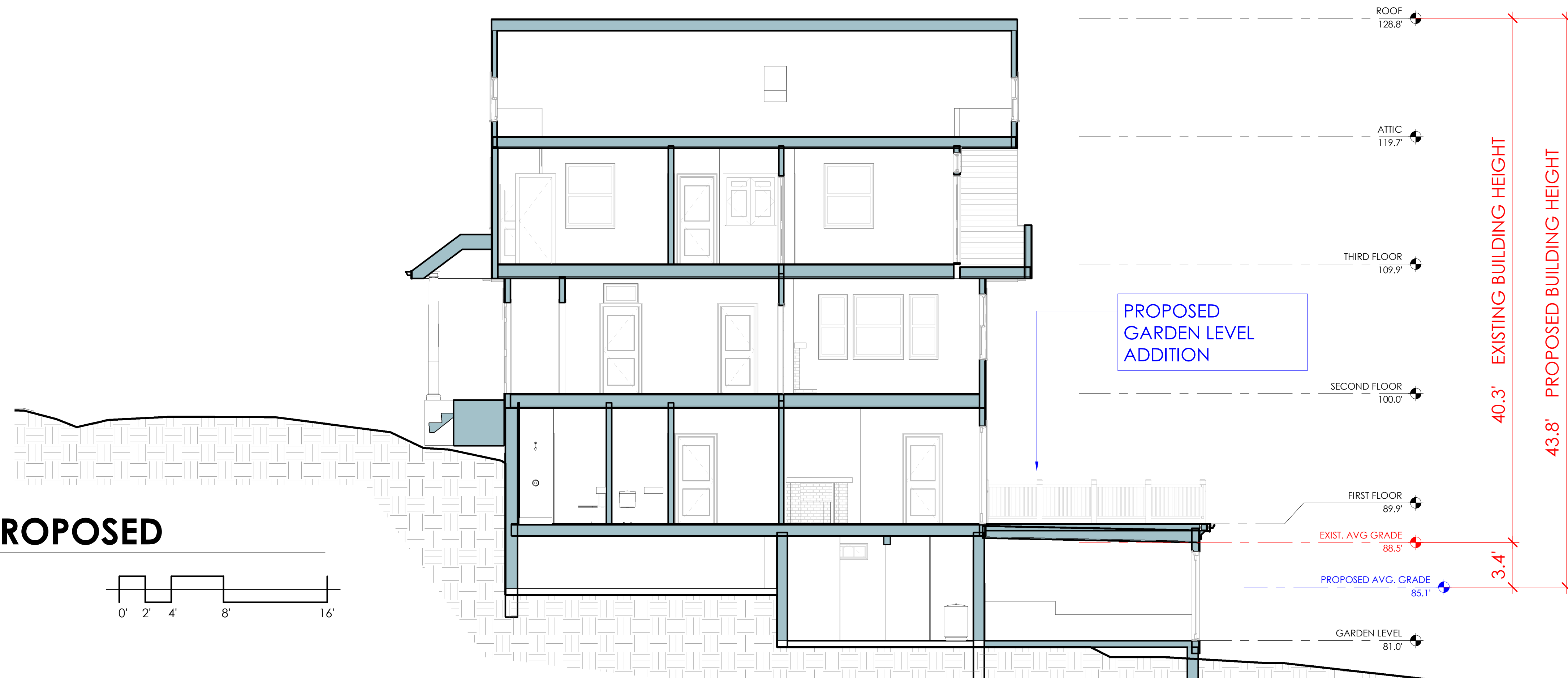
SITE SECTION - EXISTING

3/16" = 1'-0"



SITE SECTION - PROPOSED

3/16" = 1'-0"

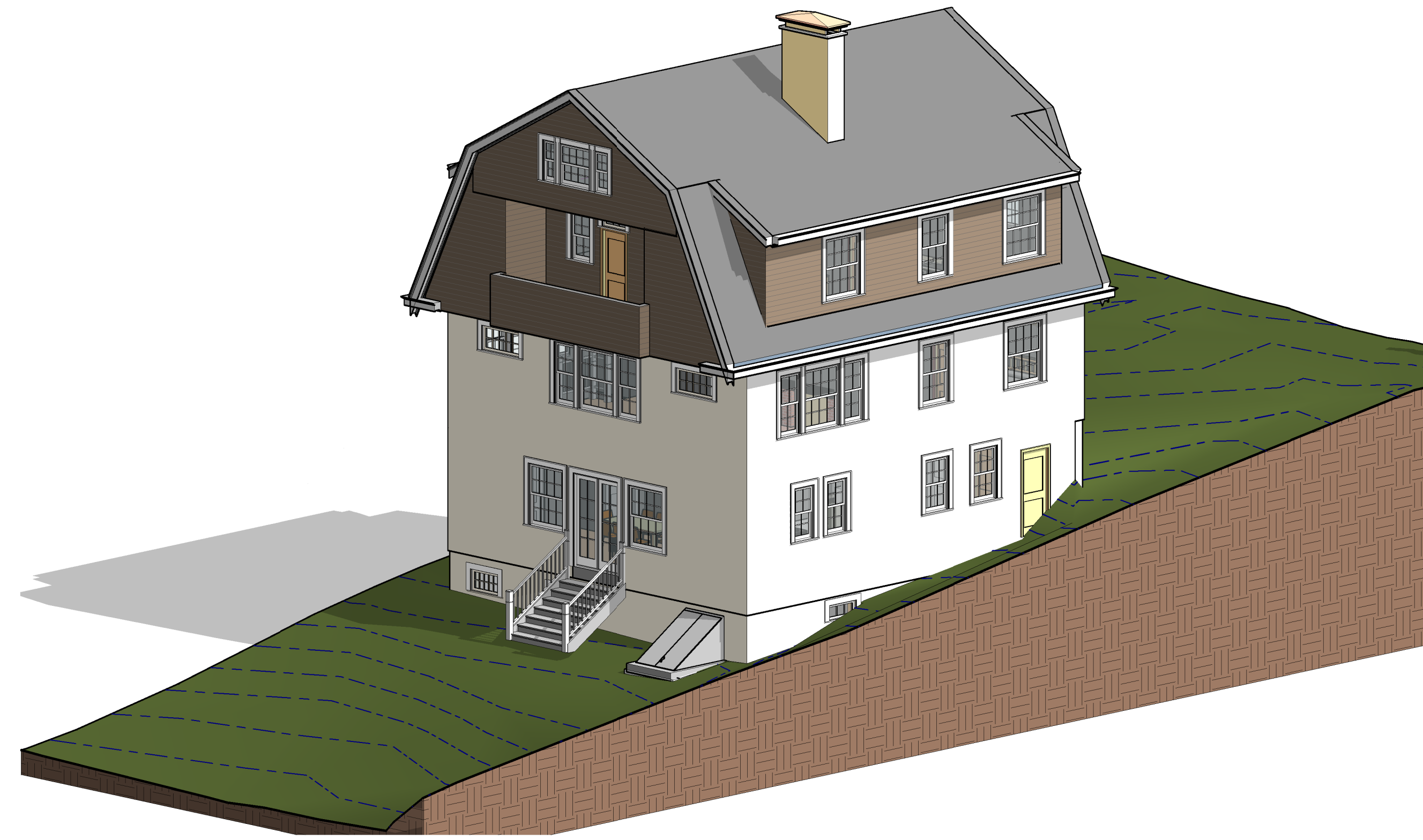


EXISTING AND PROPOSED SECTIONS
BOARD OF ZONING APPEALS SET

50 CONCORD AVENUE, CAMBRIDGE MA



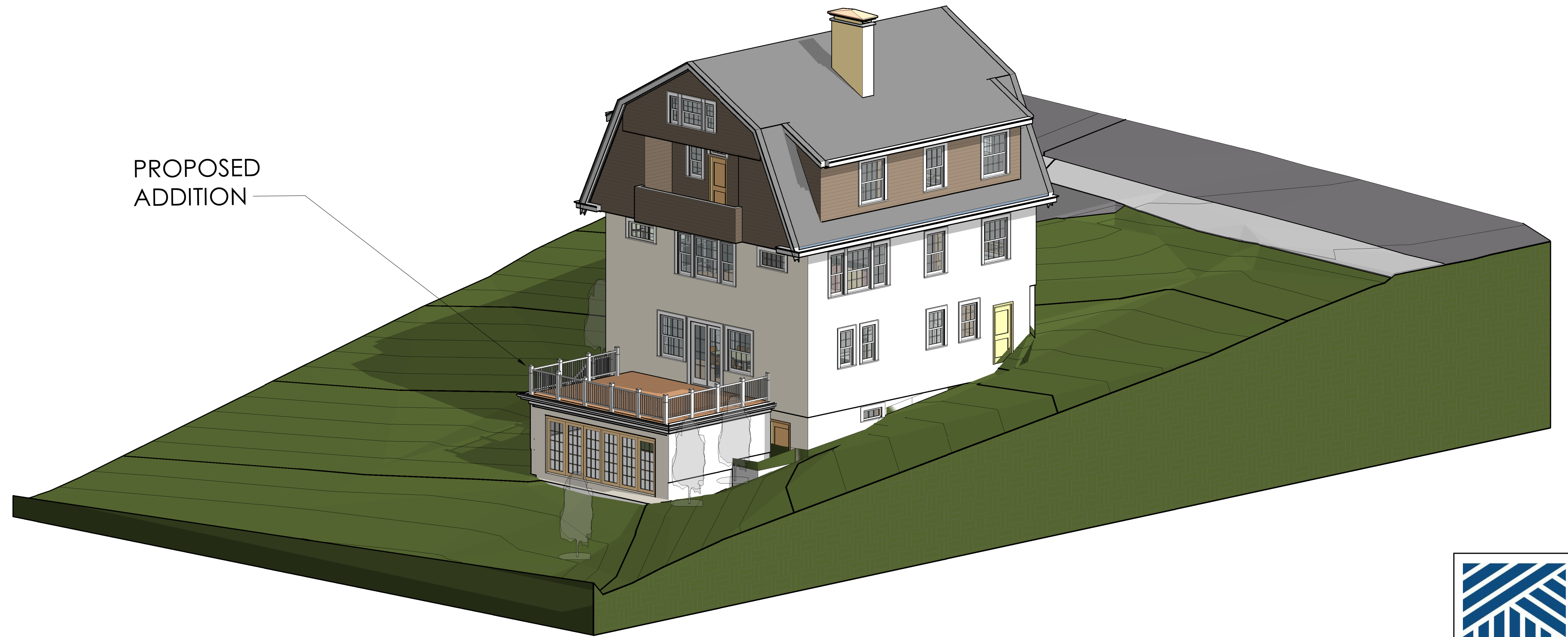
Date	05.19.23
Sheet	BZA-08



EXISTING REAR VIEW



PROPOSED
ADDITION

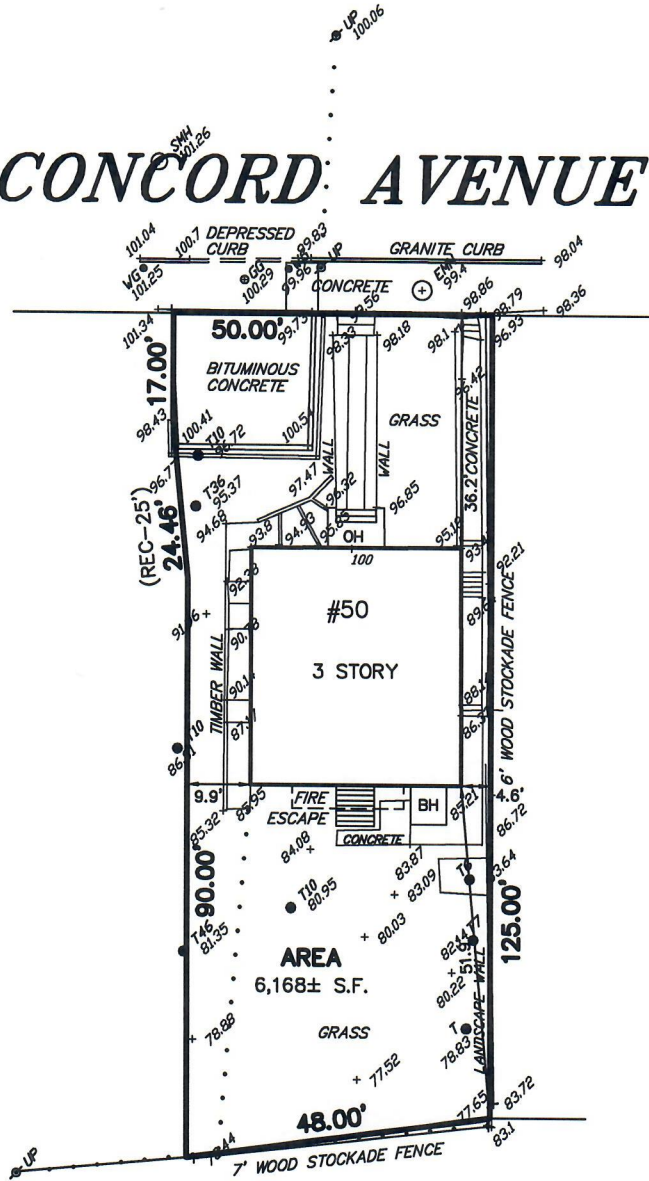


REAR VIEW INDICATING REQUESTED ADDITION

PHOTOS AND 3D VIEWS
BOARD OF ZONING APPEALS SET

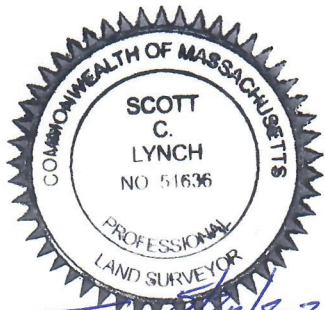
50 CONCORD AVENUE, CAMBRIDGE MA

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

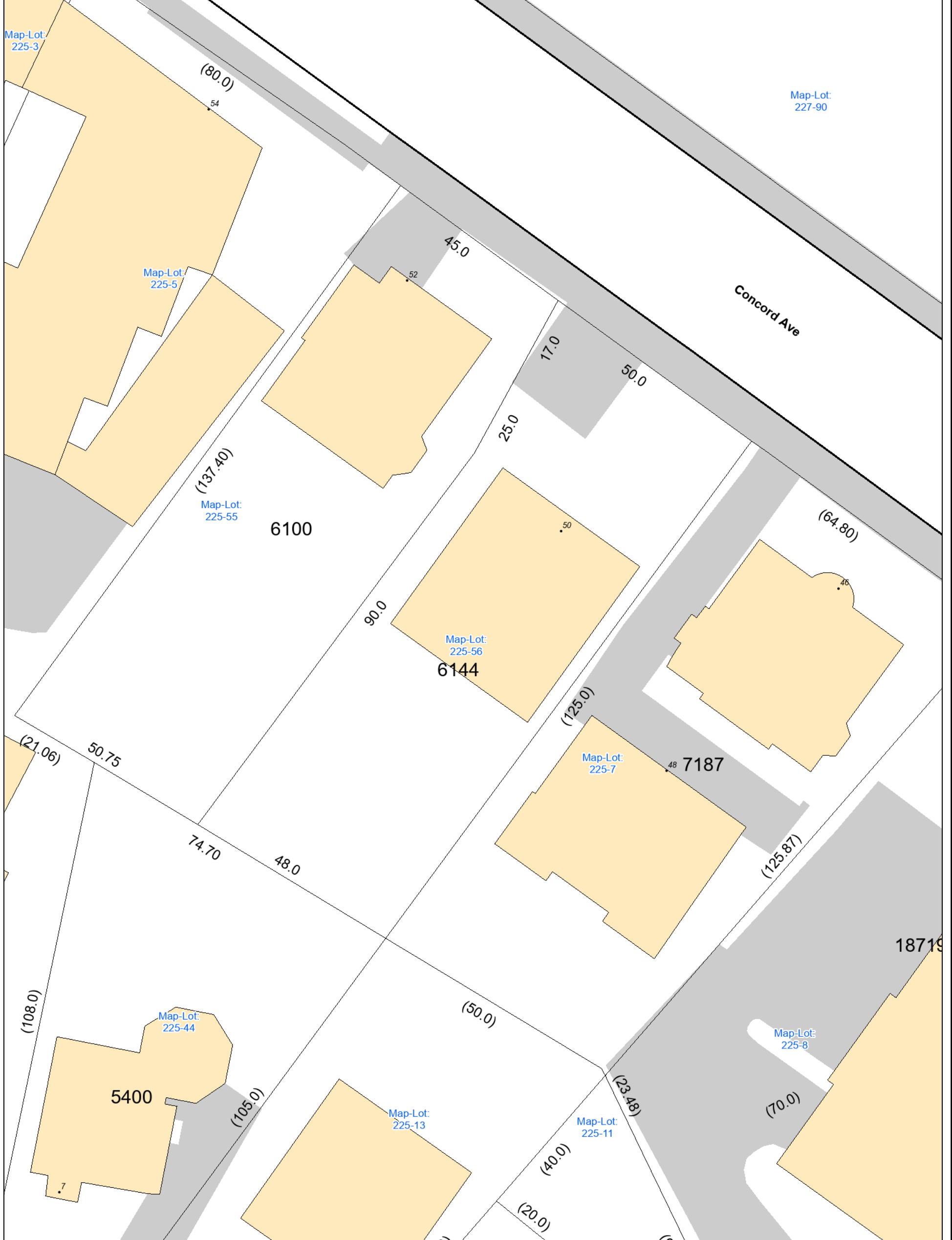
50 Concord Ave
BZA-223469











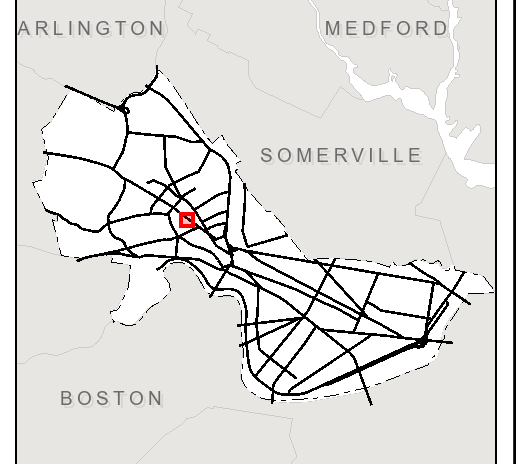
City of Cambridge
Massachusetts

1" = 20 ft

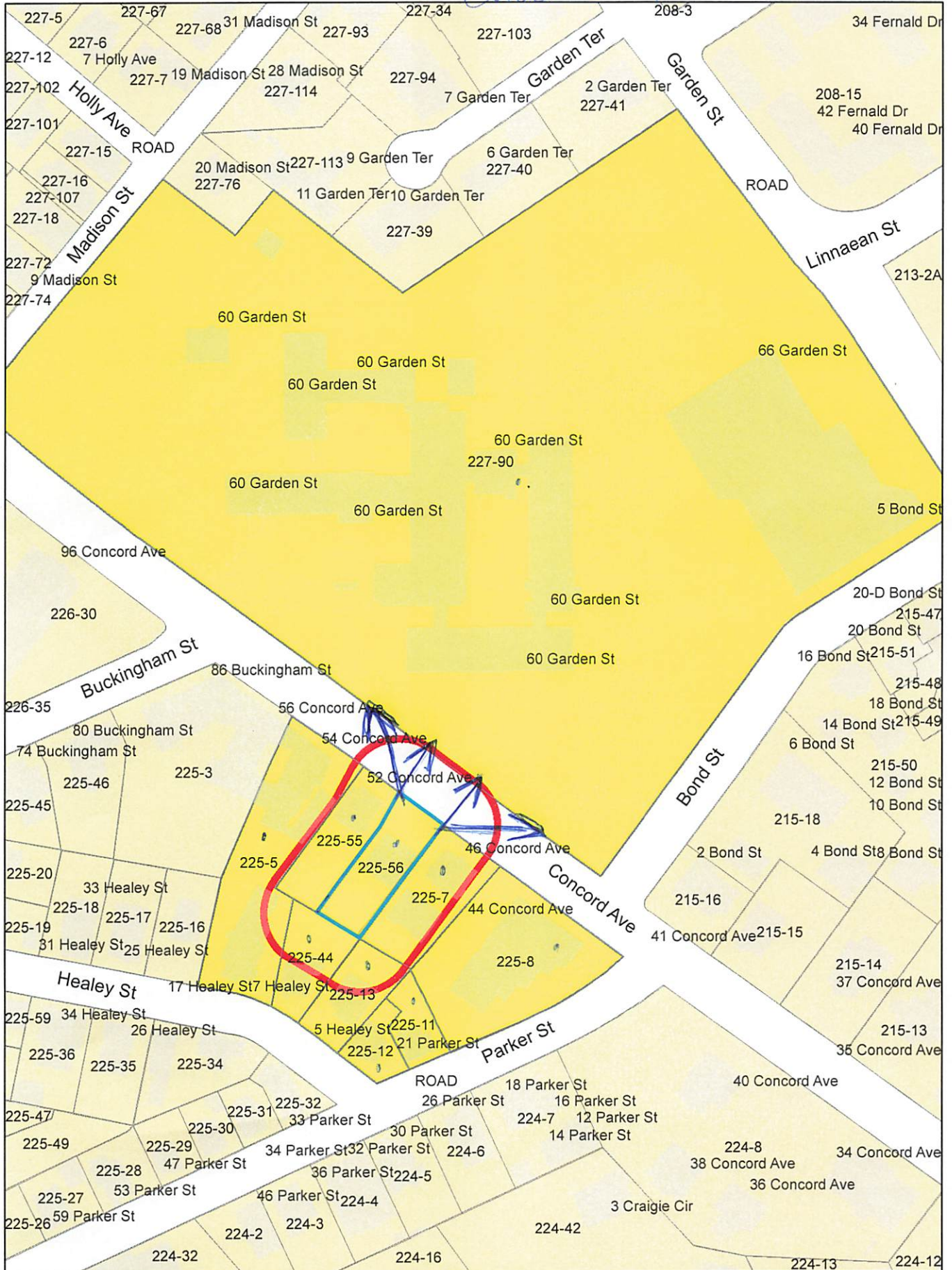
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- 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

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

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

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

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

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

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

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

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

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

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
RAMIREZ, VLADIMIR
46-48 CONCORD AVE., #46/1
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
SELLING AVIVA
17 HEALEY ST - UNIT 101
CAMBRIDGE, MA 02138

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

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

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

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

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

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

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

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

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

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

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

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

KELLY BOUCHER
54 HARVARD STREET
BROOKLINE, MA 02445



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 JUN 29 PM 12:04

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-223469

Address: 50 Concord Ave

Owner, Petitioner, or Representative: Kelly Boucher, AIA
(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: 6/28/23

Kelly Boucher
Signature

Pacheco, Maria

From: Sara Suchman <spsuch@gmail.com>
Sent: Tuesday, June 27, 2023 2:33 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-223469
Attachments: IMG_0862.mov

Dear Ms. Pacheco,

I am an owner at 17 Healey Street and am very concerned about possible water and moisture issues resulting from the proposed addition at 50 Concord Avenue. Healey Street is already downgrade from the houses on Concord Avenue. The ground floor of 17 Healey suffers from humidity and occasional mold caused, I've assumed, by the water table. 50 Concord, as you can see in the attached video, already pools water on the land abutting the Healey Street homes. An additional loss of land will increase this.

I understand the need for more space, ADUs, etc. (if that is even what this addition is). But, unless there is a way to address and mitigate the water run-off, I sincerely hope that the Board will not approve the appeal of **CASE NO. BZA-223469**, otherwise the housing that already exists on Healey Street will be put at risk.

Thank you,

Sara Suchman
17 Healey Street, E#203
Cambridge, MA 02138
203-241-1432 (cell)

26 June 2023

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02138

Dear Members of the Board,

We are submitting this letter to share our concerns with BZA Case No. 223469, 50 Concord Avenue, submitted by Cathy Chen.

While we understand and appreciate the petitioner's desire to improve their property, the project as described to us exacerbates existing non-conformities and alters the topology of an area that already has demonstrated drainage challenges.

Zoning rules show that this building already exceeds GFA and FAR. Not conforming with ordinance requirements could set a precedent for other buildings in the neighborhood. The Petitioner shared the drawing in Image 1 with us with on June 17, 2023; that drawing shows a patio or deck off the rear addition and parking in front of the house, two details that are absent from the plans submitted to the city on May 23, 2023. Should the project be approved as submitted to the city, we worry about the cascading effects of potential future work at 50 Concord. In BZA-02 and BZA-05 the schematic shows doors off of the sunroom, not windows, which would seem to require a landing. Should the project be approved, would the property owners have the right to add a 10 foot deck or some type of hardscape off the addition, creating additional water problems in the area? What would prevent future development of the building, such as building up on the proposed addition or adding more parking in the front yard?

Additionally, we are deeply concerned about changes to the local topology, ground permeability, drainage, and vegetation. The property is on a steep grade, with the bottom of the grade acting as a sink that has been known for ponding. Other properties in the area that share this topological zone would see more flooding given the plan for more foundation, more fill, and less vegetation. Although the plan calculations show a nominal net increase in permeable area, it is not clear from the plans what the existing condition is of any added areas of permeability, nor whether the expanded areas are in locations that would ameliorate the removal of permeable area further down the slope. Moreover, since the existing structure is three stories plus a basement, the changes in already non-conforming GFA and FAR on a percentage basis mask the massive impact at ground level.

We have included a photograph (Image 2) of the backyard of 50 Concord after rain in September 2021, showing substantial water ponding. Reduced permeability in the back yard, or a change to the landscape's topology would result in this pond expanding or shifting to other (our) properties, leading to increased damp and water incursion in our homes. We have also posted a video showing the water condition: <https://tinyurl.com/50concord>

Specifically to 7 Healey, there are concerns regarding privacy and light infringement. Since 50 Concord is at a higher elevation, the basement addition would face our living room. A great appeal to 7 Healey is the green, private open space in the back yard; the existing zoning gave comfort that the 50 Concord structure would not be expanded as a single-family residence since it already exceeds GFA and FAR.

In conclusion, further expanding the already significant GFA and FAR while upsetting the area's already known, problematic topology and drainage is a detriment to other properties in the area.

26 June 2023

Respectfully,

Lindsay Pitt and Brad Miller
5 Healey Street

Mary and David McElroy
7 Healey Street

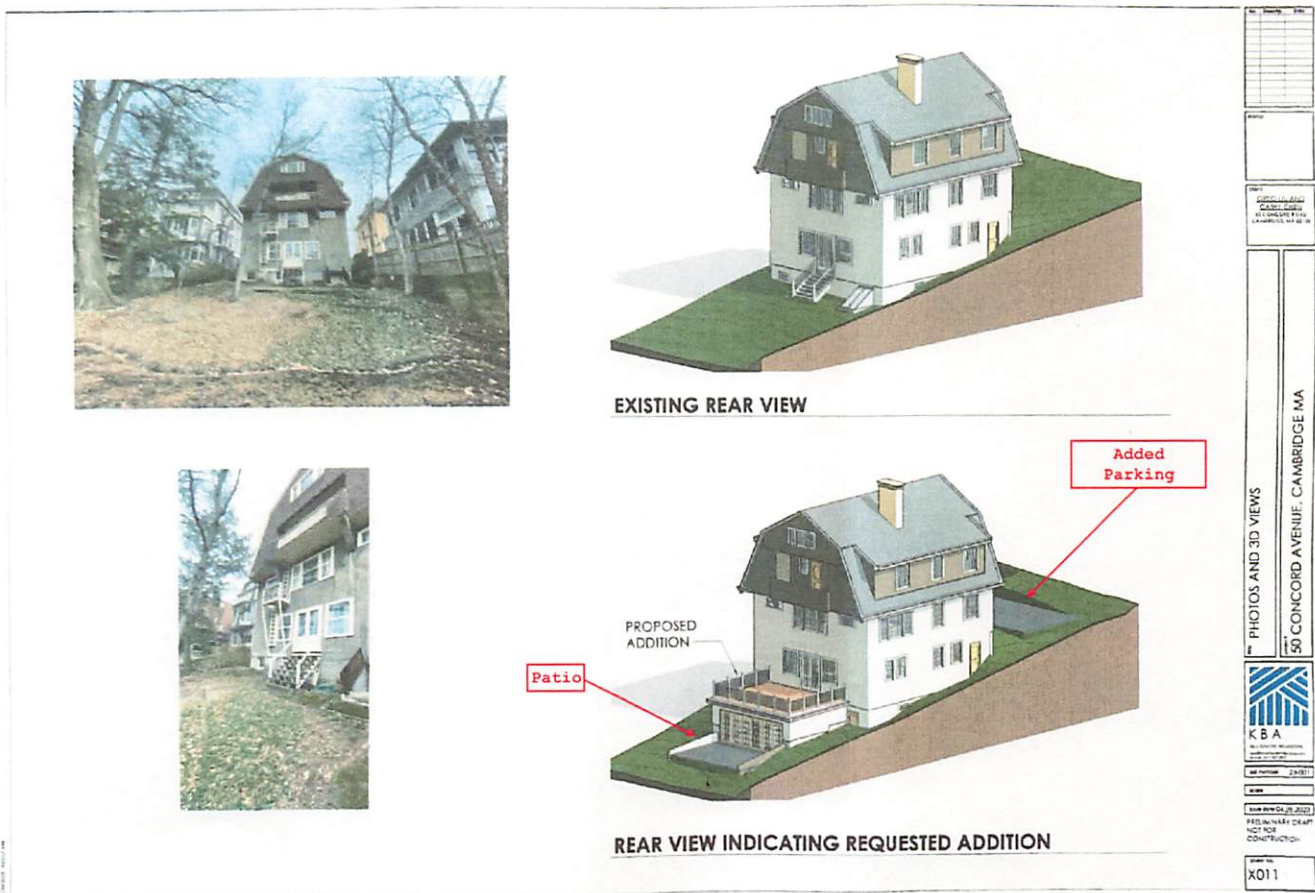


Image 1. Shows desired addition with patio and parking not shown in the submission to the city. Image provided by Cathy Chen on June 17, 2023. We added the red markup to highlight alterations not shown in the BZA application.

26 June 2023



Image 2. Backyard of 50 Concord after heavy rain in September 2021.

Pacheco, Maria

From: Charles Lobron <cmlobron@gmail.com>
Sent: Thursday, June 29, 2023 8:12 AM
To: Pacheco, Maria
Subject: Case No: BZA-223469

Hello,

I live at 54 Concord Ave, Concord Arms Condominium which has two buildings: mine and 17 Healey St. The latter has endured groundwater flooding. If the proposed construction at 50 Concord Ave causes more groundwater to flow into the low ground on the Healey St building it could cause extreme costs to our Association. Please insist a study be conducted of the effects of this construction on storm water flow before you approve the permit. Thanks in advance.

Charles Lobron
54 Concord Ave #101
Cambridge, MA 02138

Natola, Stephen

From: Pacheco, Maria
Sent: Thursday, June 29, 2023 10:35 AM
To: Natola, Stephen
Subject: FW: Comments for BZA 6/29 remote hearing

Please print for 50 concord ave tonight.

Thanks

From: Gayle Treadwell <gayle@treadwell.biz>
Sent: Wednesday, June 28, 2023 5:31 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Comments for BZA 6/29 remote hearing

Re: Case No: BZA-223469, 50 Concord Ave, special permit for new basement level addition

To the BZA: I would like to take this opportunity to comment on the above application for a special permit. The properties between #44 and #56 Concord Avenue sit on sloping land that runs between Buckingham Street and Parker Street and levels off at Healey Street. During heavy rainstorms, stormwater running down Observatory Hill runs through this section of Concord Avenue and often pools on Healey Street toward the Parker Street intersection and on the land of Healey Street homeowners on the odd side of the street. Some of these homes currently need to use sump pumps in inclement weather. Due to climate change, our rain storms are predicted to get significantly heavier, threatening to deposit ever more standing water in this neighborhood.

I do not know what effect an addition to this home's foundation will have on stormwater drainage in the neighborhood, but I strongly urge the BZA to review this issue or at least to require the homeowners to incorporate stormwater flow mitigation in their plan before this permit is approved. Thank you.

Gayle A. Treadwell
54 Concord Ave, #401
Cambridge



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: Cathy Chen Date: June 13, 2023
(Print)

Address: 50 Concord Ave

Case No. BZA-223469

Hearing Date: 6/29/23

Thank you,
Bza Members

Pacheco, Maria

From: kelly@boucherarchitecture.com
Sent: Wednesday, June 28, 2023 2:37 PM
To: Pacheco, Maria; 'Xiaoyu Liu'; 'cathy chen'; Ratay, Olivia
Subject: 50 Concord Av BZA Hearing Continuance Request

Maria,

After reviewing the abutter letters filed regarding our pending BZA hearing tomorrow at 50 Concord Avenue, we would respectfully request a continuance to allow more time to meet with the neighbors to address some of their concerns prior to presenting to the Board.

Please let me know if there is any additional paperwork needed to continue our hearing.

Thanks,
Kelly Boucher, AIA
KBA | www.boucherarchitecture.com | 617.827.3527



July 25, 2023

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

RE: 50 Concord Avenue
Case # BZA-223469

Dear Chair and members of the BZA,

We are requesting to continue our case scheduled for Thursday July 27, 2023.

In order to provide some clarity for the abutters, we have engaged a civil engineer to perform drainage calculations. The engineering work is still ongoing and we anticipate will be completed next week. A continuance will allow time to receive and review the drainage report and coordinate with our neighbors before coming before the board for consideration.

Respectfully submitted,

Kelly Boucher, Architect for 50 Concord Avenue
KBA | 54 Harvard Street Brookline, MA 02445
kelly@boucherarchitecture.com

CC: Homeowner
Cathy Chen 50 Concord Ave, Cambridge, MA 02138
catlchen@yahoo.com xgliu_2000@yahoo.com

1 * * * * *

2 (9:12 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Carol
4 Agate, Virginia Keesler, and Steven Ng.

5 JIM MONTEVERDE: The next case is 223469 -- 50
6 Concord Avenue. Is there anyone here who wishes to speak on
7 this case?

8 KELLY BOUCHER: I wish to request a continuance
9 for the case on 50 Concord Avenue, to give the homeowners
10 more time to respond to some of late filed neighbor letters
11 that were submitted not in support earlier this week. So
12 we're requesting a continuance.

13 JIM MONTEVERDE: Okay. And the date we have?
14 July 27? Let's see. We already had a July 27 date that
15 worked for the Board members.

16 CAROL AGATE: I had a --

17 JIM MONTEVERDE: Oh, I'm sorry.

18 CAROL AGATE: -- problem with July 27.

19 JIM MONTEVERDE: This group --

20 CAROL AGATE: But if I can come for just that one,
21 I can do that, but I would not be able to do --

22 JIM MONTEVERDE: That'll be fine. It will be a

1 continued case. We can do that. All right?

2 CAROL AGATE: Can we put them to September? That
3 was the next date that was available, since we don't have
4 any August dates.

5 JIM MONTEVERDE: Oh, sorry so the July 27 as a
6 continued case doesn't work for you, Carol?

7 CAROL AGATE: If I come for just that.

8 JIM MONTEVERDE: Yeah.

9 CAROL AGATE: Yes.

10 JIM MONTEVERDE: We can do that.

11 CAROL AGATE: Um --

12 JIM MONTEVERDE: Just for you. We can do that.

13 KELLY BOUCHER: If the case has not been heard
14 yet, does it still need the same group of Board members?

15 JIM MONTEVERDE: No, that's true. We just need
16 five. So does -- do the other four members, are they
17 available for the twenty-seventh, just to get a head count?

18 WENDY LEISERSON: Yes.

19 JIM MONTEVERDE: Okay.

20 VIRGINIA KEESLER: Available.

21 JIM MONTEVERDE: Okay. And, as the proponent
22 said, it doesn't need to be the same five people, since it's

1 been -- since it's a continued case. All right. Let's say
2 July 27, and for a continued case --

3 Let me make a motion, then, to continue the matter
4 to July 27, 2023, on the condition that the petitioner
5 change the posting sign to reflect the new date of July 27,
6 2023 and the new time of 6:00 p.m.

7 Also, in furtherance that the petitioner sign a
8 waiver of the statutory requirement for a hearing. Said
9 waiver can be obtained from Maria Pacheco or Olivia Ratay at
10 the Inspectional Services Department. I ask that you sign
11 it and return it to us by a week from this coming Monday.

12 KELLY BOUCHER: Yep. I --

13 JIM MONTEVERDE: Failure to do so --

14 KELLY BOUCHER: -- actually signed that and
15 forwarded it to Maria yesterday.

16 JIM MONTEVERDE: Oh, okay.

17 KELLY BOUCHER: So that should be there.

18 JIM MONTEVERDE: So we can skip that. Also, if
19 there are any new submittals or changes to the drawings,
20 that those be in the file by 5:00 p.m. on the Monday prior
21 to the July 27, 2023, hearing.

22 And also, if there are any changes to the

1 dimensional form and potentially the supporting statements,
2 they also be changed and submitted along with the new
3 documents.

4 On the motion, then, to continue this matter until
5 July 27, Wendy?

6 WENDY LEISERSON: In favor.

7 JIM MONTEVERDE: Virginia?

8 VIRGINIA KEESLER: In favor.

9 JIM MONTEVERDE: Carol?

10 CAROL AGATE: In favor.

11 JIM MONTEVERDE: Steven?

12 STEVEN NG: In favor.

13 JIM MONTEVERDE: And Jim Monteverde in favor. And
14 this will be a case not heard.

15 KELLY BOUCHER: Thank you.

16 JIM MONTEVERDE: All right.

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