

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR -9 AM 11:44

## BZA Application Form

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**BZA Number: 213774**

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Sebastian and Debbie Colley C/O Adam Glassman / GCD Architects

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

**LOCATION OF PROPERTY:** 60 Market St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Residential

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

New Mansard Roof Addition

**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, R.A.

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

Address:

2 Worthington Street, Cambridge MA, 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

**Date:** 3/8/2023

**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 Sebastian Colley  
\_\_\_\_\_ (OWNER)

Address: 60 Market Cambridge MA  
\_\_\_\_\_

State that I/We own the property located at 60 Market St Cambridge MA,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Sebastian Colley

\*Pursuant to a deed of duly recorded in the date 9/16/2019, Middlesex South  
County Registry of Deeds at Book 73287, Page 29; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

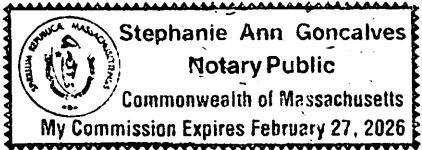
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Sebastian Robert Colley personally appeared before me,  
this 27 of FEB, 2023, and made oath that the above statement is true.

[Signature]  
\_\_\_\_\_  
Notary

My commission expires FEB 27, 2026 (Notary Seal)



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

1

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DEPARTMENT OF CHEMISTRY

LABORATORY OF ORGANIC CHEMISTRY

CHICAGO, ILLINOIS

1950

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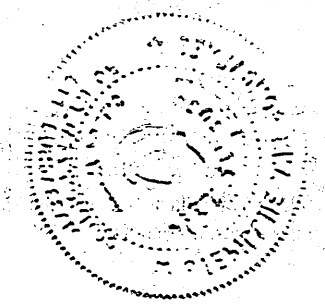
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## **BZA Application Form**

### **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 60 Market 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 mansard addition and attic conversion will be consistent with the current use of the house and the current uses of the abutting properties. The new addition will create no new noise, light or air pollution, will create no loss of privacy, will create no new shadows on the abutting lots. No new non-conformities will be created. Building height remains conforming. The neighborhood is an eclectic mix of architectural styles and the mansard roof addition will not be out of place. The scale of the neighborhood will remain unchanged. The mansard addition will provide the space this growing family requires to remain in their home.

**\*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:** Sebastian and Debbie Colley  
**Location:** 60 Market St., Cambridge, MA  
**Phone:** 617-412-8450

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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		1,581.00	1,817.00	1,100.00 (max.)
<u>LOT AREA:</u>		1,467.00 SF	No Change	5,000.00 SF (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		1.07	1.23	.75
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,467.00 SF	NO CHANGE	1,500.00 SF
<u>SIZE OF LOT:</u>	WIDTH	42.31	No Change	50.00
	DEPTH	47.00	No Change	N/A
<u>SETBACKS IN FEET:</u>	FRONT	5.7' to Street	No Change	10.0' to Street
	REAR	Varies (1.8' - 6.3')	No Change	20.0'
	LEFT SIDE	1.8'	No Change	7.5'
	RIGHT SIDE	8.2'	No Change	7.5'
<u>SIZE OF BUILDING:</u>	HEIGHT	31.9'	34.0'	35.0'
	WIDTH	33.66'	No Change	N/A
	LENGTH	20.25'	No Change	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0 SF	No Change	110.00 SF
<u>NO. OF DWELLING UNITS:</u>		1	No Change	1
<u>NO. OF PARKING SPACES:</u>		2	2	0
<u>NO. OF LOADING AREAS:</u>		0	0	0
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	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 is wood frame, the proposed mansard addition is also wood frame.

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'.

# PROPOSED NEW ROOF AND DORMER

60 Market Street  
Cambridge, MA

## Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
.COVER	Title Sheet	12/23/2022
..Z1.1	Zoning - EXTG. GFA & FAR Analysis	12/23/2022
..Z1.2	Zoning - PROP. GFA & FAR Analysis	12/23/2022
..Z1.3	Setback and Open Space Analysis	12/23/2022
..Z1.4	Zoning Analysis	12/23/2022
.D0.1	Existing 3D Views	12/23/2022
.D1.1	Extg. Demo Plans	12/23/2022
.D1.2	Extg. Demo Plans	12/23/2022
.D2.1	Extg. Demo Elevations	12/23/2022
.D2.2	Extg. Demo Elevations	12/23/2022
A0.1	Proposed 3D Views	12/23/2022
A0.2	Proposed 3D Views	12/23/2022
A1.1	Proposed Plans	12/23/2022
A1.2	Proposed Plans	12/23/2022
A2.1	Proposed Elevations	12/23/2022
A2.2	Proposed Elevations	12/23/2022
A3.1	Sections	12/23/2022
A4.2	3D Views COMPARISON	12/23/2022
A4.3	3D Views COMPARISON	12/23/2022



**60 MARKET STREET  
RENDERING OF PROPOSED MANSARD ROOF**

ARCHITECT

**GCD ARCHITECTS**

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

DATE

**03/07/2023**

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Title Sheet**

SCALE

**AS NOTED**

DRAWING

**COVER**



**60 MARKET STREET VIEW FROM LEFT**



**60 MARKET STREET VIEW**

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DATE

03/07/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**PHOTOS**

SCALE

AS NOTED

DRAWING

**PHOTOS.1**

GCD ARCHITECTS



**60 MARKET STREET VIEW FROM RIGHT**

 <p><b>ARCHITECT</b> <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p><b>DATE</b> 03/07/2023</p>	<p><b>PROJECT</b> <b>60 Market Street</b>  Project Status</p>	<p><b>TITLE</b> <b>PHOTOS</b></p>	<p><b>SCALE</b> AS NOTED</p>	<p><b>DRAWING</b> <b>PHOTOS.2</b></p>
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**60 MARKET STREET VIEW DIRECTLY ACROSS THE STREET**

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03/07/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**PHOTOS**

SCALE

AS NOTED

DRAWING


**PHOTOS.3**

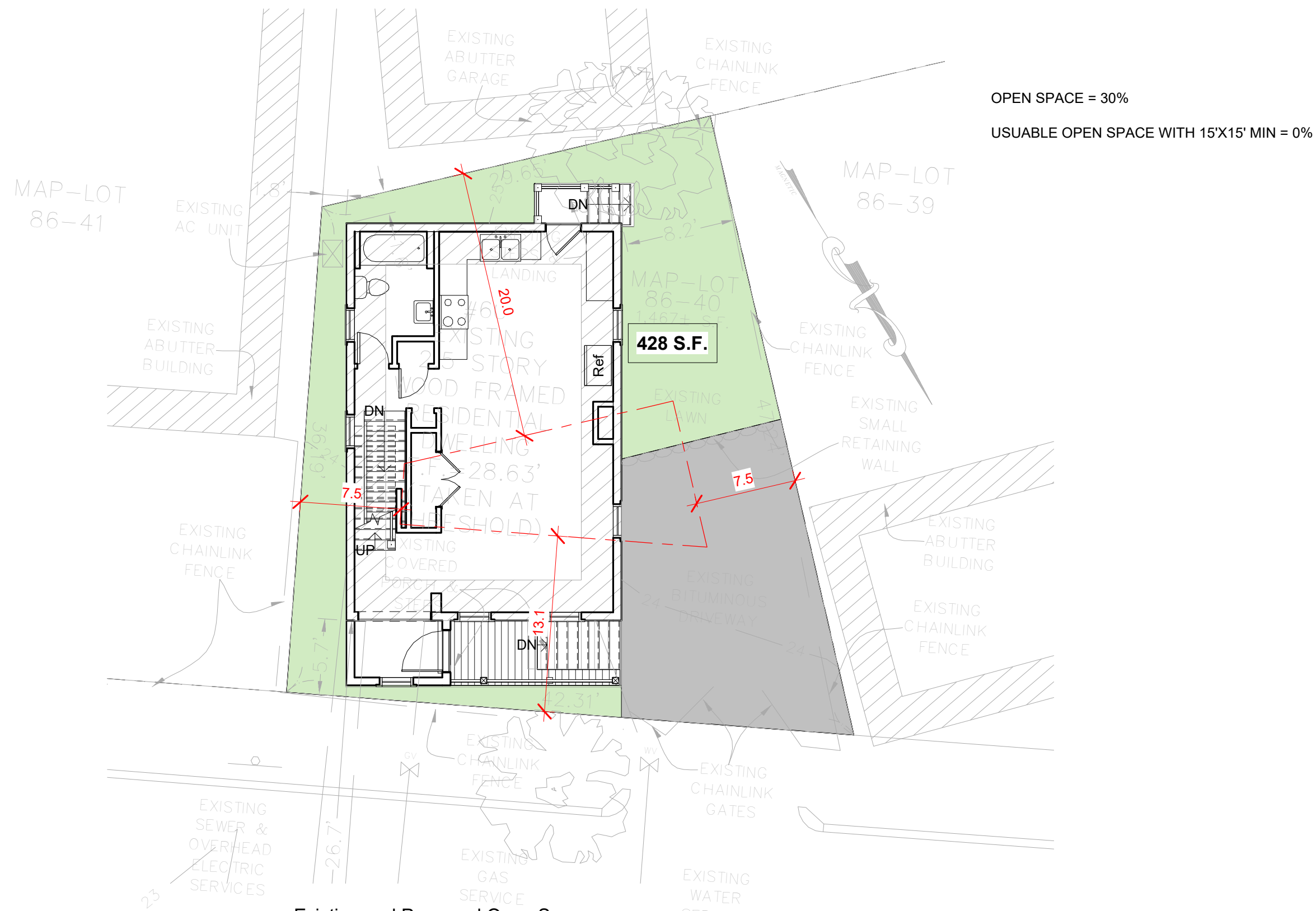
GCD ARCHITECTS

Dimension Regulation - ZONE RESIDENCE C-1				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	1,467 sq. ft.	1,467 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MAX FAR	1.07	1.23	0.75	EXISTING NON CONFORMING
MIN. LOT WIDTH	29.65'	29.65'	50'	EXISTING NON CONFORMING
MIN. FRONT SETBACK	26.7' - CENTER L. 5.7' - STREET L.	26.7' - CENTER L. 5.7' - STREET L.	13.1'	EXISTING NON CONFORMING
MIN. LEFT SIDE SETBACK	1.8'	1.8'	12.3'	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	8.2'	8.2'	12.3'	EXISTING NON CONFORMING
MIN. REAR SETBACK	1.6'	1.6'	20'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	31.9'	33.1'	35'	YES
USABLE OPEN SPACE	0%	0%	15%	YES
MIN. LOT AREA PER DWELLING UNIT	1,467 sq. ft.	1,467 sq. ft.	1,500 sq. ft.	EXISTING NON CONFORMING

NOTE: REFER TO PLOT PLAN BY NOLAN AND ASSOCIATES FOR ALL SETBACK MEASUREMENTS, BUILDING HEIGHT AND OPEN SPACE

### ZONING SUMMARY

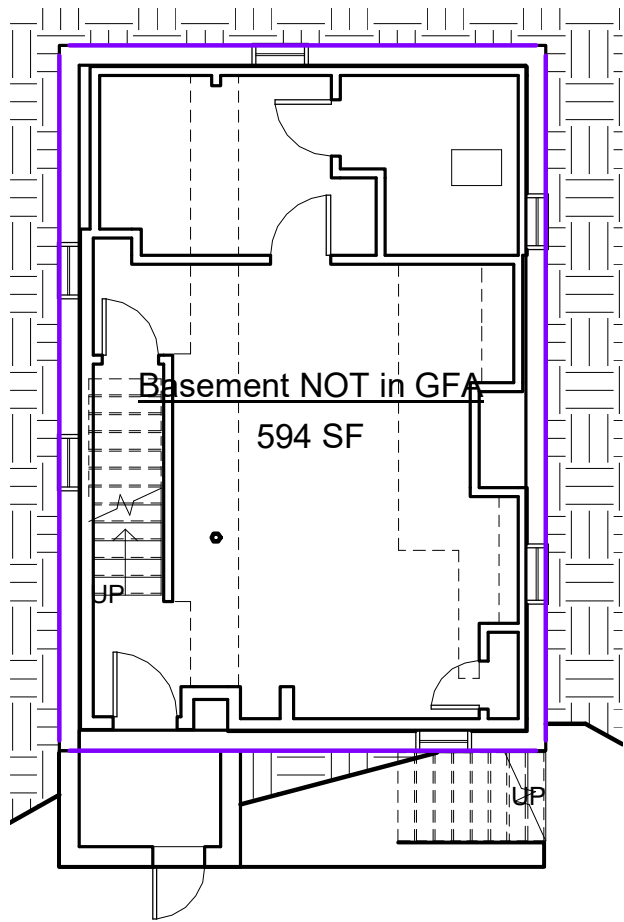
 <p>ARCHITECT <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 03/07/2023</p>	<p>PROJECT <b>60 Market Street</b>  Project Status</p>	<p>TITLE <b>Zoning Analysis</b></p>	<p>SCALE AS NOTED</p>	<p>DRAWING <b>Z1.1</b></p>
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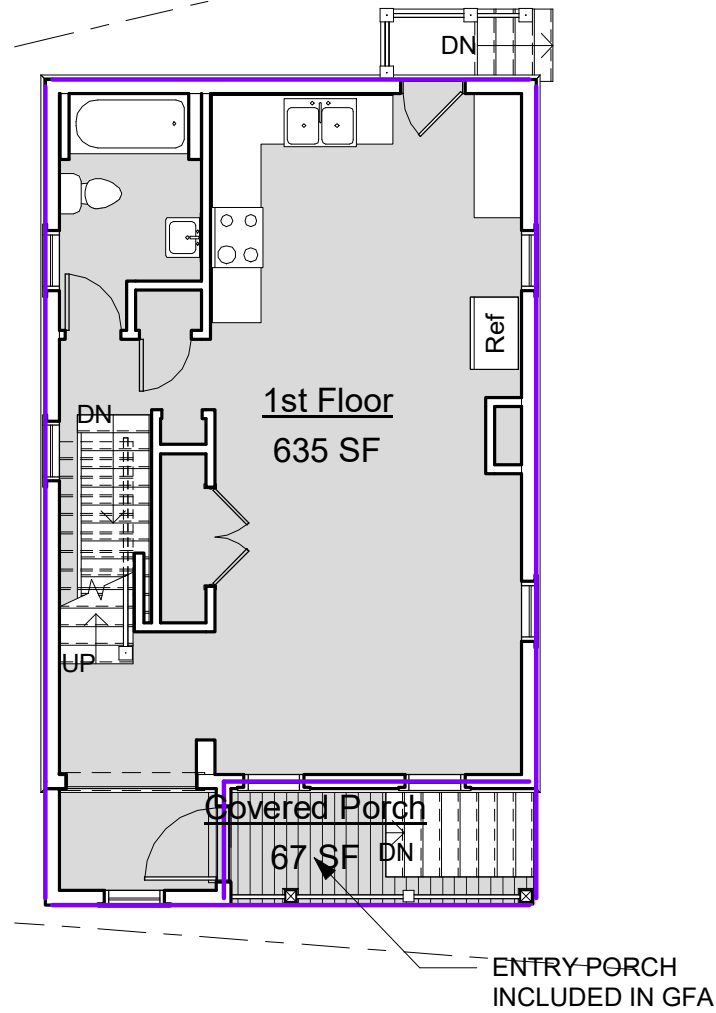
OPEN SPACE = 30%  
 USUABLE OPEN SPACE WITH 15'X15' MIN = 0%

1 Existing and Proposed Open Space  
 1/8" = 1'-0"

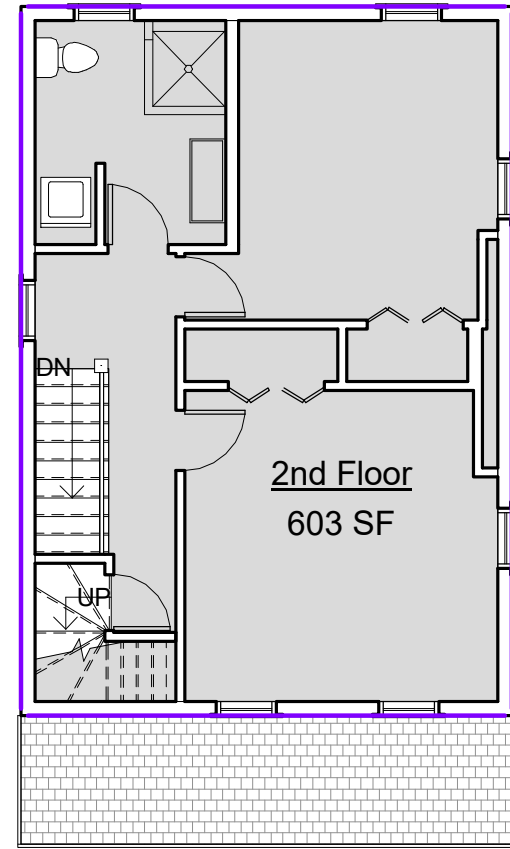
 <p>ARCHITECT  <b>GCD ARCHITECTS</b>          2 WORTHINGTON STREET          CAMBRIDGE, MA 02138          617-412-8450          www.glassmanchungdesign.com</p>	<p>DATE          12/23/2022</p>	<p>PROJECT  <b>60 Market Street</b>   <b>Project Status</b></p>	<p>TITLE  <b>Setback and Open Space Analysis</b></p>	<p>SCALE          AS NOTED</p>	<p>DRAWING  <b>..Z1.3</b></p>
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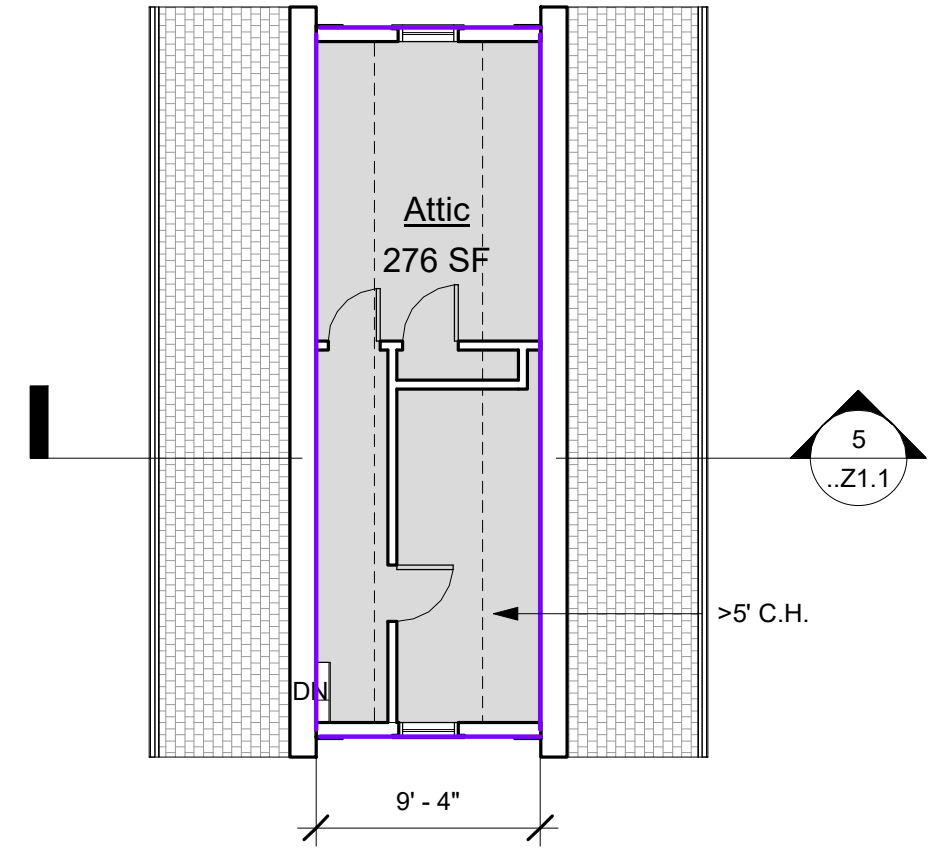
① Basement  
1/8" = 1'-0"



② 1st Floor  
1/8" = 1'-0"

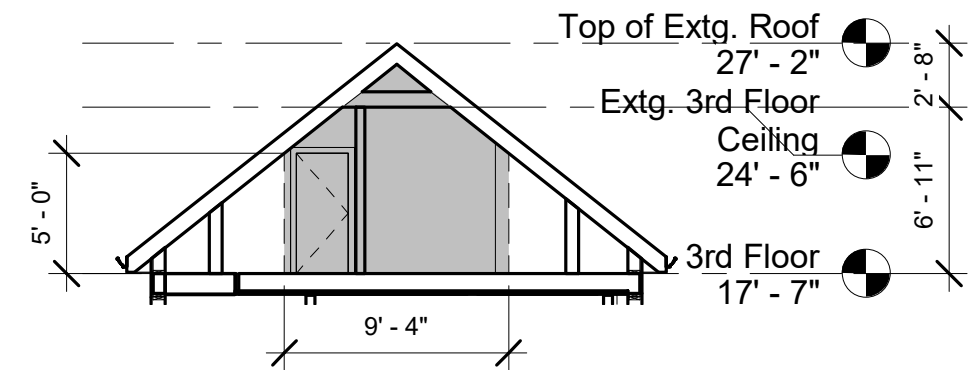


③ 2nd Floor  
1/8" = 1'-0"



④ 3rd Floor  
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	635 SF	1467 SF	0.433134
2nd Floor	603 SF	1467 SF	0.411269
Attic	276 SF	1467 SF	0.187817
Covered Porch	67 SF	1467 SF	0.045604
	1581 SF		1.077824



⑤ Section 4  
1/8" = 1'-0"

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PROJECT

**60 Market Street**

**Project Status**

TITLE

**Zoning - EXTG. GFA  
& FAR Analysis**

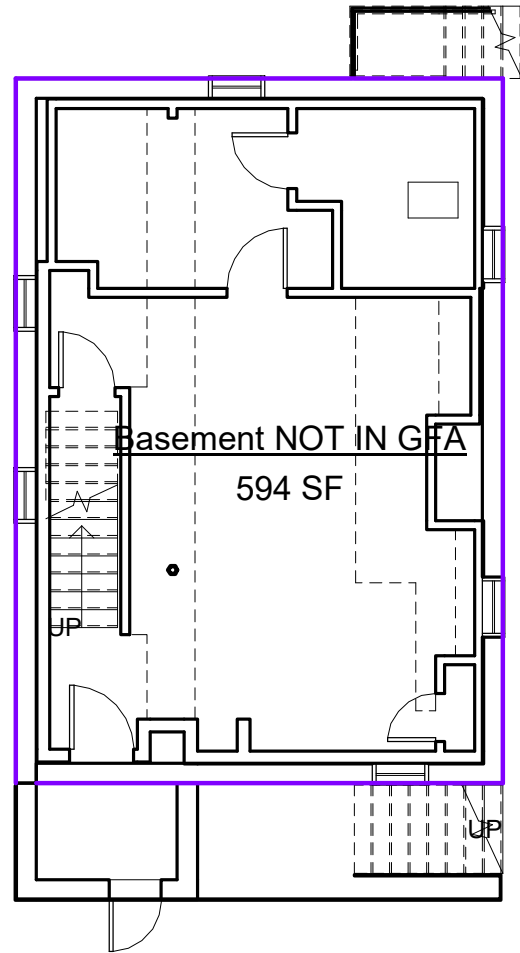
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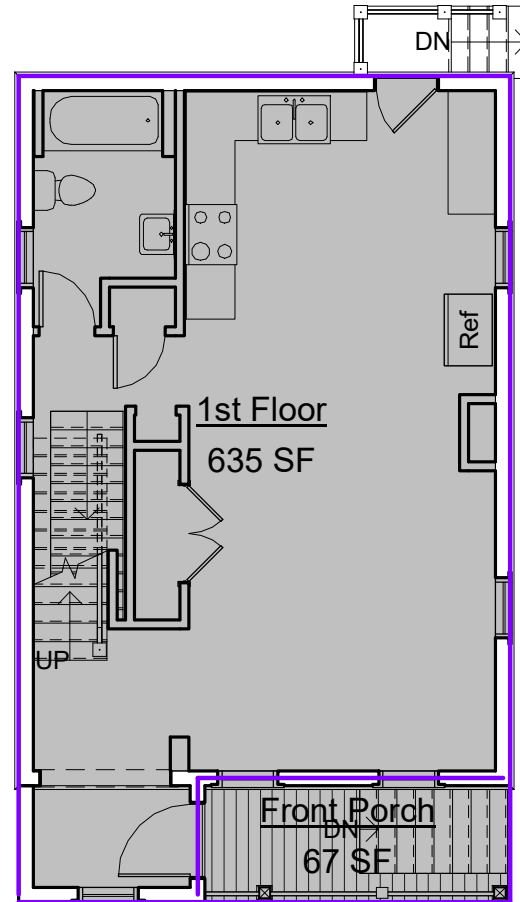
DRAWING

**Z1.3**

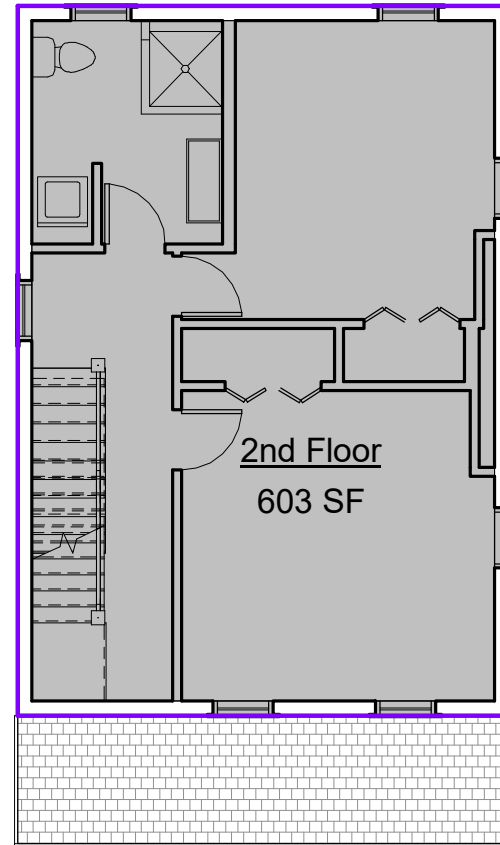
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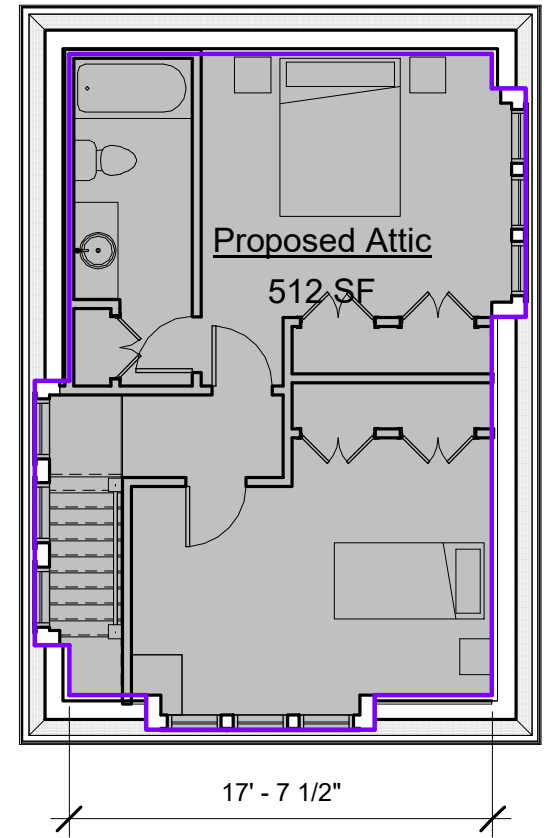
① Basement  
1/8" = 1'-0"



② 1st Floor  
1/8" = 1'-0"

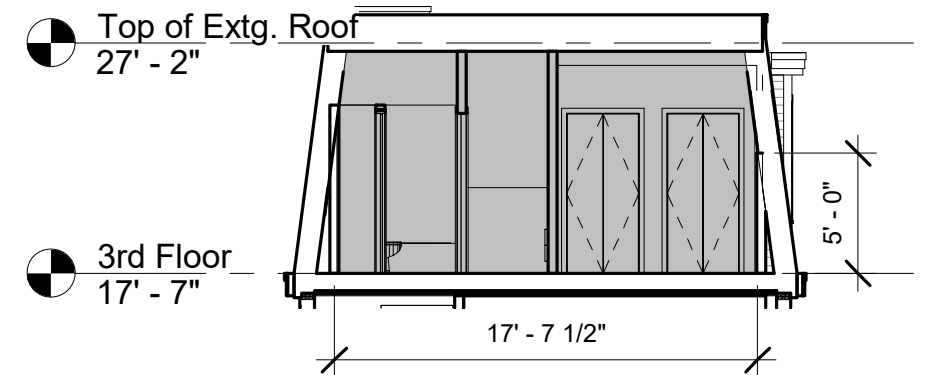


③ 2nd Floor  
1/8" = 1'-0"



④ 3rd Floor  
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	635 SF	1467 SF	0.433134
Front Porch	67 SF	1467 SF	0.045604
Proposed Attic	512 SF	1467 SF	0.348904
2nd Floor	603 SF	1476 SF	0.408762
	1817 SF		1.236403



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**Project Status**

TITLE

**Zoning - PROP. GFA  
& FAR Analysis**

SCALE

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DRAWING

**Z1.4**



① Front/Left side view EXTG



② Front/Right side view EXTG

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PROJECT

**60 Market Street**

**Project Status**

TITLE

**Existing 3D Views**

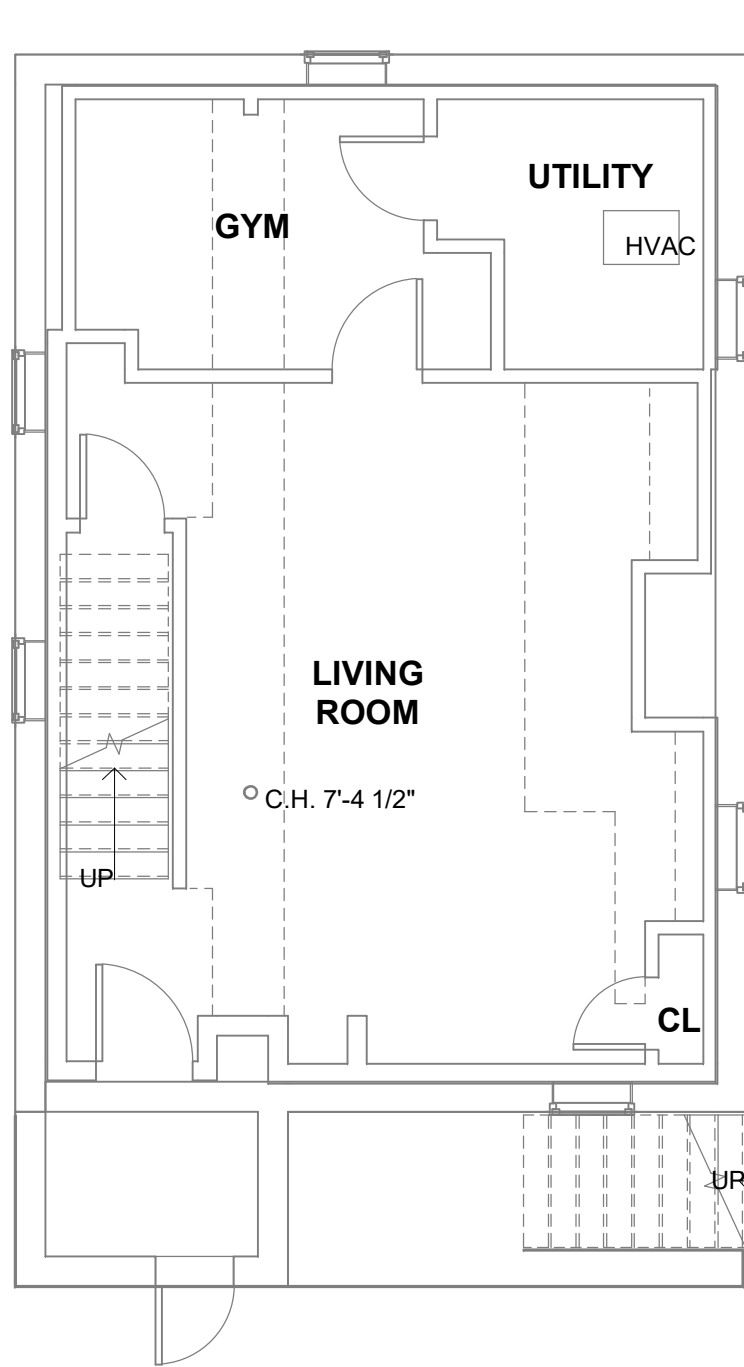
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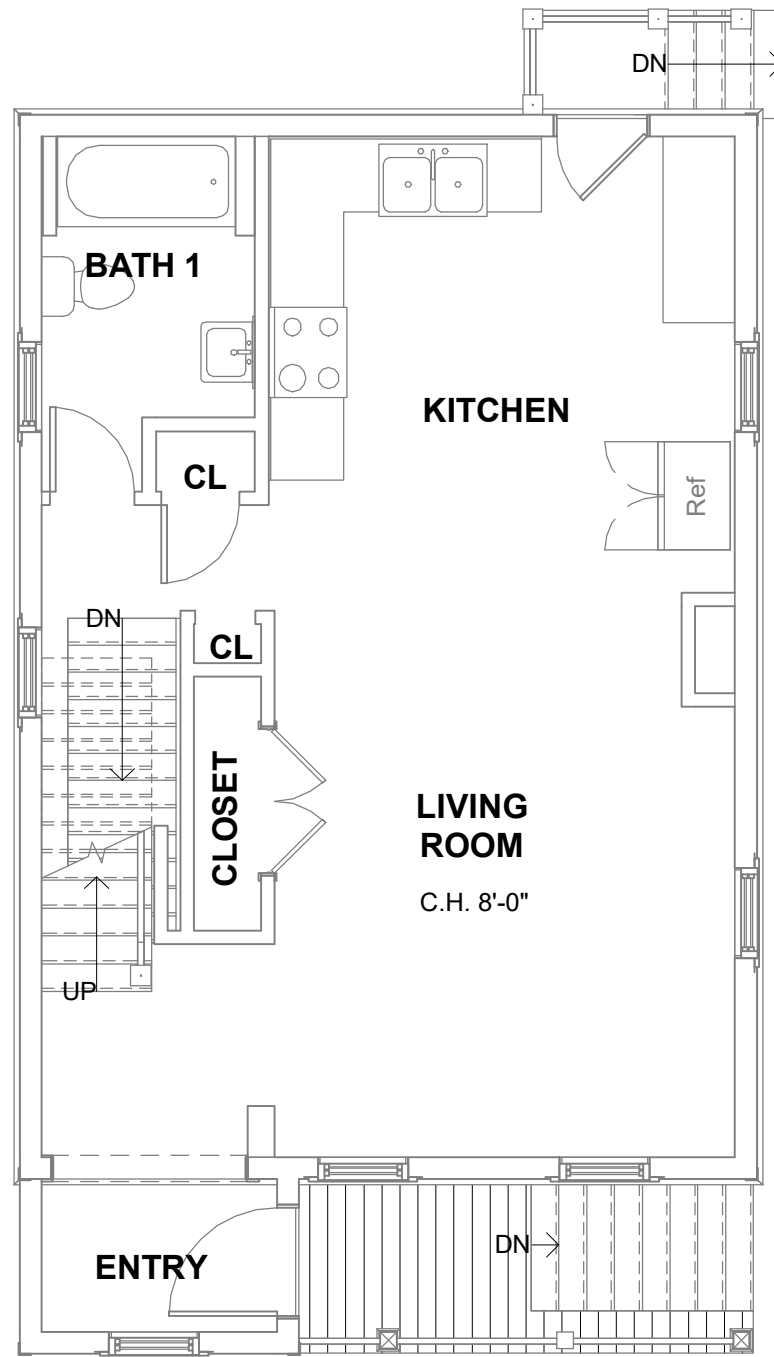
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**D0.1**

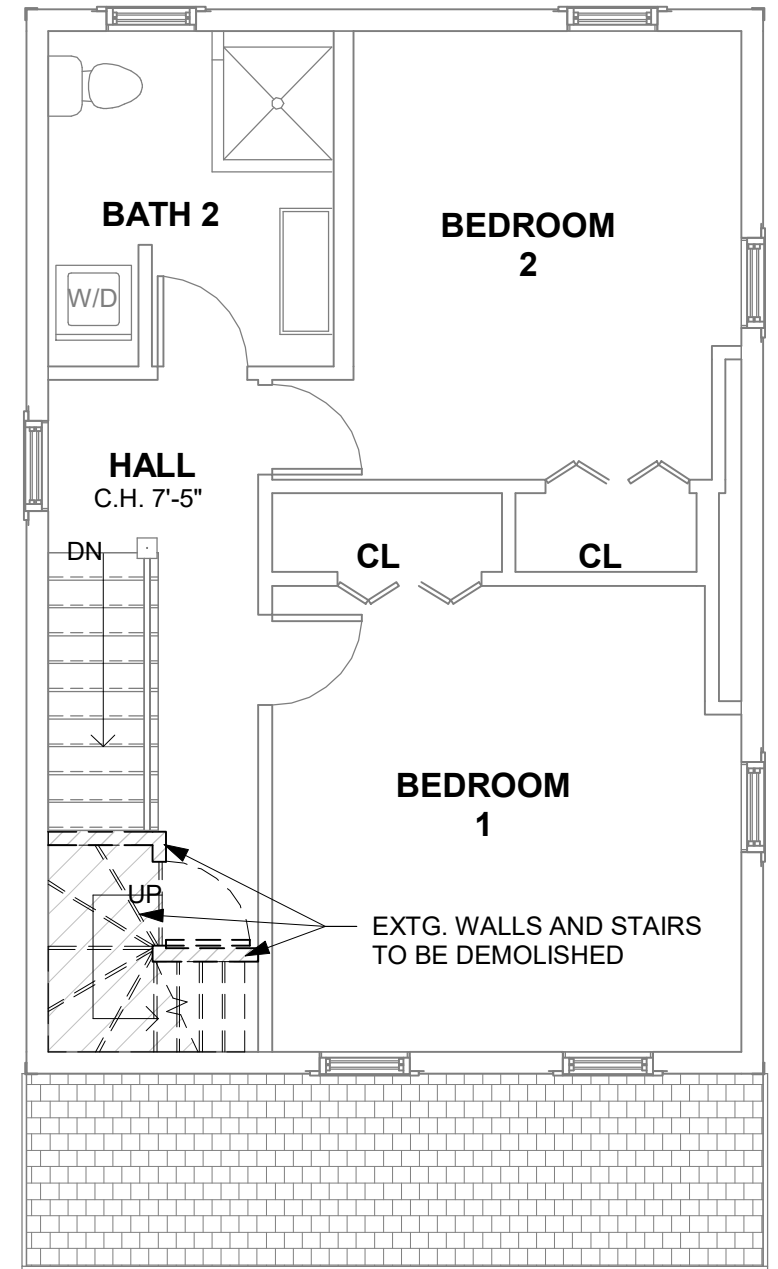
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① Extg. 0 Basement  
3/16" = 1'-0"



② Extg. 1st Floor  
3/16" = 1'-0"



③ Extg. 2nd Floor  
3/16" = 1'-0"

ARCHITECT

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PROJECT

**60 Market Street**

**Project Status**

TITLE

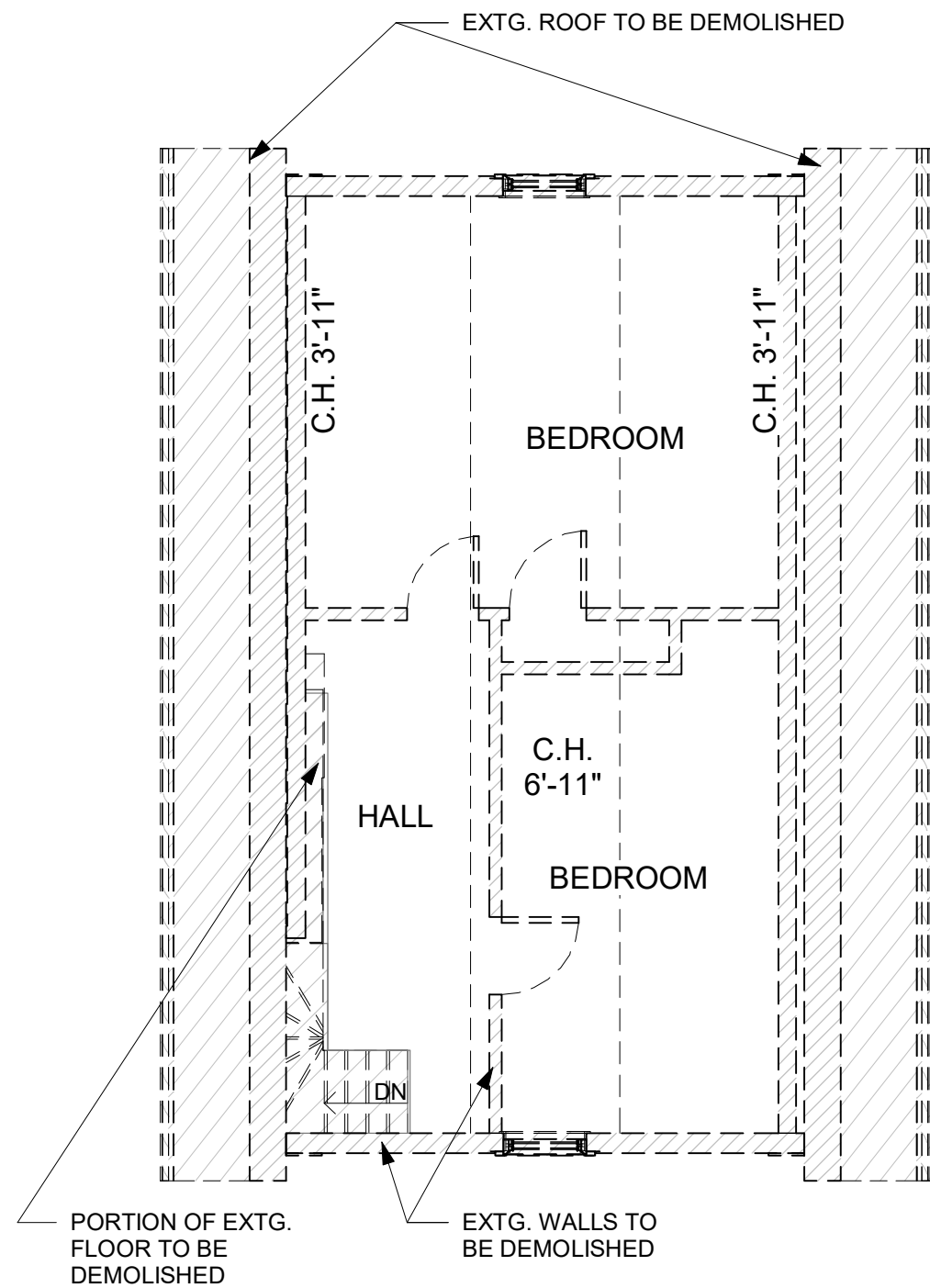
**Extg. Demo Plans**

SCALE

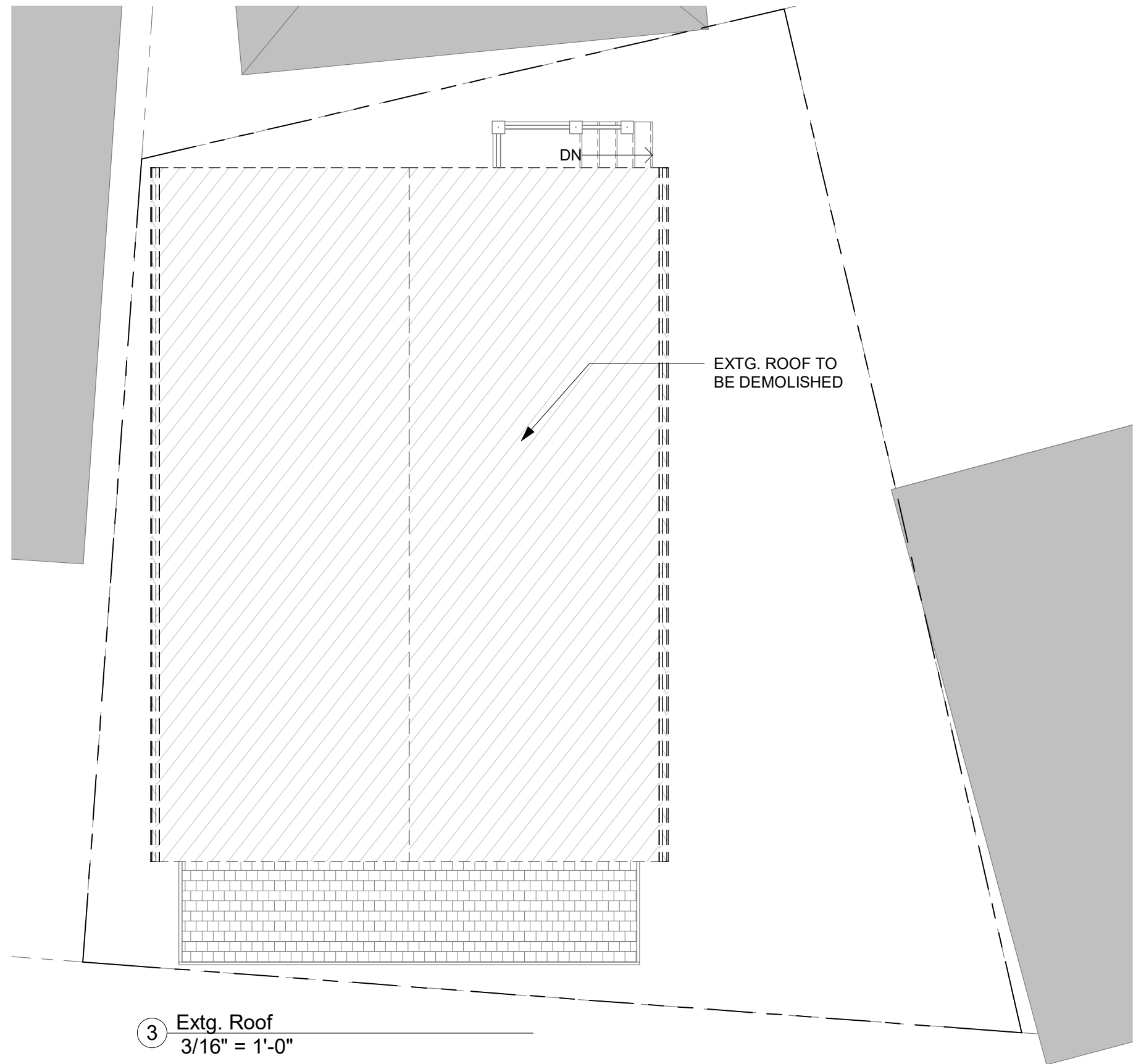
AS NOTED

DRAWING

**D1.1**



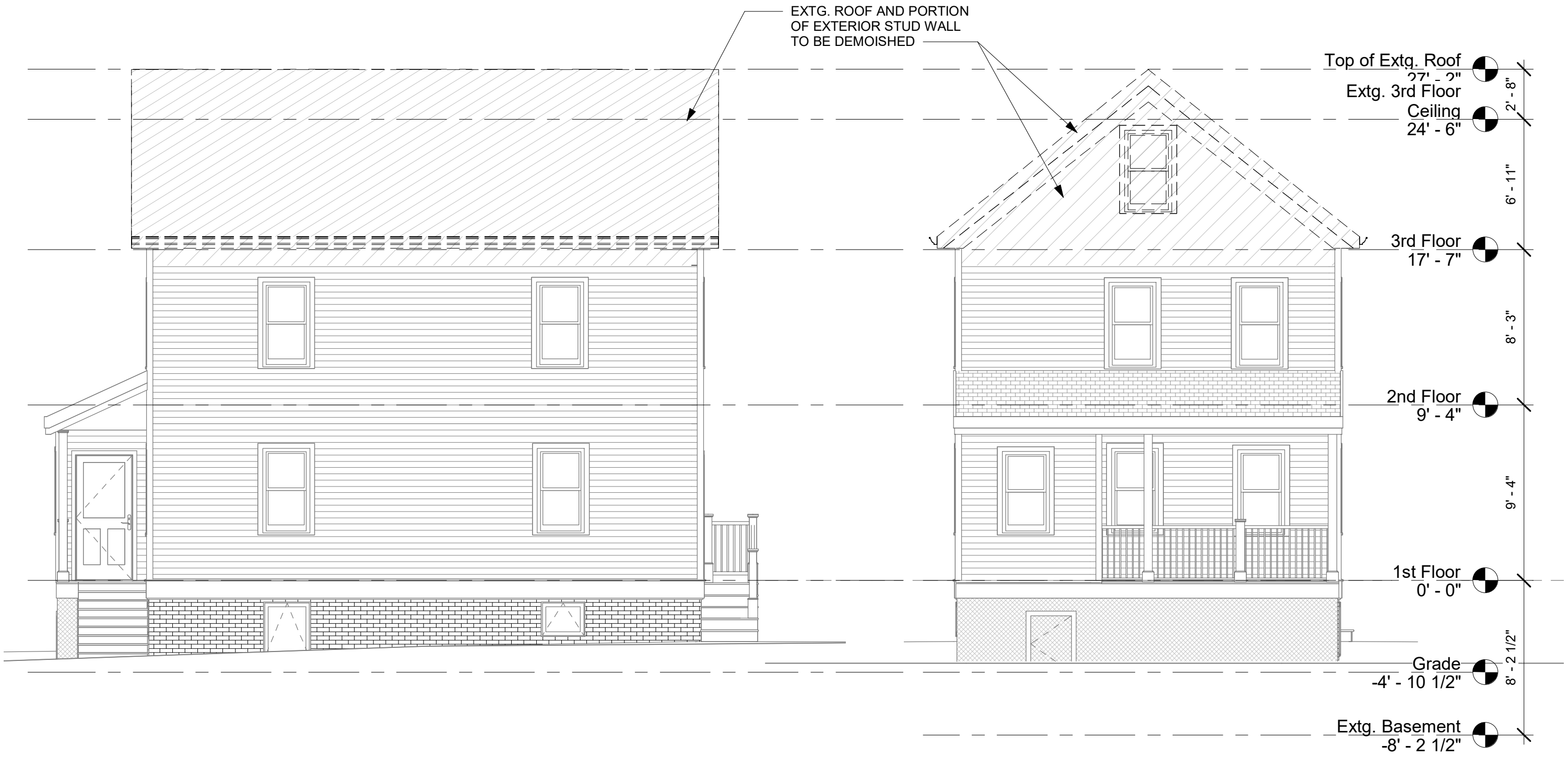
② Extg. 3rd Floor  
3/16" = 1'-0"



③ Extg. Roof  
3/16" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p><b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>03/07/2023</p>	<p><b>60 Market Street</b>  Project Status</p>	<p><b>Extg. Demo Plans</b></p>	<p>AS NOTED</p>	<p><b>D1.2</b></p>

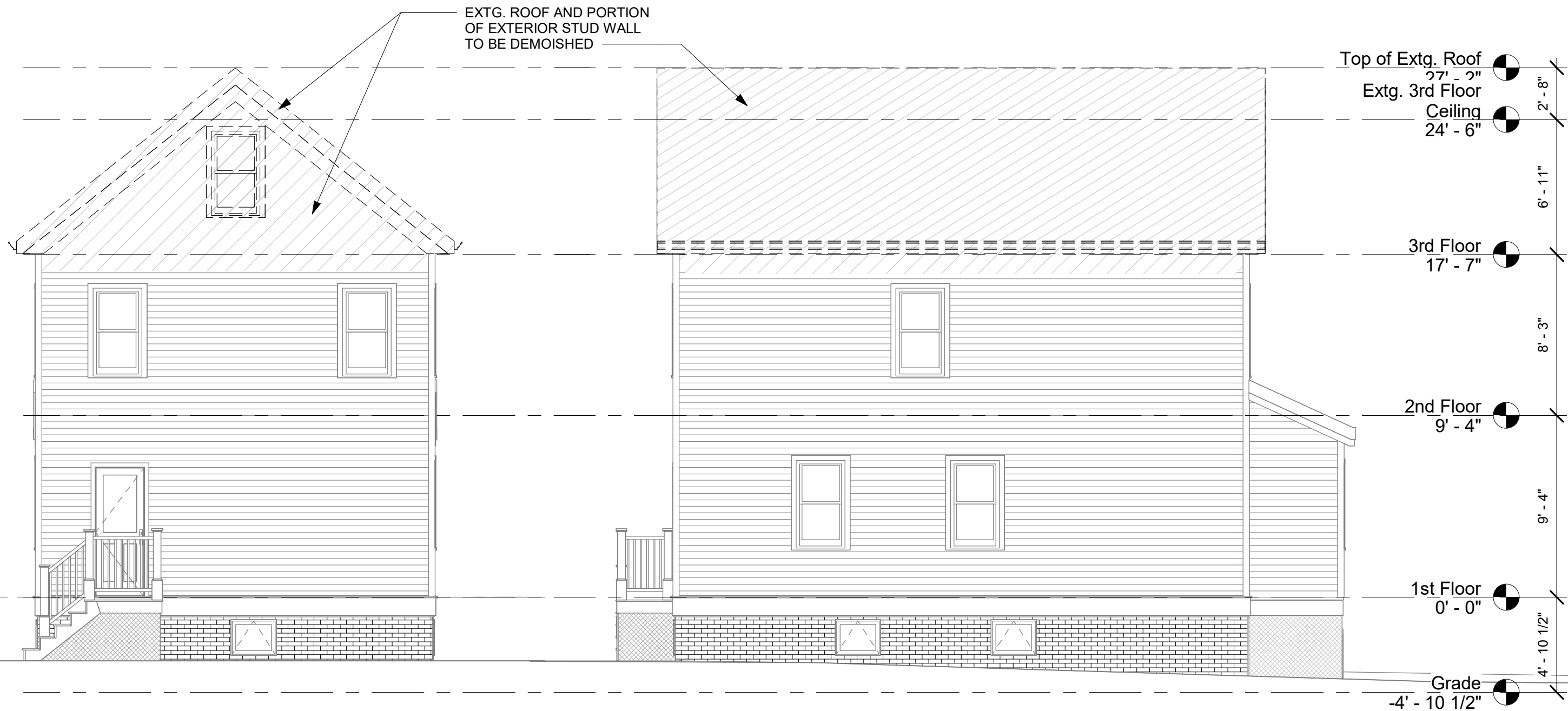




② Extg. Right  
3/16" = 1'-0"

① Extg. Front  
3/16" = 1'-0"

 <p>ARCHITECT <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 03/07/2023</p>	<p>PROJECT <b>60 Market Street</b>  Project Status</p>	<p>TITLE <b>Extg. Demo Elevations</b></p>	<p>SCALE AS NOTED</p>	<p>DRAWING <b>D2.1</b></p>
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① Extg. Rear  
3/16" = 1'-0"

② Extg. Left  
3/16" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

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03/07/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Extg. Demo Elevations**

SCALE

AS NOTED

DRAWING

**D2.2**



① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

ARCHITECT

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DATE

03/07/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Proposed 3D Views**

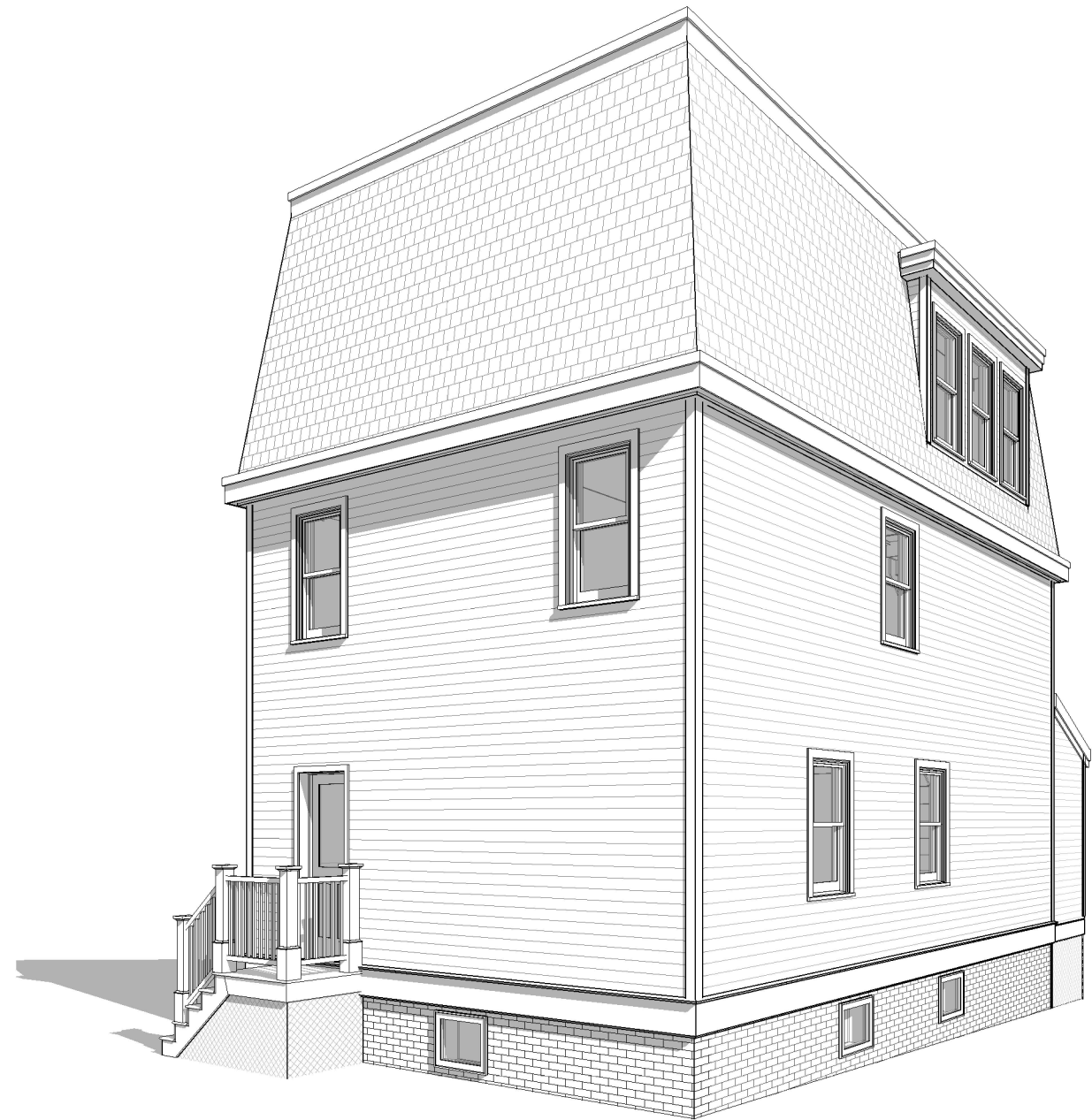
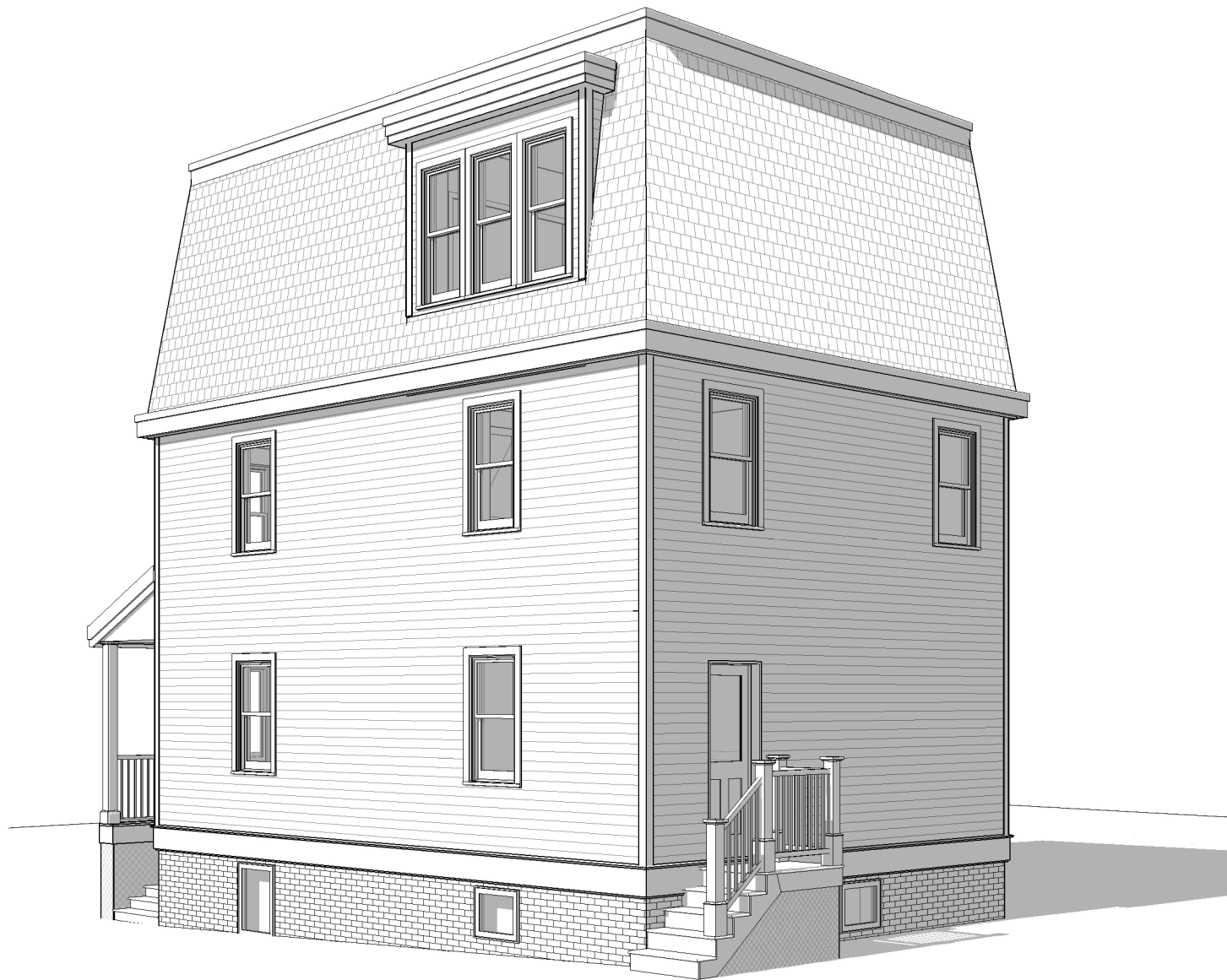
SCALE

AS NOTED

DRAWING

**A0.1**

GCD ARCHITECTS



1 Rear/ Right side view PROPOSED

2 Rear Left View PROPOSED

ARCHITECT

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TITLE

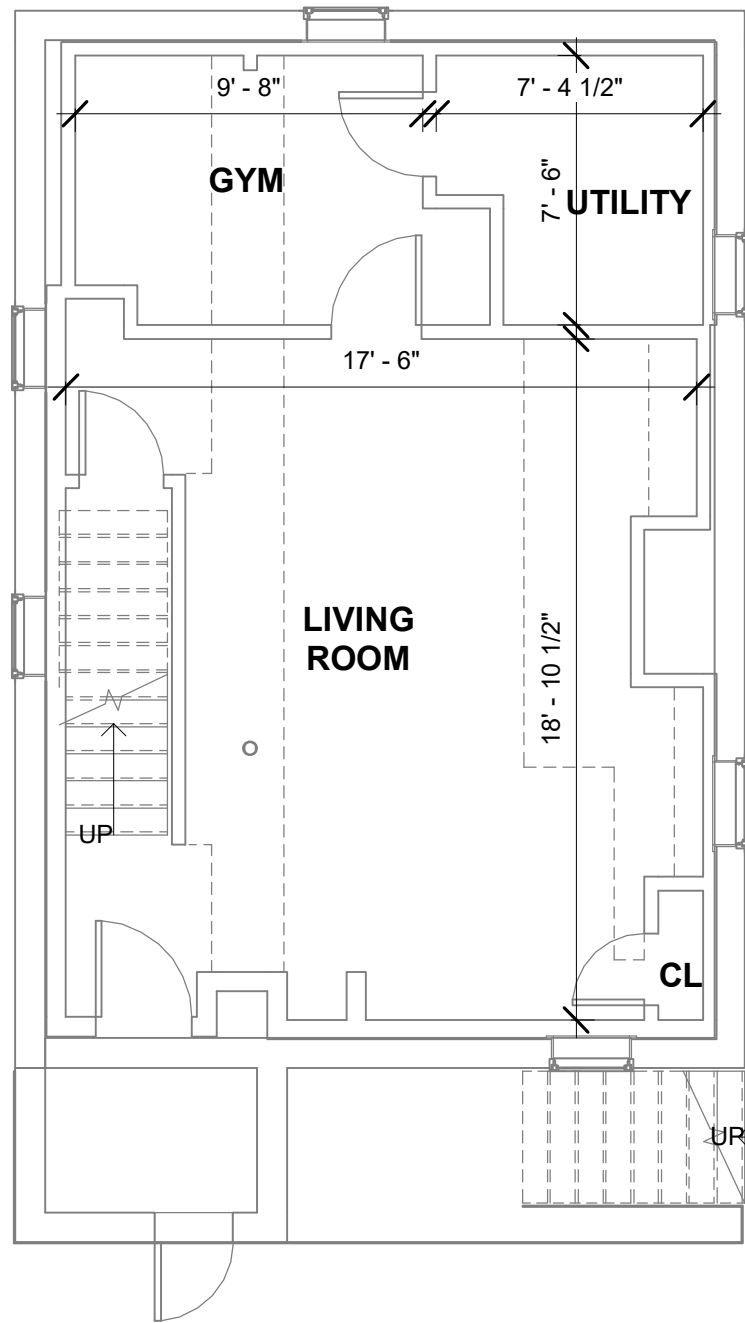
**Proposed 3D Views**

SCALE

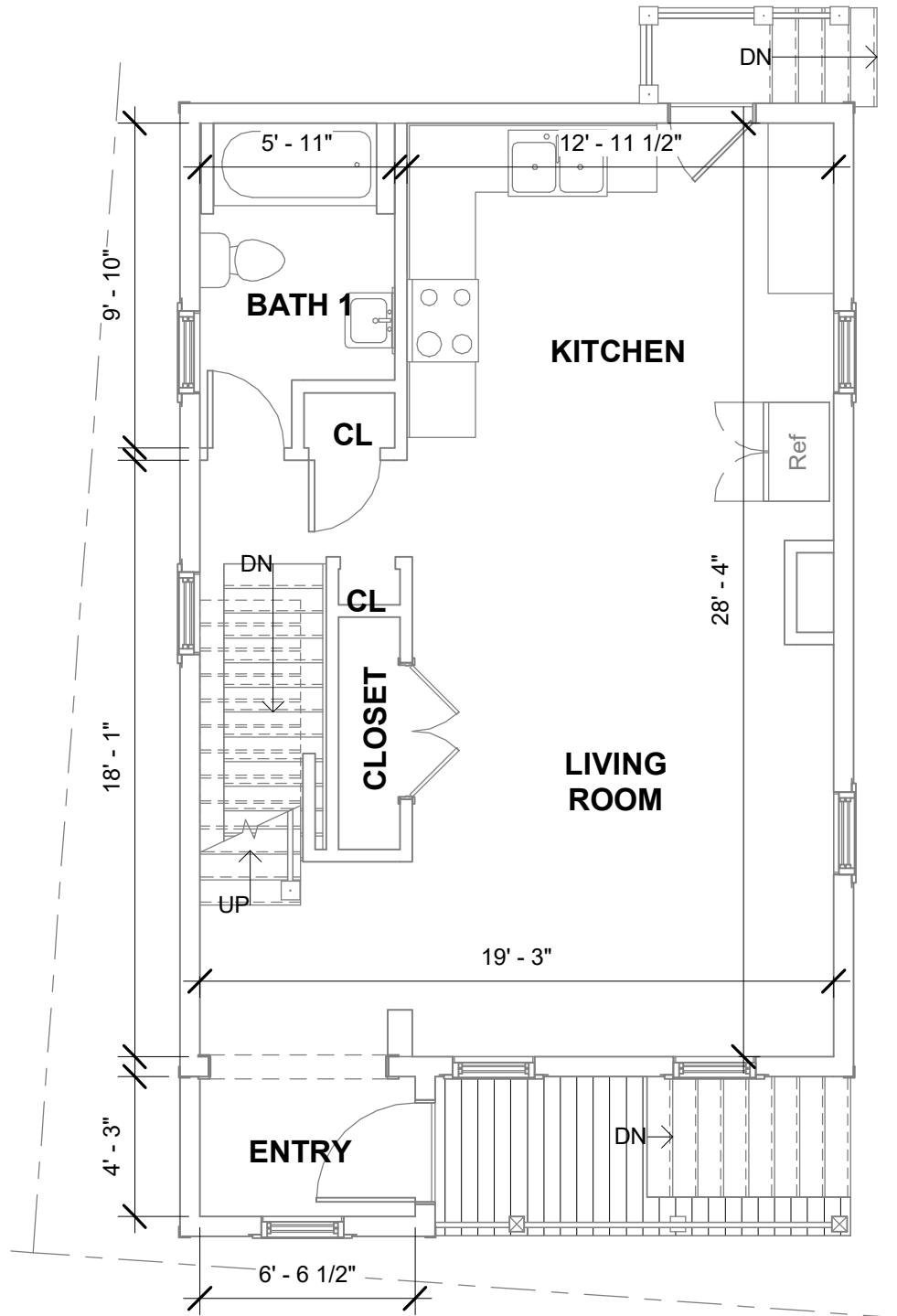
AS NOTED

DRAWING

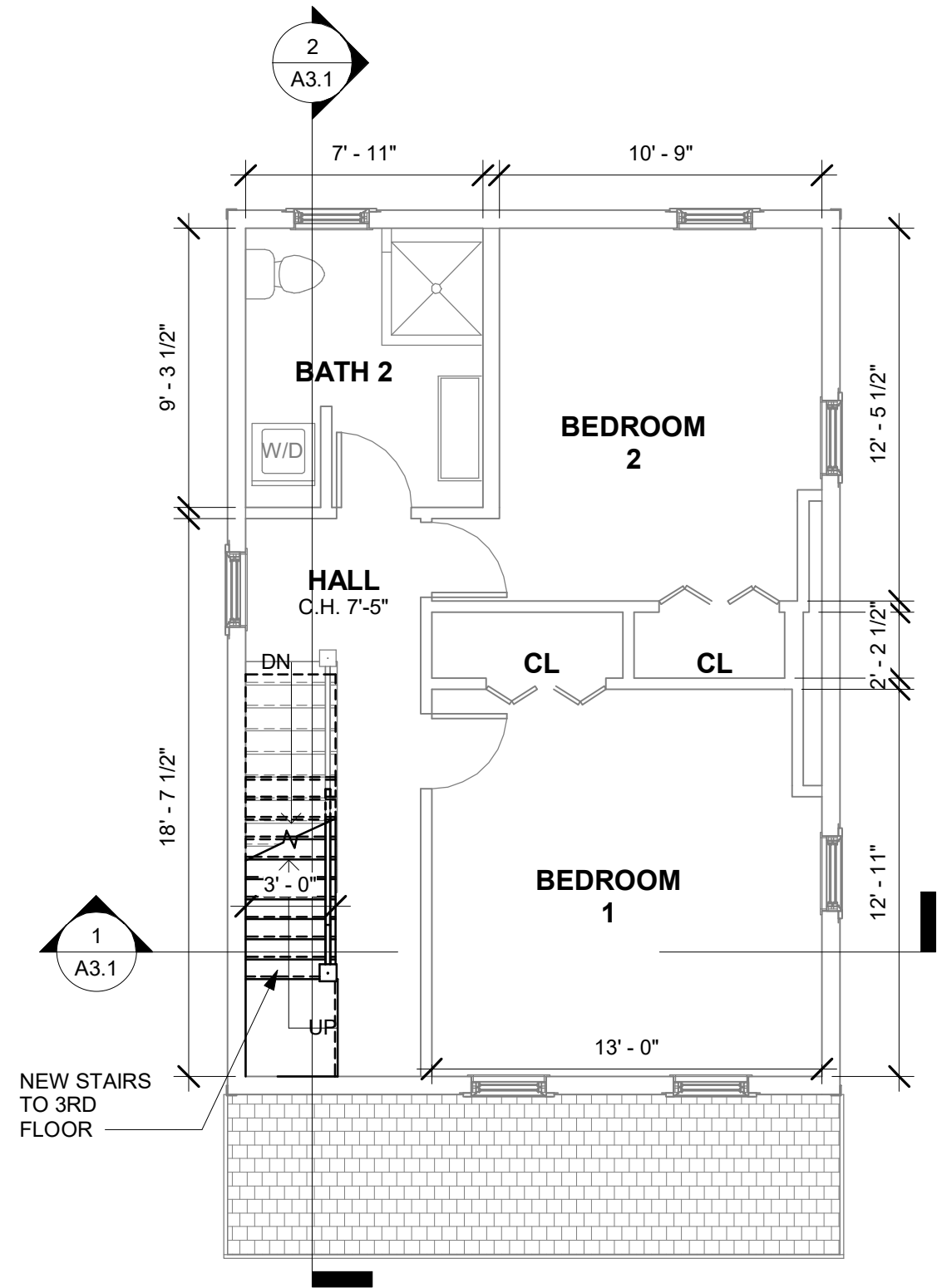
**A0.2**



① 0 Basement - NO CHANGES  
3/16" = 1'-0"



② 1st Floor - NO CHANGES  
3/16" = 1'-0"



③ 2nd Floor  
3/16" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

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www.glassmanchungdesign.com

DATE

03/07/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

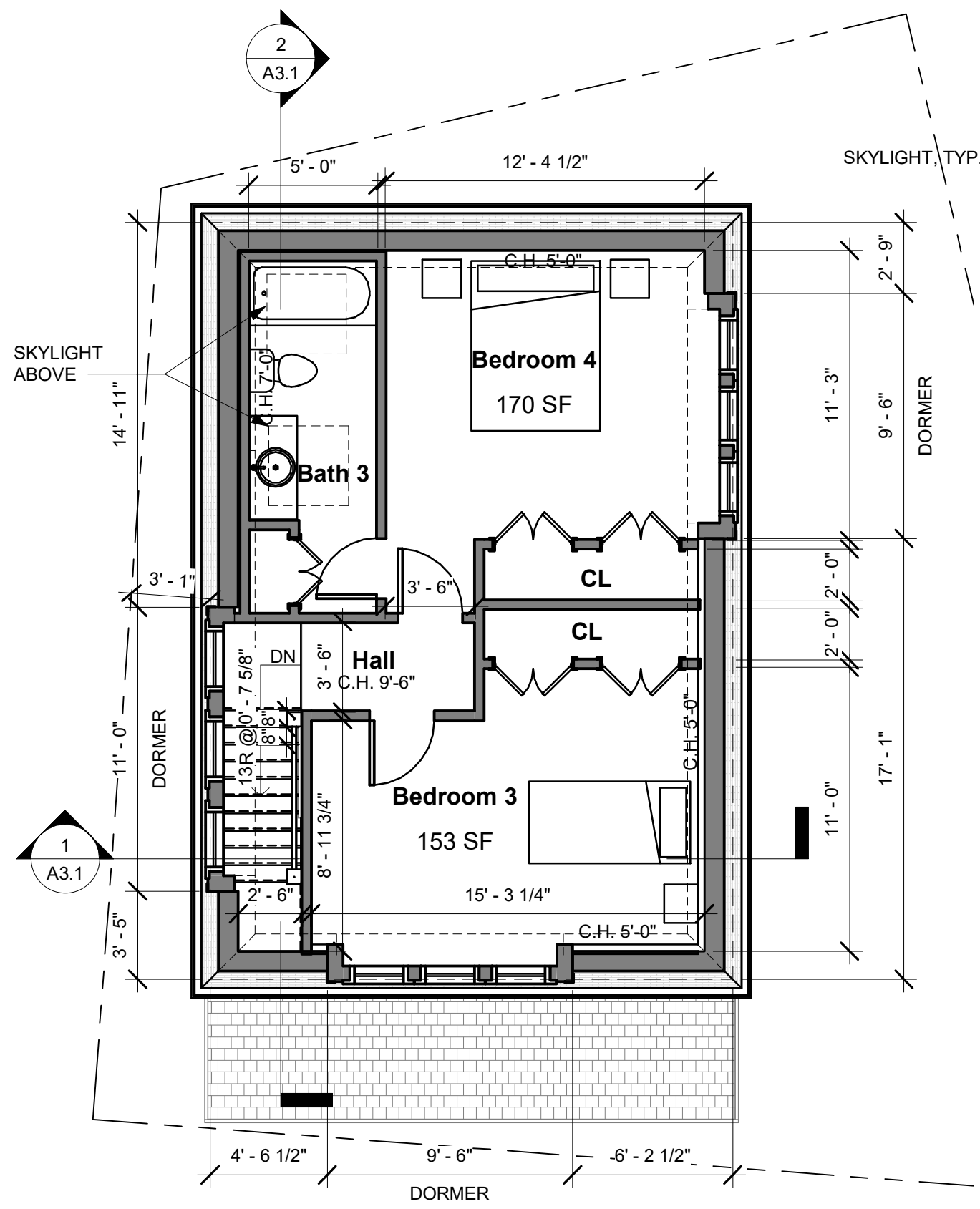
**Proposed Plans**

SCALE

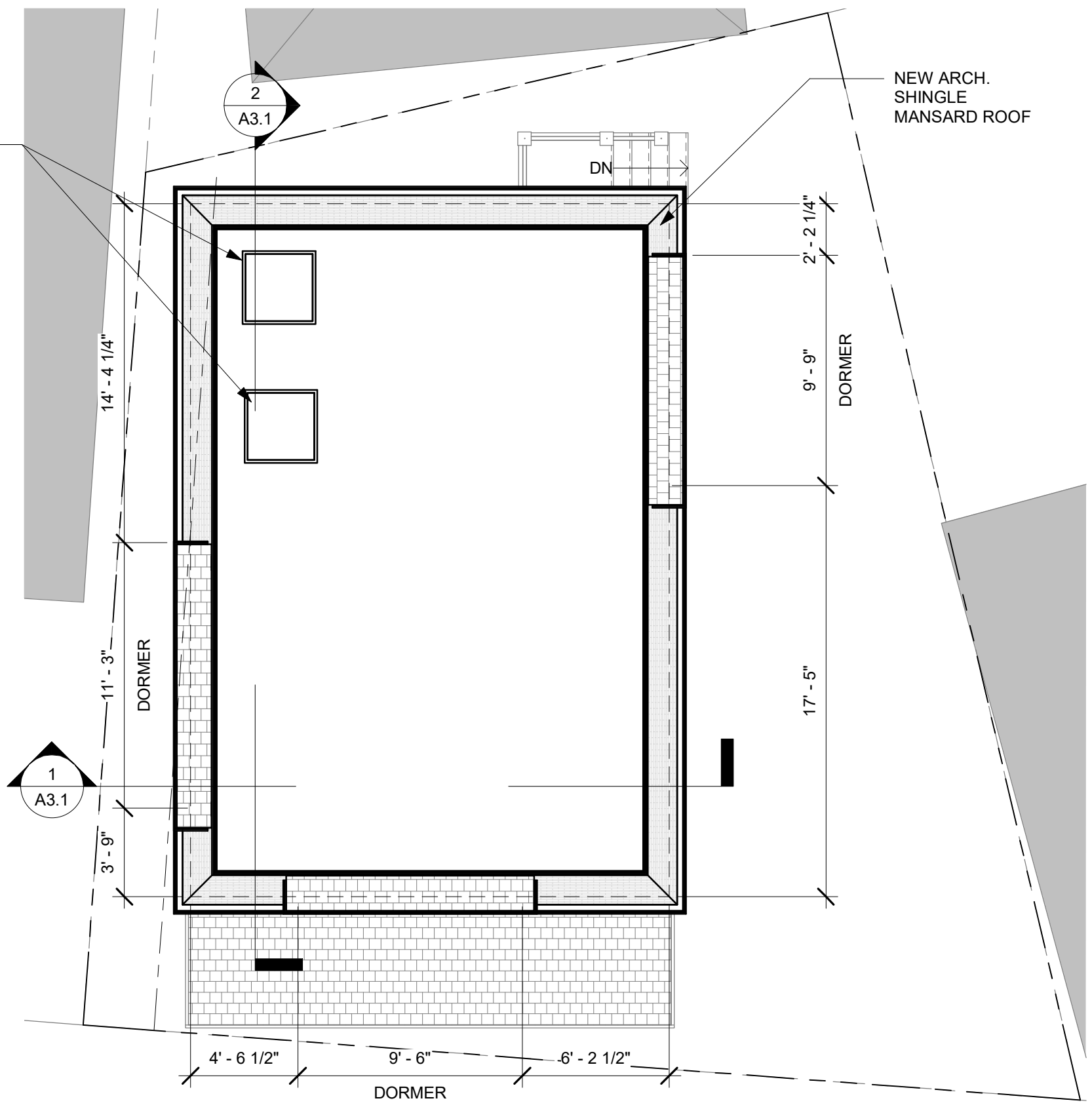
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DRAWING

**A1.1**

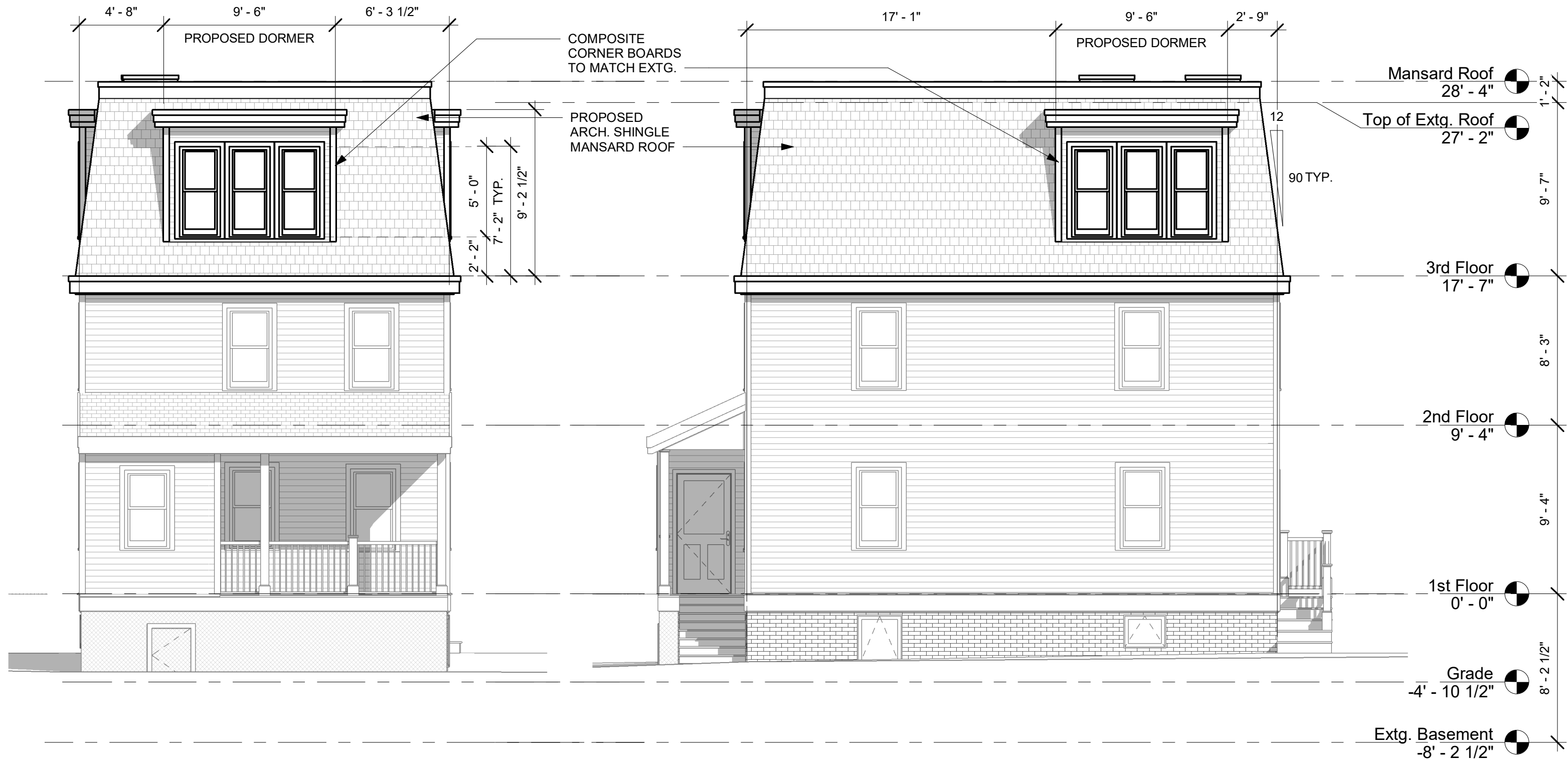


1 3rd Floor  
3/16" = 1'-0"



2 Roof Plan  
3/16" = 1'-0"

 <p><b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>ARCHITECT</p> <p>DATE 03/07/2023</p>	<p>PROJECT</p> <p><b>60 Market Street</b></p> <p>Project Status</p>	<p>TITLE</p> <p><b>Proposed Plans</b></p>	<p>SCALE</p> <p>AS NOTED</p>	<p>DRAWING</p> <p><b>A1.2</b></p>
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① Front Elevation  
3/16" = 1'-0"

② Right Side Elevation  
3/16" = 1'-0"

ARCHITECT  
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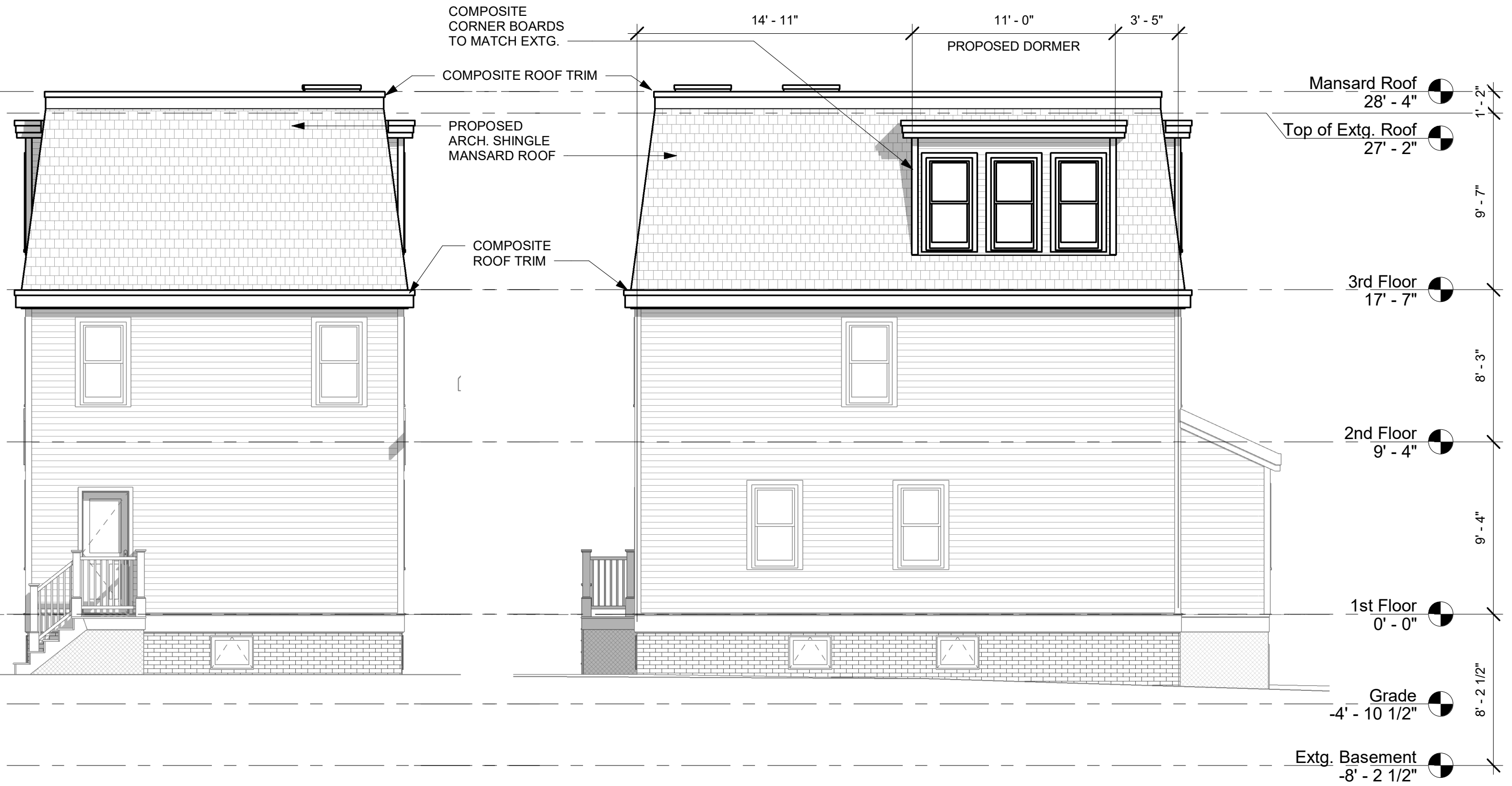
PROJECT  
**60 Market Street**  
Project Status

TITLE  
**Proposed Elevations**

SCALE  
AS NOTED

DRAWING  
**A2.1**





① Rear Elevation  
3/16" = 1'-0"

② Left Elevation  
3/16" = 1'-0"

ARCHITECT

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DATE

03/07/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Proposed Elevations**

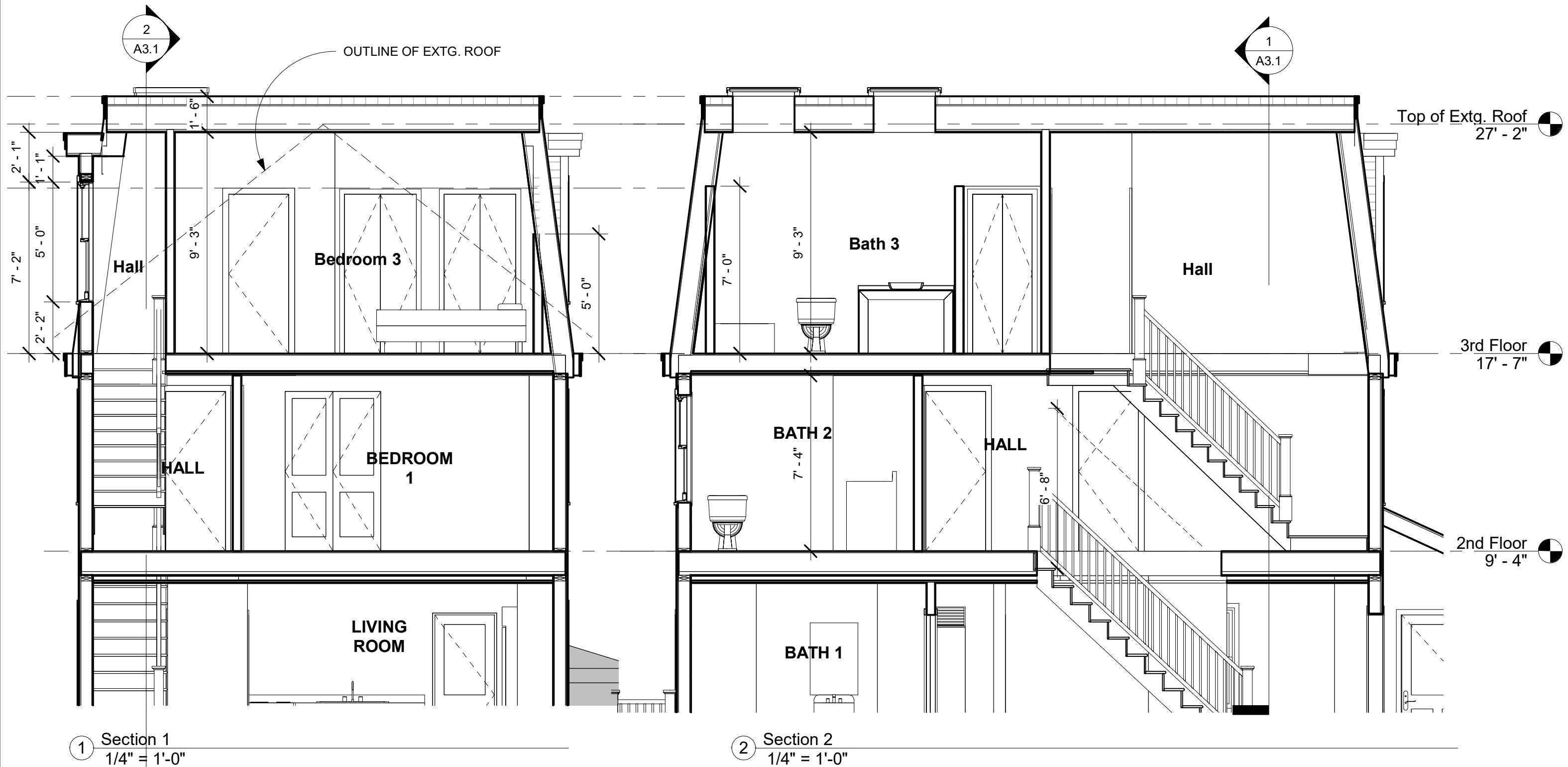
SCALE

AS NOTED

DRAWING

**A2.2**

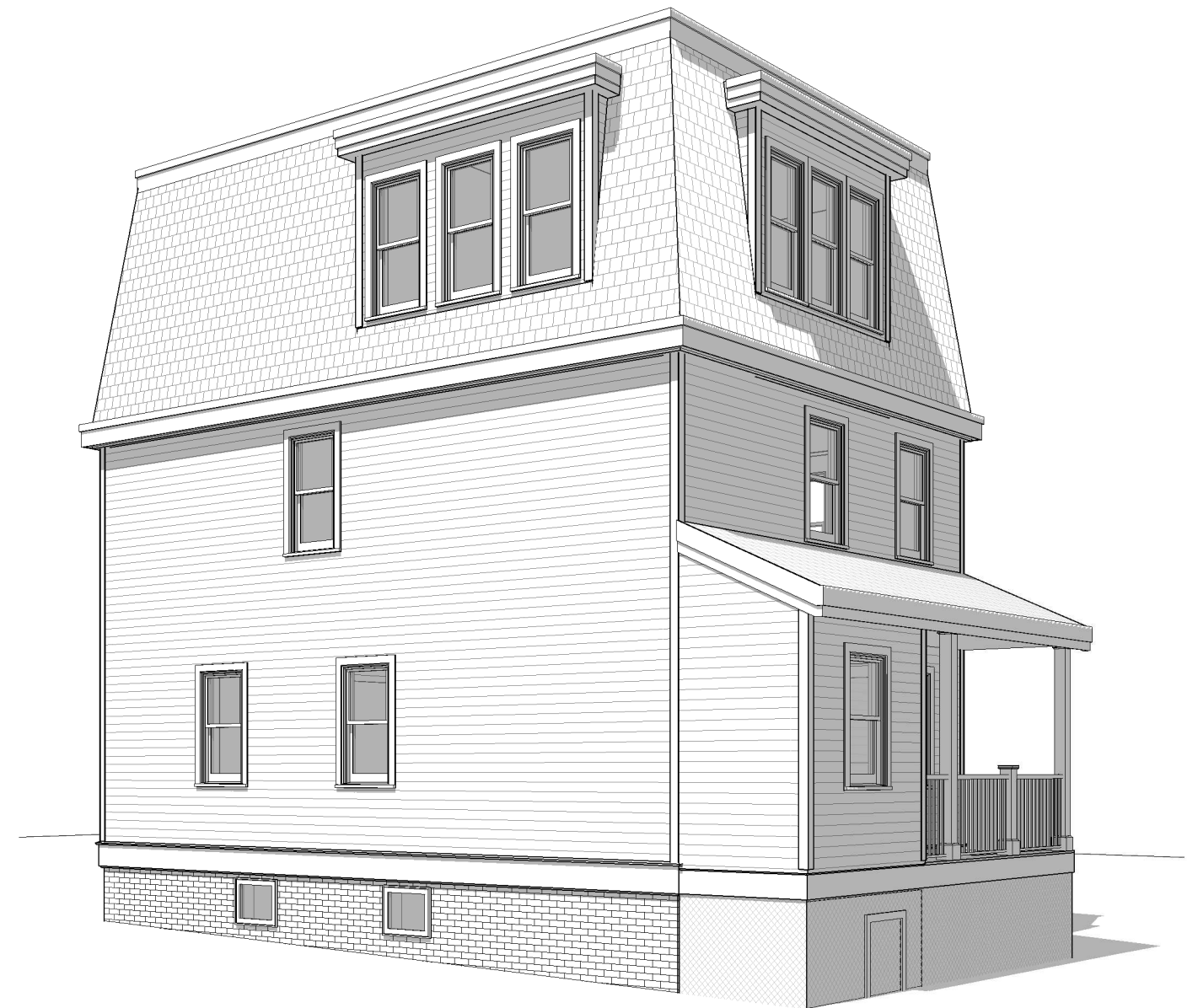




 <p>ARCHITECT <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 03/07/2023</p>	<p>PROJECT <b>60 Market Street</b> Project Status</p>	<p>TITLE <b>Sections</b></p>	<p>SCALE AS NOTED</p>	<p>DRAWING <b>A3.1</b></p>
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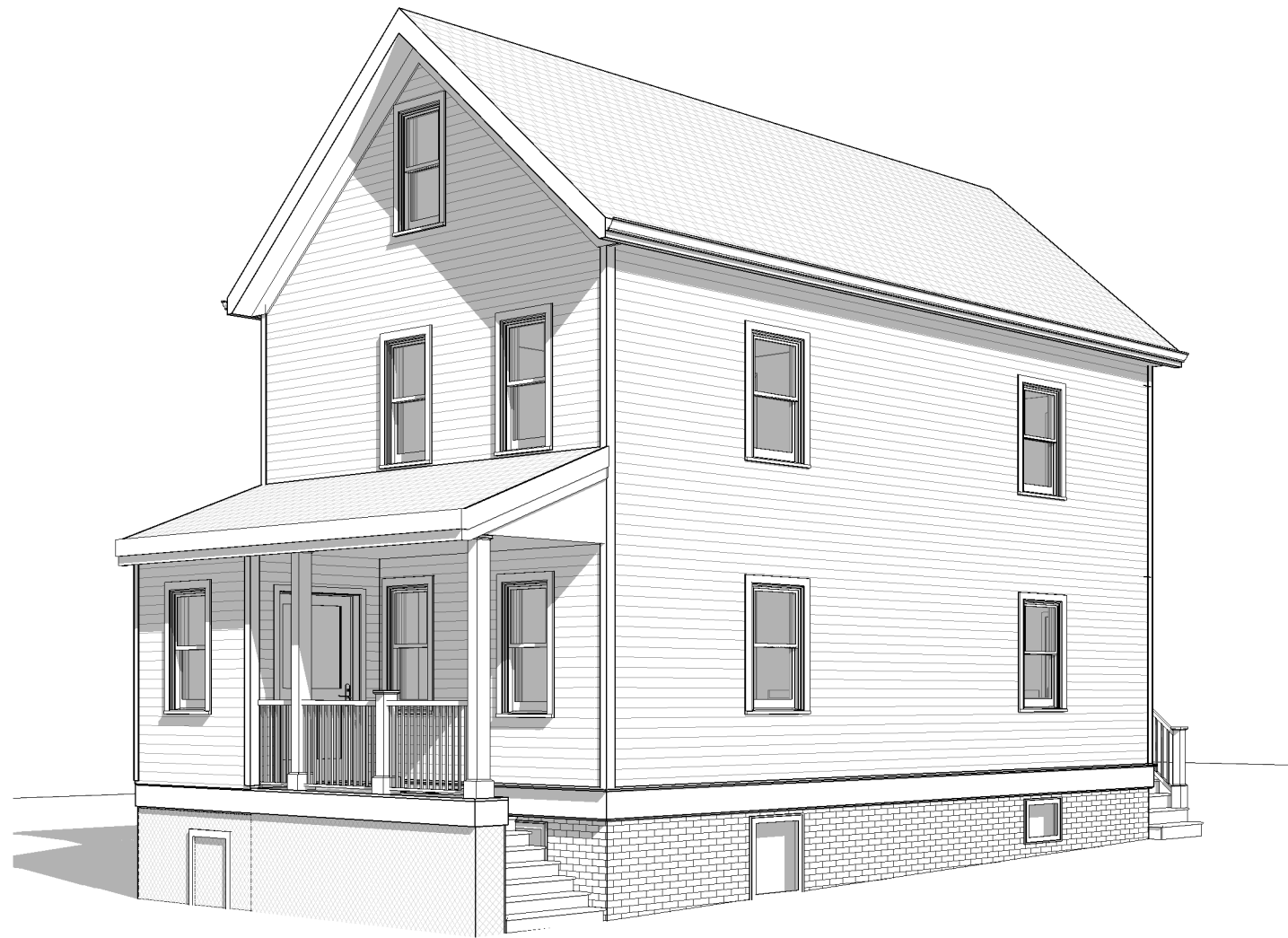


① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

 <p>ARCHITECT <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 03/07/2023</p>	<p>PROJECT <b>60 Market Street</b>  Project Status</p>	<p>TITLE <b>3D views COMPARISON</b></p>	<p>SCALE AS NOTED</p>	<p>DRAWING <b>A4.1</b></p>
---	----------------------------	--	---	---------------------------	--------------------------------



① Front Right View - EXTG



② Front Right View - PROPOSED

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---	---	---	--	------------------------------	-----------------------------------



① Rear Right View - EXTG



② Rear Right View - PROP.

ARCHITECT

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PROJECT

**60 Market Street**

**Project Status**

TITLE

**3D Views  
COMPARISON**

SCALE

AS NOTED

DRAWING

**A4.3**

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.	1,467± S.F.	1,467± S.F.
MIN. LOT AREA PER DWELLING UNIT	1,500 S.F.	1,467± S.F.	1,467± S.F.
MIN. YARD FRONT (A)	13.1'	26.7' - CENTRE L 5.7' - STREET L	26.7' - CENTRE L 5.7' - STREET L
SIDE (RIGHT) (B)	7.5'	8.2'	8.2'
SIDE (LEFT) (B)	7.5'	1.8'	1.8'
REAR (C)	20.0'	1.6'	1.6'
MAX. BLDG. HEIGHT	35'	31.9'±	34.0'±
MIN. OPEN SPACE	30%	30.0% ±	30.0% ±
MIN. LOT WIDTH	50'	29.65'	29.65'
MAX. F.A.R.	0.75	-	-

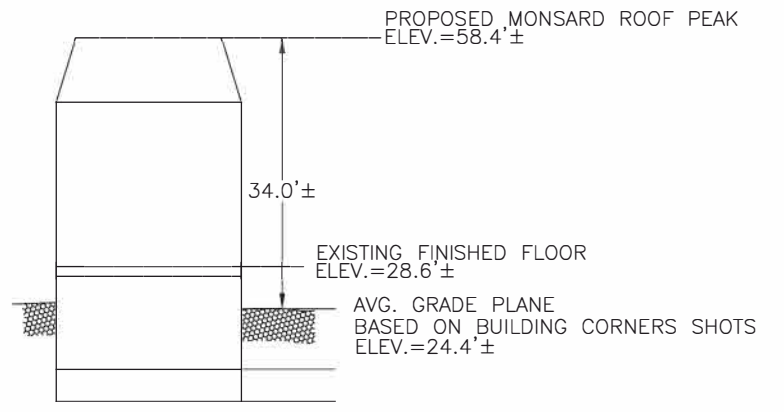
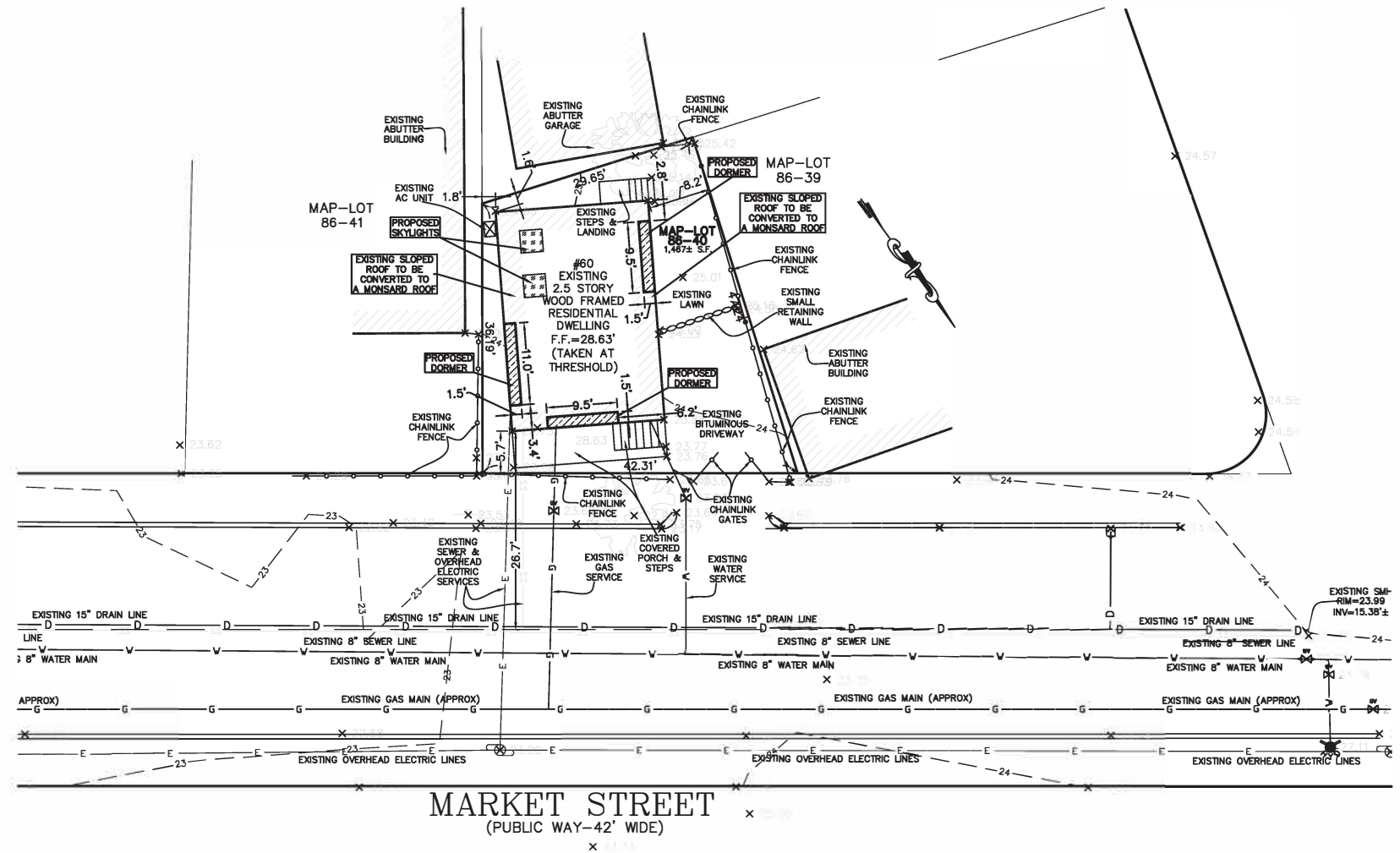
ZONING SETBACK FOOTNOTES:

FRONT SETBACK (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.

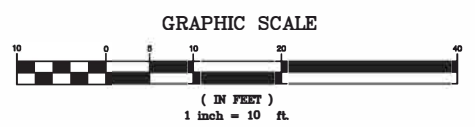
SIDE SETBACK (B) =  $H+L/5$  - IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

REAR SETBACK (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.

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 08/16/2021.
  - DEED REFERENCE: BOOK 73287 PAGE 29, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  - THIS PLAN IS NOT INTENDED TO BE RECORDED.
  - 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.
  - 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.
  - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  - 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.
  - ZONING DISTRICT = RESIDENCE C-1

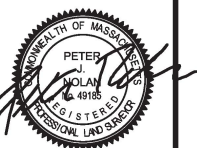


PROPOSED PROFILE  
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
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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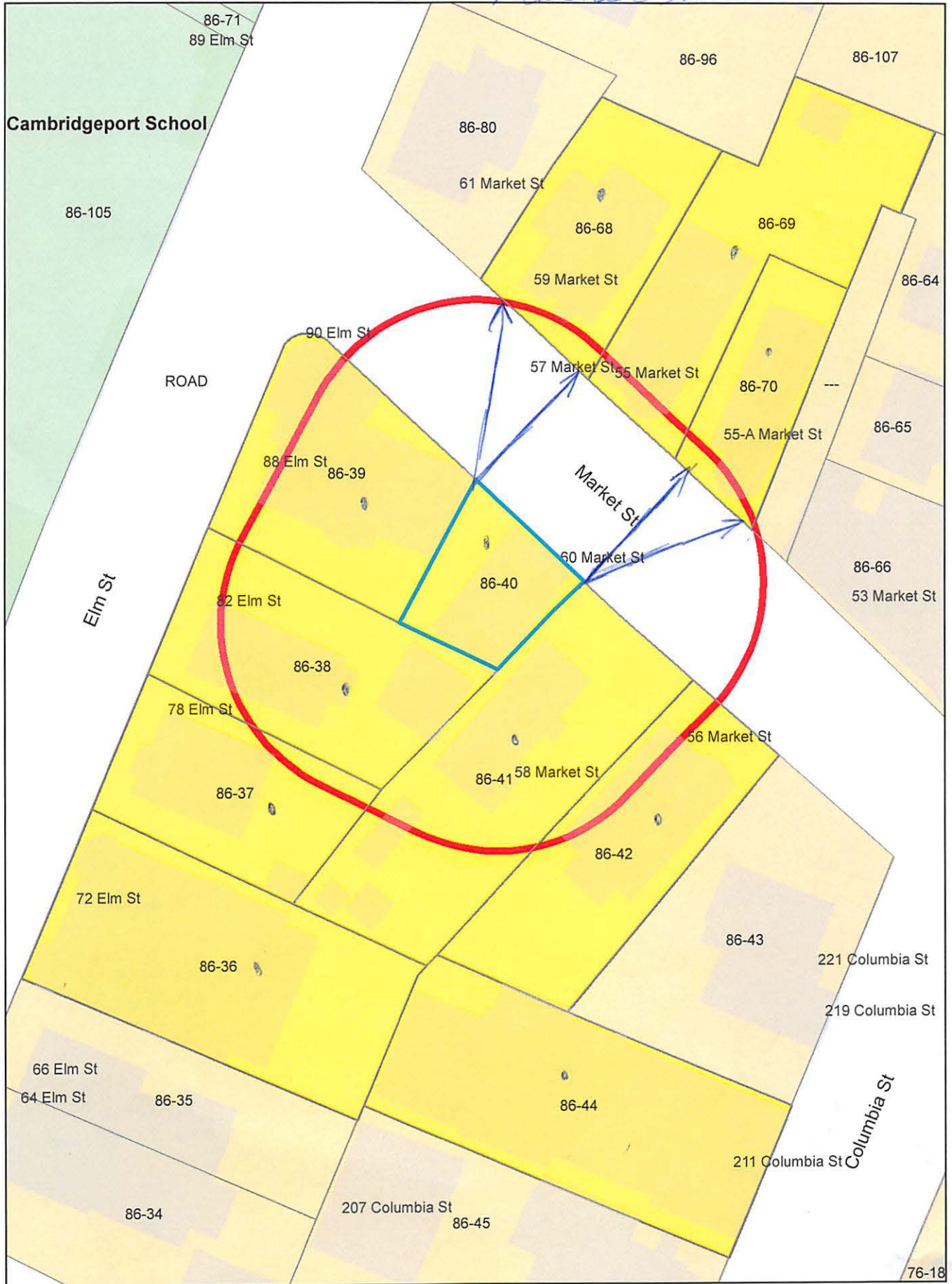
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DATE	01/05/2023
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	60 MARKET STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	PUN
CHKD BY	PUN
APPD BY	PUN



SHEET NO.  
**1**

**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

# 60 Market St



60 Market St.

Refitiner

86-37  
ROTH, JESSICA R. & FRANCIS D. DONOVAN JR  
78 ELM ST  
CAMBRIDGE, MA 02139

86-41  
MAHONEY, MARK J.  
58 MARKET ST.  
CAMBRIDGE, MA 02139-1401

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

86-70  
MCMENIMEN, DAVID M.  
55A MARKET ST., #2  
CAMBRIDGE, MA 02139

86-36  
JAS CONSOLIDATED PROPERTIES LLC  
C/O JAS CORPORATION  
1035 CAMBRIDGE ST., #12  
CAMBRIDGE, MA 02141

86-40  
COLLEY, SEBASTIAN R. & DEBORAH COLLEY  
60 MARKET ST  
CAMBRIDGE, MA 02139

86-44  
FIRST HOLINESS CHURCH OF THE  
APOSTOLIC FAITH OF CAMBRIDGE  
211 COLUMBIA ST  
CAMBRIDGE, MA 02139

86-38  
BERGMAN, DENISE H. & GERALD BERGMAN  
TRUSTEES OF THE DENISE BERGMAN  
GERALD BERGMAN TRUST  
82 ELM ST  
CAMBRIDGE, MA 02139-1403

86-39  
RAILA, WAYNE F. & SUSAN G. HARTNETT  
88 ELM STREET  
CAMBRIDGE, MA 02139-1403

86-69  
LANNON, PAUL G.  
87 WARREN RD.  
SUDBURY, MA 01776

86-69  
HE, WEI  
202 OAKMONT RD  
STARKVILLE, MS 39759

86-70  
DONAHUE, ANNE MARIE  
55A MARKET ST. #3  
CAMBRIDGE, MA 02139-1422

86-70  
SPELLMAN, ROGER I.  
38 DEBORAH SAMPSON ST  
SHARON, MA 02067

86-42  
XIA ISAAC  
419 W 55TH ST - APT 2C  
NEW YORK, NY 10019

86-68  
WILDASH JAMES, WILLIAM KOWAL  
SONIA LARRISSA TRS  
59 MARKET ST  
CAMBRIDGE, MA 02139

86-69  
KELLOGG, TAMARA  
57 MARKET ST., UNIT #3  
CAMBRIDGE, MA 02139

# PROPOSED NEW ROOF AND DORMERS

CITY OF CAMBRIDGE  
INSPECTORIAL SERVICES

2023 APR 10 P 2:51

60 Market Street  
Cambridge, MA

## Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
..T1.1	Title Sheet	4/3/2023
..Z1.1	Zoning - EXTG. GFA & FAR Analysis	4/3/2023
..Z1.2	Zoning - PROP. GFA & FAR Analysis	4/3/2023
..Z1.3	Setback and Open Space Analysis	4/3/2023
..Z1.4	Zoning Analysis	4/3/2023
.D0.1	Existing 3D Views	4/3/2023
.D1.1	Extg. Demo Plans	4/3/2023
.D1.2	Extg. Demo Plans	4/3/2023
.D2.1	Extg. Demo Elevations	4/3/2023
.D2.2	Extg. Demo Elevations	4/3/2023
A0.1	Proposed 3D Views	4/3/2023
A0.2	Proposed 3D Views	4/3/2023
A1.1	Proposed Plans	4/3/2023
A1.2	Proposed Plans	4/3/2023
A2.1	Proposed Elevations	4/3/2023
A2.2	Proposed Elevations	4/3/2023
A2.3	Dormer and Roof Detail	4/3/2023
A3.1	Sections	4/3/2023
A4.2	3D Views COMPARISON	4/3/2023
A4.3	3D Views COMPARISON	4/3/2023



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4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Title Sheet**

SCALE

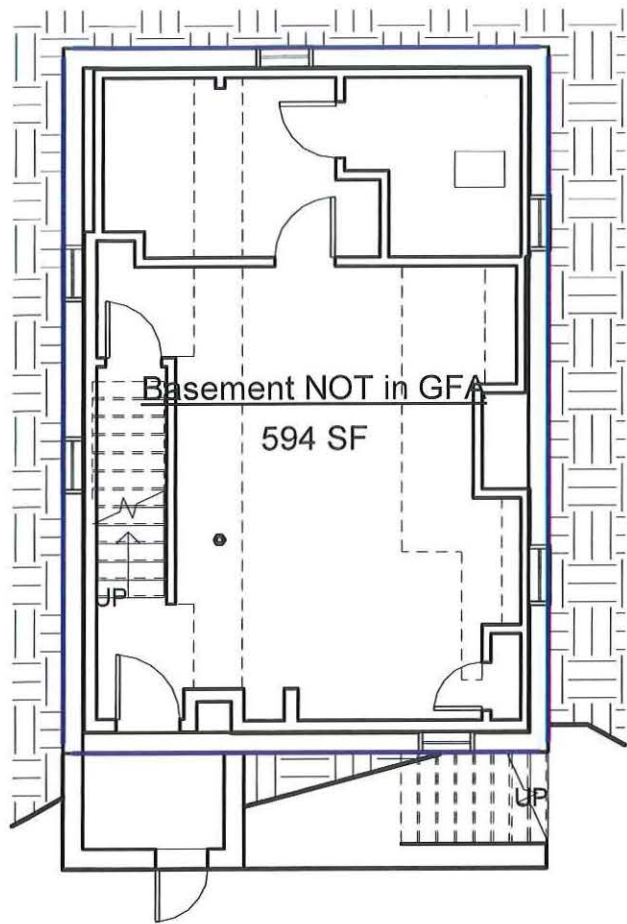
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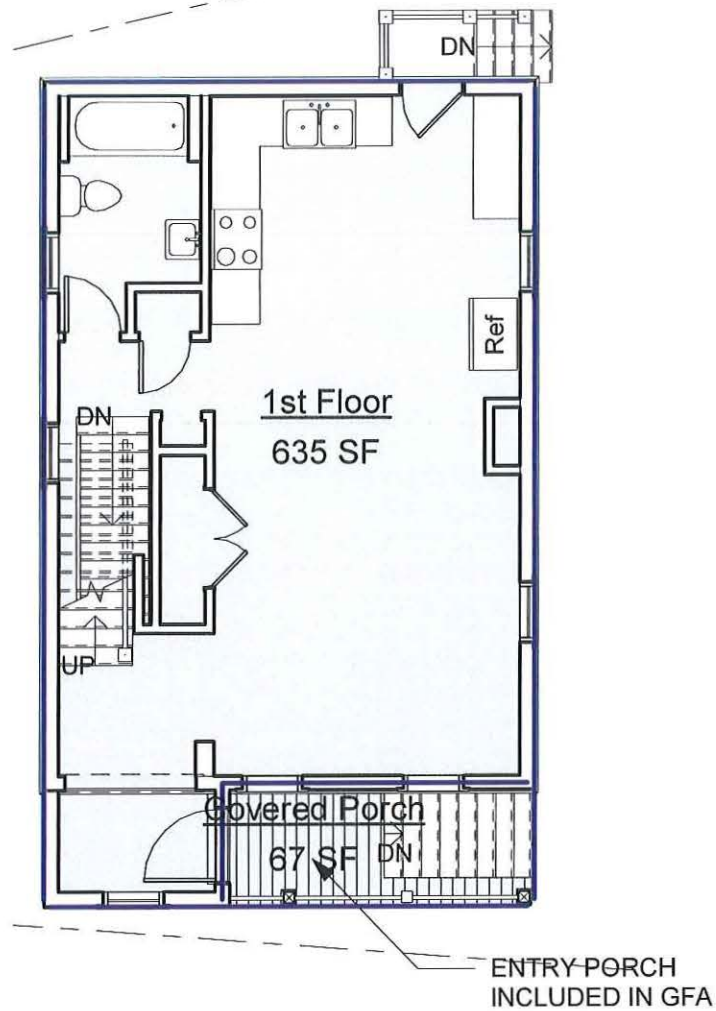
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GCD ARCHITECTS

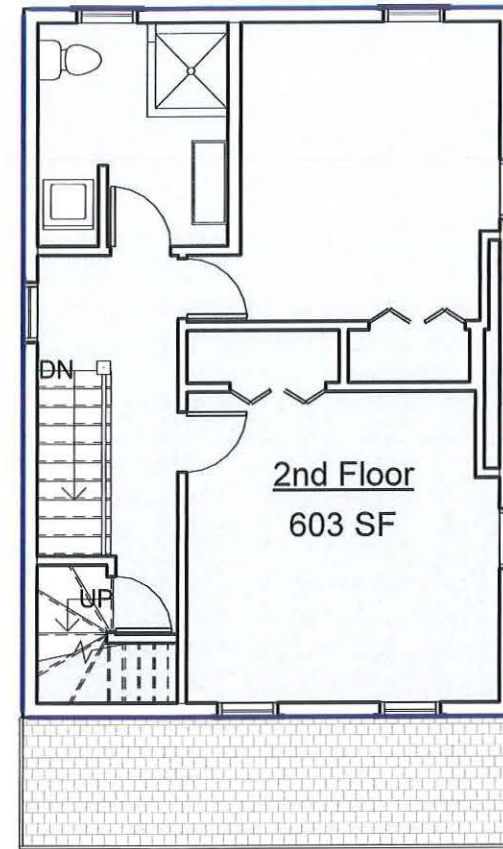




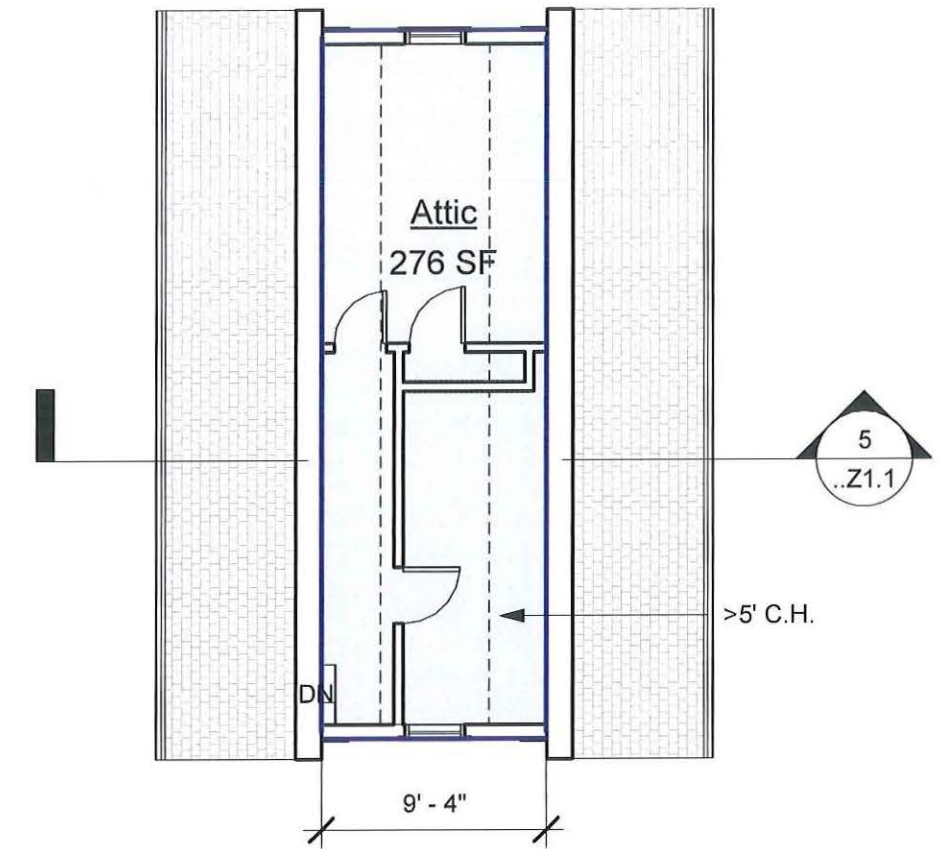
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② 1st Floor  
1/8" = 1'-0"

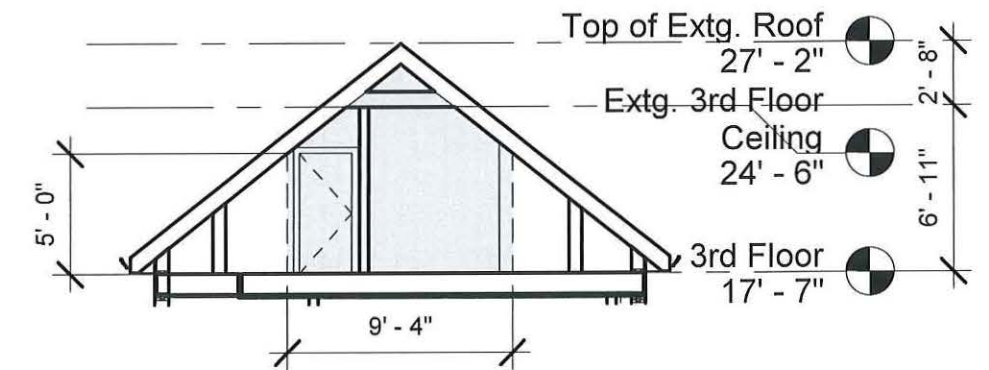


③ 2nd Floor  
1/8" = 1'-0"



④ 3rd Floor  
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	635 SF	1467 SF	0.433134
2nd Floor	603 SF	1467 SF	0.411269
Attic	276 SF	1467 SF	0.187817
Covered Porch	67 SF	1467 SF	0.045604
	1581 SF		1.077824



⑤ Section 4  
1/8" = 1'-0"



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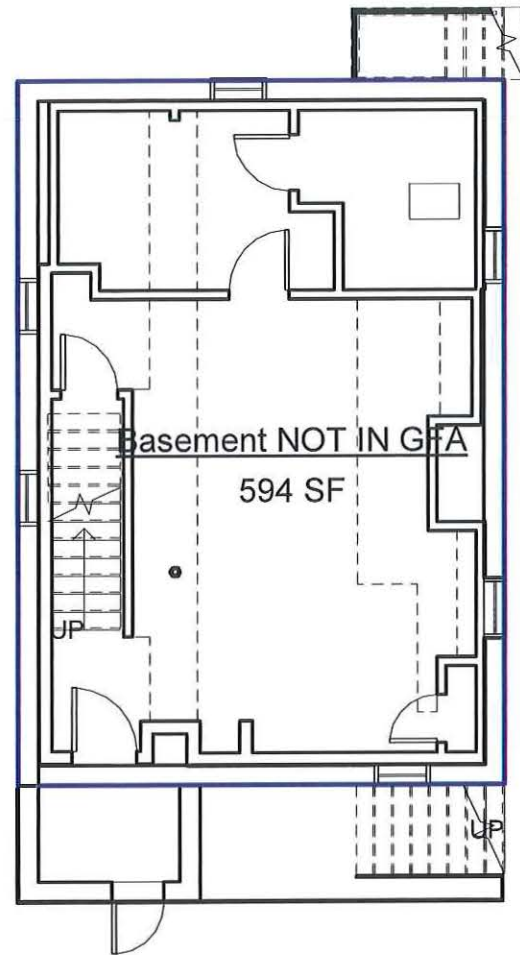
DATE  
4/3/2023

PROJECT  
**60 Market Street**  
Project Status

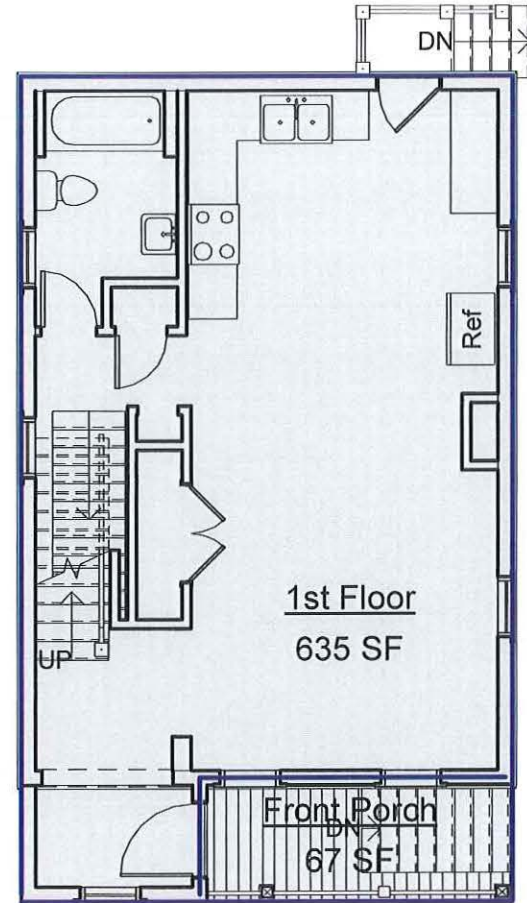
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SCALE  
AS NOTED

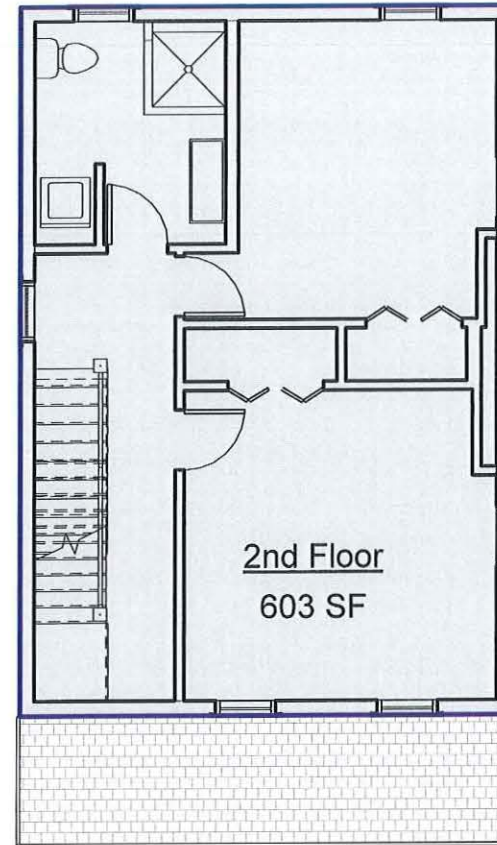
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**..Z1.1**



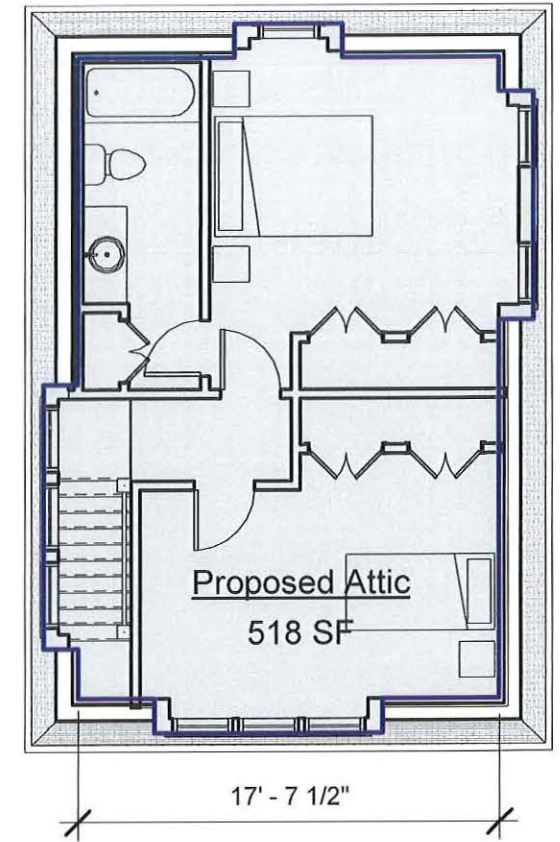
① Basement  
1/8" = 1'-0"



② 1st Floor  
1/8" = 1'-0"



③ 2nd Floor  
1/8" = 1'-0"

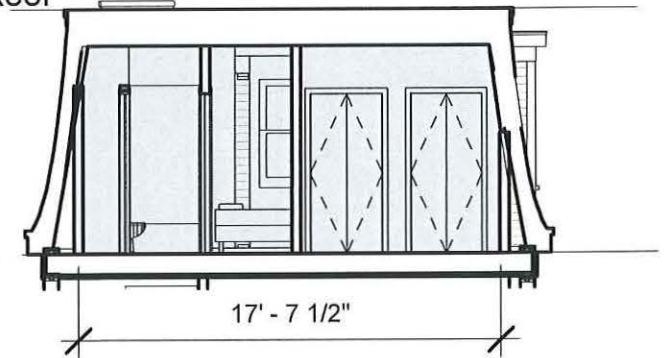


④ 3rd Floor  
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	635 SF	1467 SF	0.433134
Front Porch	67 SF	1467 SF	0.045604
Proposed Attic	518 SF	1467 SF	0.353216
2nd Floor	603 SF	1476 SF	0.408762
	1824 SF		1.240715

● Mansard Roof  
27' - 9"

● 3rd Floor  
17' - 7"



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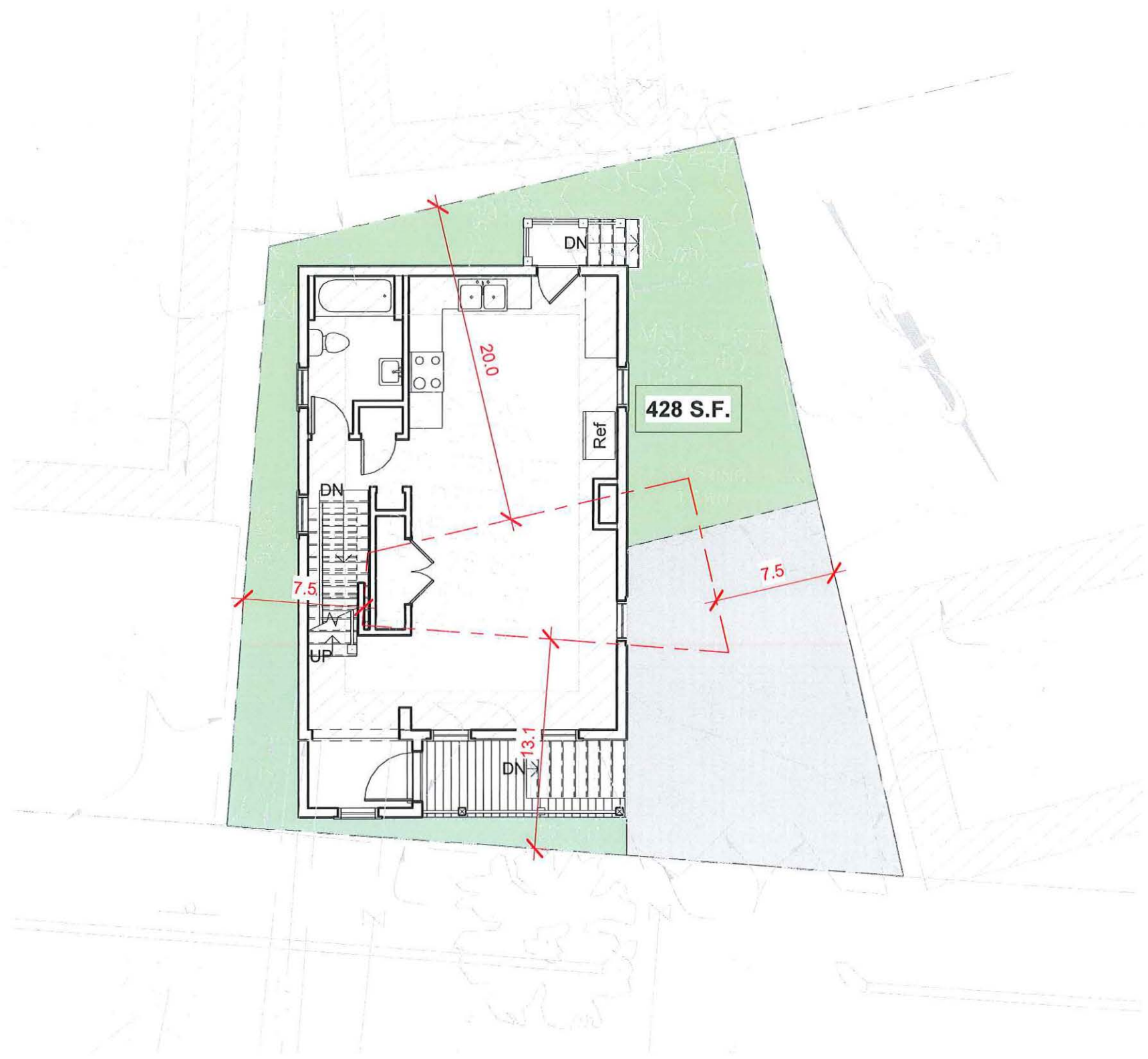
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4/3/2023

PROJECT  
**60 Market Street**  
Project Status

TITLE  
**Zoning - PROP. GFA  
& FAR Analysis**

SCALE  
AS NOTED

DRAWING  
**..Z1.2**



① Existing and Proposed Open Space  
 1/8" = 1'-0"

ARCHITECT

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4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Setback and Open  
 Space Analysis**

SCALE

AS NOTED

DRAWING

**..Z1.3**



Dimension Regulation - ZONE RESIDENCE C-1				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	1,467 sq. ft.	1,467 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MAX FAR	1.07	1.24	0.75	EXISTING NON CONFORMING
MIN. LOT WIDTH	29.65'	29.65'	50'	EXISTING NON CONFORMING
MIN. FRONT SETBACK	26.7' - CENTER L. 5.7' - STREET L.	26.7' - CENTER L. 5.7' - STREET L.	13.1'	EXISTING NON CONFORMING
MIN. LEFT SIDE SETBACK	1.8'	1.8'	7.5'	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	8.2'	8.2'	7.5'	YES
MIN. REAR SETBACK	1.6'	1.6'	20'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	31.9'	32.5'	35'	YES
MIN. OPEN SPACE	30.9%	30.9%	30%	YES
MIN. LOT AREA PER DWELLING UNIT	1,467 sq. ft.	1,467 sq. ft.	1,500 sq. ft.	EXISTING NON CONFORMING

NOTE: REFER TO PLOT PLAN BY NOLAN AND ASSOCIATES FOR ALL SETBACK MEASUREMENTS, BUILDING HEIGHT AND OPEN SPACE

ARCHITECT

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**60 Market Street**

**Project Status**

TITLE

**Zoning Analysis**

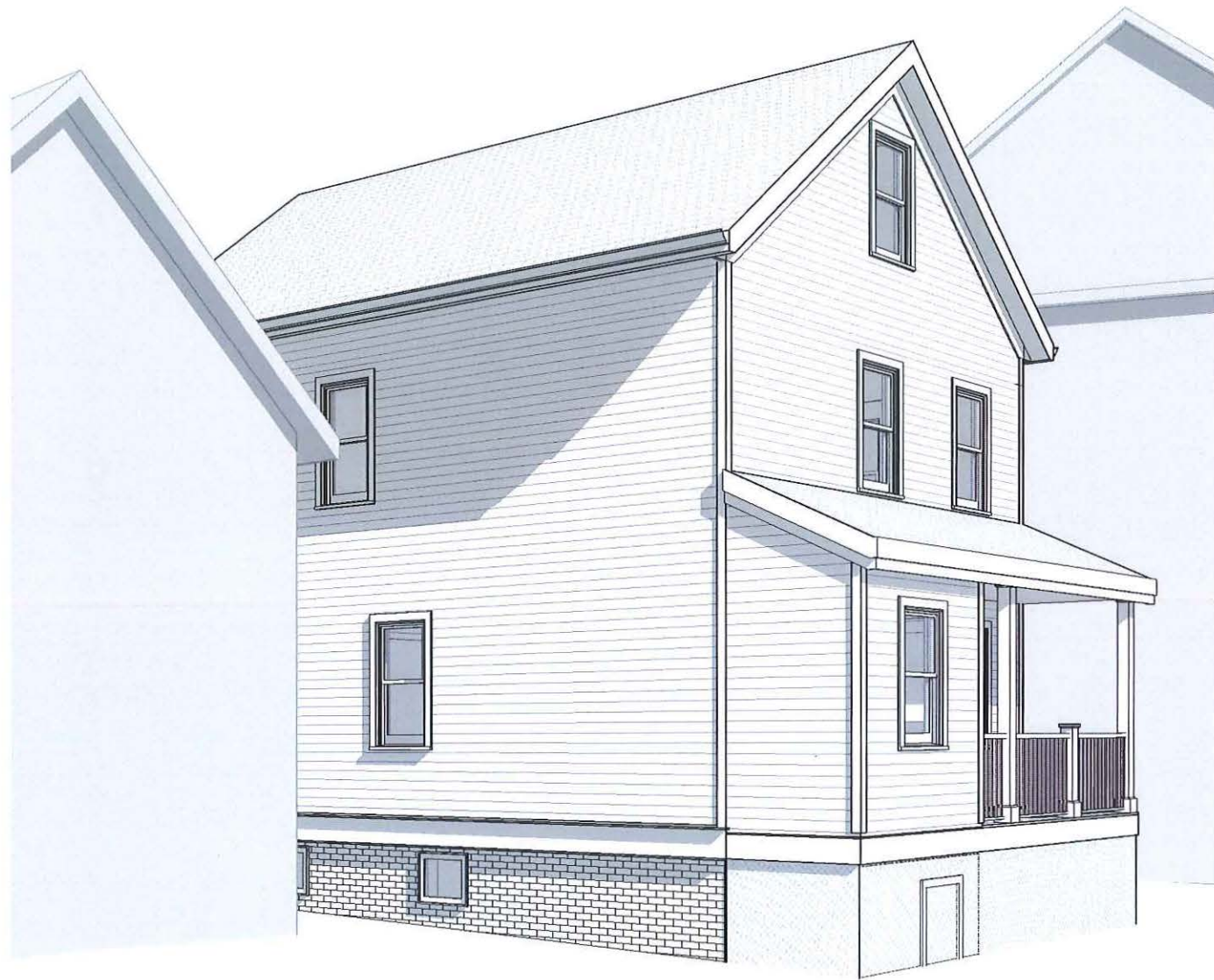
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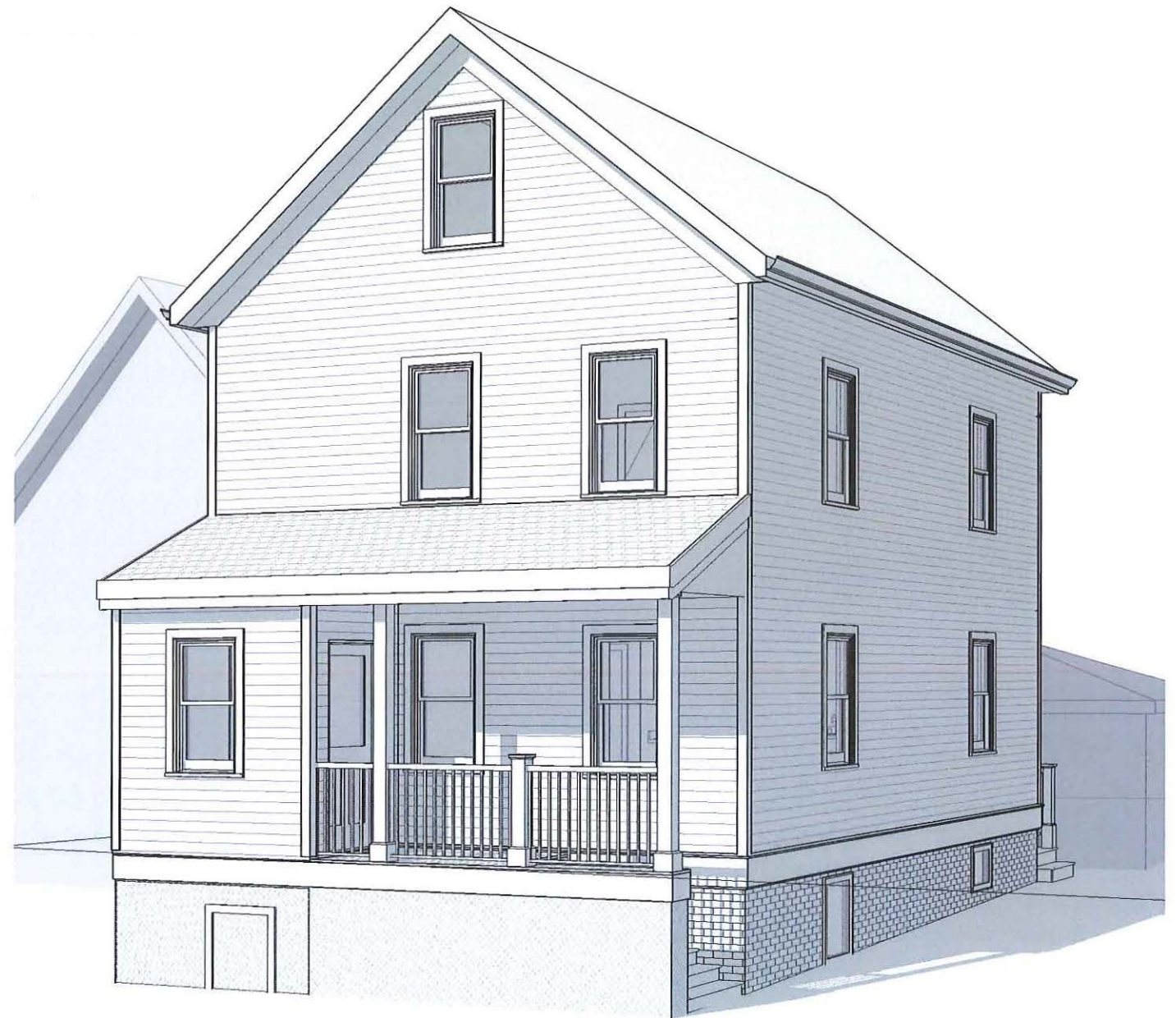
DRAWING

**..Z1.4**

GCD ARCHITECTS



① Front/Left side view EXTG



② Front/Right side view EXTG

ARCHITECT

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PROJECT

**60 Market Street**

**Project Status**

TITLE

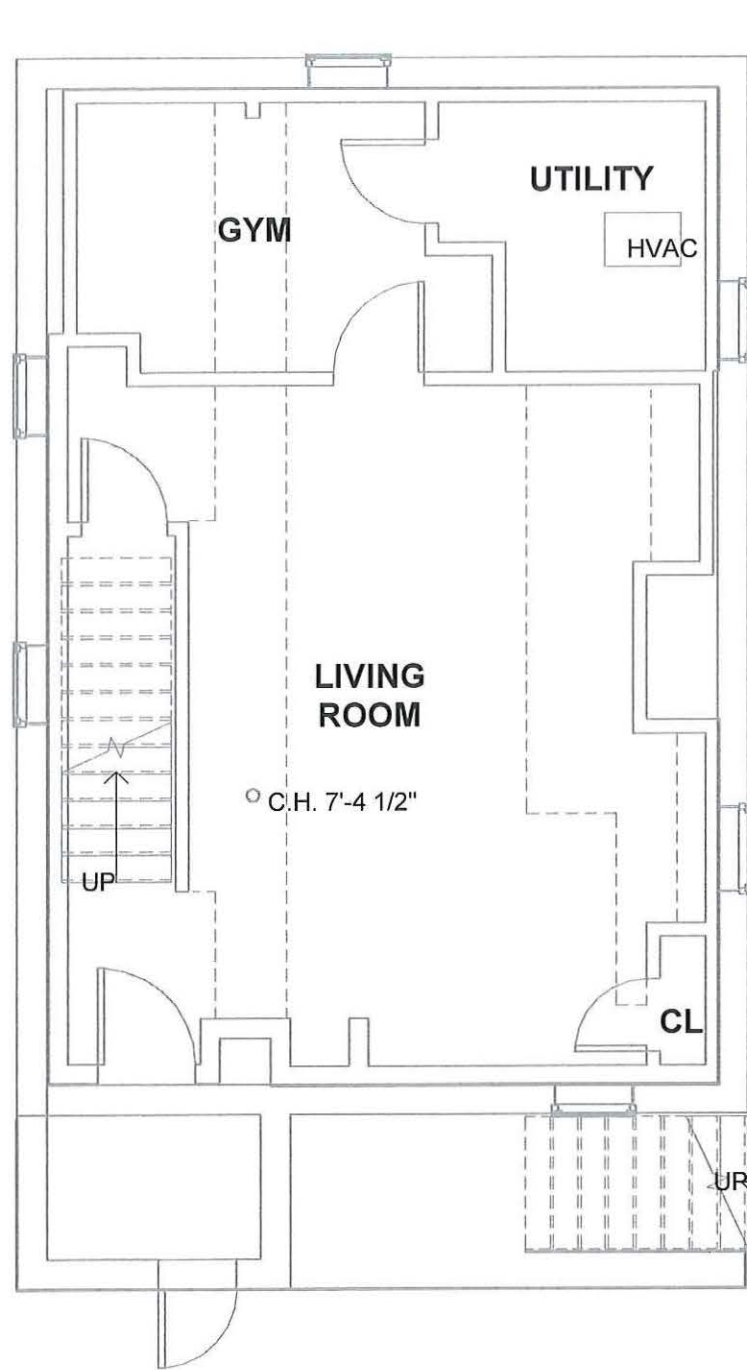
**Existing 3D Views**

SCALE

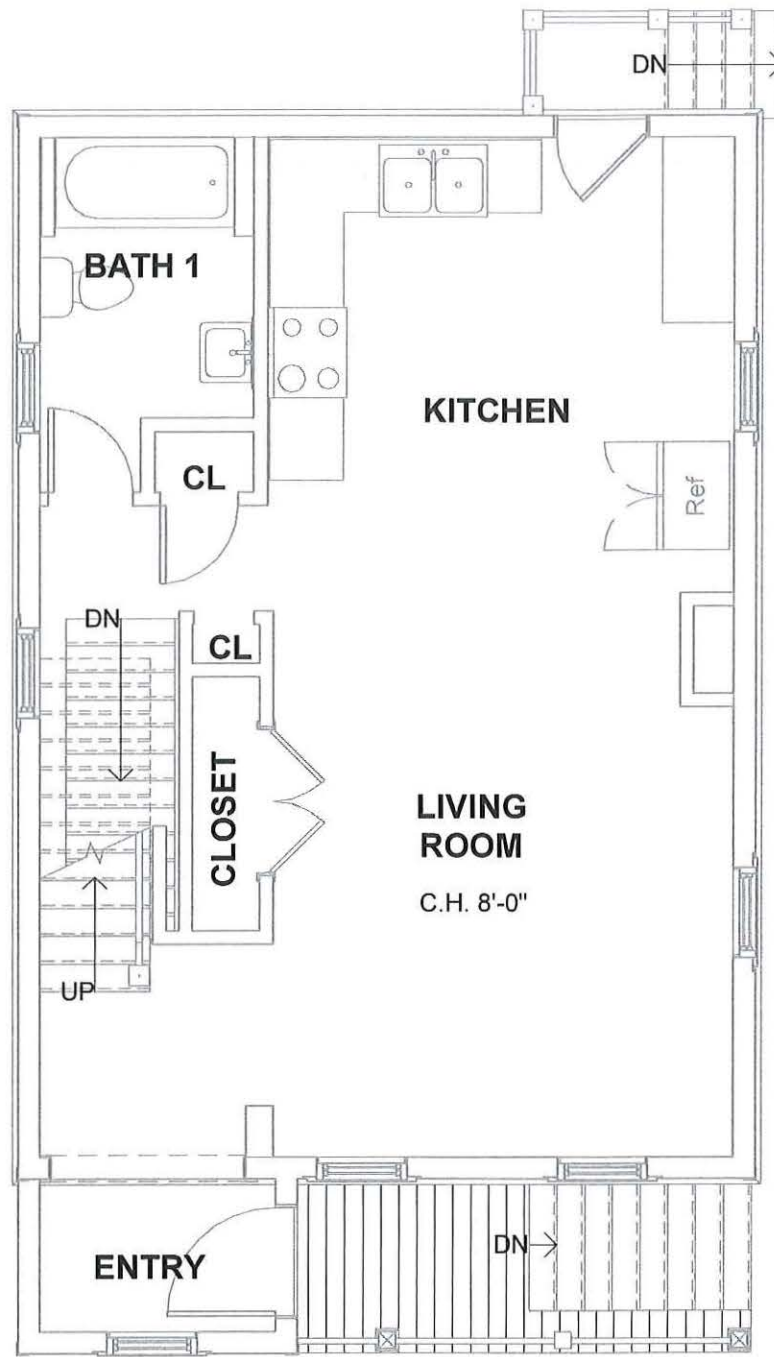
AS NOTED

DRAWING

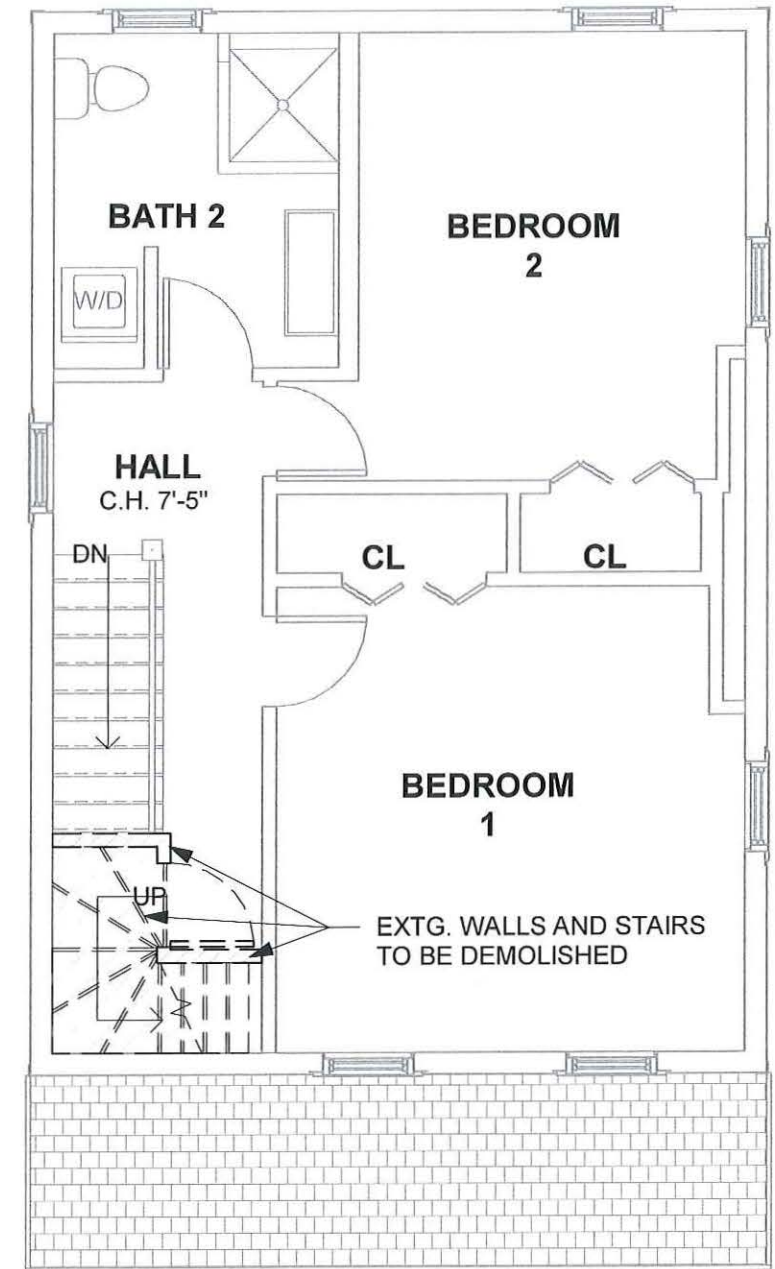
**.D0.1**



① Extg. 0 Basement  
3/16" = 1'-0"



② Extg. 1st Floor  
3/16" = 1'-0"



③ Extg. 2nd Floor  
3/16" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

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

DATE

4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Extg. Demo Plans**

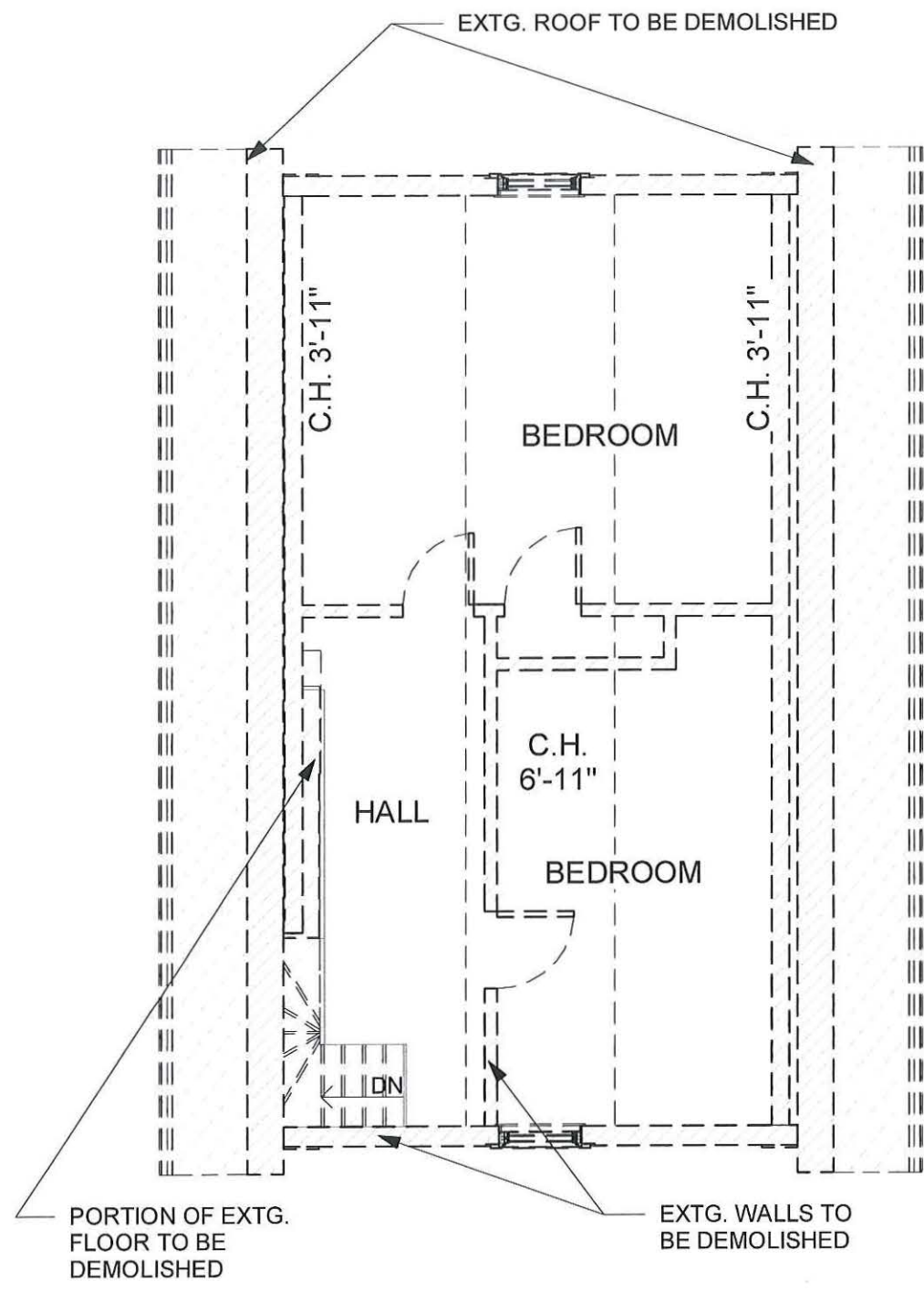
SCALE

AS NOTED

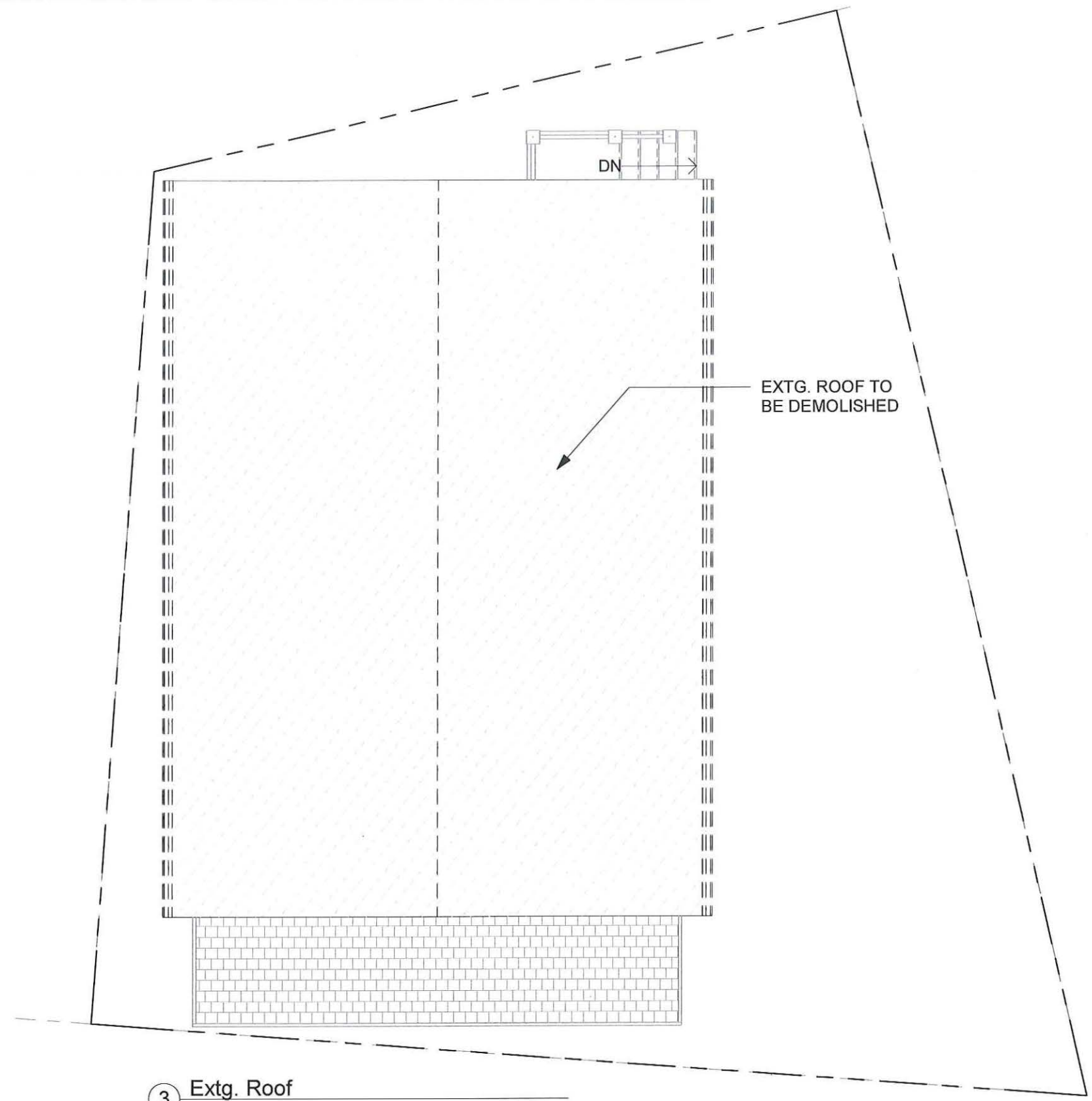
DRAWING

**.D1.1**




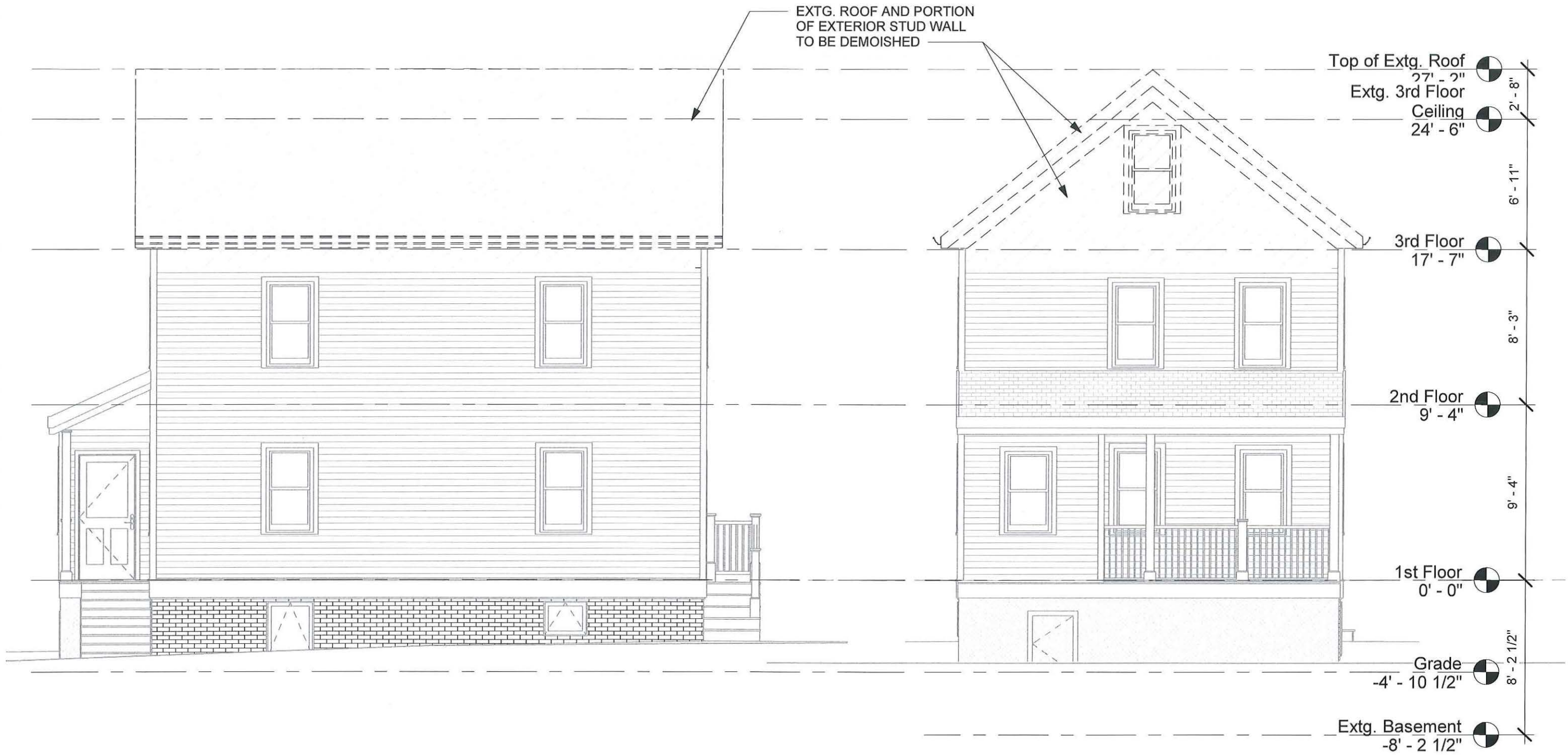


② Extg. 3rd Floor  
3/16" = 1'-0"



③ Extg. Roof  
3/16" = 1'-0"

 <p><b>ARCHITECT</b> <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p><b>DATE</b> 4/3/2023</p>	<p><b>PROJECT</b> <b>60 Market Street</b> <b>Project Status</b></p>	<p><b>TITLE</b> <b>Extg. Demo Plans</b></p>	<p><b>SCALE</b> AS NOTED</p>	<p><b>DRAWING</b> <b>.D1.2</b></p>
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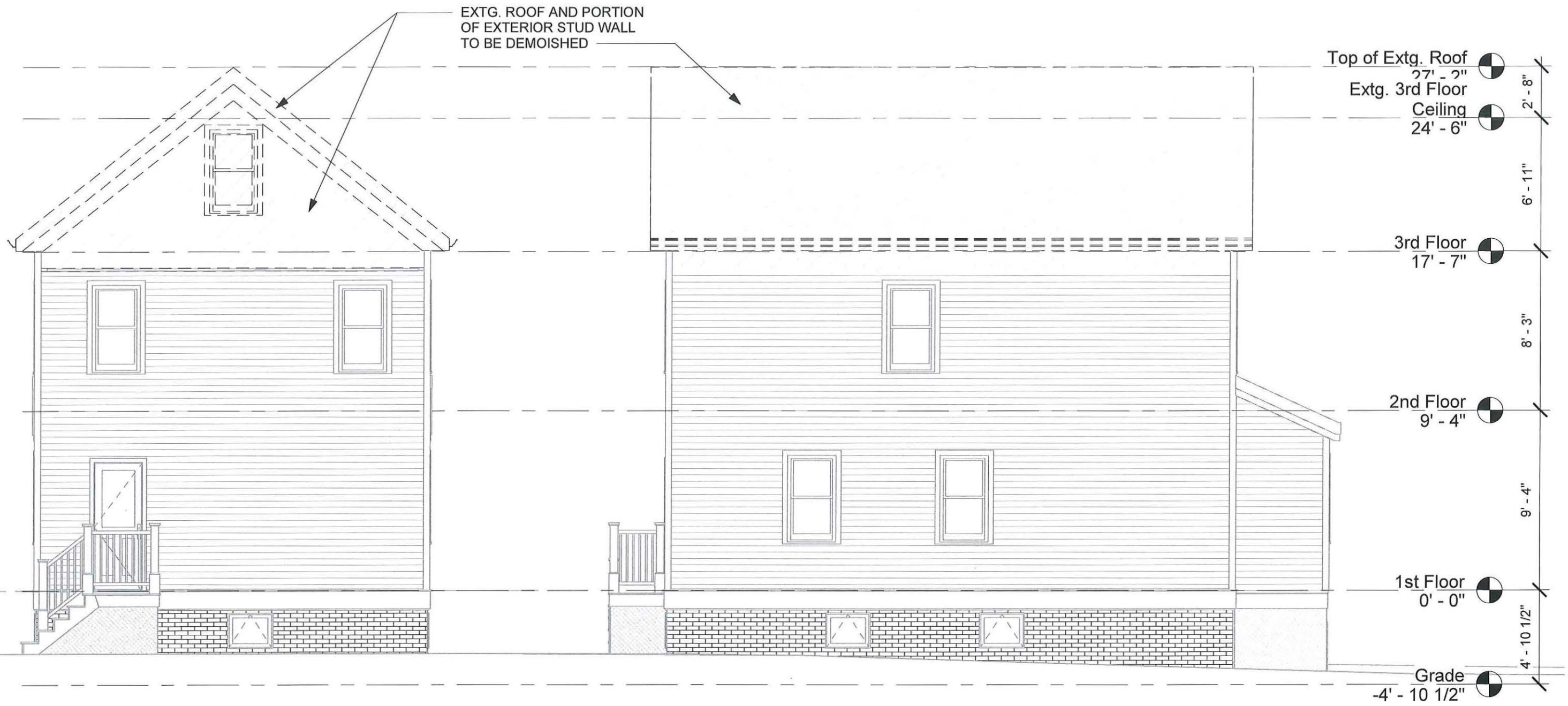


② Extg. Right  
3/16" = 1'-0"

① Extg. Front  
3/16" = 1'-0"

 <p>ARCHITECT <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/3/2023</p>	<p>PROJECT <b>60 Market Street</b> <b>Project Status</b></p>	<p>TITLE <b>Extg. Demo Elevations</b></p>	<p>SCALE AS NOTED</p>	<p>DRAWING <b>.D2.1</b></p>
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① Extg. Rear  
3/16" = 1'-0"

② Extg. Left  
3/16" = 1'-0"

ARCHITECT

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4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

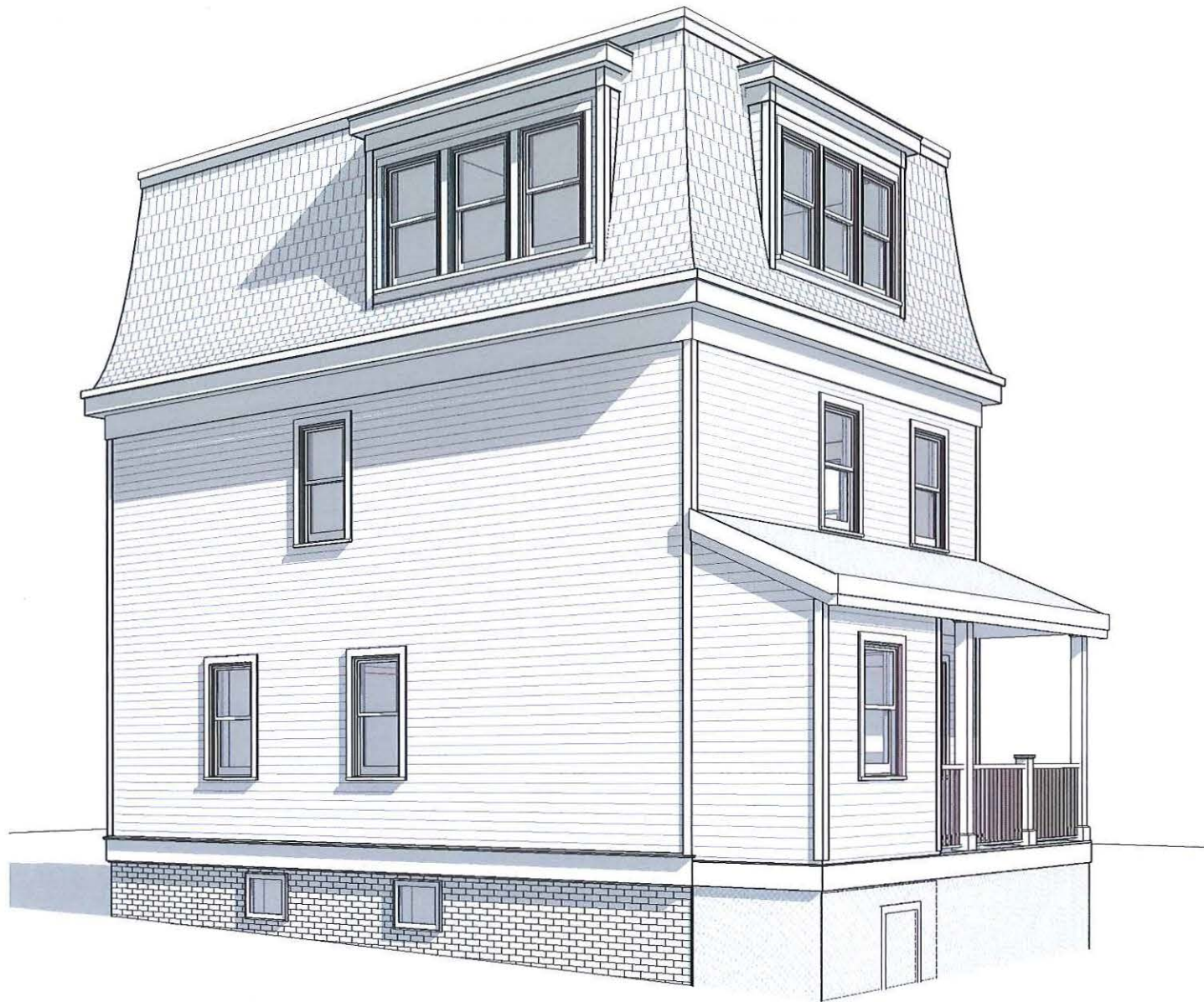
**Extg. Demo  
Elevations**

SCALE

AS NOTED

DRAWING


**.D2.2**

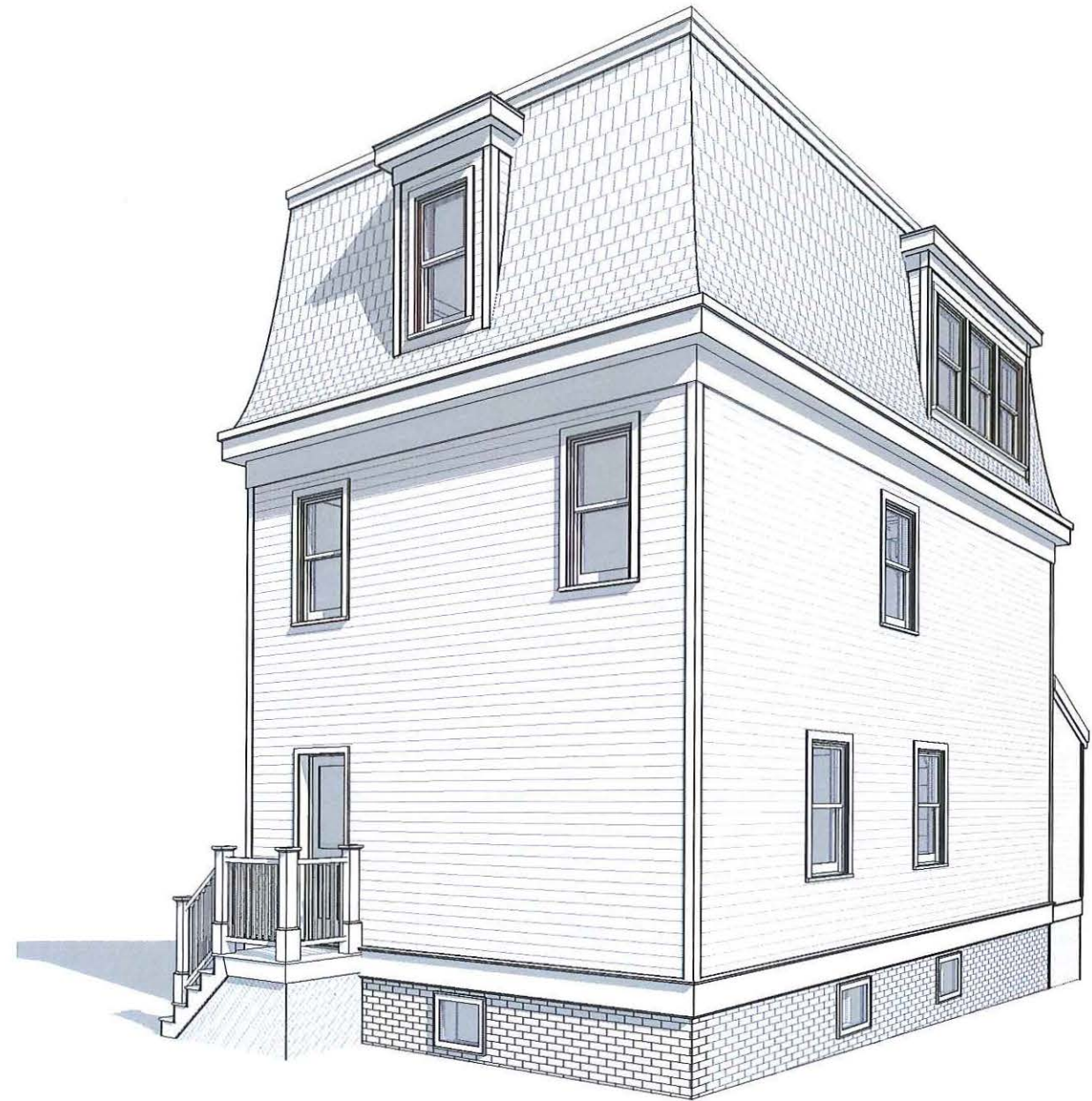
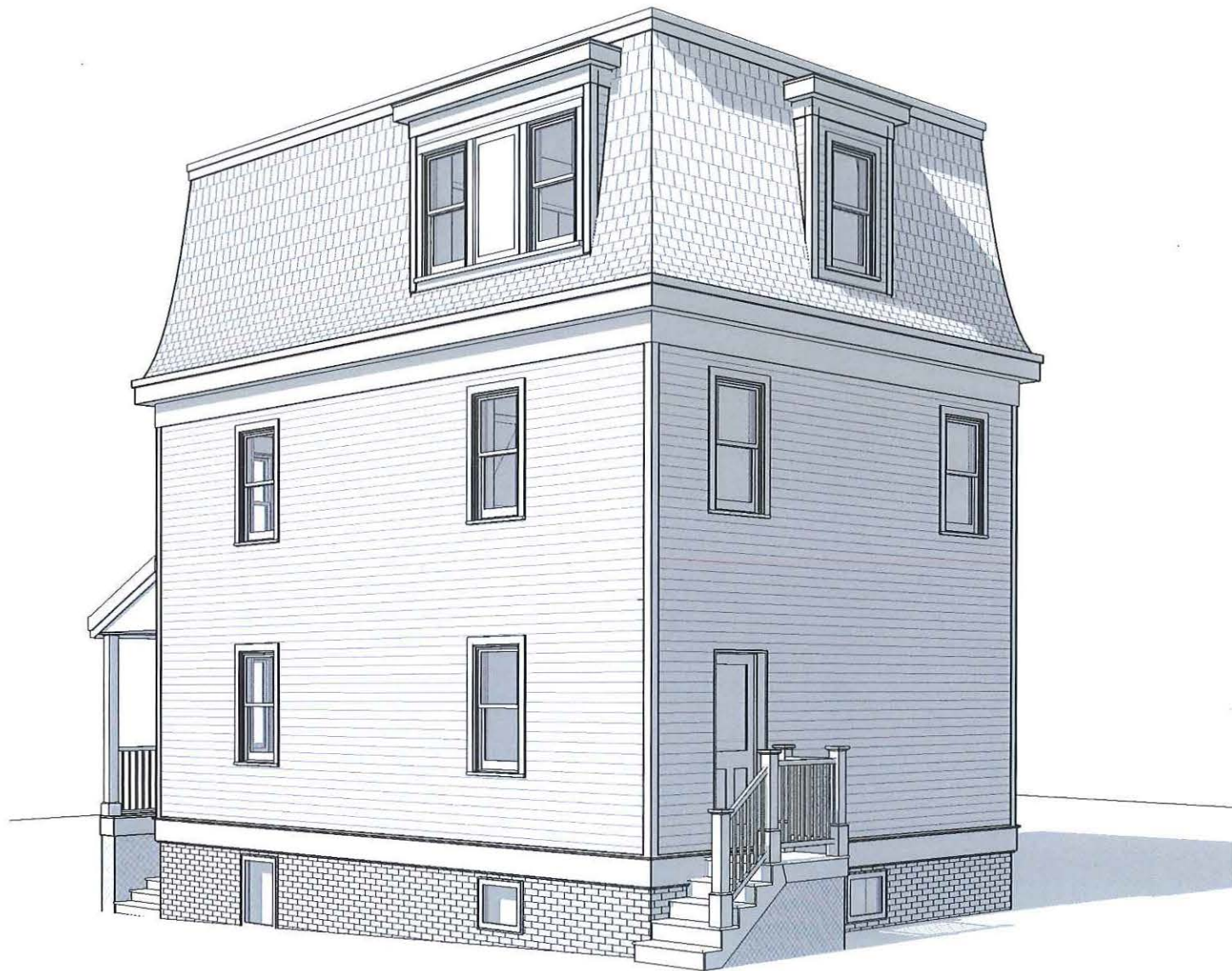


① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

 <p><b>ARCHITECT</b> <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p><b>DATE</b> 4/3/2023</p>	<p><b>PROJECT</b> <b>60 Market Street</b>  Project Status</p>	<p><b>TITLE</b> Proposed 3D Views</p>	<p><b>SCALE</b> AS NOTED</p>	<p><b>DRAWING</b> <b>A0.1</b></p>
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① Rear/ Right side view PROPOSED

② Rear Left View PROPOSED

ARCHITECT

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4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Proposed 3D Views**

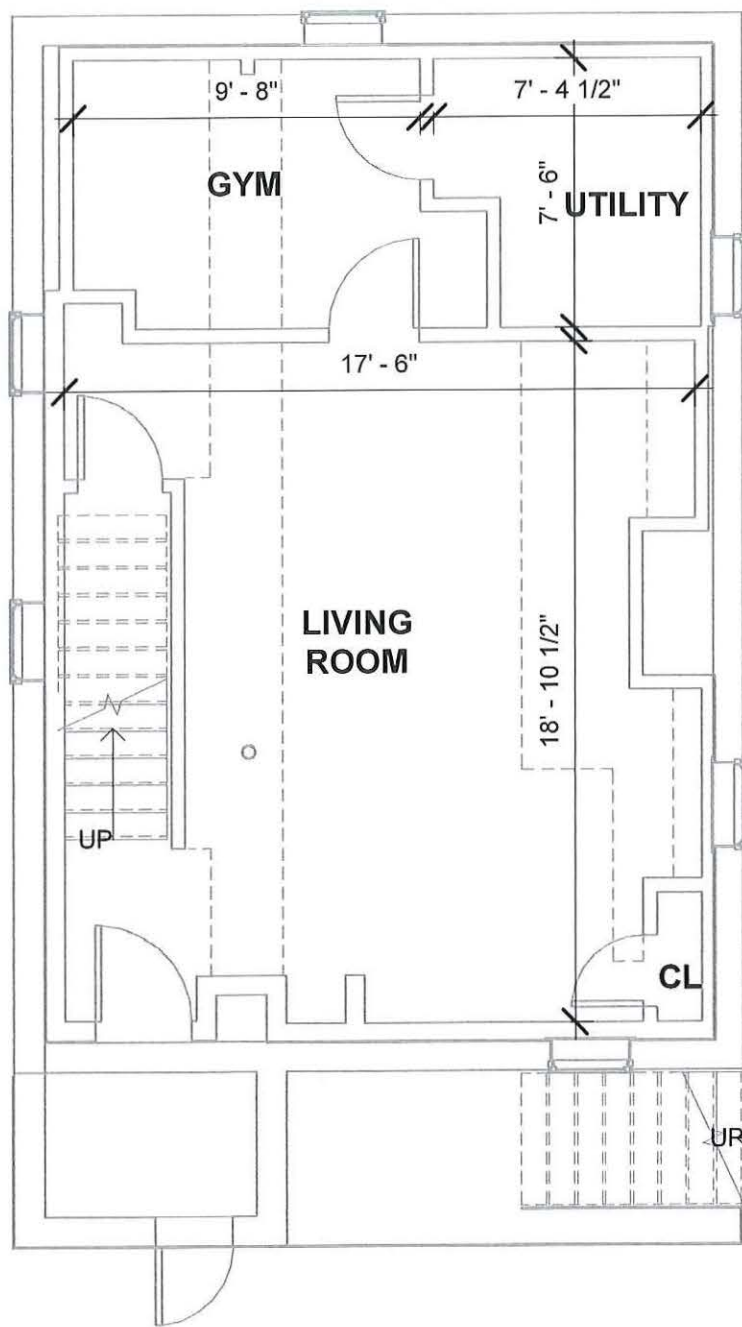
SCALE

AS NOTED

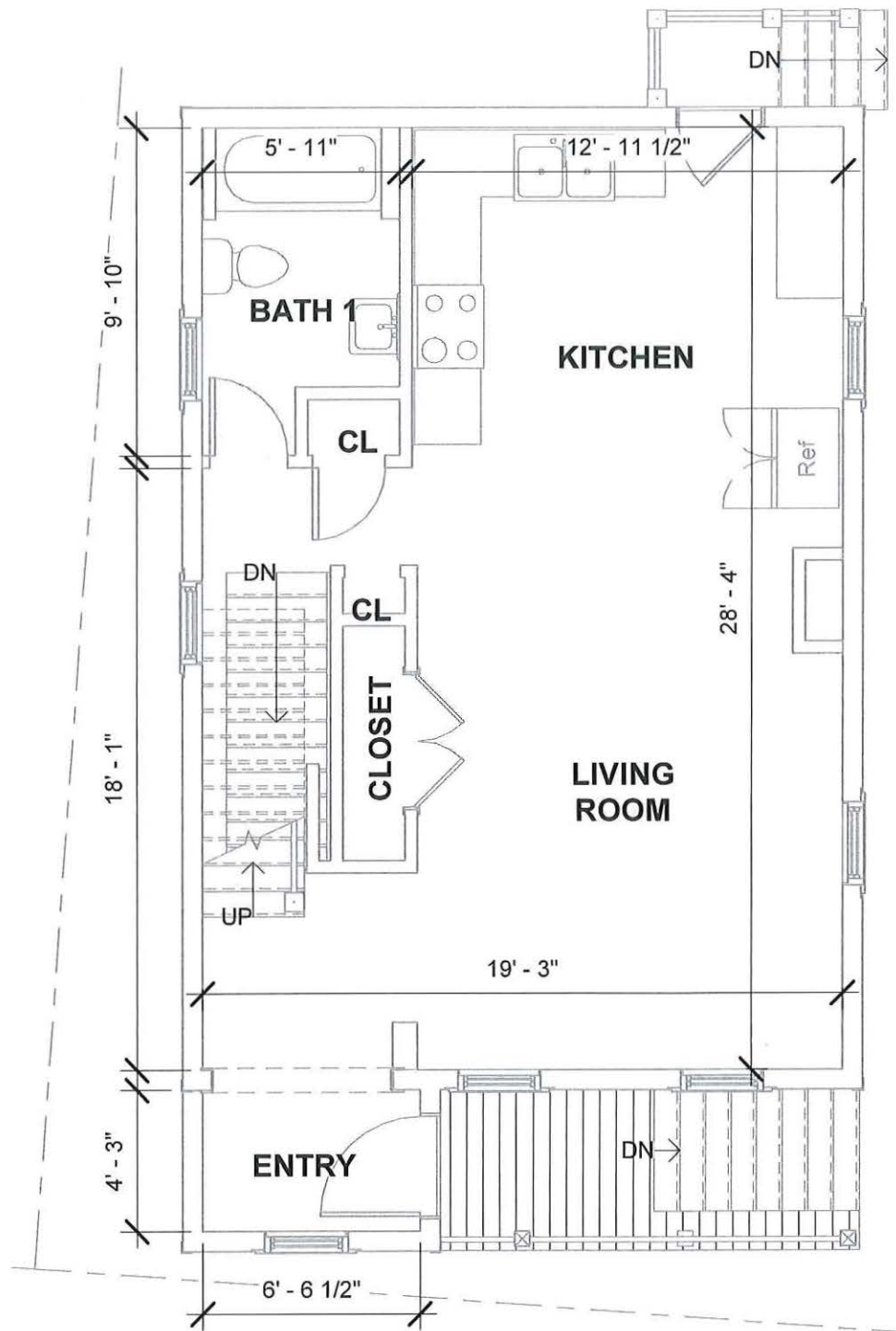
DRAWING

**A0.2**

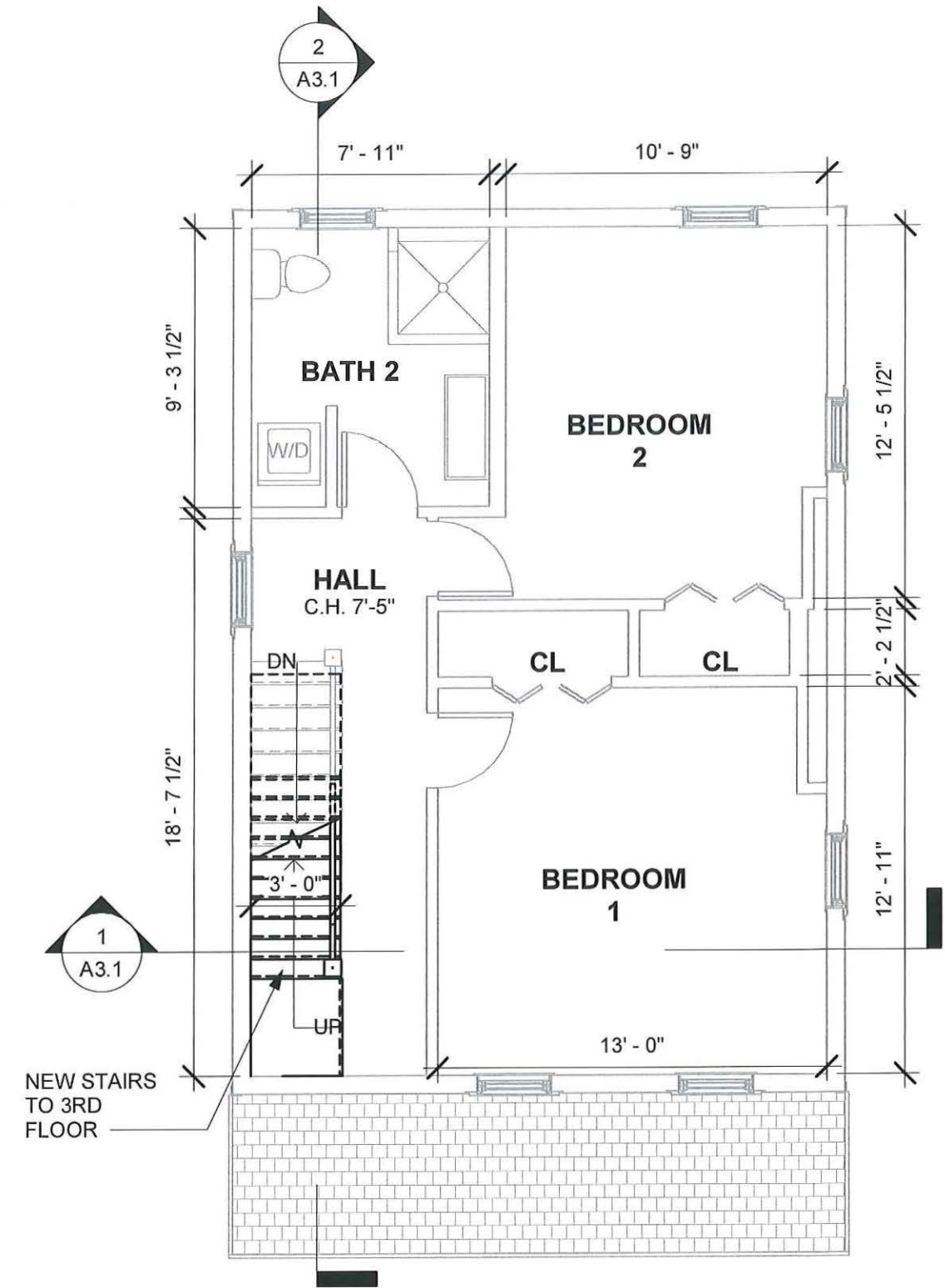




① 0 Basement - NO CHANGES  
3/16" = 1'-0"



② 1st Floor - NO CHANGES  
3/16" = 1'-0"



③ 2nd Floor  
3/16" = 1'-0"

ARCHITECT

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4/3/2023

PROJECT

**60 Market Street**

Project Status

TITLE

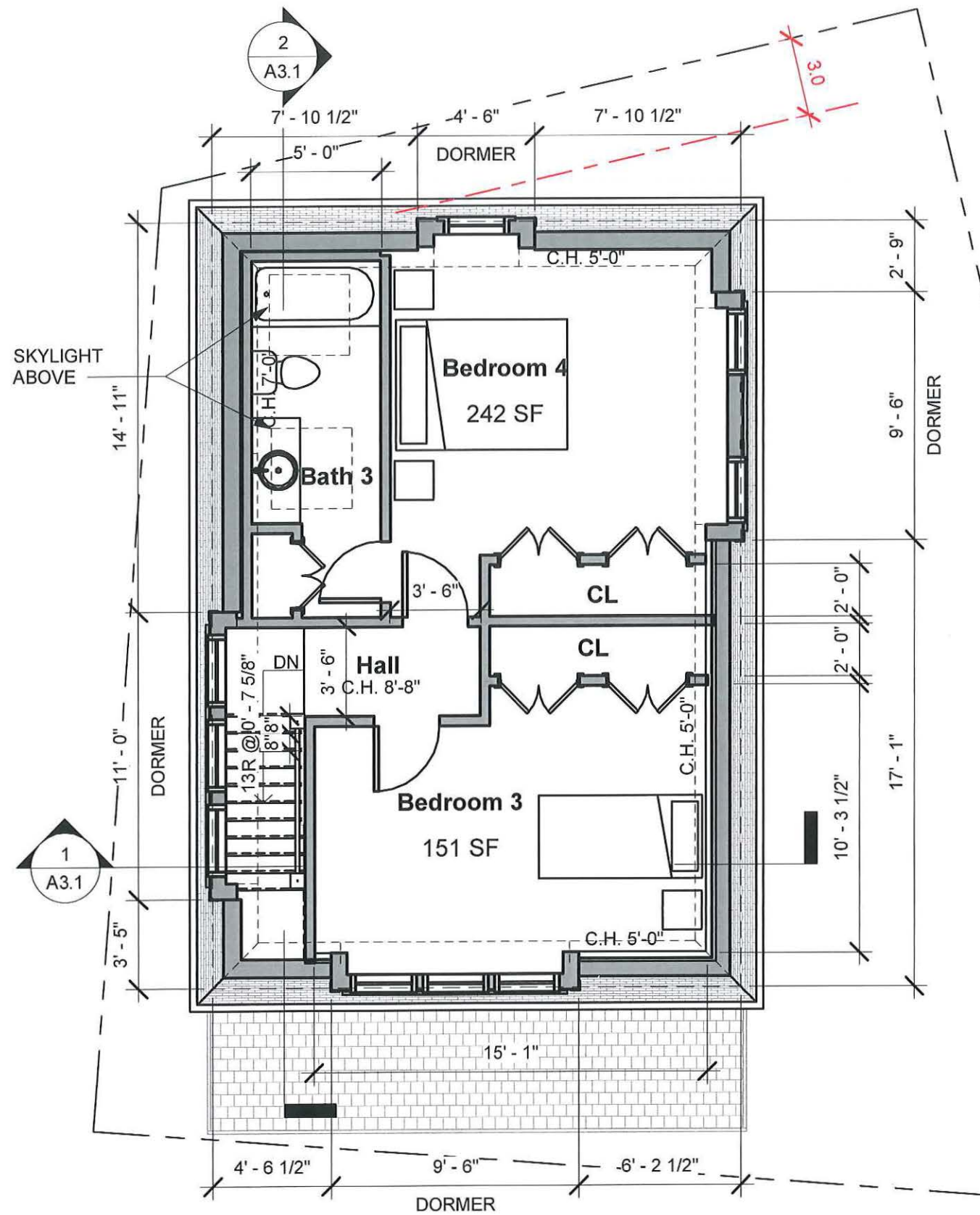
**Proposed Plans**

SCALE

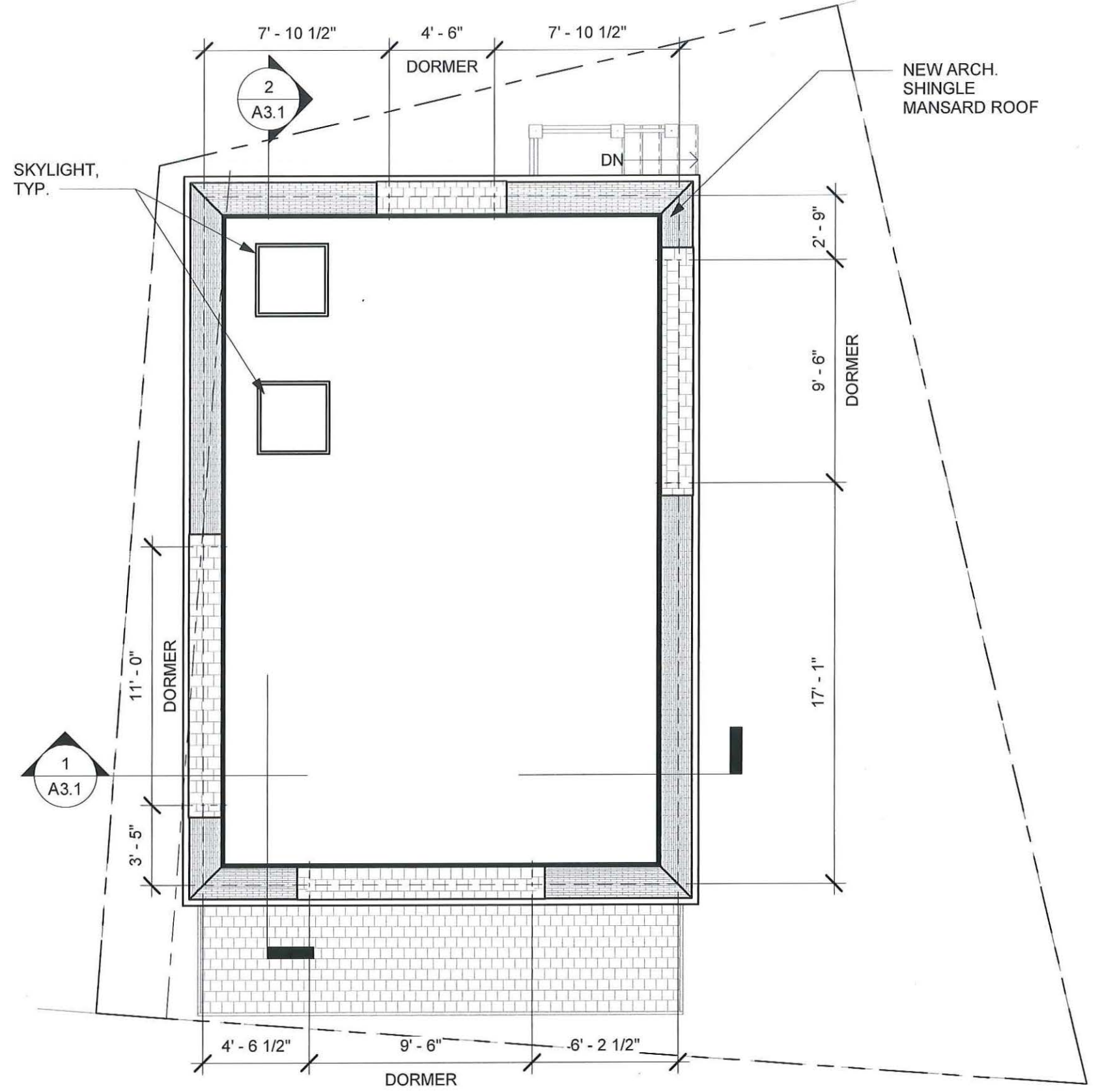
AS NOTED

DRAWING

**A1.1**



1 3rd Floor  
3/16" = 1'-0"



2 Roof Plan  
3/16" = 1'-0"

ARCHITECT  
**GCD ARCHITECTS**  
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4/3/2023

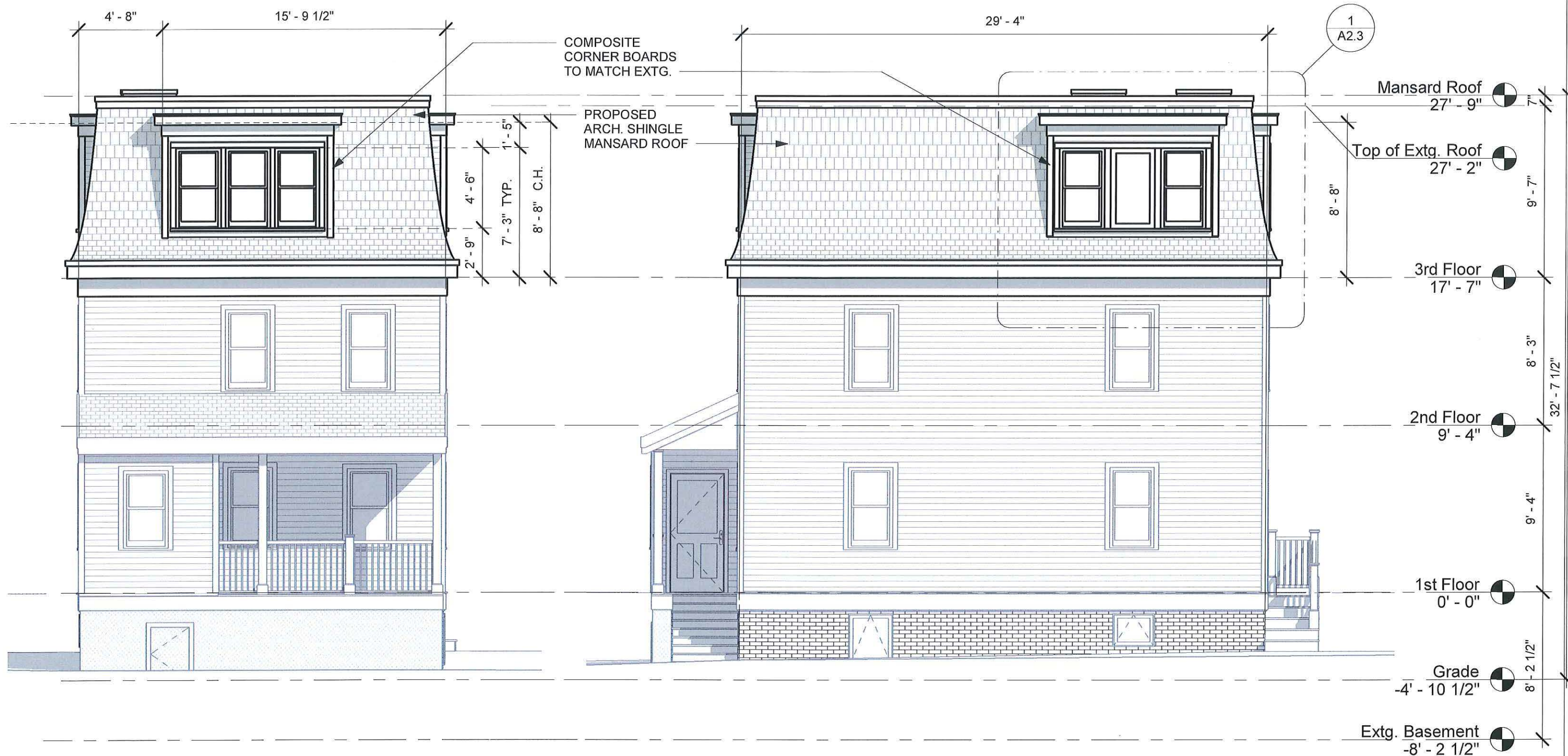
PROJECT  
**60 Market Street**  
Project Status

TITLE  
**Proposed Plans**

SCALE  
AS NOTED

DRAWING  
**A1.2**





① Front Elevation  
3/16" = 1'-0"

② Right Side Elevation  
3/16" = 1'-0"

ARCHITECT  
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DATE  
4/3/2023

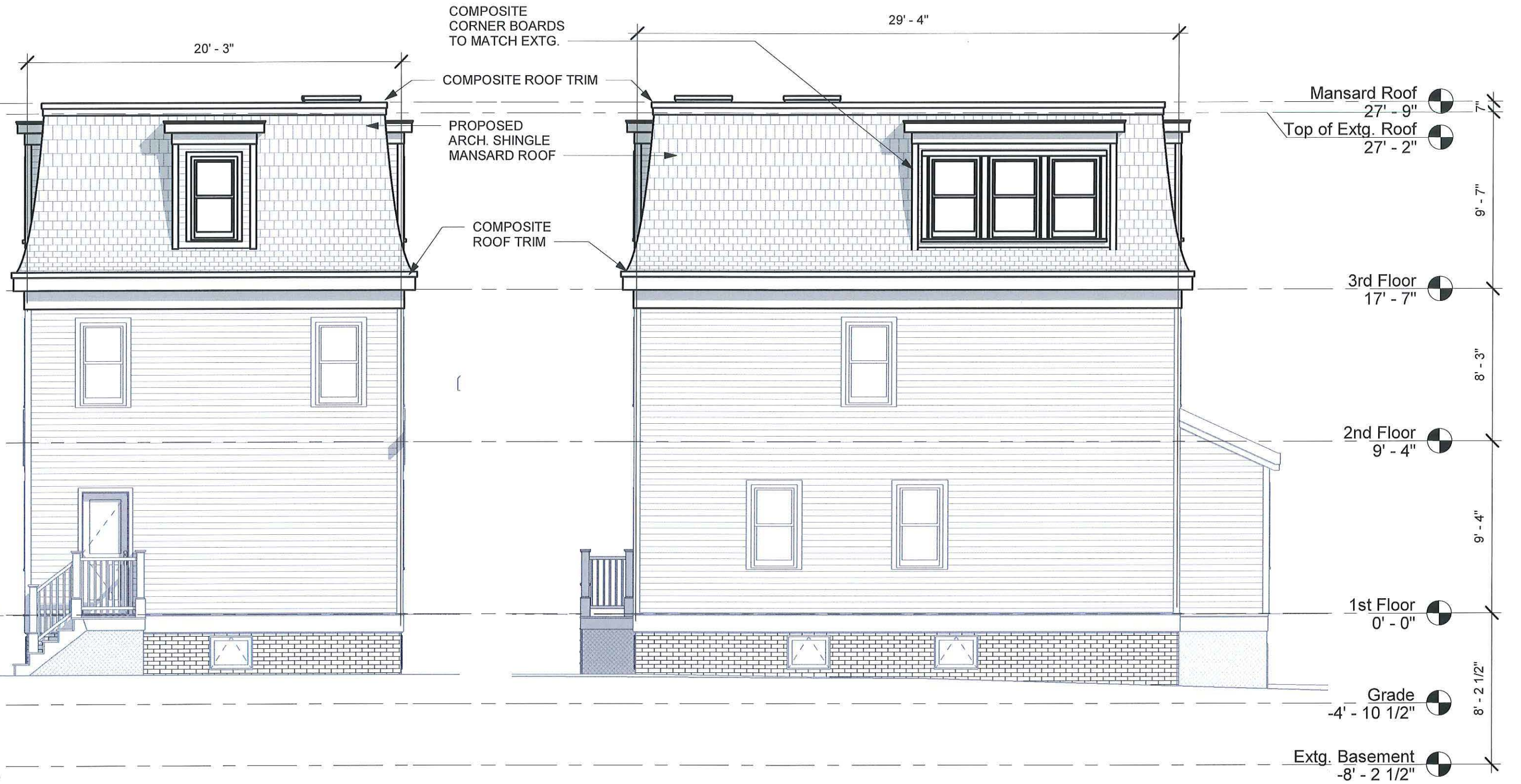
PROJECT  
**60 Market Street**  
Project Status

TITLE  
**Proposed Elevations**

SCALE  
AS NOTED

DRAWING  
**A2.1**





① Rear Elevation  
3/16" = 1'-0"

② Left Elevation  
3/16" = 1'-0"

ARCHITECT

**GCD ARCHITECTS**

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DATE

4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**Proposed Elevations**

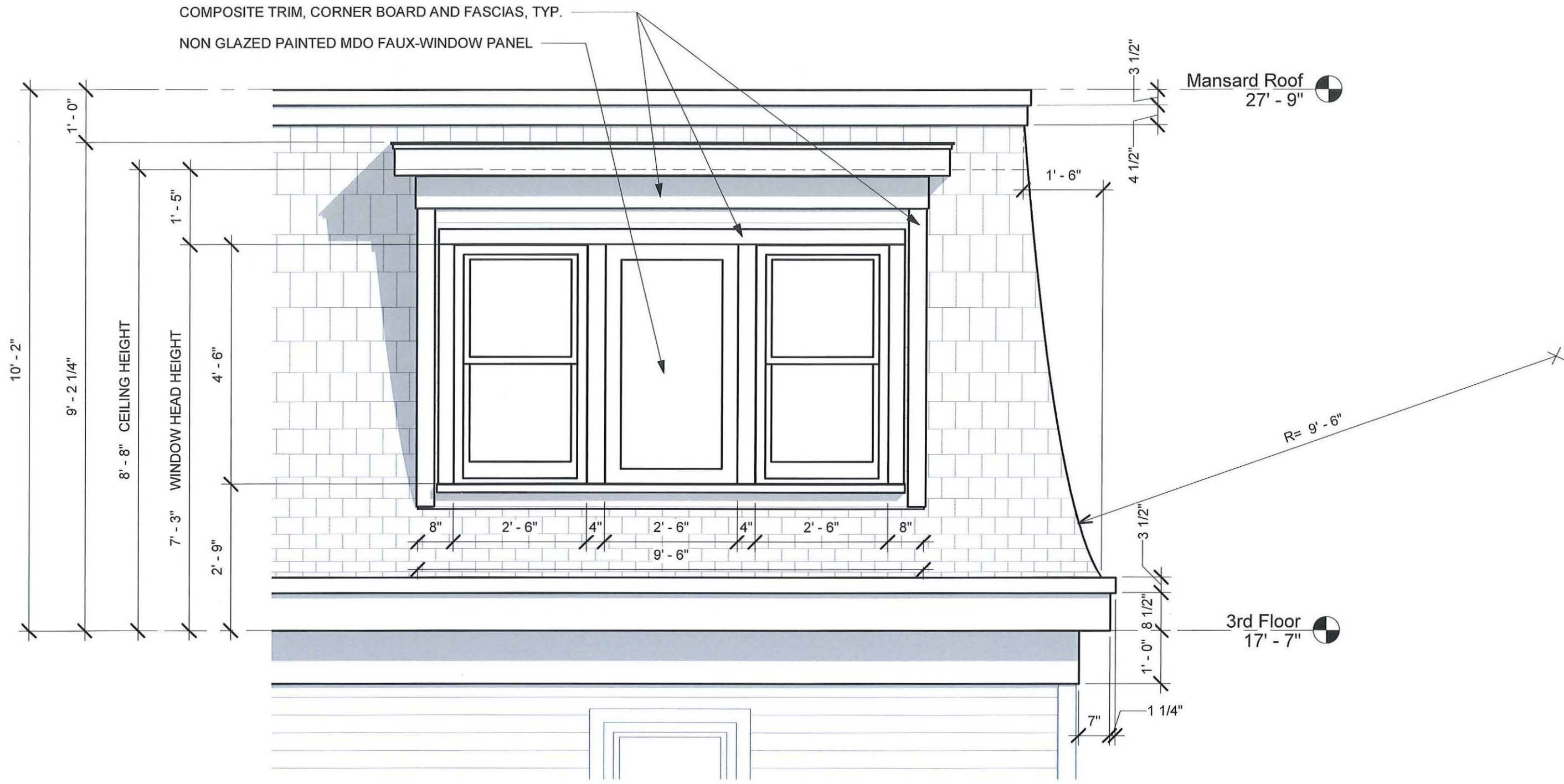
SCALE

AS NOTED

DRAWING

**A2.2**

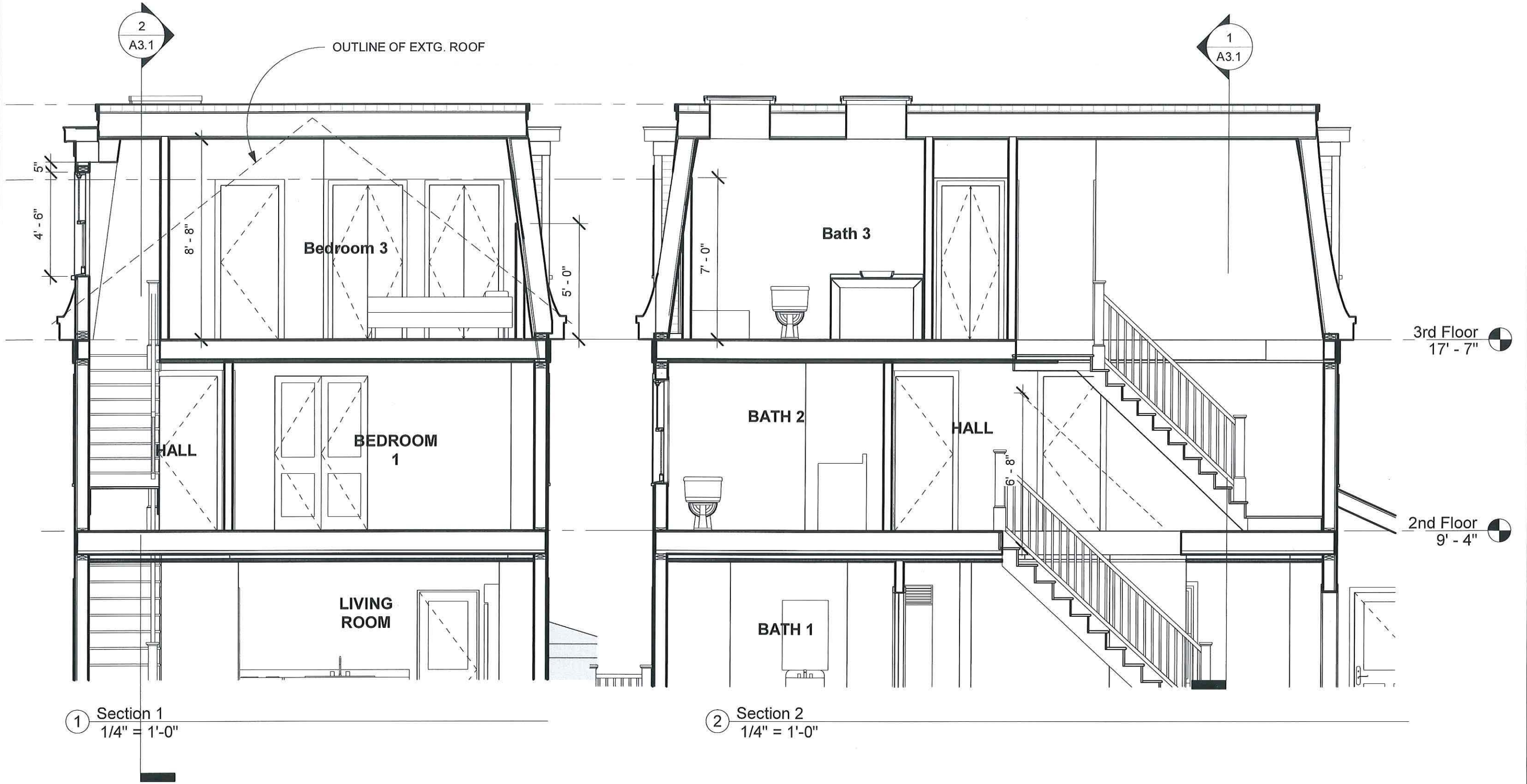




① Right Dormer Detail  
1/2" = 1'-0"

 <p><b>ARCHITECT</b> <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p><b>DATE</b> 4/3/2023</p>	<p><b>PROJECT</b> <b>60 Market Street</b> <b>Project Status</b></p>	<p><b>TITLE</b> <b>Dormer and Roof Detail</b></p>	<p><b>SCALE</b> AS NOTED</p>	<p><b>DRAWING</b> <b>A2.3</b></p>
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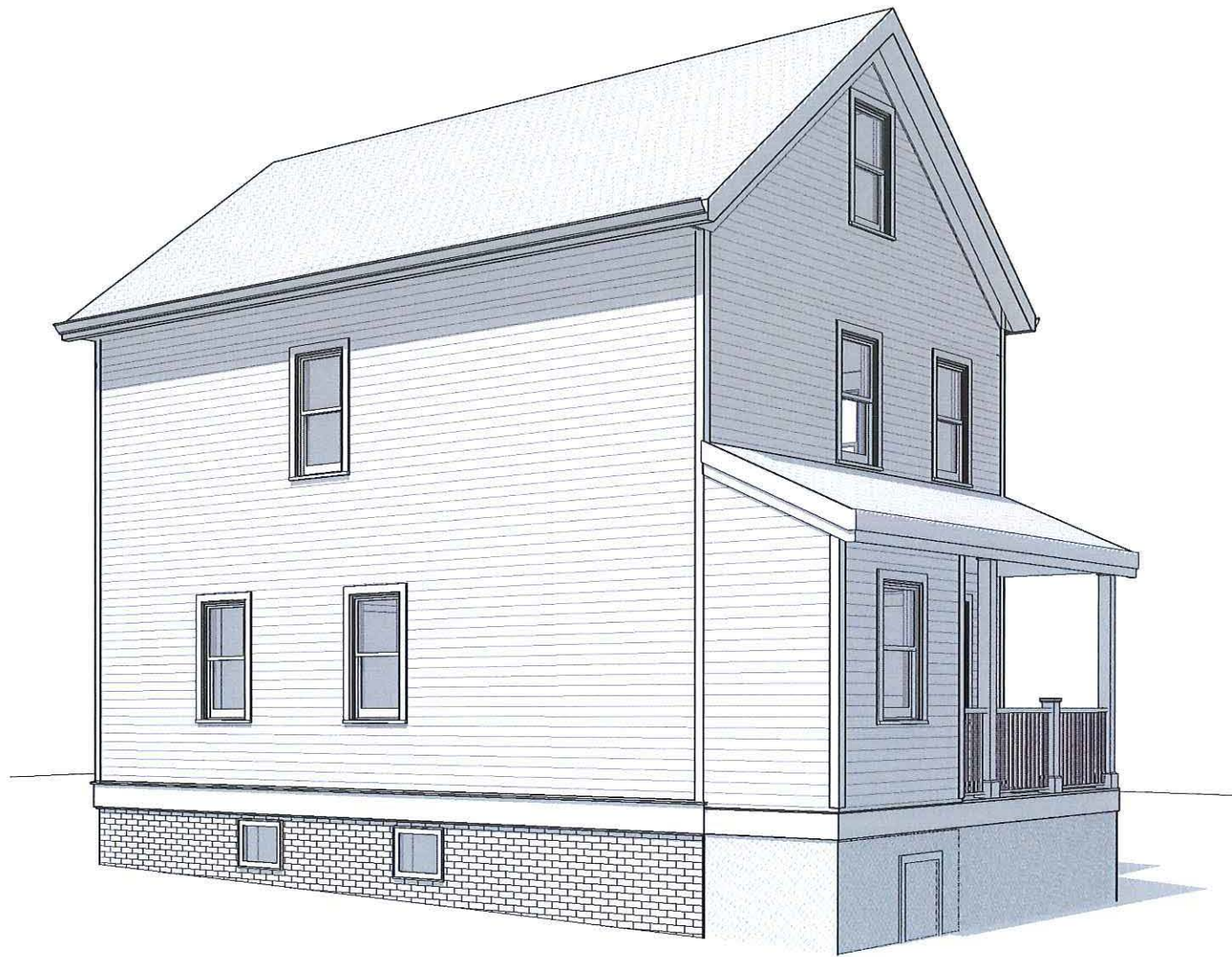




1 Section 1  
1/4" = 1'-0"

2 Section 2  
1/4" = 1'-0"


 <p>ARCHITECT <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/3/2023</p>	<p>PROJECT <b>60 Market Street</b> Project Status</p>	<p>TITLE <b>Sections</b></p>	<p>SCALE AS NOTED</p>	<p>DRAWING <b>A3.1</b></p>
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① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

 <p>ARCHITECT <b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/3/2023</p>	<p>PROJECT <b>60 Market Street</b>  Project Status</p>	<p>TITLE <b>3D views COMPARISON</b></p>	<p>SCALE AS NOTED</p>	<p>DRAWING <b>A4.1</b></p>
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① Front Right View - EXTG



② Front Right View - PROPOSED

ARCHITECT

**GCD ARCHITECTS**

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DATE

4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**3D Views  
COMPARISON**

SCALE

AS NOTED

DRAWING

**A4.2**





① Rear Right View - EXTG



② Rear Right View - PROP.

ARCHITECT

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DATE

4/3/2023

PROJECT

**60 Market Street**

**Project Status**

TITLE

**3D Views  
COMPARISON**

SCALE

AS NOTED

DRAWING

**A4.3**

**Pacheco, Maria**

---

**From:** Denise Bergman <denise.h.bergman@gmail.com>  
**Sent:** Tuesday, April 4, 2023 1:09 PM  
**To:** Pacheco, Maria  
**Subject:** Case No. BZA-213774 (scheduled for April 13)

Dear Maria Pacheco,

As homeowner abutters to 60 Market Street, we offer our support to Sebastian and Debbie Colley's petition for a special permit, case #BZA-213774, per amended plans dated 3/27/23.

Thank you.

Denise Bergman and Gerald Bergman  
82 Elm Street  
Cambridge, MA 02139



# 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: \_\_\_\_\_

*Adam Glassman*

(Print)

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

*3/27/23*

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

*60 Market St*

Case No. \_\_\_\_\_

*BZA-213774*

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

*4/13/23*

Thank you,  
Bza Members

## **Pacheco, Maria**

---

**From:** Susan Hartnett <susanhartnettbosonma@gmail.com>  
**Sent:** Friday, March 31, 2023 8:40 AM  
**To:** Pacheco, Maria  
**Cc:** ajglassman.ra@gmail.com  
**Subject:** Support for Case No. BZA-213774 per amended plans dated 3.27.23

Dear Marie,

Please share our letter of support for BZA-213774 as described below with the Zoning Board of Appeal for Case No. BZA 213774 that they will consider on April 13, 2023.

Thank you,  
Susan Hartnett and Wayne Raila  
Homeowners and Abutters to 60 Market St.  
88-90 Elm St  
Cambridge MA 02139

TO: Zoning Board of Appeal, City of Cambridge  
FR: Susan Hartnett and Wayne Raila, 88 Elm St  
RE: Petition for Special Permit, 60 Market St Hearing, Case No. BZA-213774  
DT: March 31, 2023

We write to support Sebastian and Debbie Colley's request for a Special Permit, Case No. BZA-213774.  
We are abutters to their property.

Over the past several weeks, Sebastian and Debbie have worked with us to revise their designs, setting the height of the roof line at 27'9", a height that is 7" lower than their original plans. (See revised drawing A2.1 from March 27,2023)

They have also reduced the number of new windows that will face our house and yard from 3 to 2. (See revised drawing A2.3 from March 27,2023)

We appreciate their willingness to make these changes and offer our support for their request for a special permit.



Adam Glassman <ajglassman.ra@gmail.com>

---

## 60 Market St

---

Joseph, Swaathi <sjoseph@cambridgema.gov>  
To: Adam Glassman <ajglassman.ra@gmail.com>

Wed, Mar 29, 2023 at 2:35 PM

---

**Subject:** Re: BZA Agenda - 4/13/2023

Swaathi

The [60 Market street](#) design is somewhat top-heavy, due to the decision to make the added floor taller than the lower floors. This can be corrected by just raising the cornice between the 2nd and 3rd floor by about 18" without major structural changes. I'd hate to make my colleagues sit through a discussion of the case for this minor matter, but it's hard to let go of it. Plus, we might get sidetracked into the thorny question of the appropriateness of converting the style of house - we kind of have to pretend that this change was done 150 years ago!

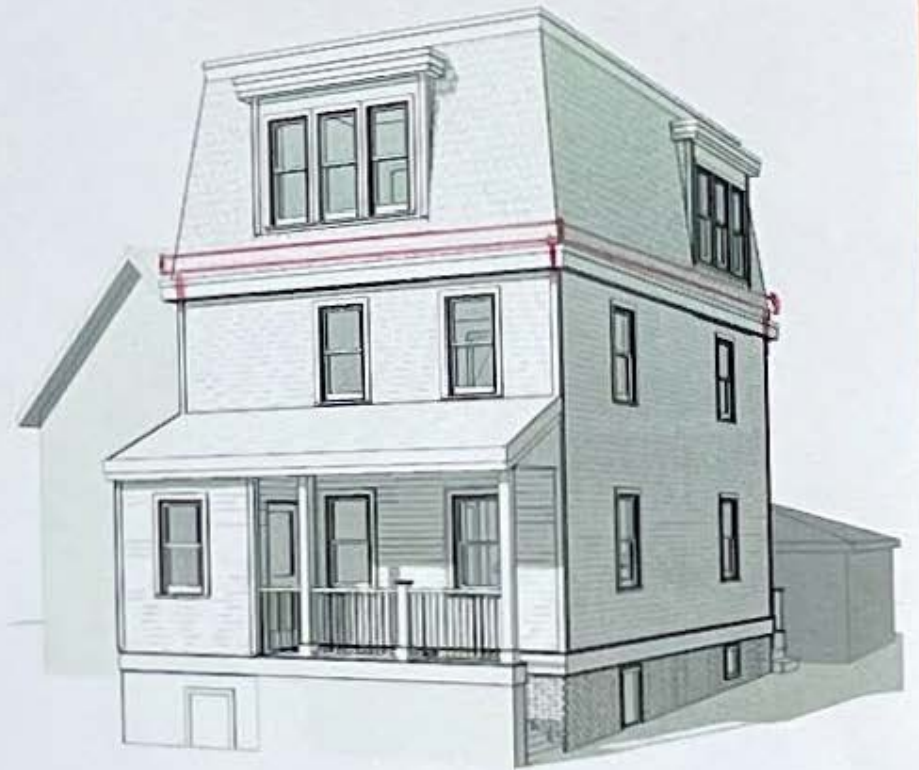
I assume the UD staff will let us know if the antenna case at Rindge Towers needs comment.

Hugh Russell





① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <b>GCD ARCHITECTS</b> <small>2 WORTHINGTON STREET            CAMBRIDGE, MA 02138            617-452-8468            www.gcdarchitects.com</small>	03/07/2023	<b>60 Market Street</b> Project Status	Proposed 3D Views	AS NOTED	A0.1

