

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUN 24 PM 1:51
CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

BZA Application Form

BZA Number: 188687

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Jameson Rogers C/O Adam Glassman, R.A.

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

LOCATION OF PROPERTY: 50 Inman St., Cambridge, MA

TYPE OF OCCUPANCY: 2 Fam Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Rear Addition and Left Side Dormer per Existing Non-Conforming Rear and Left Side Setbacks

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman

(Print Name)

Address:

2 Worthington St Cambridge MA 02138

Tel. No.

6174128450

E-Mail Address:

ajglassman.ra@gmail.com

Date: 8/22/2022

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 Jameson Rogers, trustee of the 50 Inman Realty Trust
(OWNER)

Address: 50 Inman St. Cambridge, MA 02139

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

The record title of this property is in the name of 50 Inman Realty Trust

*Pursuant to a deed of duly recorded in the date 4/21/21, Middlesex South
County Registry of Deeds at Book 77558, Page 383; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

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

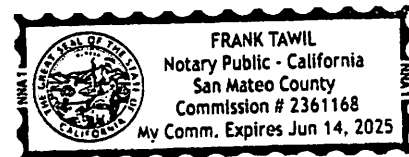
***Written evidence of Agent's standing to represent petitioner may be requested.**

CA
Commonwealth of ~~Massachusetts~~, County of San Mateo

The above-name Jameson Rogers personally appeared before me,
this 12th of Aug., 2022 and made oath that the above statement is true.

Frank Tawil Notary

My commission expires 6-14-2025 (Notary Seal).



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

AND REVOLUTIONARY FRONT - ORGANIZATIONAL INFORMATION

to be completed by OCTOBER, signed before a notary and returned to the Secretary of the Board of Voting Appeals.

First Name, Last Name, Middle Name, Initials, Date of Birth, Sex, Race, Color, Height, Weight, Eyes, Hair, Complexion, Marital Status, Occupation, Address, City, State, Zip, Telephone, Social Security Number, Driver's License Number, Voter Registration Number, Party Affiliation, Signature, Date.

Signature of Voter, Date of Signature.

Signature of Notary, Date of Signature.

Notary Public for the State of California, My Commission Expires on [Date], My Office Address is [Address], My Office Telephone is [Number].

Notary Public for the State of California, My Commission Expires on [Date], My Office Address is [Address], My Office Telephone is [Number].

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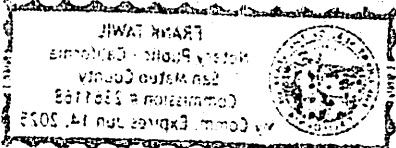
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA
My Commission Expires on [Date]
My Office Address is [Address]
My Office Telephone is [Number]

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Notary Public for the State of California, My Commission Expires on [Date], My Office Address is [Address], My Office Telephone is [Number].

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 Inman St , 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:

Per 8.22.2 d, a Special Permit can be granted as the proposed additions to the existing non-conforming house will create no new non-conformities. The proposed work will create or cause no detriments to the abutters' abilities to use and enjoy their properties as they are currently used and enjoyed.

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:

There will be no loss of on street parking, the existing 2 space off-site parking will remain unchanged.

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 additions will create no adverse affects whatsoever on the adjacent lots or their 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 additions will create no nuisance or hazards for anyone.

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 additions will create no new noise, light or air pollution, will create no loss of privacy, or new shadows on the abutting lots. No new non-conformities will be created. Only the existing non-conforming left side and rear setbacks will be the intended non-conformities. Height and open space will both remain conforming. The appearance of the house and yard will be greatly enhanced through historically accurate renovations to the existing vintage Greek Revival house which is badly in need of complete interior and exterior upgrades. The new rear addition will be complementary to the character and scale of the existing house and neighborhood and will be almost completely out of view from the street. The work will greatly improve the appearance of the property and this will be a benefit to the neighborhood.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jameson Rogers
Location: 50 Inman St., Cambridge, MA
Phone: 6174128450

Present Use/Occupancy: 2 Fam Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>		
<u>TOTAL GROSS FLOOR AREA:</u>		2,211.0 GSF		3,080.0 GSF	3,092.00	(max.)
<u>LOT AREA:</u>		4,123.0		No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.54		.74	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,061.5		4,123.0	1,500.00	
<u>SIZE OF LOT:</u>	WIDTH	54.5		No Change	50.0	
	DEPTH	71.0		NO CHANGE	NA	
<u>SETBACKS IN FEET:</u>	FRONT	8.3'		No Change	14.92'	
	REAR	16.5'		10.3' to addition wall & 6.6' to window well guardrail	20.0	
	LEFT SIDE	7.1		No Change	20.7	
	RIGHT SIDE	21.0		No Change	20.7	
<u>SIZE OF BUILDING:</u>	HEIGHT	31.6'		33.5'	35.0'	
	WIDTH	51.0'		63.0'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		46%		48.3%	30%	
<u>NO. OF DWELLING UNITS:</u>		2		1	2	
<u>NO. OF PARKING SPACES:</u>		2		2	1	
<u>NO. OF LOADING AREAS:</u>		0		NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		16'		0 per shed removal	10'	

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 house and shed are wood frame. New addition will be wood frame. Shed will be removed.

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 STREET VIEW

DATE:

26 MAY 2022

PROJECT:

50 INMAN STREET
RENOVATIONS, DORMER AND REAR ADDITIONS

PREPARED BY

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



EXISTING STREET VIEW FROM RIGHT

DATE:

26 MAY 2022

PROJECT:

50 INMAN STREET
RENOVATIONS, DORMER AND REAR ADDITIONS

PREPARED BY

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EXISTING STREET VIEW

DATE:

26 MAY 2022

PROJECT:

50 INMAN STREET
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EXISTING STREET VIEWS 1964 AND 1965

DATE:

26 MAY 2022

PROJECT:

50 INMAN STREET
RENOVATIONS, DORMER AND REAR ADDITIONS

PREPARED BY

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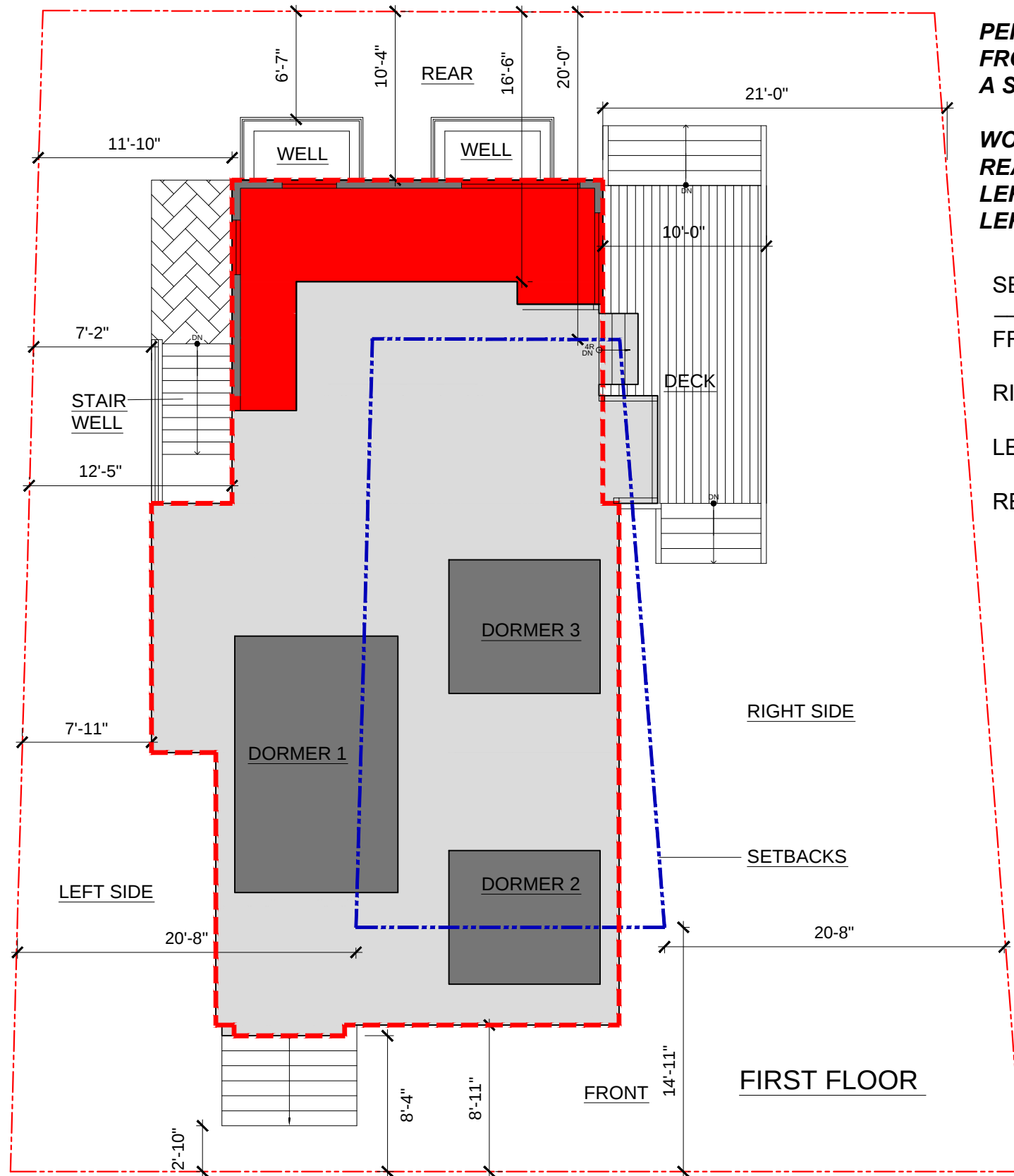
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RENDERING OF PROPOSED WORK



RENDERING OF
PROPOSED
WORK



PER ARTICLE 8.22.2 d THE PROPOSED WORK WITHIN THE FRONT, SIDE AND REAR SETBACKS MAY BE GRANTED PER A SPECIAL PERMIT.

**WORK REQUIRNG A SPECIAL PERMIT:
REAR ADDITION, REAR WINDOW WELL AND GUARDRAILS
LEFT SIDE EXTERIOR BELOW GRADE STAIR AND GUARDRAILS
LEFT SIDE AND FRONT DORMER ADDITIONS**

SET BACKS	EXISTING	REQUIRED	PROPOSED
FRONT	8.3'	14.9'	NO CHANGE
RIGHT	21.0'	20.7'	NO CHANGE
LEFT	7.1'	20.7'	NO CHANGE
REAR	16.5'	20.0'	10.3' TO WALL 6.6' TO WINDOW WELL

LEGEND

-  **REQUIRED SETBACKS**
-  **PROPOSED BUILDING ENVELOPE**
-  **EXISTING HOUSE FIRST FLOOR
1,197.0 GSF**
-  **EXPANDED FOOTPRINT
178.0 GSF = 15% INCREASE**
-  **PROPOSED DORMERS**

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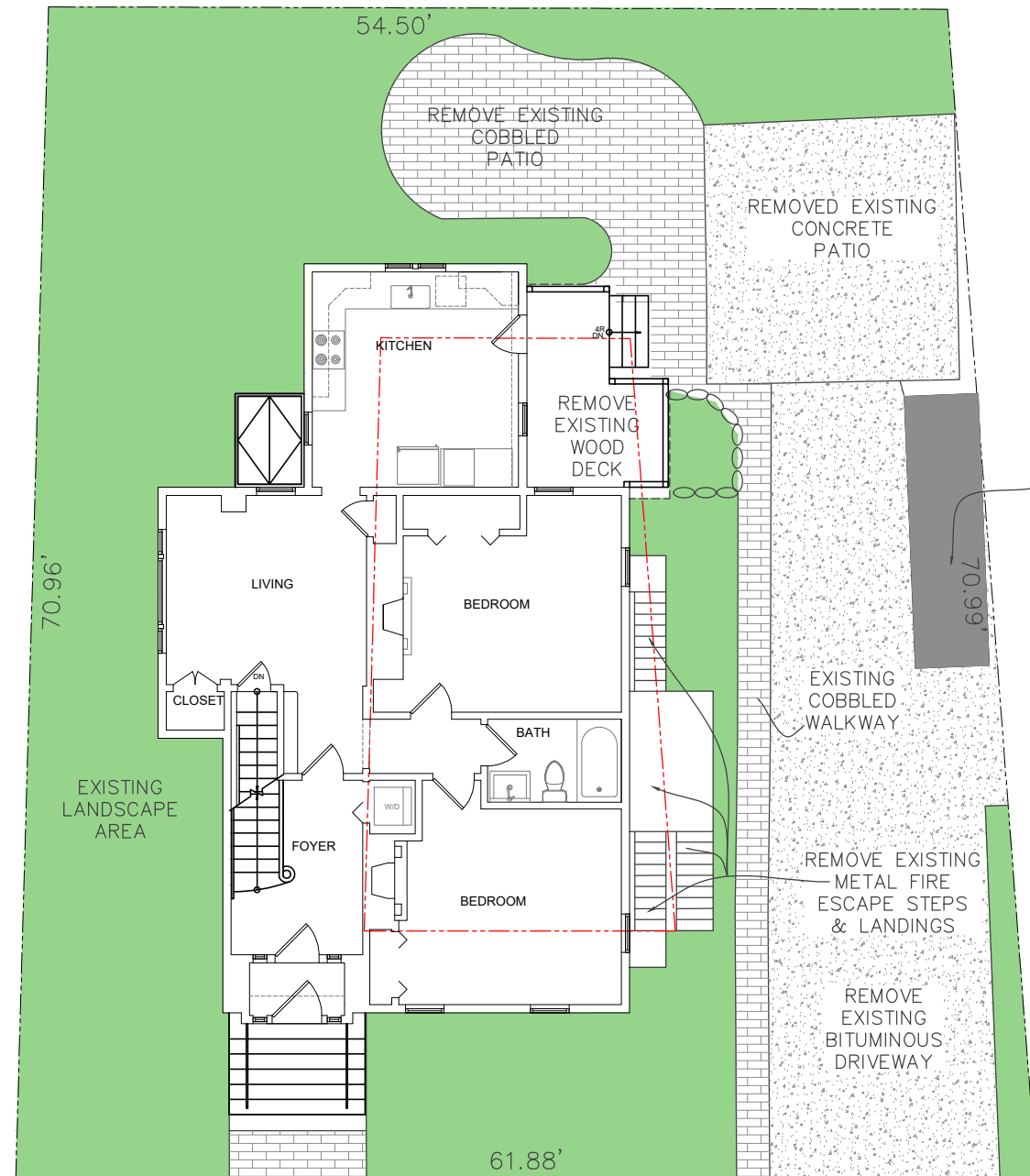
DATE
25 MAY 2022

PROJECT
50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

TITLE
SETBACK PLAN

SCALE
1'=1/4"

DRAWING
SB-1



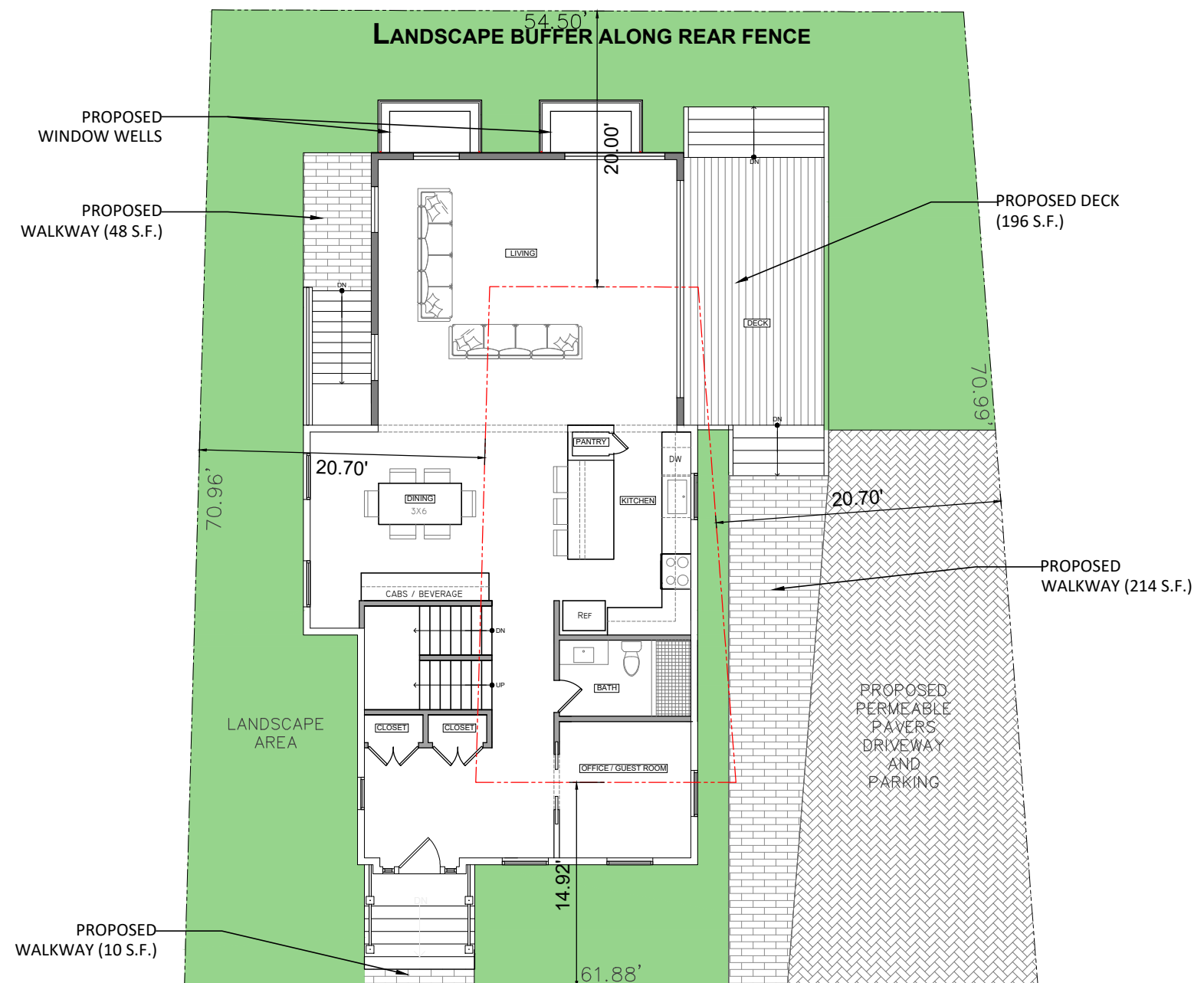
EXTG. SITE PLAN

EXISTING PRIVATE OPEN SPACE PER 5.28.25

PERMEABLE PAVERS 326 S.F.

LANDSCAPING 1,600 S.F.

30% PRIVATE OPEN SPACE MIN. REQUIRED
 326 SF + 1,600 SF =
 1,926 S.F. / 4,123 S.F. LOT =
 46% EXISTING PRIVATE OPEN SPACE



PROPOSED SITE PLAN

PROPOSED PRIVATE OPEN SPACE PER 5.28.25

PERMEABLE WALKWAY PAVERS 272 S.F.

DECK 196 S.F.

LANDSCAPING 1,516 S.F.

30% PRIVATE OPEN SPACE MIN. REQUIRED
 272 SF + 196 SF + 1,516 SF =
 1,984 S.F. / 4,123 S.F. LOT =
 48.3% PROPOSED PRIVATE OPEN SPACE



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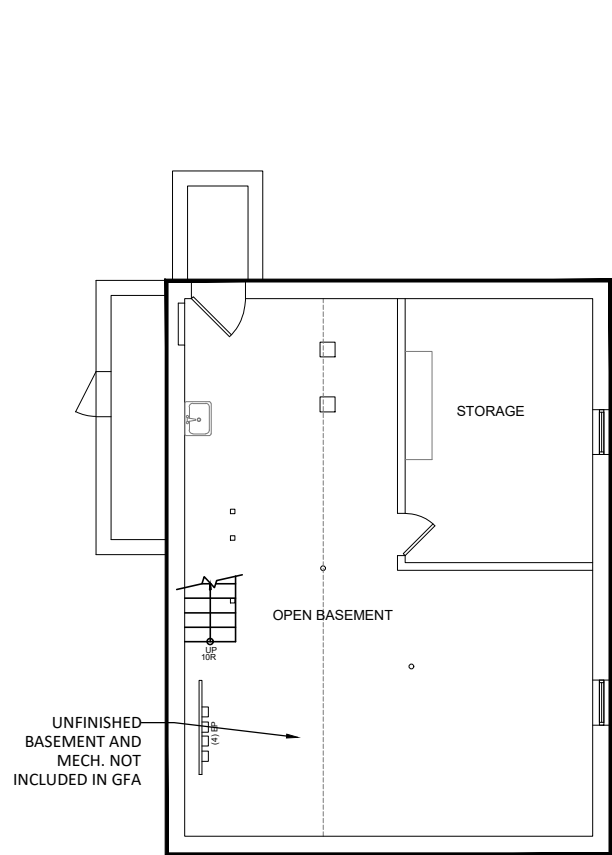
DATE
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PROJECT
50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

TITLE
OPEN SPACE

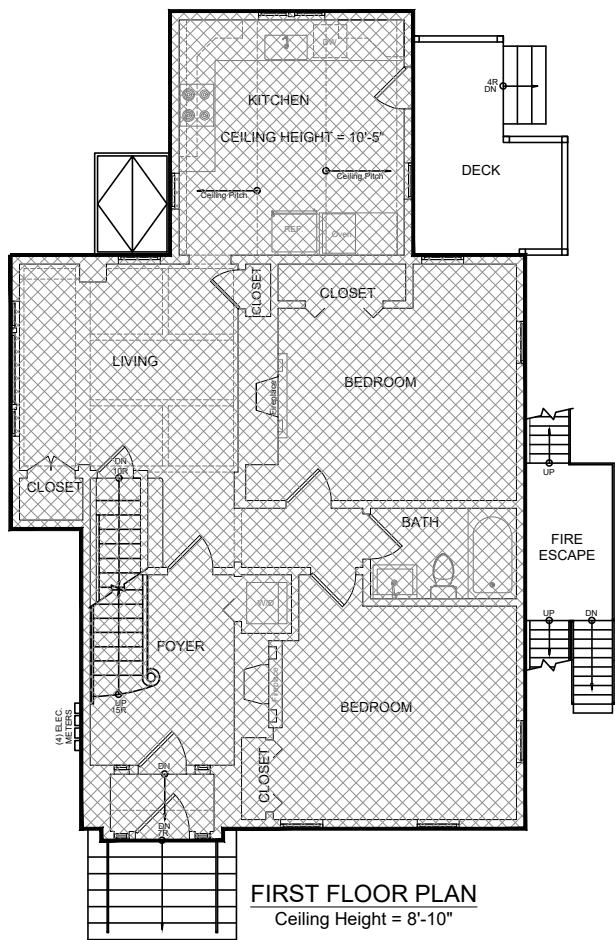
SCALE
 3/32" = 1'-0"

DRAWING
L1.1

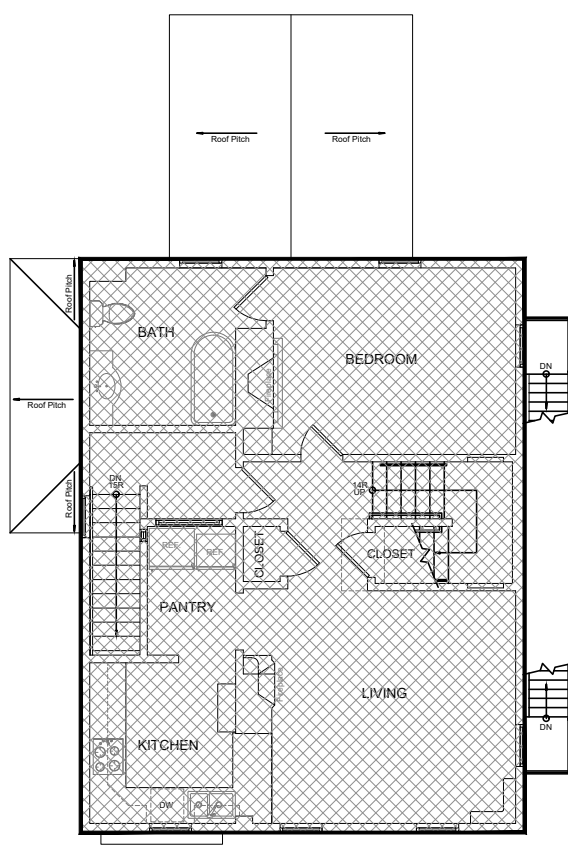


BASEMENT PLAN
Ceiling Height = 6'-4"

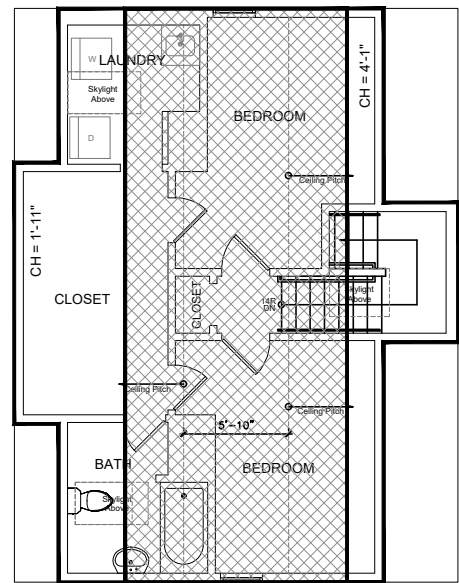
BASEMENT:
TOT S.F.: 785 SF
GFA: 0 SF



1ST FLOOR:
TOT S.F.: 1,033 SF
GFA: 1,033 SF



2ND FLOOR:
TOT S.F.: 785 SF
GFA: 785 SF



3RD FLOOR:
TOT S.F.: 643 SF
GFA (c.h. >5'): 393 SF

EXISTING CONDITION		
G.F.A. SQUARE FOOTAGE CALCULATION		
	S.F.	G.F.A.
BASEMENT (S.F.)	785	0
1ST (S.F.)	1,033	1,033
2ND (S.F.)	785	785
3RD (S.F.)	643	393
TOT (S.F.)	3,246.00	2,211.00
F.A.R. CALCULATION		
ALLOWABLE F.A.R.	.75	
LOT SIZE (S.F.)	4,123	
EXISTING G.F.A. (S.F.)	2,211.00	
EXISTING F.A.R.	0.5363	

1 BASEMENT PLAN - EXISTING-

2 1ST FLOOR PLAN - EXISTING-

3 2ND FLOOR PLAN - EXISTING-

4 3RD FLOOR PLAN - EXISTING-



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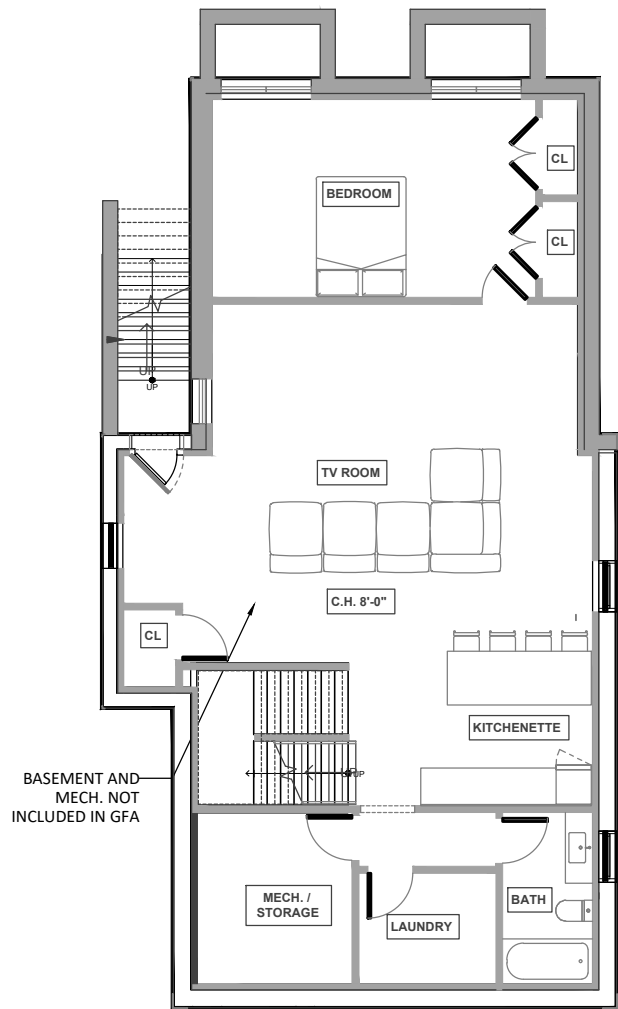
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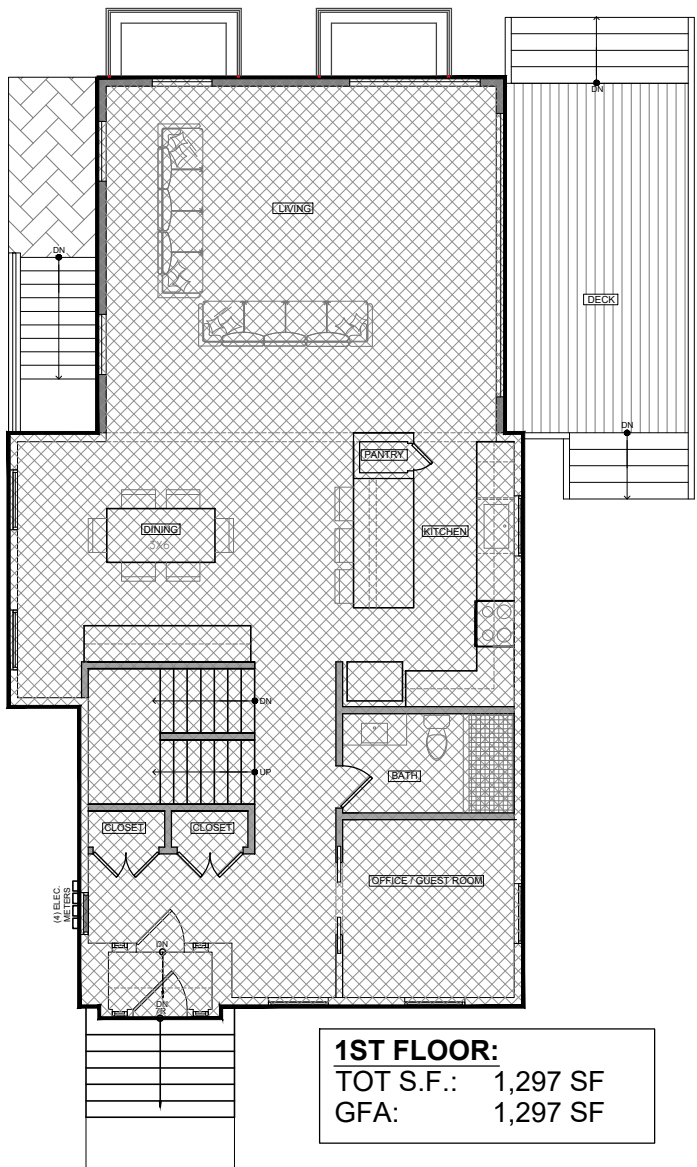
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EXTG. GFA

SCALE
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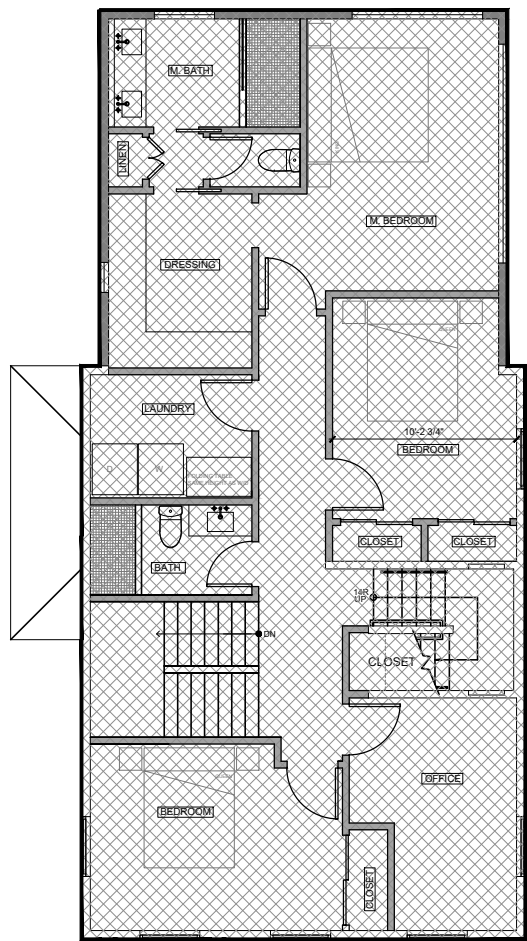
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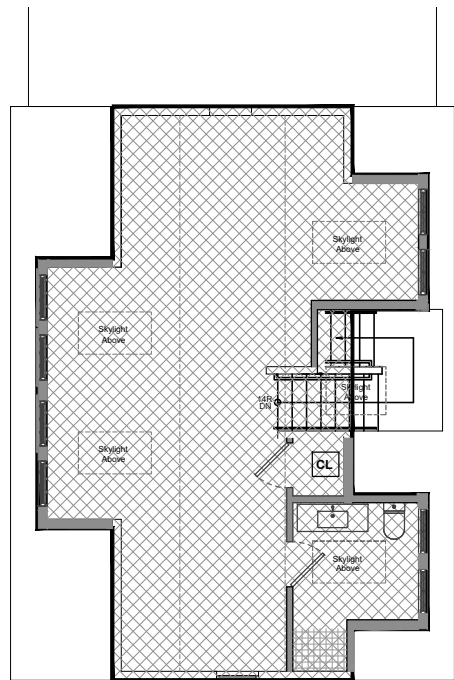
BASEMENT:
TOT S.F.: 1,293 SF
GFA: 0 SF



1ST FLOOR:
TOT S.F.: 1,297 SF
GFA: 1,297 SF



2ND FLOOR:
TOT S.F.: 1,233 SF
GFA: 1,233 SF



3RD FLOOR:
TOT S.F.: 643 SF
GFA (c.h. >5'): 550 SF

PROPOSED CONDITION		
G.F.A. SQUARE FOOTAGE CALCULATION		
	S.F.	G.F.A.
BASEMENT (S.F.)	1,293	0
1ST (S.F.)	1,297	1,297
2ND (S.F.)	1,233	1,233
3RD (S.F.)	643	550
TOT (S.F.)	4,466.00	3,080.00
F.A.R. CALCULATION		
ALLOWABLE F.A.R.	.75	
LOT SIZE (S.F.)	4,123	
PROPOSED G.F.A. (S.F.)	3,080.00	
PROPOSED F.A.R.	0.7470	

1

BASEMENT PLAN - PROPOSED-

2

1ST FLOOR PLAN - PROPOSED-

3

2ND FLOOR PLAN - PROPOSED-

4

3RD FLOOR PLAN - PROPOSED-



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BZA SET

TITLE
PROPOSED . GFA

SCALE
3/32"= 1'-0"

DRAWING
Z1.2

Dimension Regulations

Zoning District : Residence C-1				
ITEM	EXISTING	REQUIRED	PROPOSED	CONFORMING
Min. Lot Area	4,123 sq. ft.	5,000 sq. ft	4,123 sq. ft.	Existing Non-Conforming
Min. Lot Area per Dwelling Unit		1,500 sq. ft.		YES
Max Allowable FAR	0.54	0.75	0.74	YES
Max. Allowable Building Height	31.6 (*)	35'	33.5 (*)	YES
Min. Usable Open Space	46%	30%	48%	YES
Min Front Yard	8.9' (*)	(H+L) / 4 = (31.6'+28.11') / 4 = 14.92'	NO CHANGE	Existing Non-Conforming
Min Right Side Yard	21.0'(*)	(H+L) / 5 = (MIN. 7'-6") (31.6'+51.15') / 4 = 20.7'	NO CHANGE	YES
Min Left Side Yard	7.1' (*)	(H+L) / 5 = (MIN. 7'-6") (31.6'+51.15') / 4 = 20.7'	NO CHANGE	Existing Non-Conforming
Min. Rear Yard	16.5' (*)	(H+L) / 4 = (MIN. 20') (31.6'+28.11') / 4 = 14.92' 20' MIN.	10.33' (*) TO NEW WALL 6.6' (*) TO WINDOW WELL	Existing Non-Conforming

Zoning Regulations

Zoning District :	Residence C-1
Existing use:	Residential 2 Family
Proposed Use:	Residential Single Family
Lot Area:	4,123 s.f.
Existing GFA:	2,211 s.f.
Proposed GFA:	3,080 s.f.

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50 INMAN STREET, CAMBRIDGE, MA, USA
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TITLE

ZONING SUMMARY

SCALE

NTS

DRAWING

Z1.3



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EXISTING 3D

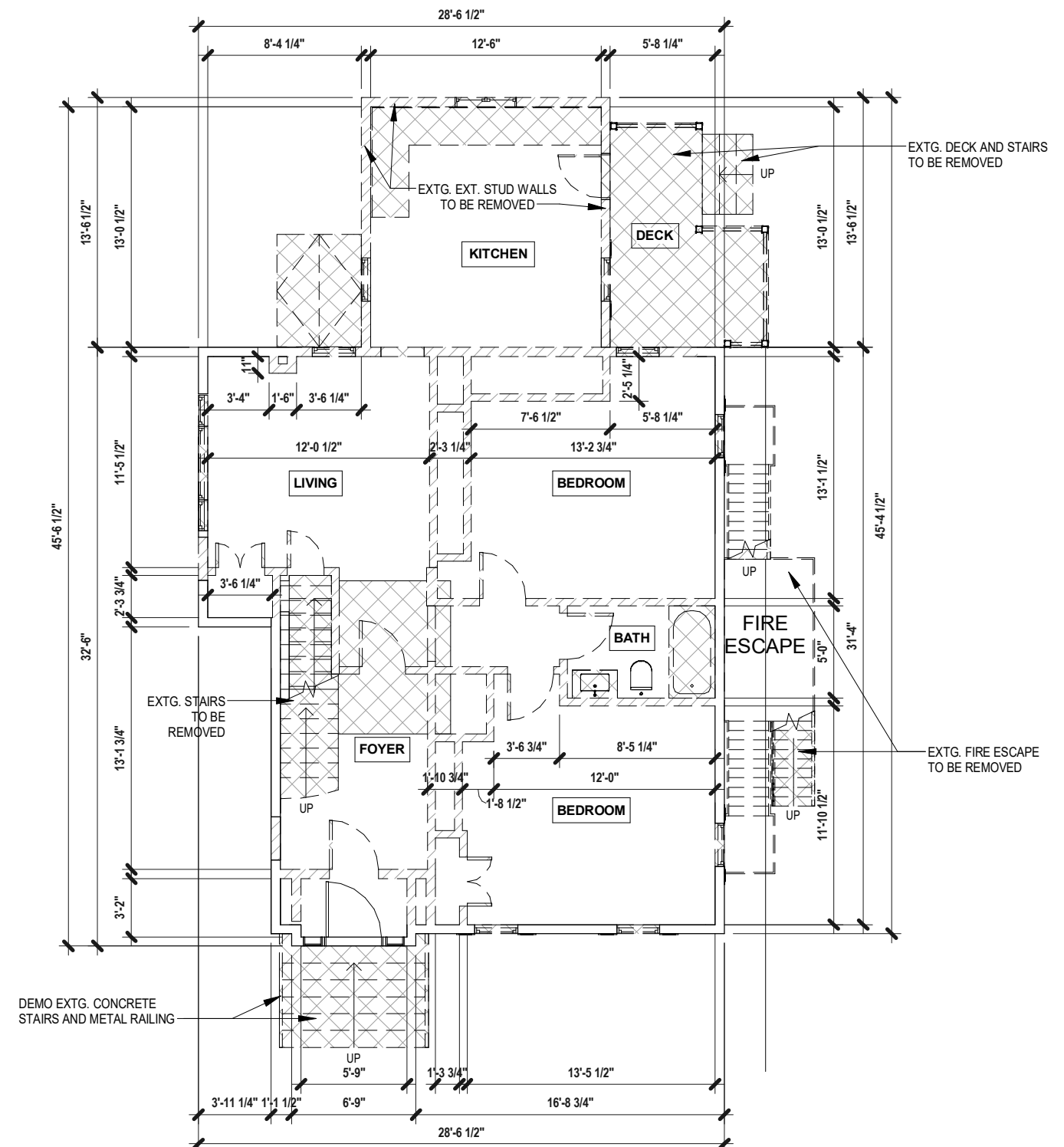
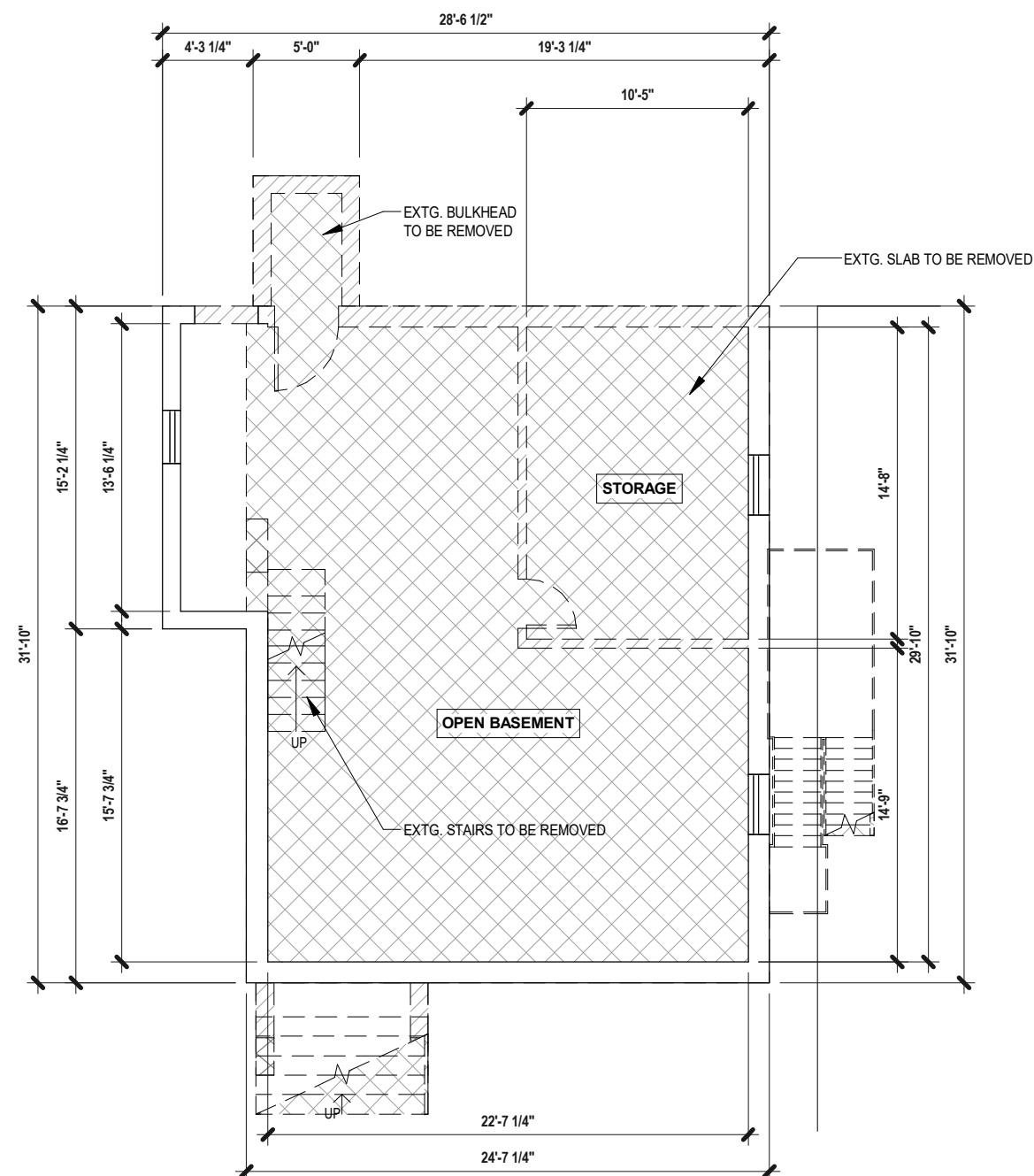
SCALE

AS NOTED

DRAWING

.D1.0



 FLOOR/ROOF TO
BE DEMOLISHED WALLS TO BE
DEMOLISHED

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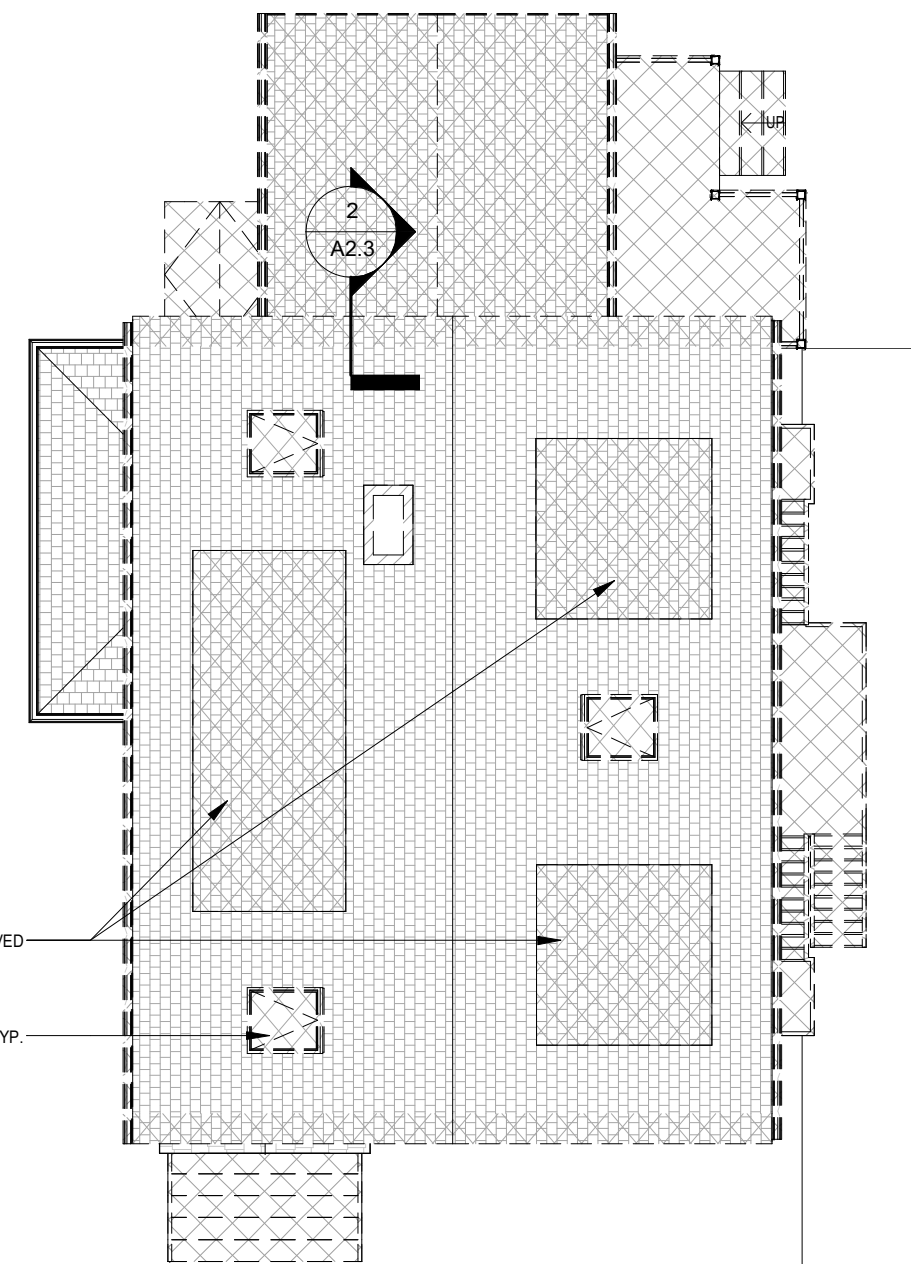
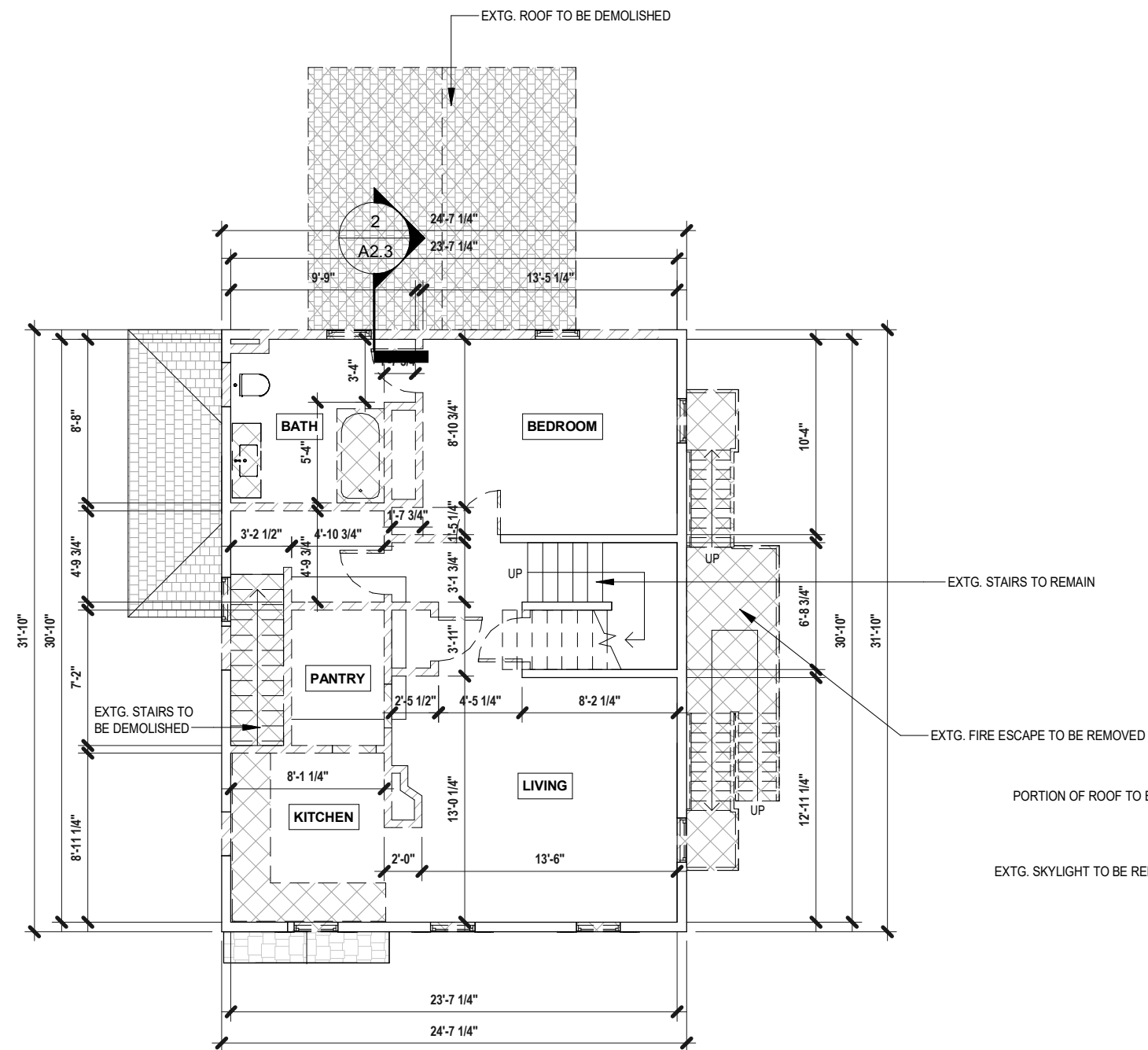
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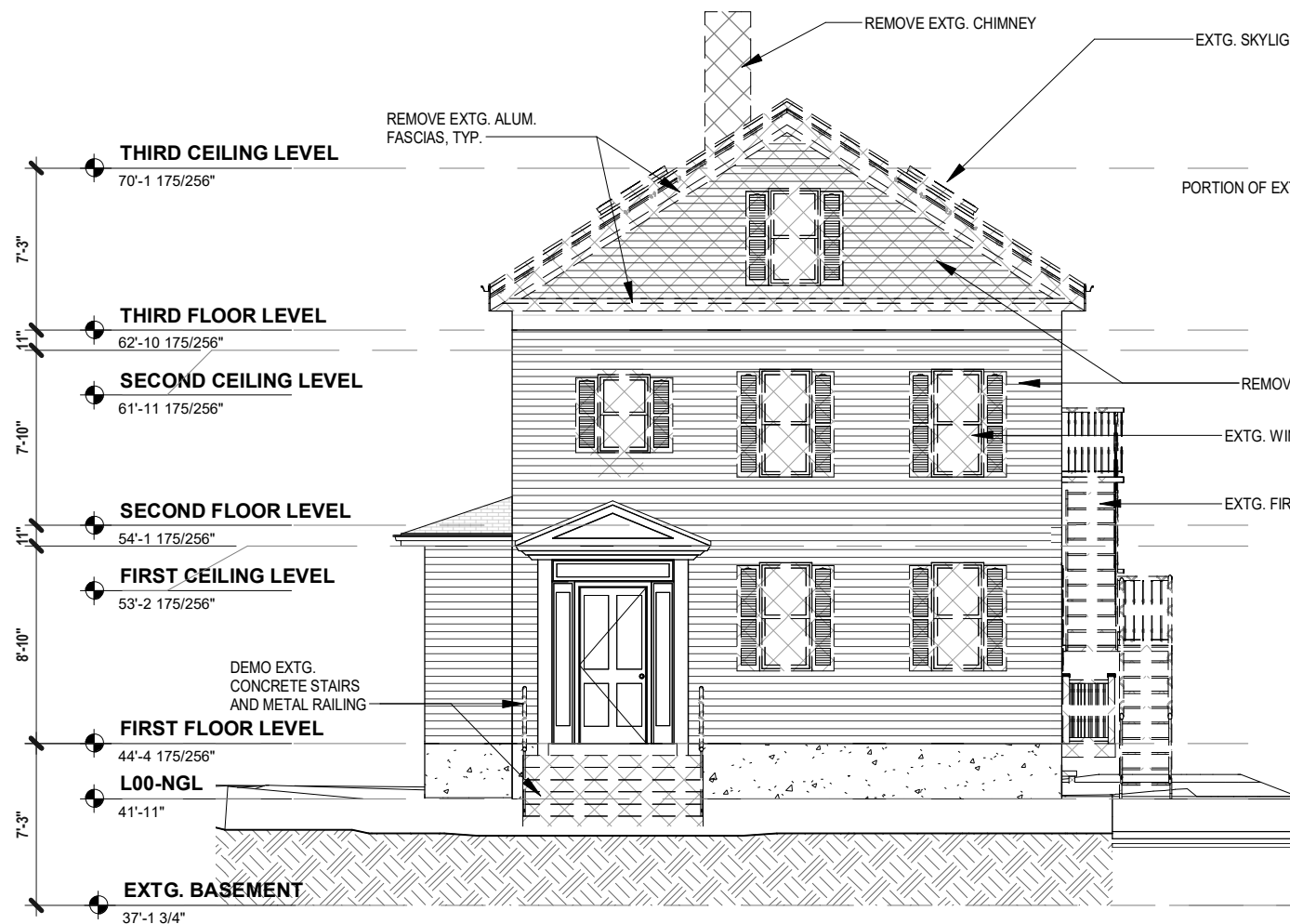
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EXISTING / DEMO PLANS	

SCALE
AS NOTED

DRAWING

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 FLOOR/ROOF TO
BE DEMOLISHED WALLS TO BE
DEMOLISHED

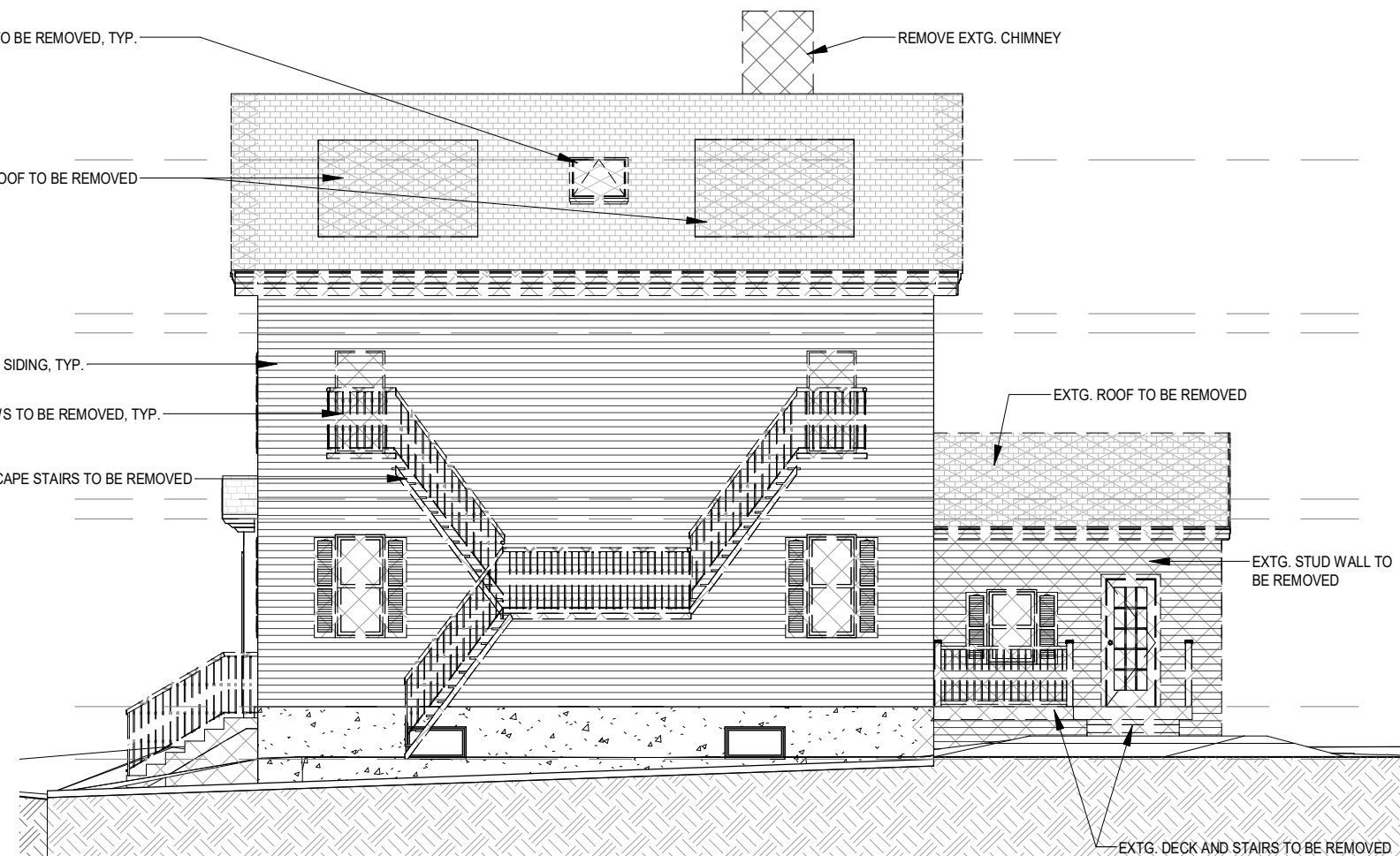


1

FRONT ELEVATION

.D2.1

scale: 1/8" = 1'-0"



2

RIGHT ELEVATION

.D2.1

scale: 1/8" = 1'-0"



STUD WALLS TO BE DEMOLISHED

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7/06/2022

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BZA SET

TITLE

**EXISTING / DEMO
ELEVATIONS**

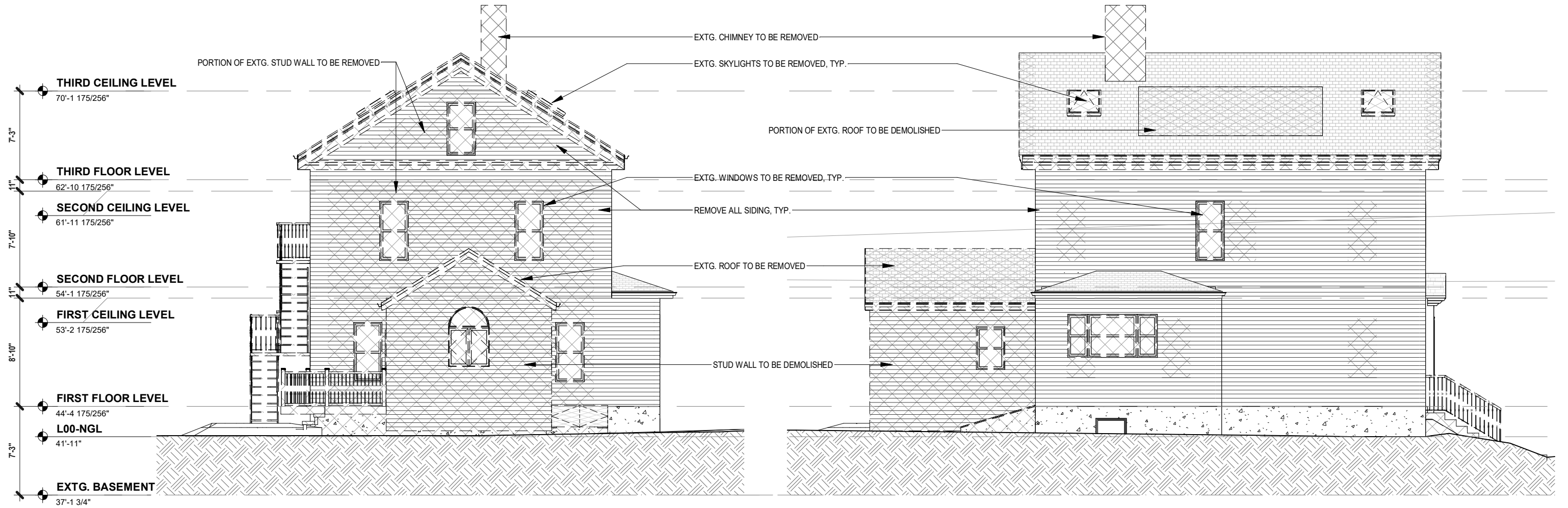
SCALE

AS NOTED

DRAWING

.D2.1





2 REAR ELEVATION
.D2.2 scale: 1/8" = 1'-0"

1 LEFT ELEVATION
.D2.2 scale: 1/8" = 1'-0"

 STUD WALLS TO BE DEMOLISHED

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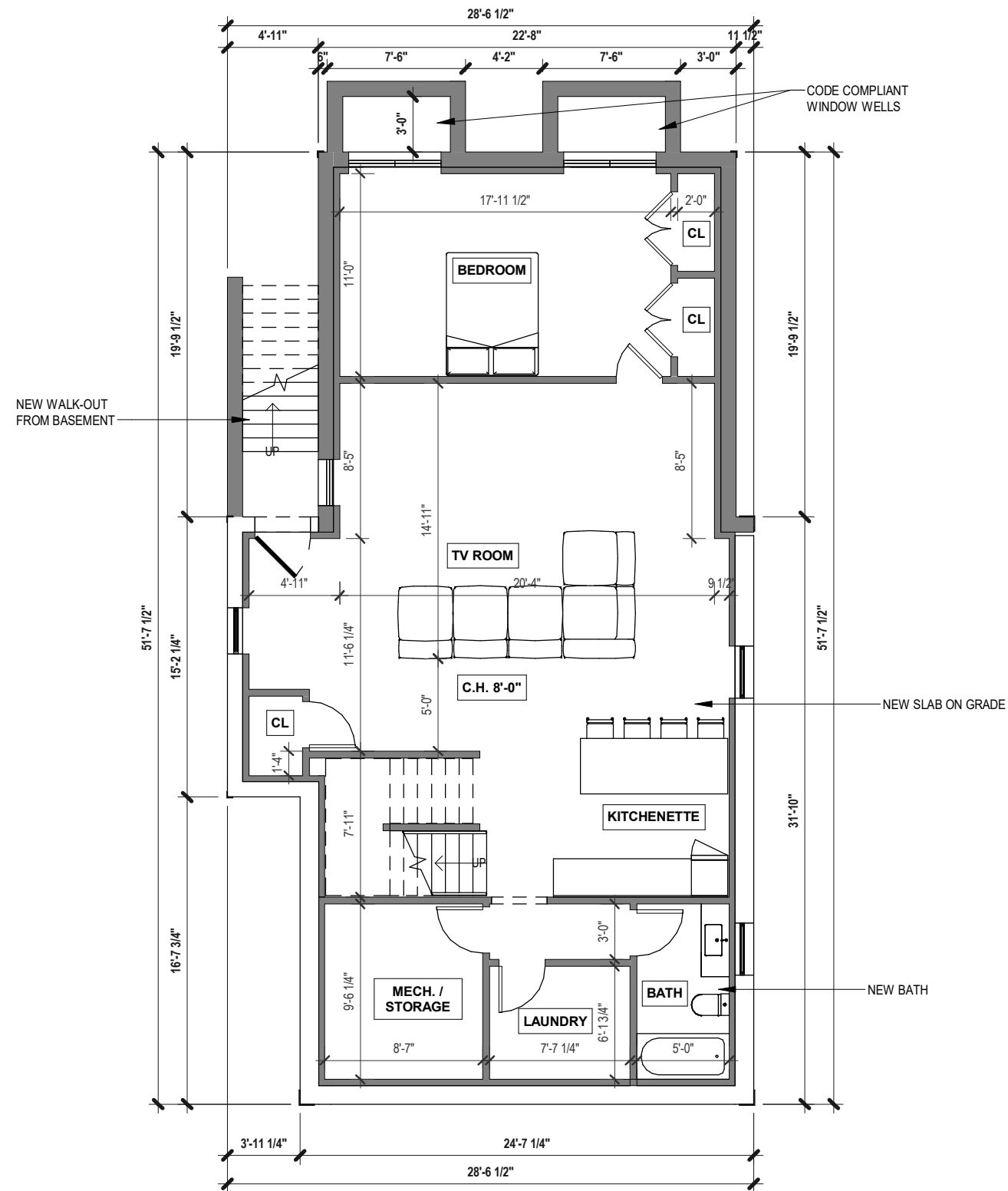
PROJECT
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BZA SET

TITLE
**EXISTING / DEMO
ELEVATIONS**

SCALE
AS NOTED

DRAWING
.D2.2





1

A1.1

BASEMENT LEVEL-Proposed

scale: 1/8" = 1'-0"

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BZA SET

TITLE

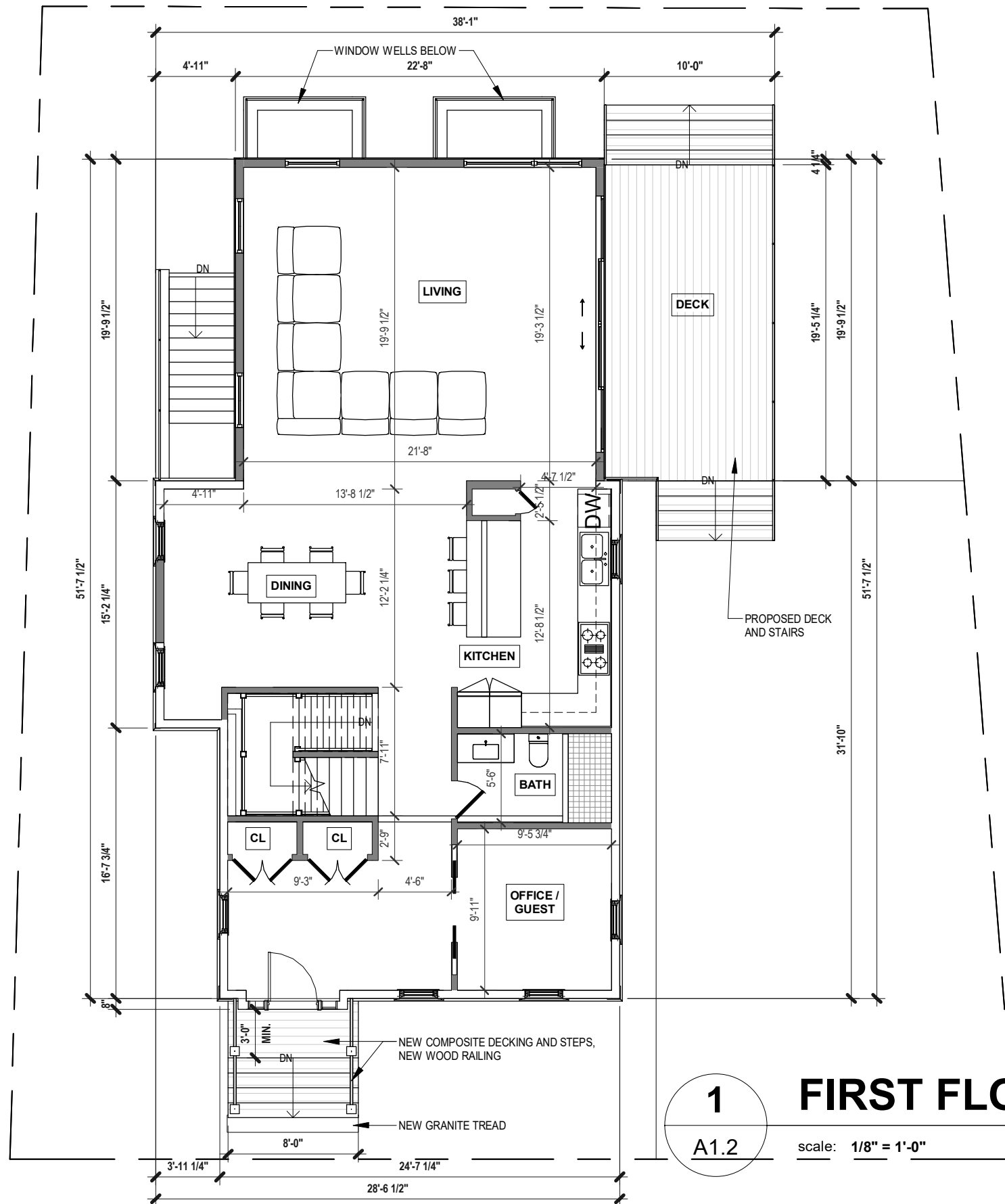
NEW WORK PLANS

SCALE

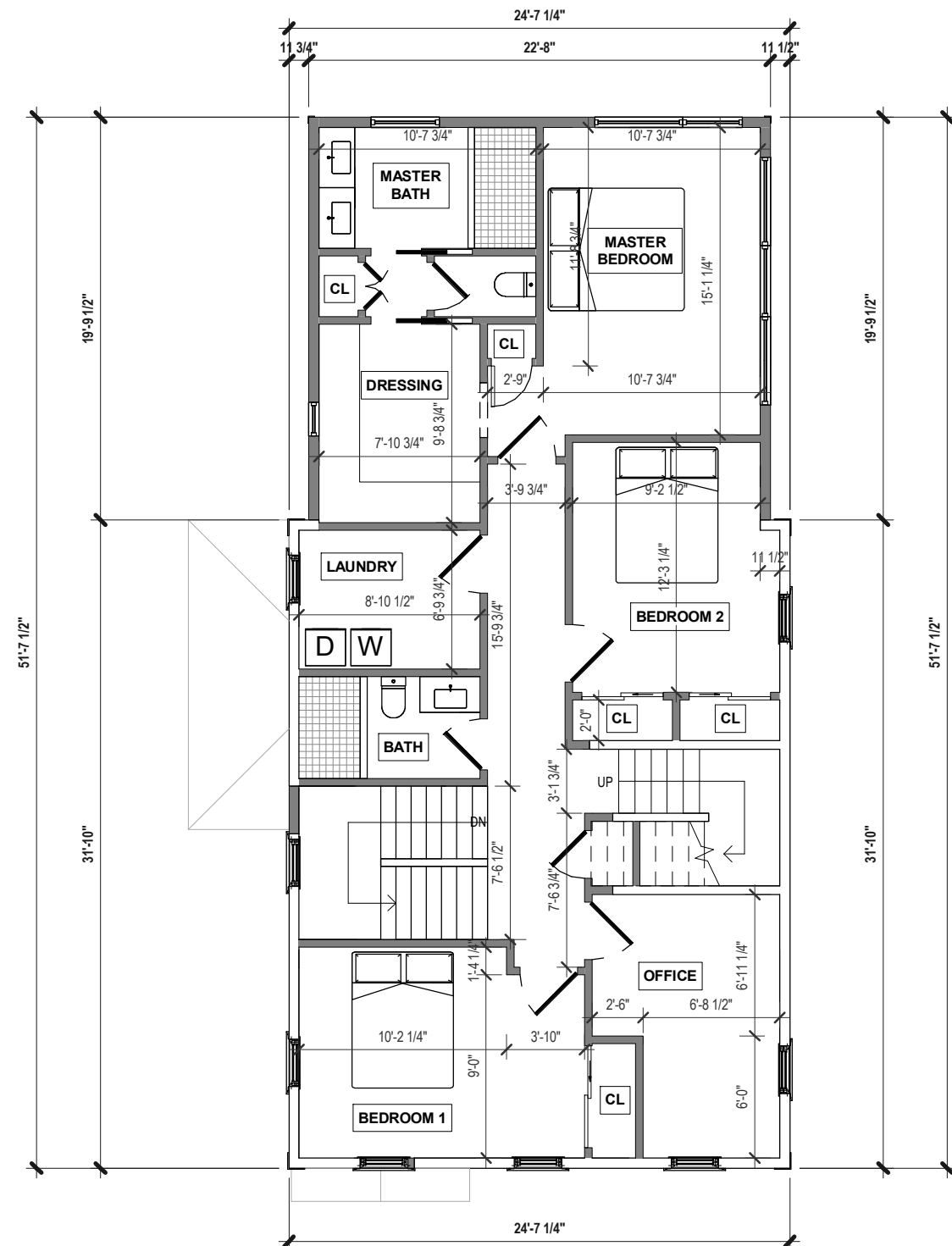
AS NOTED

DRAWING

A1.1



1
FIRST FLOOR -Prop
A1.2 scale: 1/8" = 1'-0"



2
SECOND FLOOR-Prop
A1.2 scale: 1/8" = 1'-0"

ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE
7/06/2022

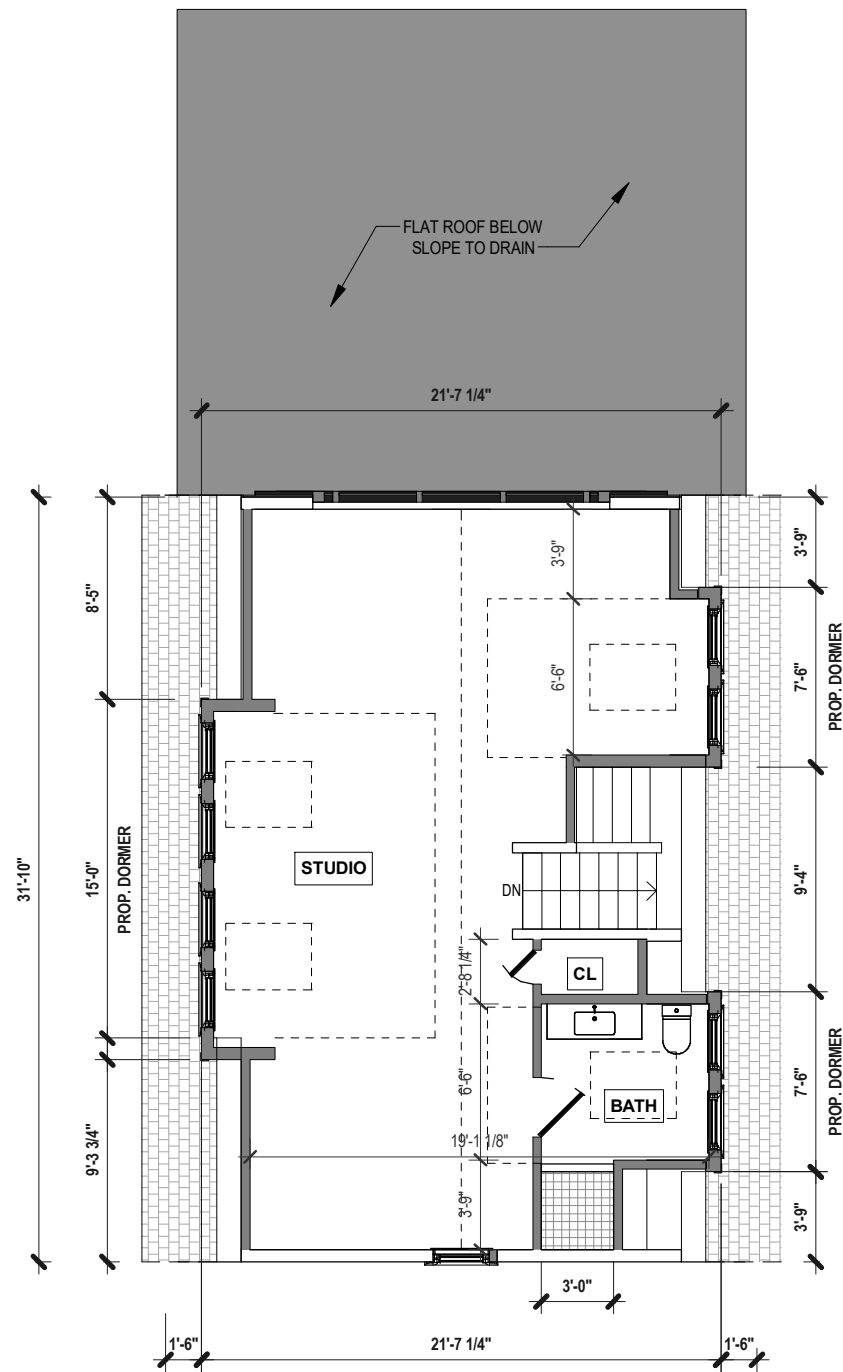
PROJECT
50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

TITLE
NEW WORK PLANS

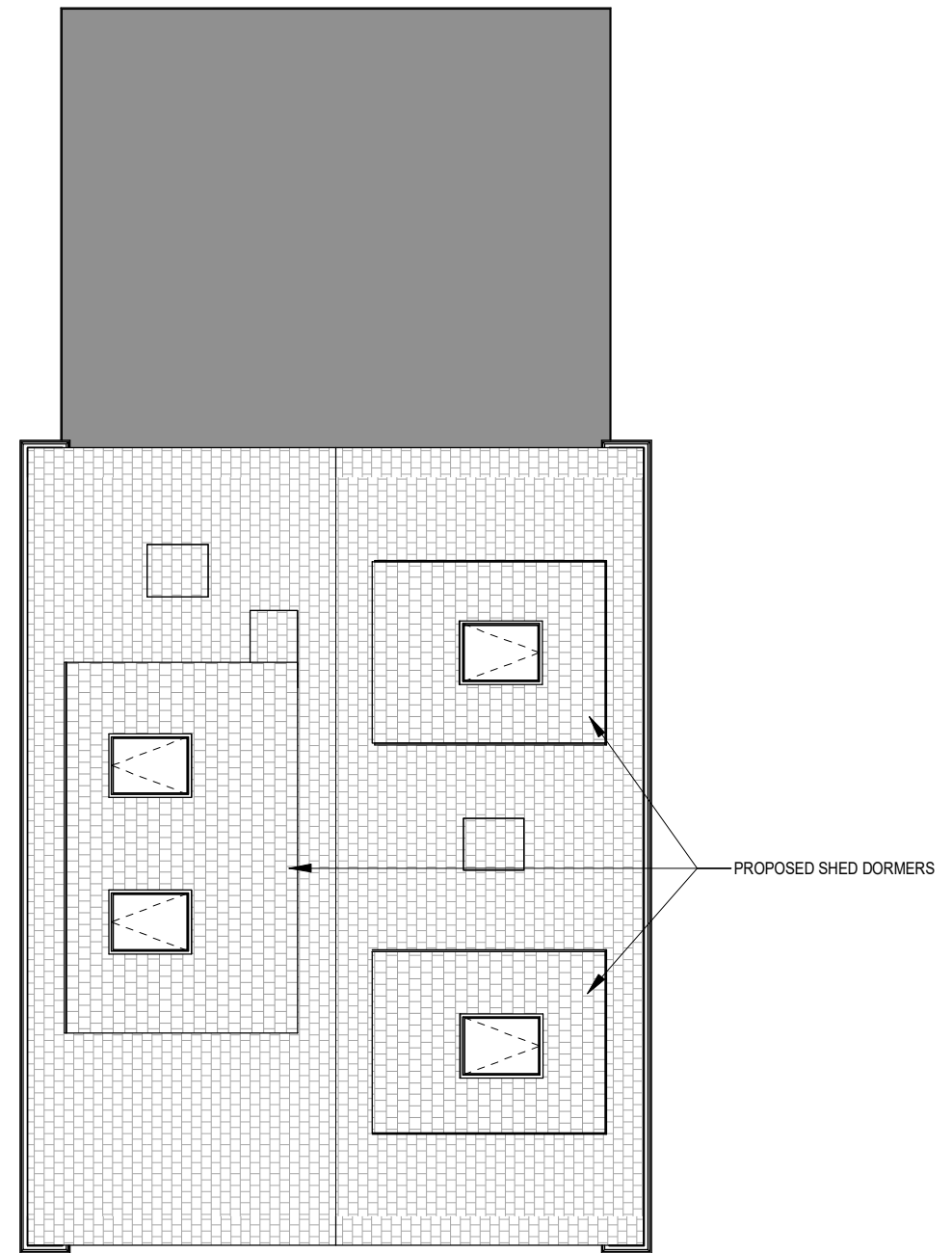
SCALE
AS NOTED

DRAWING
A1.2





2 **THIRD FLOOR LEVEL-Proposed**
A1.3 scale: 1/8" = 1'-0"



1 **ROOF PLAN**
A1.3 scale: 1/8" = 1'-0"

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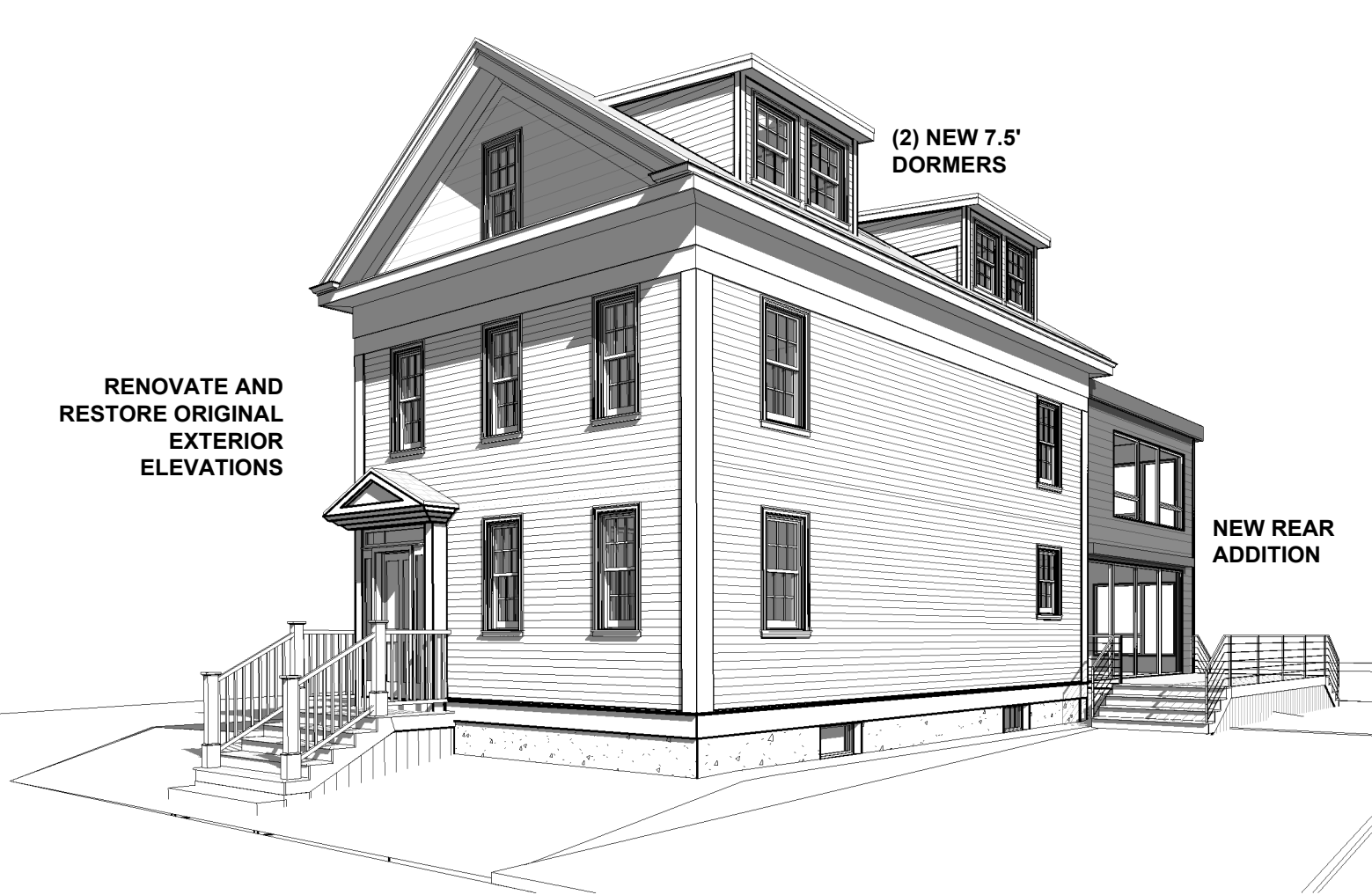
DATE
7/06/2022

PROJECT
50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

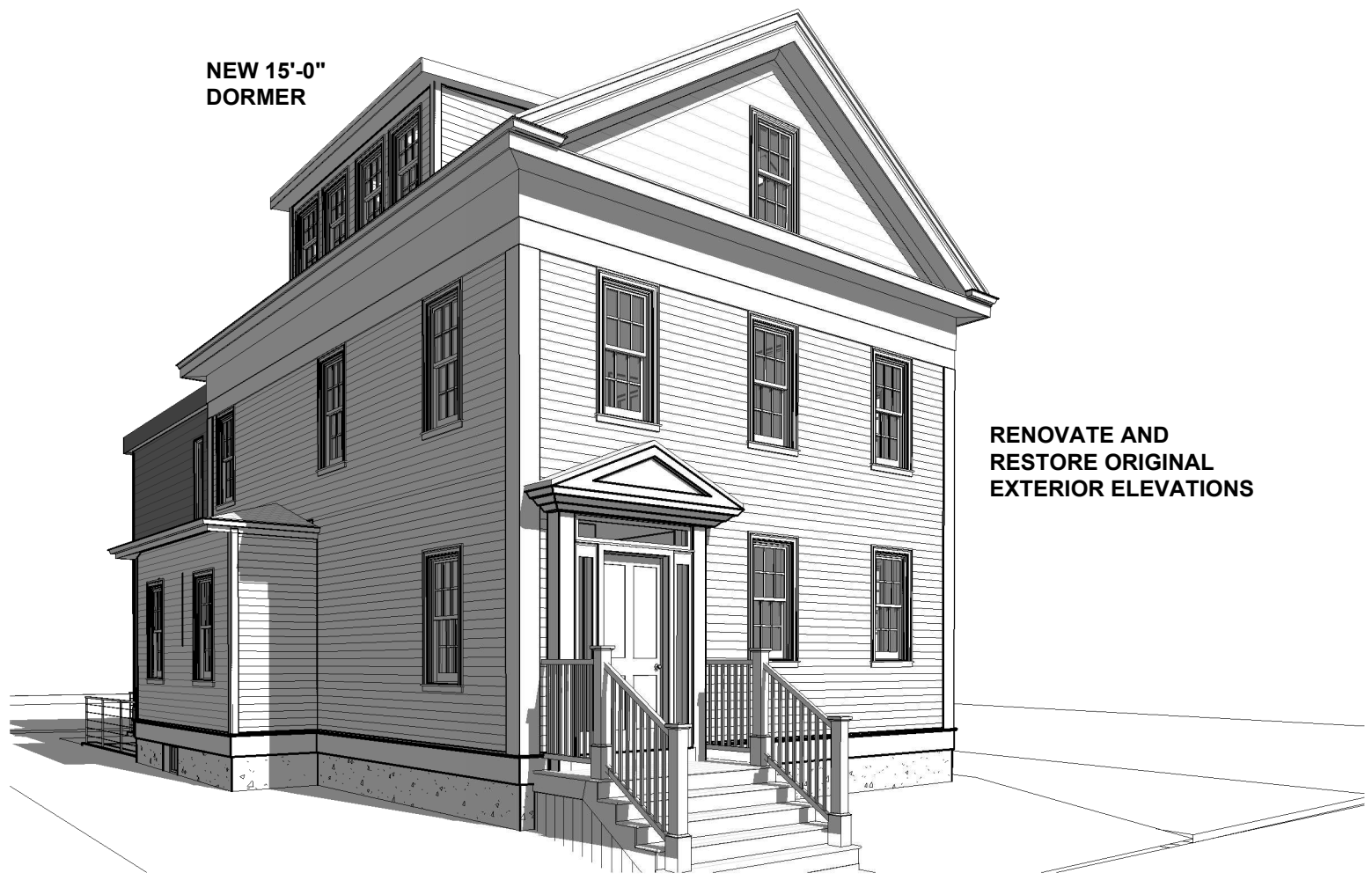
TITLE
NEW WORK PLANS

SCALE
AS NOTED

DRAWING
A1.3



VIEW FRONT RIGHT



VIEW FRONT LEFT

ARCHITECT
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7/06/2022

PROJECT
50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

TITLE
**RENDERINGS OF
PROPOSED WORK**

SCALE
AS NOTED

DRAWING
A0.1





ARCHITECT
GCD ARCHITECTS
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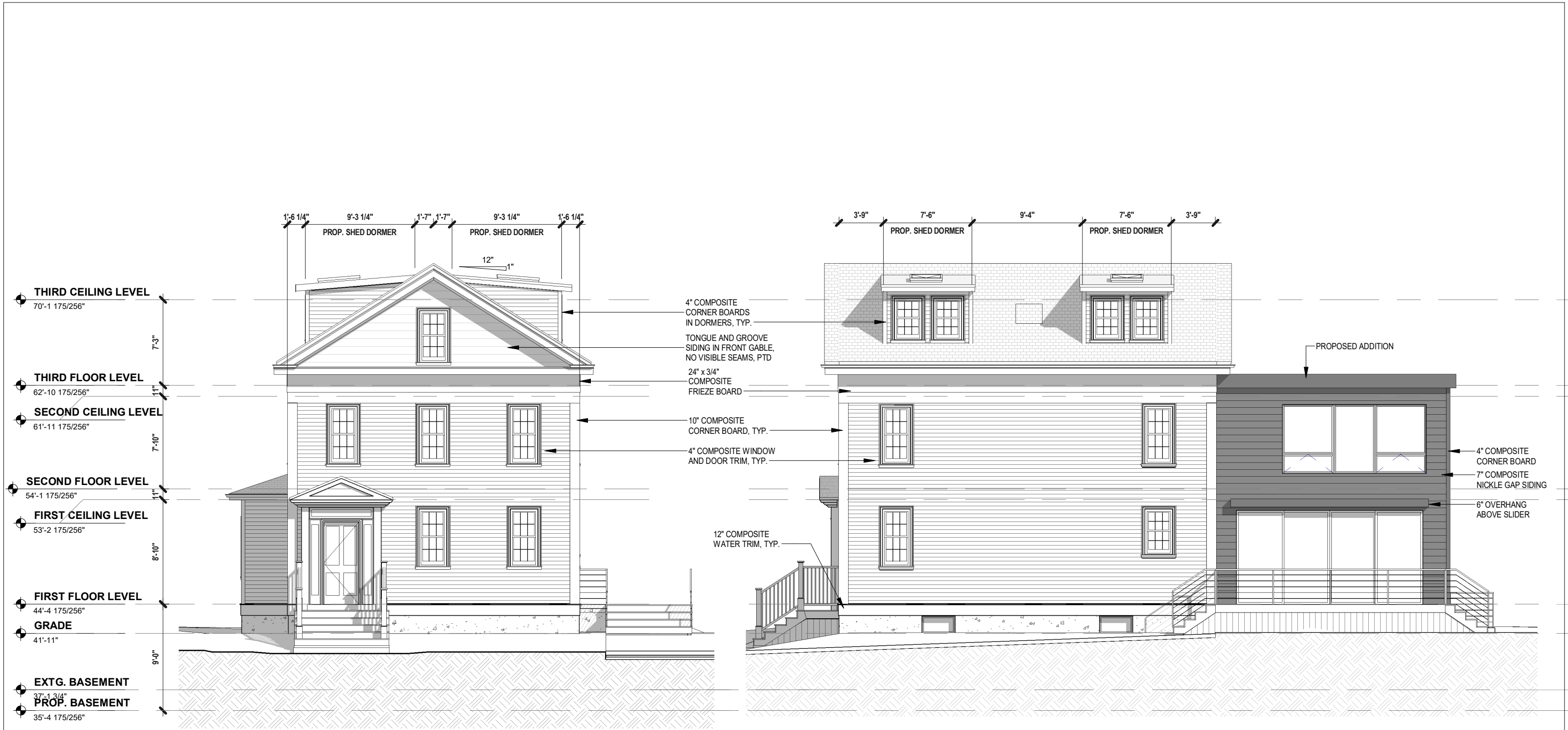
DATE
7/06/2022

PROJECT
50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

TITLE
**RENDERINGS OF
PROPOSED WORK**

SCALE
AS NOTED

DRAWING
A0.2



1

A2.1

scale: 1/8" = 1'-0"

2

A2.1

scale: 1/8" = 1'-0"

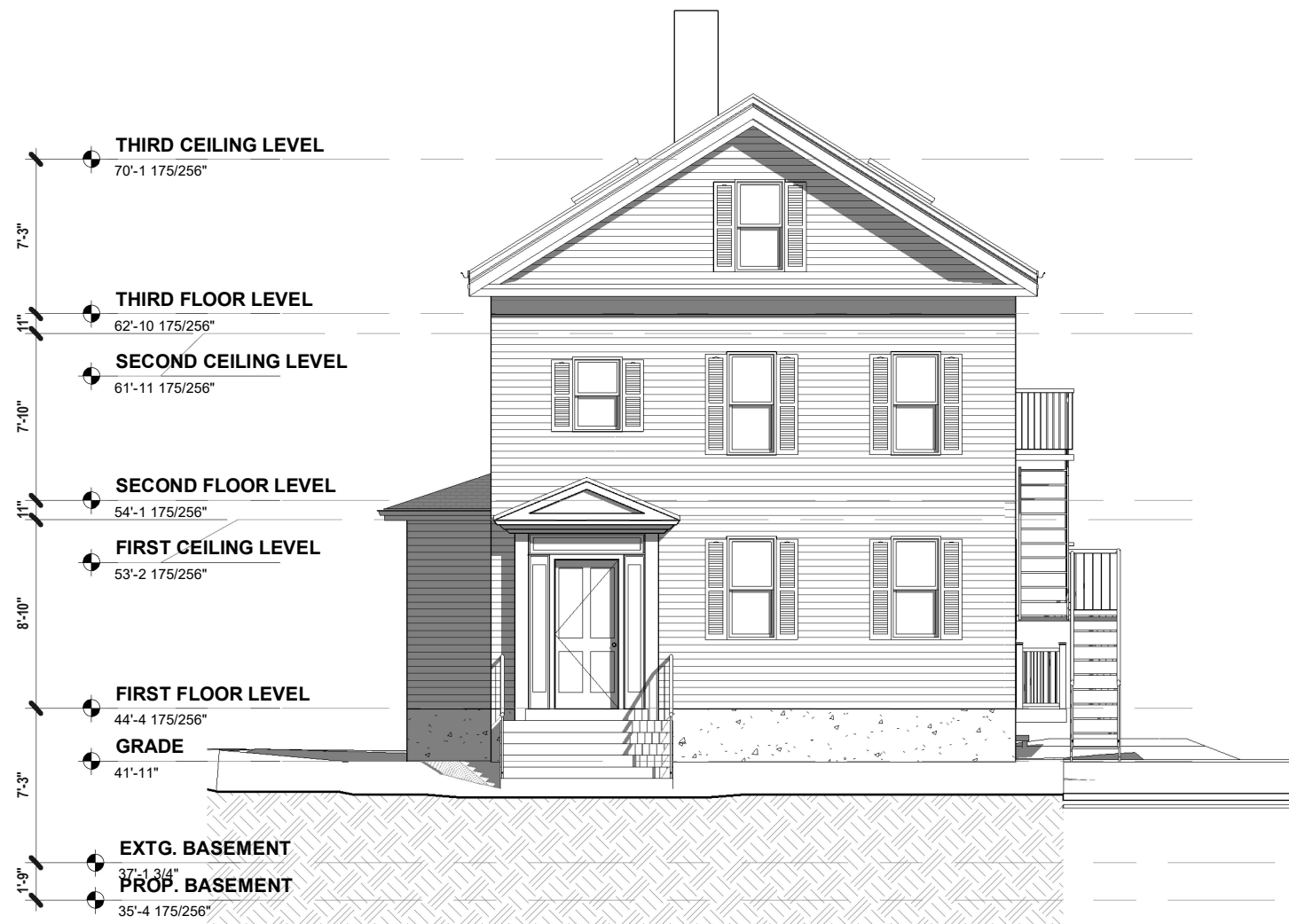
	ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	DATE 7/06/2022	PROJECT 50 INMAN STREET, CAMBRIDGE, MA, USA BZA SET	TITLE NEW WORK ELEVATIONS	SCALE AS NOTED	DRAWING A2.1
--	--	-------------------	---	-------------------------------------	-------------------	------------------------



1 REAR ELEVATION-Proposed
A2.2 scale: 1/8" = 1'-0"

2 LEFT ELEVATION-Proposed
A2.2 scale: 1/8" = 1'-0"

GCD ARCHITECTS ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	DATE 7/06/2022	PROJECT 50 INMAN STREET, CAMBRIDGE, MA, USA BZA SET	TITLE NEW WORK ELEVATIONS	SCALE AS NOTED	DRAWING A2.2
--	-------------------------------	--	---	-------------------------------	------------------------------------



ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
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DATE

7/06/2022

PROJECT

50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

TITLE

**FRONT ELEVATION
COMPARISON**

SCALE

AS NOTED

DRAWING

B4.1



THIRD CEILING LEVEL
70'-1 175/256"

THIRD FLOOR LEVEL
62'-10 175/256"

SECOND CEILING LEVEL
61'-11 175/256"

SECOND FLOOR LEVEL
54'-1 175/256"

FIRST CEILING LEVEL
53'-2 175/256"

FIRST FLOOR LEVEL
44'-4 175/256"

GRADE
41'-11"

EXTG. BASEMENT
37'-3 3/4"

PROB. BASEMENT
35'-4 175/256"

ARCHITECT

DATE

PROJECT

TITLE

SCALE

DRAWING

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50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

**RIGHT ELEVATION
COMPARISON**

AS NOTED

B4.2



ARCHITECT

GCD ARCHITECTS

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DATE

7/06/2022

PROJECT

50 INMAN STREET, CAMBRIDGE, MA, USA

BZA SET

TITLE

**REAR ELEVATION
COMPARISON**

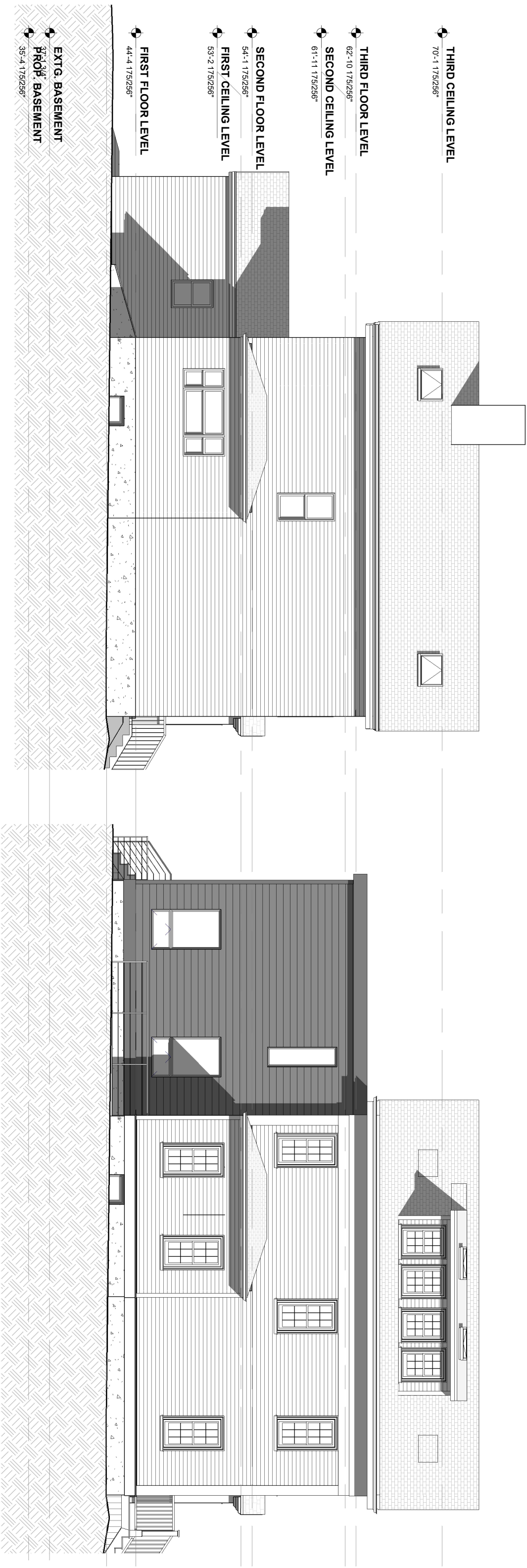
SCALE

AS NOTED

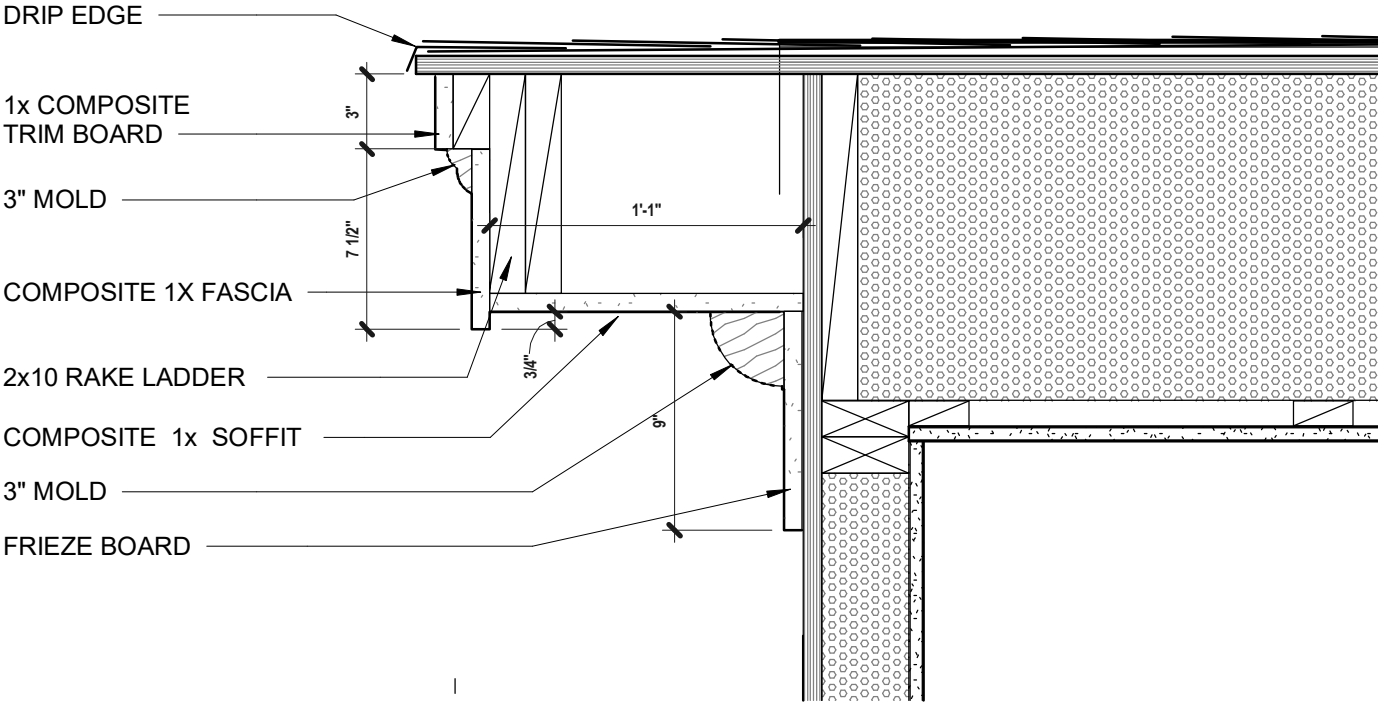
DRAWING

B4.3

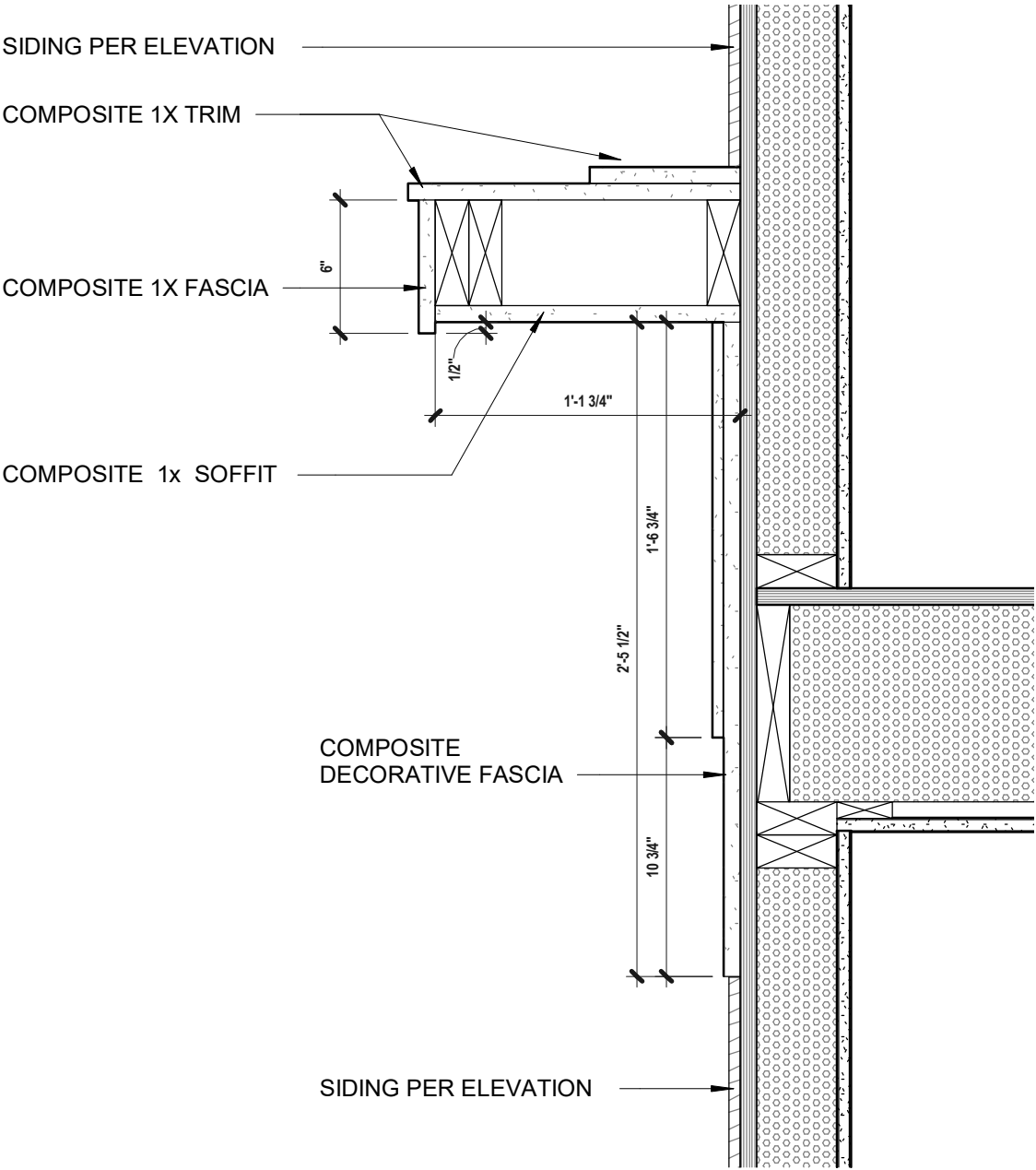




GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	ARCHITECT
7/06/2022	DATE
50 INMAN STREET, CAMBRIDGE, MA, USA BZA SET	PROJECT
LEFT ELEVATION COMPARISON	TITLE
AS NOTED	SCALE
B4.4	DRAWING



1
Rake Detail
A2.3 scale: 1 1/2" = 1'-0"



2
Fascia Detail
A2.3 scale: 1 1/2" = 1'-0"

ARCHITECT
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
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DATE
7/06/2022

PROJECT
50 INMAN STREET, CAMBRIDGE, MA, USA
BZA SET

TITLE
Exterior Details

SCALE
AS NOTED

DRAWING
A3.1

EXISTING LEGEND

—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

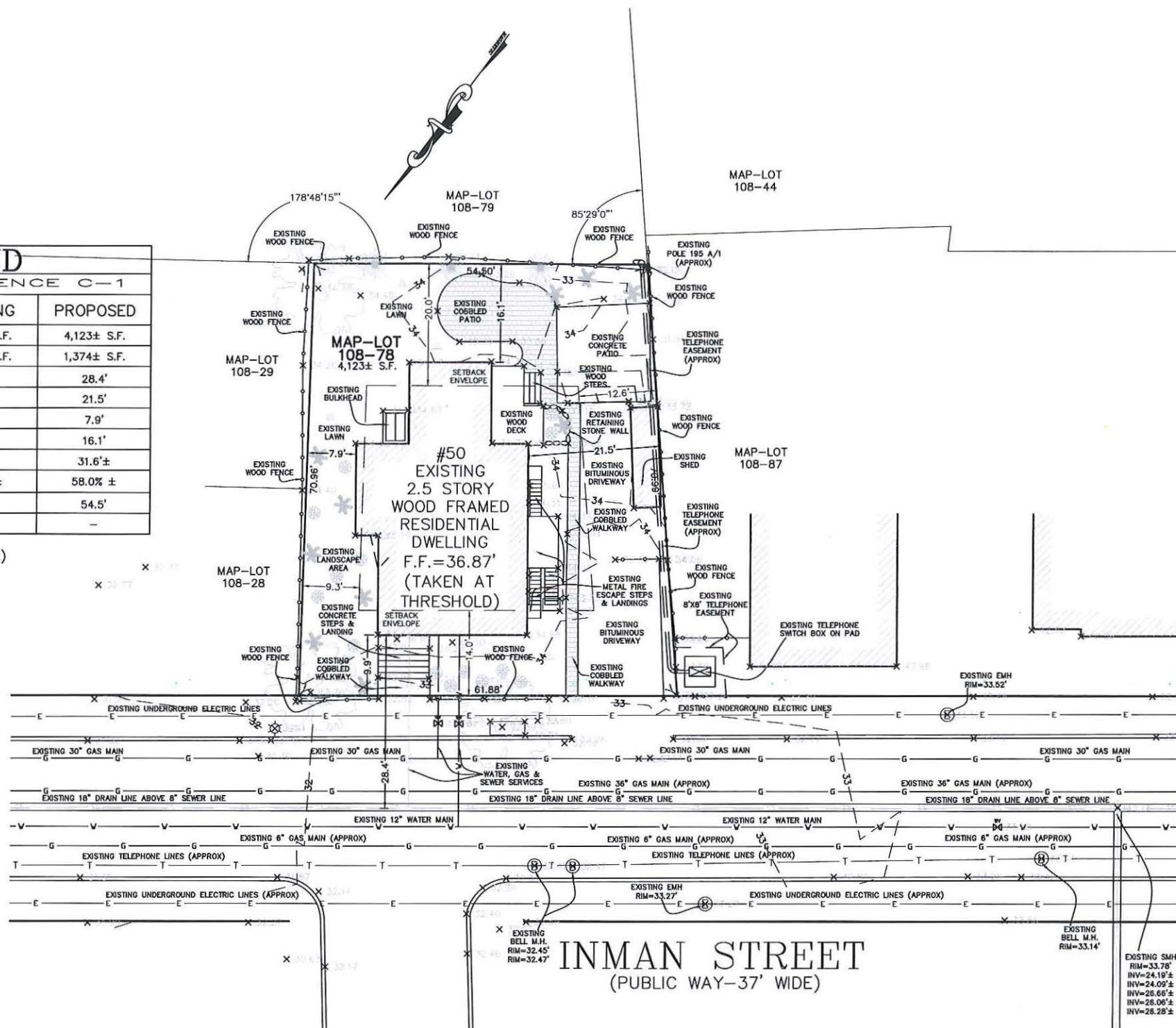
ZONING LEGEND

ZONING DISTRICT: RESIDENCE C-1

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	4,123± S.F.	4,123± S.F.
MIN. LOT AREA PER DWELLING UNIT	1,500 S.F.	1,374± S.F.	1,374± S.F.
MIN. YARD FRONT (A)	14.0'	28.4'	28.4'
SIDE (RIGHT) (N)	12.6'	21.5'	21.5'
SIDE (LEFT) (N)	9.3'	7.9'	7.9'
REAR	20'	16.1'	16.1'
MAX. BLDG. HEIGHT	35'	31.6'±	31.6'±
MIN. OPEN SPACE	30%	58.0% ±	58.0% ±
MIN. LOT WIDTH	50'	54.5'	54.5'
MAX. F.A.R.	0.75	—	—

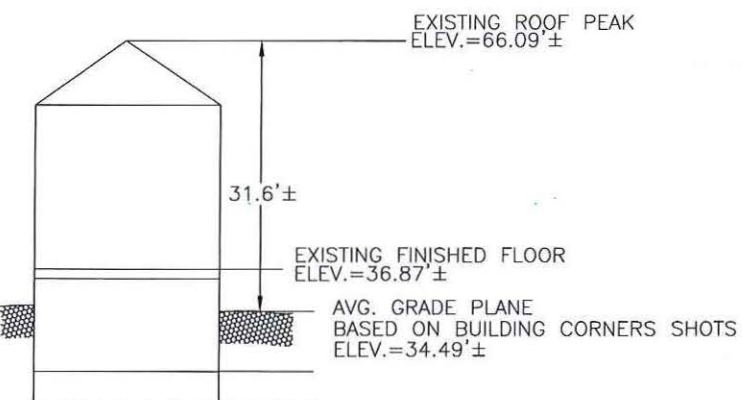
FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CCB) DATUM

Address: 50 Inman St	
Ground Elevation Min:	32.2 ft-CCB
Ground Elevation Max:	34.6 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 108-78	
Selected Address: 50 Inman St	



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 01/21/2022.
2. DEED REFERENCE: BOOK 77558, PAGE 383, 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. THE ELEVATIONS SHOWN ARE ON CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE
NOT TO SCALE

INMAN STREET
(PUBLIC WAY-37' WIDE)

ZONING BYLAW FOOTNOTES:

(A) = H+L/4 = MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

(N) = H+L/5 = IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

(C) = H+L/4 = 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



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THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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SCALE 1"=10'			
DATE 03/03/2022	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1			
CLIENT:	50 INMAN STREET CAMBRIDGE MASSACHUSETTS		
DRAWN BY	EXISTING CONDITIONS SITE PLAN		
CHKD BY P.J.N.	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
APPD BY P.J.N.	SHEET NO. 1		

EXISTING LEGEND

—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊙	UTILITY POLE
⊙	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊙	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊙	HYDRANT
⊙	TREE

ZONING LEGEND

ZONING DISTRICT: RESIDENCE C-1

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	4,123± S.F.	4,123± S.F.
MIN. LOT AREA PER DWELLING UNIT	1,500 S.F.	1,374± S.F.	1,374± S.F.
MIN. YARD FRONT (A)	14.0'	28.4'	28.4'
SIDE (RIGHT) (N)	12.6'	21.5'	21.0'
SIDE (LEFT) (N)	9.3'	7.9'	7.9'
REAR	20'	16.1'	9.7'
MAX. BLDG. HEIGHT	35'	31.6'±	33.2'±(EXIST.) 23.5'±(PROP.)
MIN. OPEN SPACE	30%	58.0% ±	47.2% ±
MIN. LOT WIDTH	50'	54.5'	54.5'
MAX. F.A.R.	0.75	—	—

FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CCB) DATUM

Address: 50 Inman St	
Ground Elevation Min:	32.2 ft-CCB
Ground Elevation Max:	34.6 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 108-78	
Selected Address: 50 Inman St	

PROPOSED ROOF PEAK
ELEV.=56.39'±

EXISTING ROOF PEAK
ELEV.=66.09'±

23.5'±

33.2'±

EXISTING FINISHED FLOOR
ELEV.=36.87'±

PROPOSED AVG. GRADE PLANE
BASED ON BUILDING CORNERS SHOTS
& NEW WELLS & LANDINGS
ELEV.=32.89'±

PROPOSED PROFILE
NOT TO SCALE

MAP-LOT
108-44

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 01/21/2022.
2. DEED REFERENCE: BOOK 77558, PAGE 383, 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.
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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. THE ELEVATIONS SHOWN ARE ON CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT = RESIDENCE C-1

EXISTING ROOF PEAK
ELEV.=66.09'±

31.6'±

EXISTING FINISHED FLOOR
ELEV.=36.87'±

AVG. GRADE PLANE
BASED ON BUILDING CORNERS SHOTS
ELEV.=34.49'±

EXISTING PROFILE
NOT TO SCALE

INMAN STREET
(PUBLIC WAY-37' WIDE)

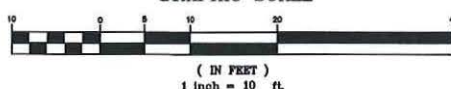
ZONING BYLAW FOOTNOTES:

(A) = H+L/4 = MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

(N) = H+L/5 = IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

(C) = H+L/4 = 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.

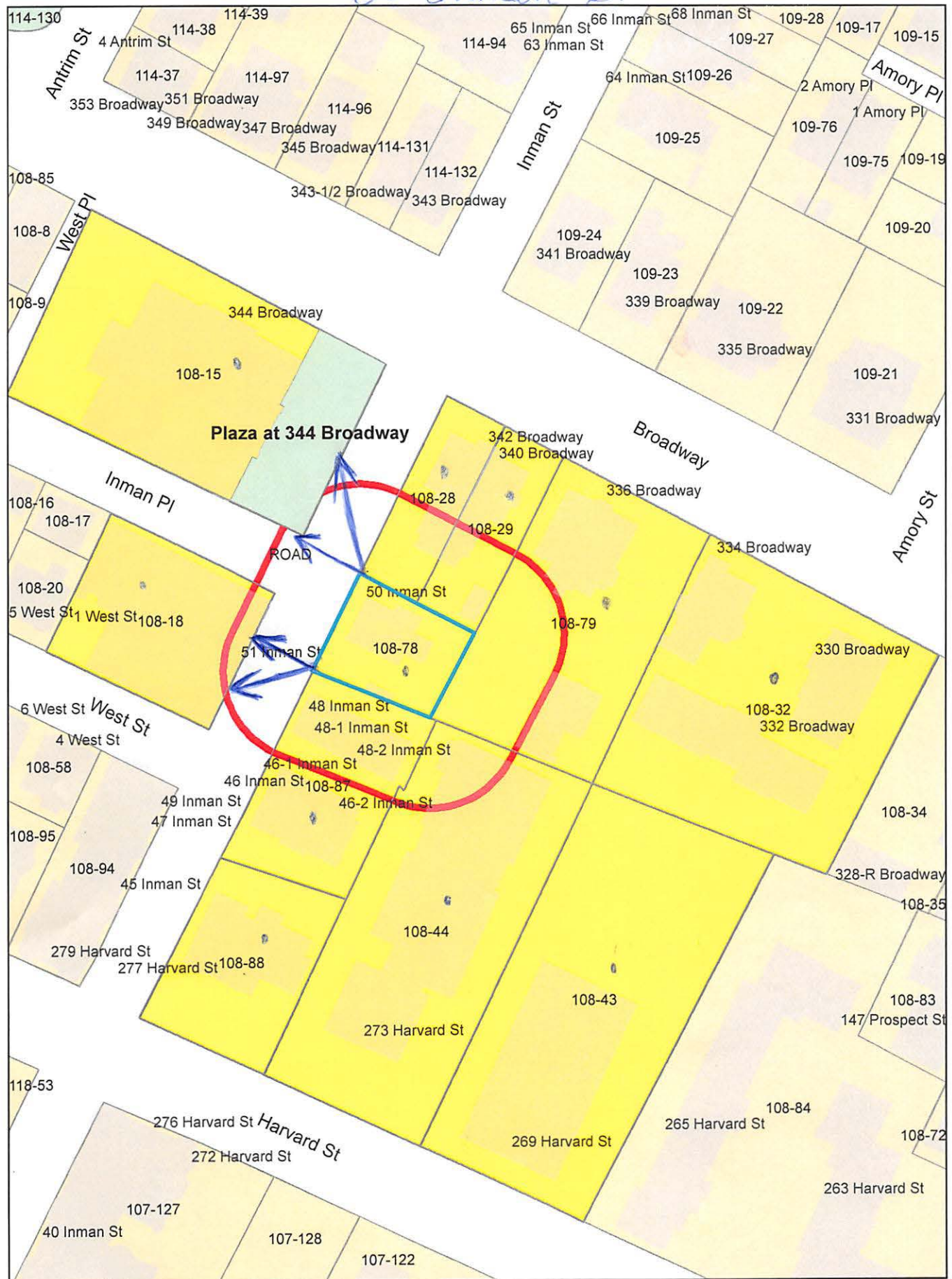
GRAPHIC SCALE



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SCALE 1"=10'			
DATE 08/05/2022	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	50 INMAN STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		
DRAWN BY DK			
CHKD BY P.J.N.			
APPD BY P.J.N.			
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
SHEET NO.			1

50 Inman St-



50 Inman St.

Petitioner

108-32
TENENHOLTZ, NEIL A. & MONICA J. WOOD
332 BROADWAY UNIT 2
CAMBRIDGE, MA 02139

108-32
ASANI, ALI
334 BROADWAY UNIT 1
CAMBRIDGE, MA 02139

ADAM GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

108-43
PERRY, JAMES O. & GEORGINA C. PERRY
269 HARVARD ST., #10
CAMBRIDGE, MA 02139

108-43
PAIGE, RAMONA E.
269 HARVARD ST. UNIT #11
CAMBRIDGE, MA 02139

108-78
ROGERS JAMESON K
TRS THE 50 INMAN REALTY TR
50 INMAN ST
CAMBRIDGE, MA 02139

108-43
PEI, BAIKANG & YUXIA & MAO
269 HARVARD ST., #24
CAMBRIDGE, MA 02139

108-43
YEE, PEGGY C.
36 RED BARN RD
WAYLAND, MA 01788

108-43
MCINTYRE, WILLIAM E.
269 HARVARD ST UNIT 32
CAMBRIDGE, MA 02139

108-43
DRUM, CHESTER L.
269 HARVARD STREET, UNIT #34
CAMBRIDGE, MA 02139

108-88
SCHWARTZ, JENNIFER S., LIFE ESTATE
277 HARVARD ST
CAMBRIDGE, MA 02139

108-15-18
CAMBRIDGE CITY OF CITY HALL ANNEX
55 INMAN ST
CAMBRIDGE, MA 02139

108-15-18
CITY OF CAMBRIDGE
C/O CITY MANAGER

108-15-18
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

108-32
MUGAMBI, ROSEMARY
330 BROADWAY UNIT 3
CAMBRIDGE, MA 02139

108-32
SRIDHARAN, VIDHUMANA & KAUSTUBH GIRME
332 BROADWAY UNIT 3
CAMBRIDGE, MA 02139

108-43
QUIGLEY, PATRICIA
269 HARVARD ST. UNIT #6
CAMBRIDGE, MA 02138

108-43
GRAD, YONATAN
269 HARVARD ST., UNIT #15
CAMBRIDGE, MA 02139

108-43
REARDON, THOMAS J. & SUSAN REARDON
40 INMAN ST., UNIT# 16
CAMBRIDGE, MA 02139-2416

108-43
KOU, BENJAMIN C.
269 HARVARD ST #18
CAMBRIDGE, MA 02139

108-43
KC, UMESH & NEELAM THAPA
155 TUCKER LANE
DARTMOUTH, MA 02747

108-43
ARNOLD, DAVID
C/O ARNOLD, DAVID A
94 PIERCE RD
WATERTOWN, MA 02472

108-43
CUDHEA, FUKIKO,
TR. OF CUDHEA CAMBRIDGE REALTY TRUST
269 HARVARD ST #26
CAMBRIDGE, MA 02139

108-43
THANH-HUYEN NGUYEN
269 HARVARD ST. #30
CAMBRIDGE, MA 02139

108-43
TEKIN, SUMRU
356 HALF MILE ROAD
CHARLOTTE, VT 05445

108-43
KESTEN, ALLEN D.
269 HARVARD ST #39
CAMBRIDGE, MA 02139

108-79
BABALAS & DEMARKLES FUNERAL SERVICE INC
336 BROADWAY
CAMBRIDGE, MA 02139-1802

108-32
LU, CHING HAO HOWARD
332 BROADWAY UNIT 1
CAMBRIDGE, MA 02139

108-32
AGER, DAVID L.
334 BROADWAY UNIT 2
CAMBRIDGE, MA 02139

108-43
RISKO, DAVID
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

50 Thurman St.

108-43
GIURGIUTIU, VICTOR & DANA M. GIURGIUTIU
C/O OXFORD ST. REALTY
1644 MASS AVE
CAMBRIDGE, MA 02138

108-43
HAINES, LINNEA C.
1501 S. OCEAN BLVD UNIT #320
POMPANO BEACH , FL 33062

108-43
MORRISON, KENNETH R.
269 HARVARD ST #9
CAMBRIDGE, MA 02139-2528

108-43
SLOMIAK, KRYZYSZTOF R. C/O MING SLOMIAK
169 NAPLES RD
BROOKLINE, MA 02446

108-43
YONG-CHUAN, TAO
269 HARVARD ST. UNIT #14
CAMBRIDGE, MA 02139

108-43
MCHUGH, GEORGE TRUSTEE OF GEORGE M.
MCHUGH REVOCABLE TRUST.
238 NORTH ST
STONEHAM, MA 02180

108-43
ZHANG, JIANMING
70 ALBERT AVE
BELMONT, MA 02478

108-43
ARREBOLA, ANA SOLER &
OLIVIER HUREZ-MARTIN
269 HARVARD ST., #22
CAMBRIDGE, MA 02139

108-43
NAVIKAS, JANIS M.
269 HARVARD ST., #25
CAMBRIDGE, MA 02139

108-43
RISKO, DAVID
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

108-43
DAVID, CHRISTOPHER
269 HARVARD ST. UNIT#29
CAMBRIDGE, MA 02139

108-43
SWAN, JENNIFER
6 MILL ST EXTENSION
LINCOLN, MA 01773

108-43
GLADSTONE, STEPHEN
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

108-43
ABDOUN, SAMY
269 HARVARD ST., #40
CAMBRIDGE, MA 02139

108-44
HARVARD PLACE INC.
C/O CASCAP INC C/O P15060
PO BOX 3608
OAK BROOK, IL 60522

108-32
FERNANDEZ, MAURICIO J.&VALERIA C. LEITE
330 BROADWAY UNIT 1
CAMBRIDGE, MA 02139

108-32
MUSSEY, MACLYN H. & EVELYN J. MUSSEY
332 BROADWAY UNIT 4
CAMBRIDGE, MA 02139

108-32
THATAI, LATA C. & DEEPAK THATAI
332 BROADWAY UNIT 5
CAMBRIDGE, MA 02139

108-43
SANFORD, DANIEL J.
269 HARVARD ST. UNIT #33
CAMBRIDGE, MA 02139

108-43
SU, HUNG-CHANG HUBERT &
SHU-CHIANG SUSAN SU-HSIAO
7 DARTMOUTH ST
DANVERS, MA 01923

108-43
CHRZANOWSKI, IRENA
269 HARVARD ST., #37
CAMBRIDGE, MA 02139

108-87
FIERRO, AGUSTIN RAYO &
CARMEN SARACHO CHAVEZ
48 INMAN ST., #42
CAMBRIDGE, MA 02139

108-87
HUNG, JAMES W.
48 INMAN ST
CAMBRIDGE, MA 02139

108-87
STOCKER, ROMAN & MICAELA PILOTTO
48-2 INMAN ST, #46
CAMBRIDGE, MA 02139

108-87
SCHANKER, JOSH
46-2 INMAN ST. #44
CAMBRIDGE, MA 02139

108-29
LIU, RUIE CHE
38 CRAIGIE ST
SOMERVILLE, MA 02143

108-43
REID, MILNER M., III &
CAROLYN L. REID TRUSTEE
269 HARVARD ST UNIT 8
CAMBRIDGE, MA 02139

108-43
KAKANI, RAJESH & SONALI KAKANI
PRAGYA KAKANI
269 HARVARD ST UNIT 4
CAMBRIDGE, MA 02139

108-43
WILLIAMS, RAISSA
45 GAMBIER ST
SAN FRANCISCO, CA 94134

108-43
SHIN, BO KYUNG & JAW WON CHUNG
10 BURROUGHS RD
LEXINGTON , MA 02420

50 Inman St.

108-32
HANSEN, ANDERS SEJR
ROSHNI VIJAY WADHWANI
330 BROADWAY UNIT 2
CAMBRIDGE, MA 02139

108-43
SRINIVASAN, MUKUND &
RAJALAKSHMI RAMANATH
269 HARVARD ST., #23
CAMBRIDGE, MA 02139

108-28
MURPHY, PAUL J. & MARGARET F. MURPHY
342 BROADWAY
CAMBRIDGE, MA 02139-1802

108-43
HOYT, MARLENE P.
269 HARVARD ST., #2
CAMBRIDGE, MA 02139



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

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

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **50 Inman Street**

OWNER: **Jameson Rogers**
 c/o Adam Glassman GCD Architects
 2 Worthington Street
 Cambridge, MA 02138

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct roof dormers on existing structure and new addition in the rear. Replace siding, alter fenestration, and remove chimney on existing structure as part of full renovation.

The proposed addition was found to be appropriately scaled in relation to the existing structure and will not adversely impact the view from the public way. The existing historic structure will be restored, preserving the historic character of the streetscape.

Approval was granted with the following conditions:

- 1. Add plantings along property edge adjacent to the driveway**
- 2. Use wood trim where feasible, especially for more intricate detailing.**
- 3. Consider options for preserving the existing chimney above the roof line, or constructing a faux chimney, to maintain the historic character of the building and neighborhood.**
- 4. Consider incorporating alternative sustainable initiatives for the renovation and new addition.**

The plans and specifications that were submitted with the application, titled “50 Inman Street, Renovations, Dormers, and Rear Addition,” by GCD Architects, dated July 6, 2022, are incorporated into this certificate, which is binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further

effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6552**

Date of Certificate: **September 7, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on September 7, 2022.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk