



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 24 PM 2:59
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 207818

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Mahmood Firouzbakht

PETITIONER'S ADDRESS: 7 Crescent Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 60 Martin St., Cambridge, MA

TYPE OF OCCUPANCY: 2-Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Creating a non conforming parking space in the front yard setback in order to provide each unit one off street parking space.

Squaring off of each bay on the house in order to create a more organized exterior presentation.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.44.1.c (Parking - Front Yard Setback).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Mahmood Firouzbakht

(Print Name)

Address:

7 Crescent Street, Cambridge, MA 02138

Tel. No.

6176715534

E-Mail Address:

mahmood.brp@gmail.com

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 Mahmoud Firoozbakht
(OWNER)

Address: 7 Crescent Street, Cambridge, MA 02138

State that I/We own the property located at 60 Martin / 17 W. 1st St., which is the subject of this zoning application.

The record title of this property is in the name of 60 Martin Street RE LLC

*Pursuant to a deed of duly recorded in the date 7/5/22, Middlesex South County Registry of Deeds at Book 80387, Page 439; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

M.R.A.
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

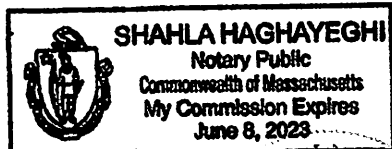
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Mahmoud Firoozbakht personally appeared before me, this 12th of January, 2023, and made oath that the above statement is true.

[Signature]
Notary

My commission expires June 7, 2023 (Notary Seal)



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

BZA Application Form**SUPPORTING STATEMENT FOR A VARIANCE**

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

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

The property is located in a neighborhood where parking demand exceeds the general need for parking. The additional parking space will allow occupants of both homes on this property to live more comfortably given the evolving needs of families and elderly occupants. Further, the additional parking space on this property will allow both residents of this home to charge electric cars on their respective driveways as we will be providing charging stations for each home. Providing a second off street parking space will relieve parking pressure in the neighborhood by allowing both occupants of the two homes on this property to keep their cars on premises and off the street.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The size and location of the building on the lot prohibits the creation of conforming parking spaces. By a City taking to widen both Martin and Wright Street, this lot was reduced in size and dimension. The reduction of the lot due to this taking has created a further hardship in meeting zoning requirements with respect to the building, parking areas, and yard spaces.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There is currently an existing non conforming parking space on the existing driveway. The proposed parking space would be located next to the existing parking space and would not change the nature or overall appearance of this area. Creating an additional off street parking space will be a benefit to the public good in that it will ease parking pressure on other residents and neighbors.

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

Relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance in that a second off street parking space will alleviate parking pressure in the neighborhood and surrounding properties. The appearance and location of the proposed space is substantially in conformance with parking areas in this neighborhood. The petitioner will use natural brick and/or granite pavers and appropriate planting and fencing in order to improve the overall appearance of the yard and parking areas.

***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

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 Martin 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:

The existing property contains a number of bays and outcroppings which appear disorganized and overwhelm the overall appearance and attractiveness of this building. The petitioner proposes to create more clean lines and an organized appearance by squaring the existing bays as reflected on the plans.

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 squaring of bays will not generate traffic patterns or cause congestion hazard or substantial change in the neighborhood character. There are many buildings with square and other shape bays in the neighborhood.

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 squaring of the bays will not have a detrimental impact on adjacent properties. The proposed changes will effectively maintain the same use but change the shape of the bays to provide more logic to the massing.

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 squaring of the bays will not create a nuisance or hazard to the detriment of the health, safety, and/or welfare to occupants or citizens as the changing of the shape of the bays will have minimal impact on the surrounding area.

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 squaring of the bays will create a more attractive facade and will be in line with similar buildings in the neighborhood. The work will be in line with the integrity of the district and will improve the look and feel of a property that needs some care and attention.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Mahmood Firouzbakht
Location: 60 Martin St., Cambridge, MA
Phone: 6176715534

Present Use/Occupancy: 2-Family
Zone: Residence B Zone
Requested Use/Occupancy: 2-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4134	4122	2245	(max.)
<u>LOT AREA:</u>		4489	4489	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.92	.91	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2245	2245	2500	
<u>SIZE OF LOT:</u>	WIDTH	60.5	60.5	50	
	DEPTH	72.5	72.5	na	
<u>SETBACKS IN FEET:</u>	FRONT	7'6"6"	7'9.4"	15	
	REAR	None	Na	35'	
	LEFT SIDE	10.4'	10.4'	7.5' sum 20	
	RIGHT SIDE	14.3'	14.3'	7.5' sum 20	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.8	33.8	35	
	WIDTH	55.6'	55.6'	na	
	LENGTH	41.4'	41.4'	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		805 sf / 17.9%	798 sf / 17.8%	827 / 20%	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		1	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.:

na

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'.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: *Muhammad F. Khan* Date: 2/6/23
(Print)

Address: 60 Martin St.

Case No. BZA-207818

Hearing Date: 2/23/23

Thank you,
Bza Members



60 MARTIN STREET

CAMBRIDGE, MA, 02138

PREPARED FOR

CAMBRIDGE BOARD OF ZONING APPEAL

PREPARED BY

KELLY BOUCHER ARCHITECTURE
www.boucherarchitecture.com

JANUARY 27TH, 2023

BZA SUBMITTAL - TABLE OF CONTENTS

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BZA401	EXISTING PHOTOS



K B A
KELLY BOUCHER ARCHITECTURE
kelly@boucherarchitecture.com
PHONE: (617) 827-3827

Date
01.24.2023

Drawing no.
BZA000

BZA SUMMARY

SPECIAL PERMIT

CZO 8.10.D CHANGES TO PRE-EXISTING NONCONFORMING STRUCTURE

- 1 SQUARE EXISTING BAYS, CREATE NEW GFA
- 2 REMOVE EXISTING COVERED PORCHES, REDUCE GFA

EXISTING GFA / FAR 4134 SF / 0.92
 PROPOSED GFA / FAR 4114 SF / 0.91

TOTAL AREA CHANGES **20 SF REDUCTION** OVERALL IN GFA

VARIANCE

- 3 NEW PARKING SPACE WITHIN FRONT YARD SETBACK

EXISTING PARKING SPACE IS CURRENTLY IN FRONT YARD. EXISTING CURB CUT IS WIDE ENOUGH TO ACCOMMODATE BOTH CARS, NO CURB CUT CHANGES NECESSARY TO FACILITATE PARKING

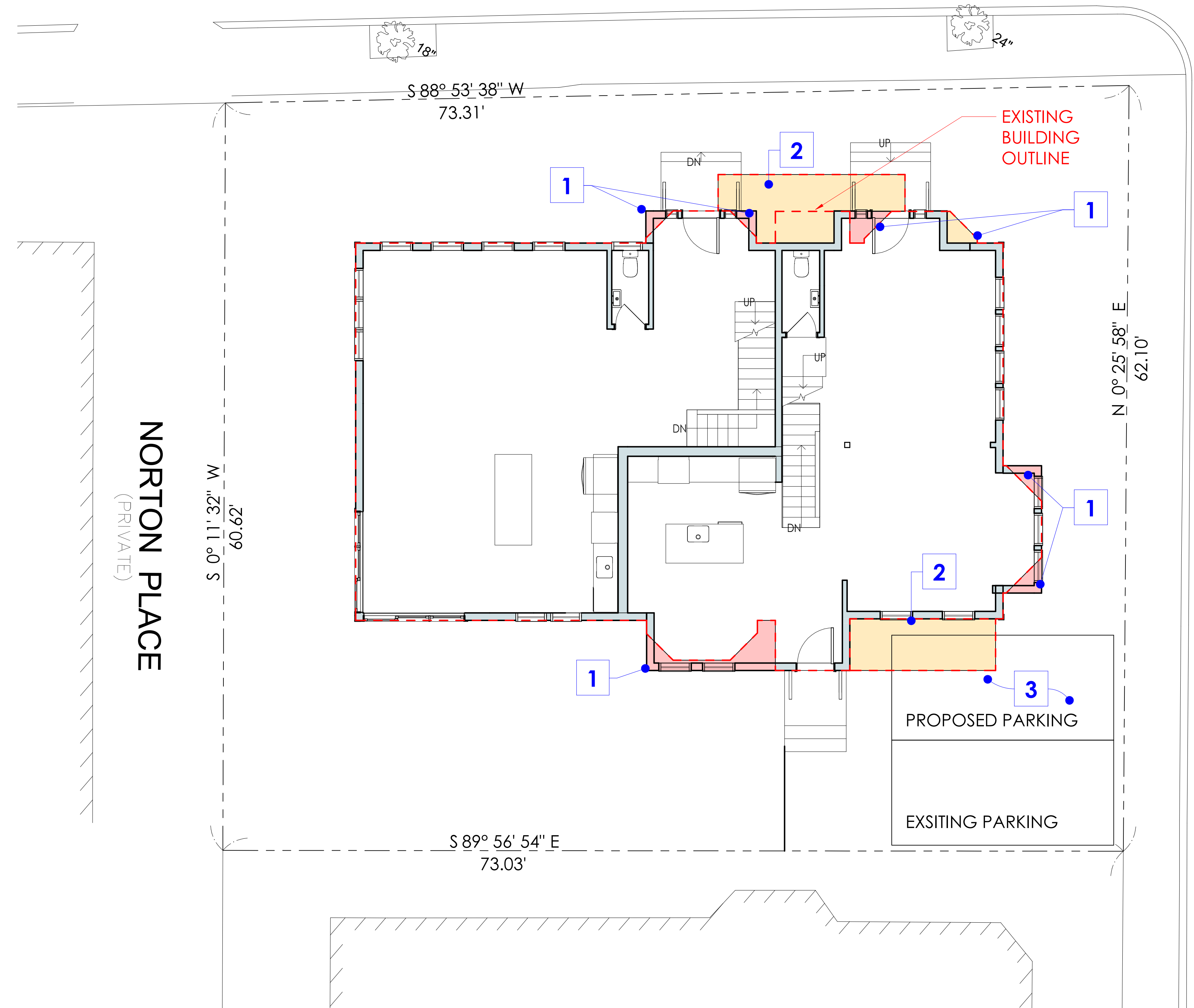
DIMENSIONAL FORM

LOCATION: 60 MARTIN ST, CAMBRIDGE MA
 ZONE: RES B
 PRESENT USE/OCCUPANCY: TWO FAMILY
 REQUESTED OCCUPANCY: UNCHANGED

	EXISTING	PROPOSED	ORDINANCE
LOT SIZE:	4489 SF	Unchanged	5000 SF
GROSS FLOOR AREA	4134 SF	4114 SF	N/A
FLOOR AREA RATIO	0.92	0.91	0.5/0.35
LOT AREA PER DWELLING UNIT	2244.5 SF	Unchanged	2,500
NO. OF D.U.	2	Unchanged	1
SIZE OF LOT:			
WIDTH	60.6'	Unchanged	50'
LENGTH	73.3'	Unchanged	N/A
BUILDING - SETBACKS:			
FRONT	7' / 6.6'	UNCH / 9.4'	15'
REAR	N/A	Unchanged	25'
LEFT SIDE	10.4'	Unchanged	7.5' (SUM 20)
RIGHT SIDE	14.3'	Unchanged	12.5' (SUM 20)
BUILDING - SIZE:			
BUILDING HEIGHT	33.8'	Unchanged	35'
BUILDING LENGTH	55.6'	Unchanged	N/A
BUILDING WIDTH	41.4'	Unchanged	N/A
TOTAL OPEN SPACE	2619 SF	2573 SF	1795.6 SF
PERCENTAGE LOT AREA	52.1%	47.0%	40%
PRIVATE OPEN SPACE	17.9%	Unchanged	20%
PERMEABLE OPEN SPACE	52.1%	47.0%	20%

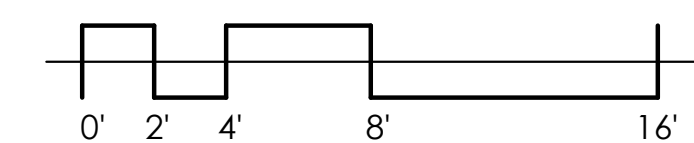
SPECIAL PERMIT REQ.
 SPECIAL PERMIT REQ.

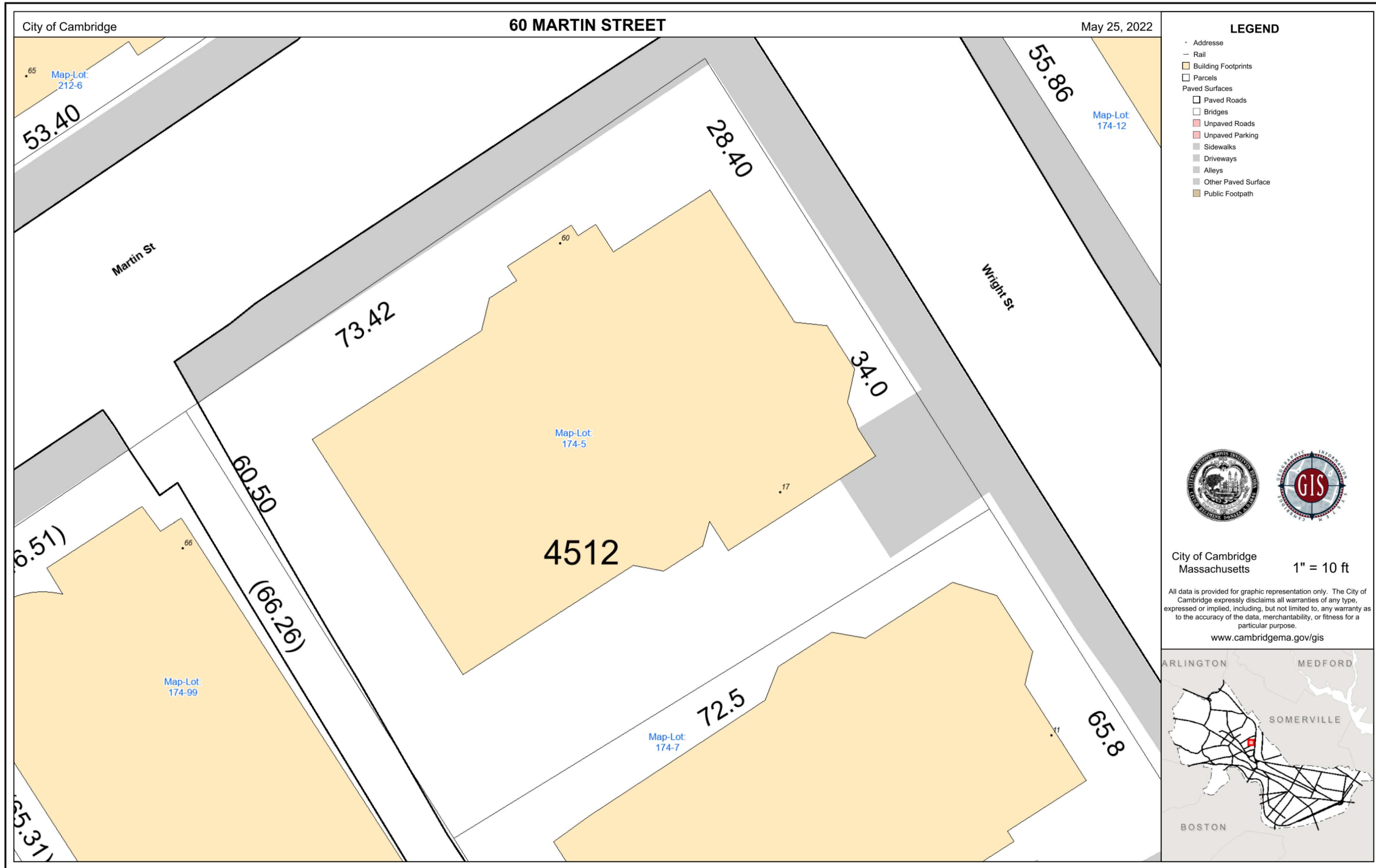
VARIANCE REQ.



BZA VARIANCE DIAG

3/16" = 1'-0"





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



City of Cambridge
Massachusetts

1" = 10 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



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ASSESSOR'S MAP
BOARD OF ZONING APPEAL SUBMISSION - JAN. 27, 2023

60 MARTIN STREET, CAMBRIDGE MA

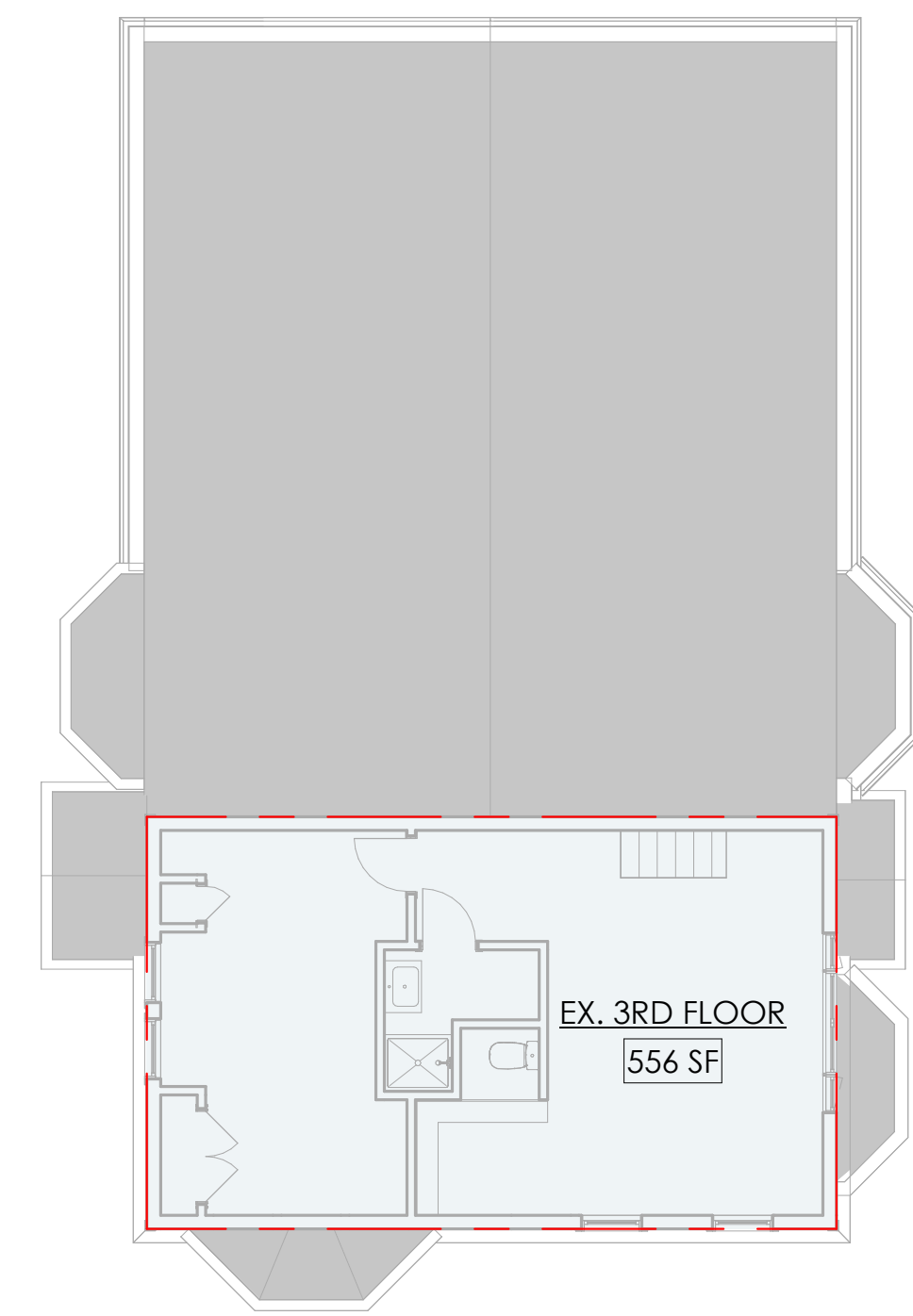


Date
01.24.2023

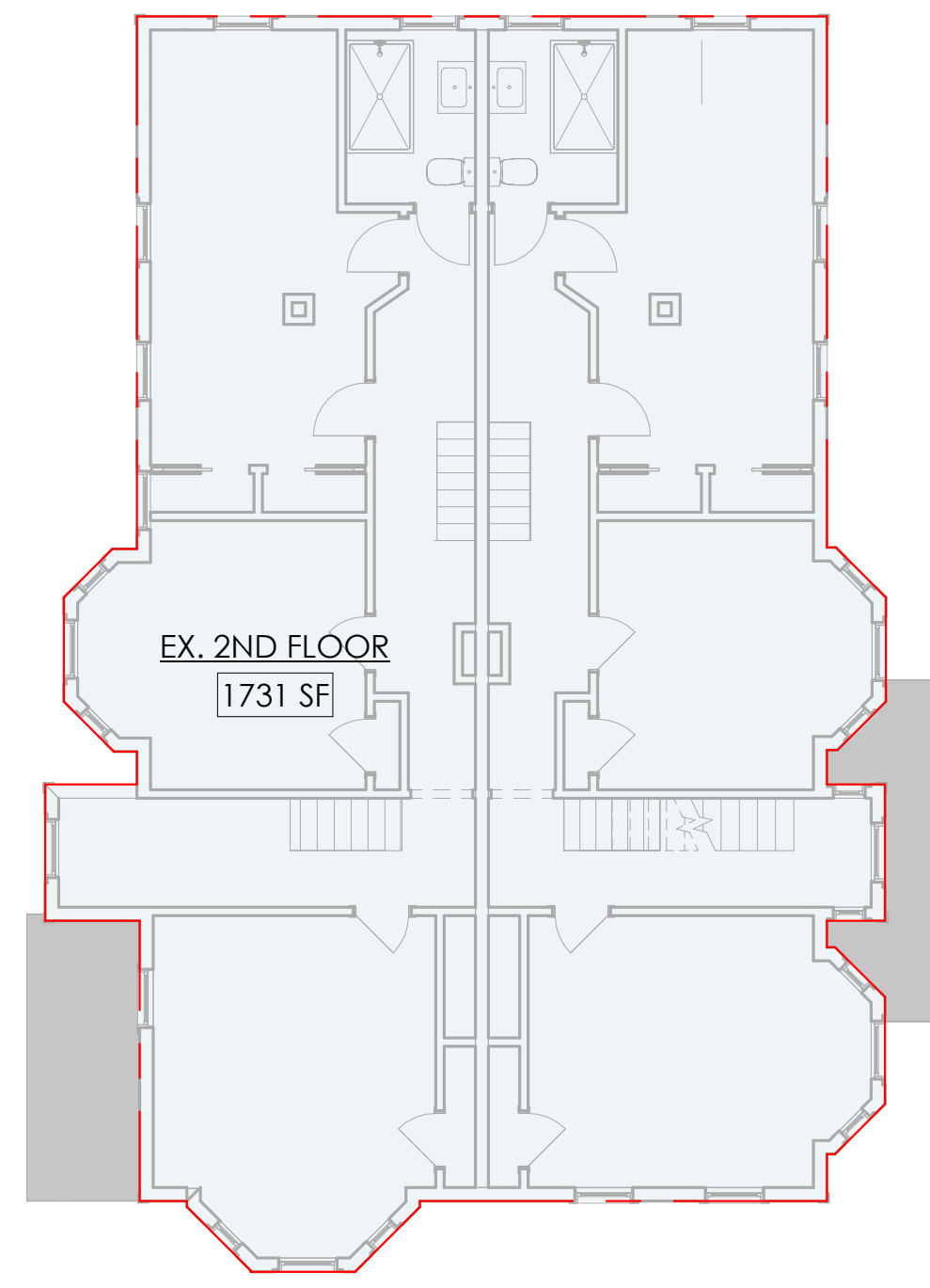
Drawing no.
BZA002

CAMBRIDGE GFA DIAGRAM KEY

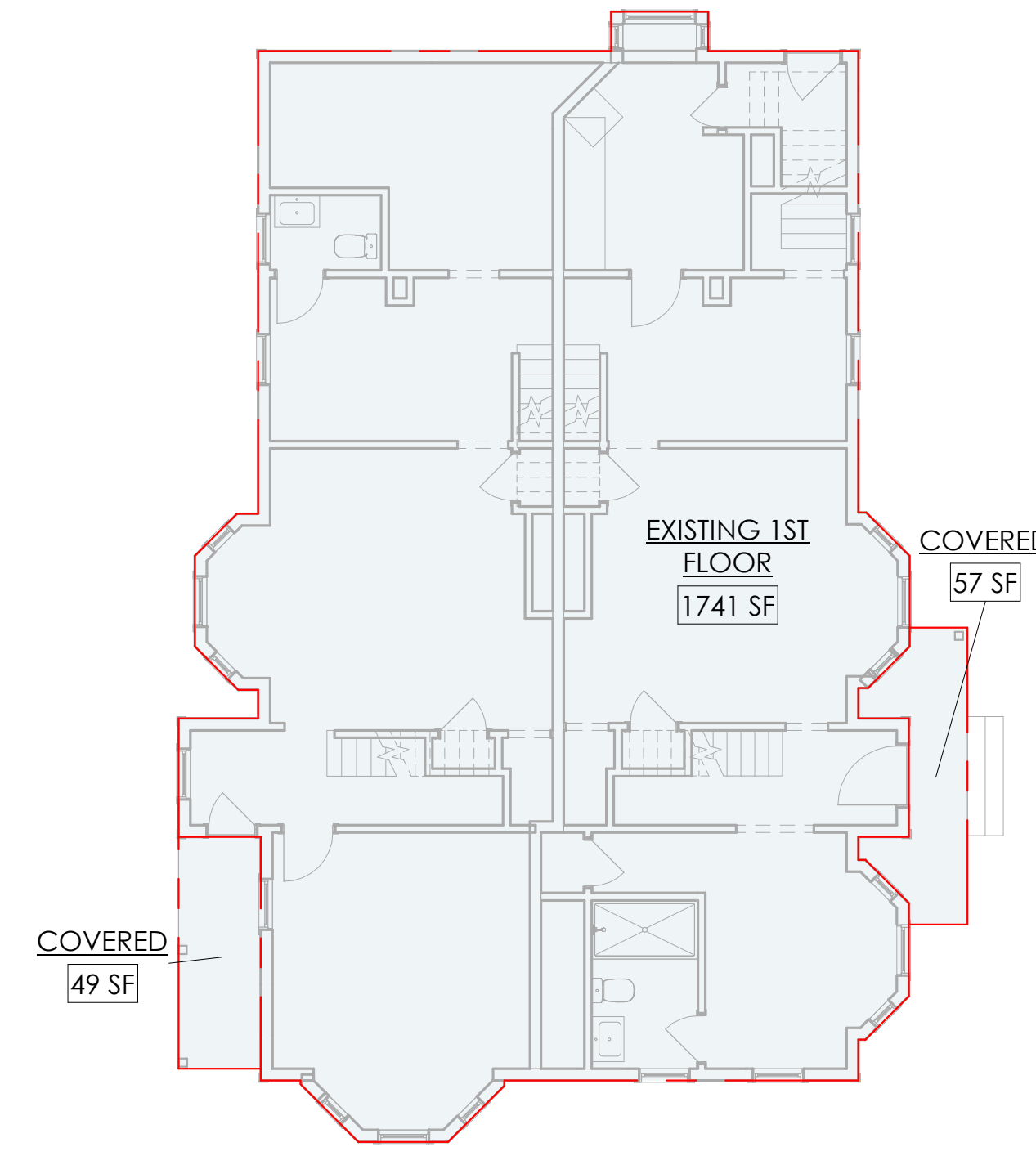
- GROSS FLOOR AREA INDICATED THUS
GFA SHALL INCLUDE:
- A. ROOFED PORCHES AND BALCONIES WHETHER ENCLOSED OR UNCLOSED
 - B. UNROOFED PORCHES AND BALCONIES ABOVE THIRD FLOOR
 - C. ELEVATOR SHAFTS AND STAIRWELLS ON EACH FLOOR
 - D. ATTIC SPACE (FINISHED OR UNFINISHED) 5' AFF AND GREATER
 - E. INTERIOR BALCONIES, MEZZANINES, AND PENTHOUSES
- NON GROSS FLOOR AREA INDICATED THUS
GFA SHALL **NOT** INCLUDE:
- 1. LOADING AREAS
 - 2. PARKING FACILITIES
 - 3. BASEMENT AND CELLAR AREAS DEVOTED MECH.
 - 4. OPEN AND LATTICE-WORK FIRE ESCAPES
 - 5. UNROOFED PORCHES AND BALCONIES NO HIGHER THAN THE THIRD FLOOR;
 - 6. ELEVATOR MACHINERY OR MECHANICAL EQUIPMENT AREA
 - 7. ELEVATOR SHAFTS AND STAIRWELLS ON FLOORS WHERE THERE IS NO OTHER AREA WHICH QUALIFIES TO BE INCLUDED IN GROSS FLOOR AREA;
 - 8. ATTIC SPACE NOT OTHERWISE INCLUDED IN (D) ABOVE;
 - 9. BASEMENT AND CELLAR SPACES WITH LESS THAN SEVEN (7) FEET OF CEILING HEIGHT
 - 10. BICYCLE PARKING
 - 11. FUNCTIONAL GREEN ROOF AREA
 - 12. INTERIOR AIR SPACES WITHIN DOUBLE-SKIN FAÇADES AND ADDITIONAL EXTERIOR WALL THICKNESS TO ACCOMMODATE INSULATION
 - 13. SPACE DIRECTLY BENEATH OVERHANGS, EAVES, AWNINGS, PERGOLAS, ARBORS, TRELLISES OR OTHER SUN-SHADING DEVICES
 - 14. PUBLIC BICYCLE-SHARING STATIONS.
 - 15. ANY BASEMENT OR CELLAR LIVING SPACE IN ANY SINGLE-FAMILY OR TWO-FAMILY HOME.



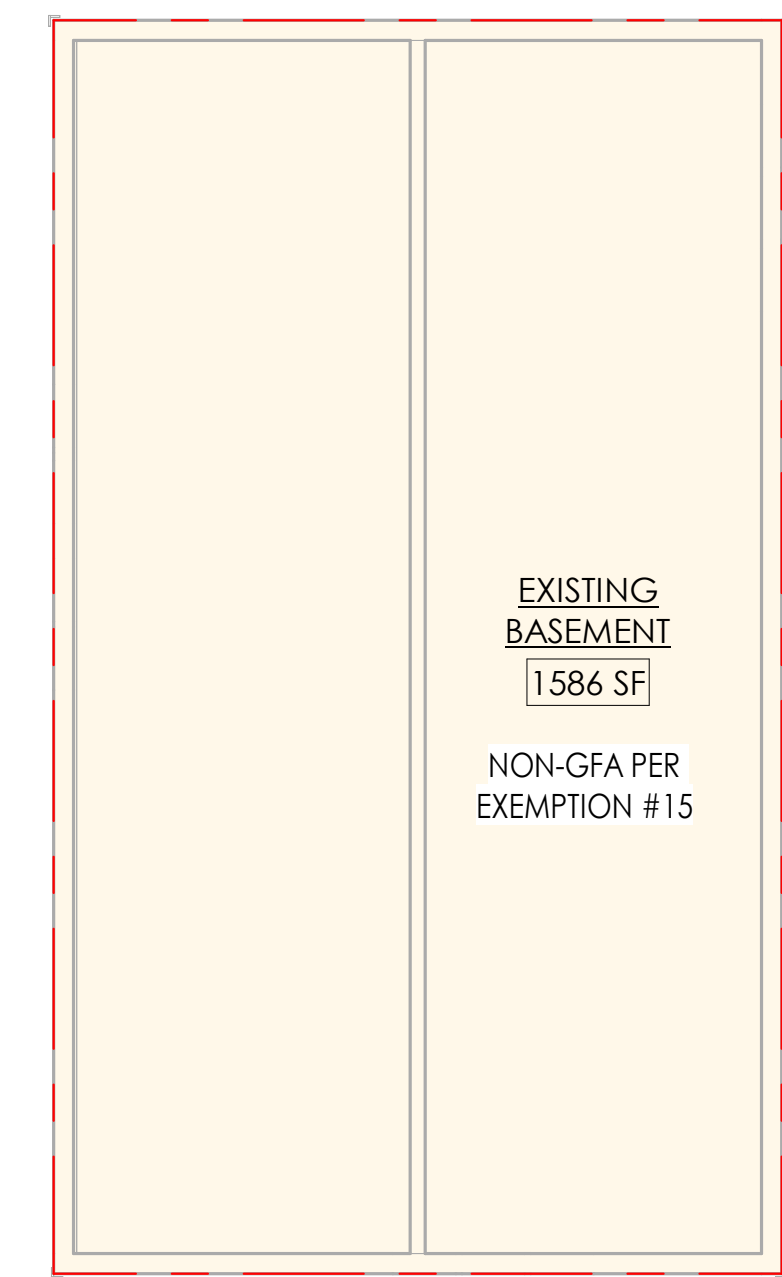
8 BZA EXIST 3RD FL GRA DIAG
1/8" = 1'-0"



7 BZA EXIST 2ND FL GFA DIAG
1/8" = 1'-0"



6 BZA EXIST 1ST FL GFA DIAG
1/8" = 1'-0"



5 BZA EXIST BMENT GFA DIAG
1/8" = 1'-0"

EXISTING GFA CALCULATIONS

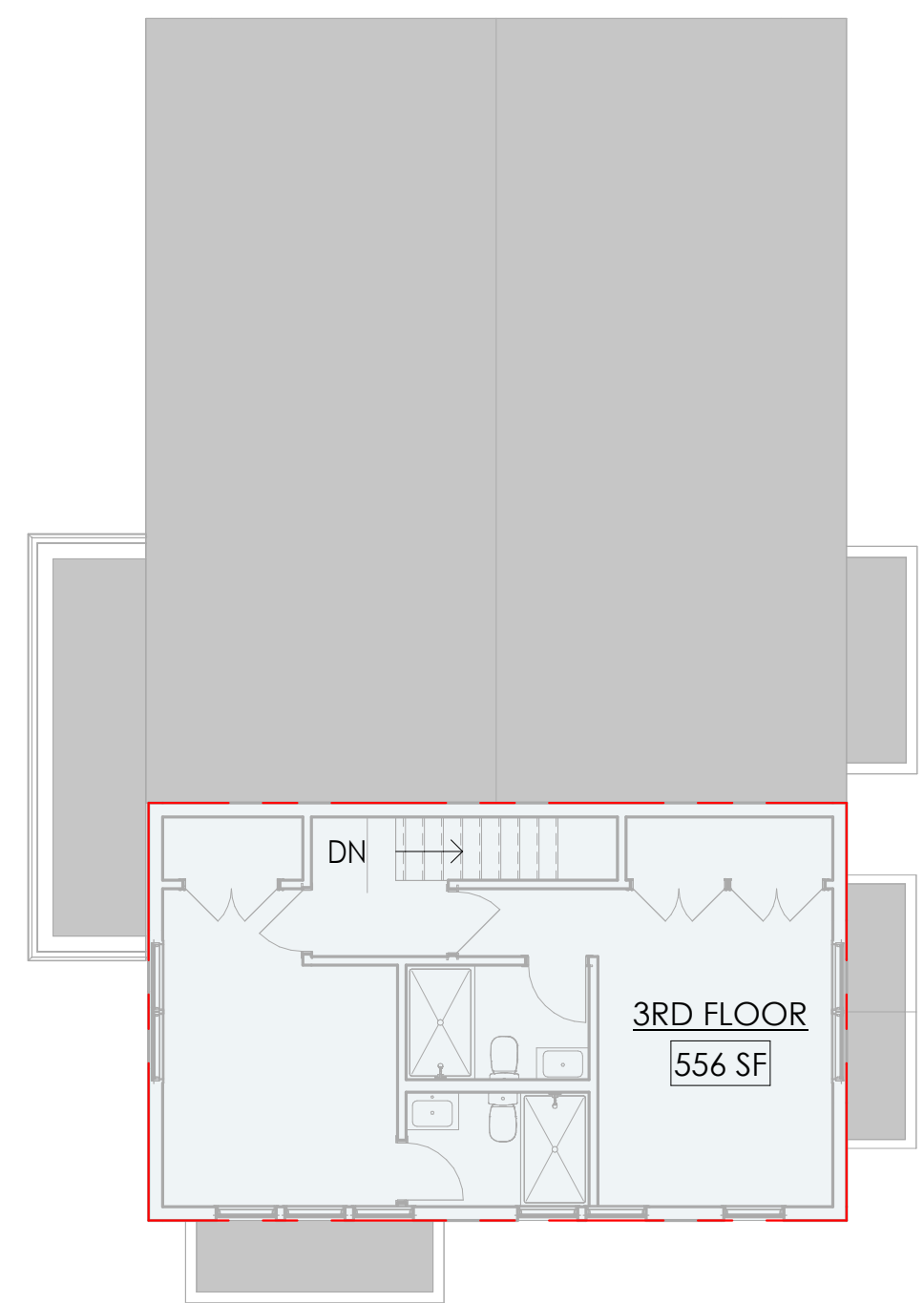
Name	Area
EXISTING 1ST FLOOR	1741 SF
COVERED	57 SF
COVERED	49 SF
EX. 2ND FLOOR	1731 SF
EX. 3RD FLOOR	556 SF
TOTAL SF	4134 SF

PROPOSED GFA CALCULATIONS

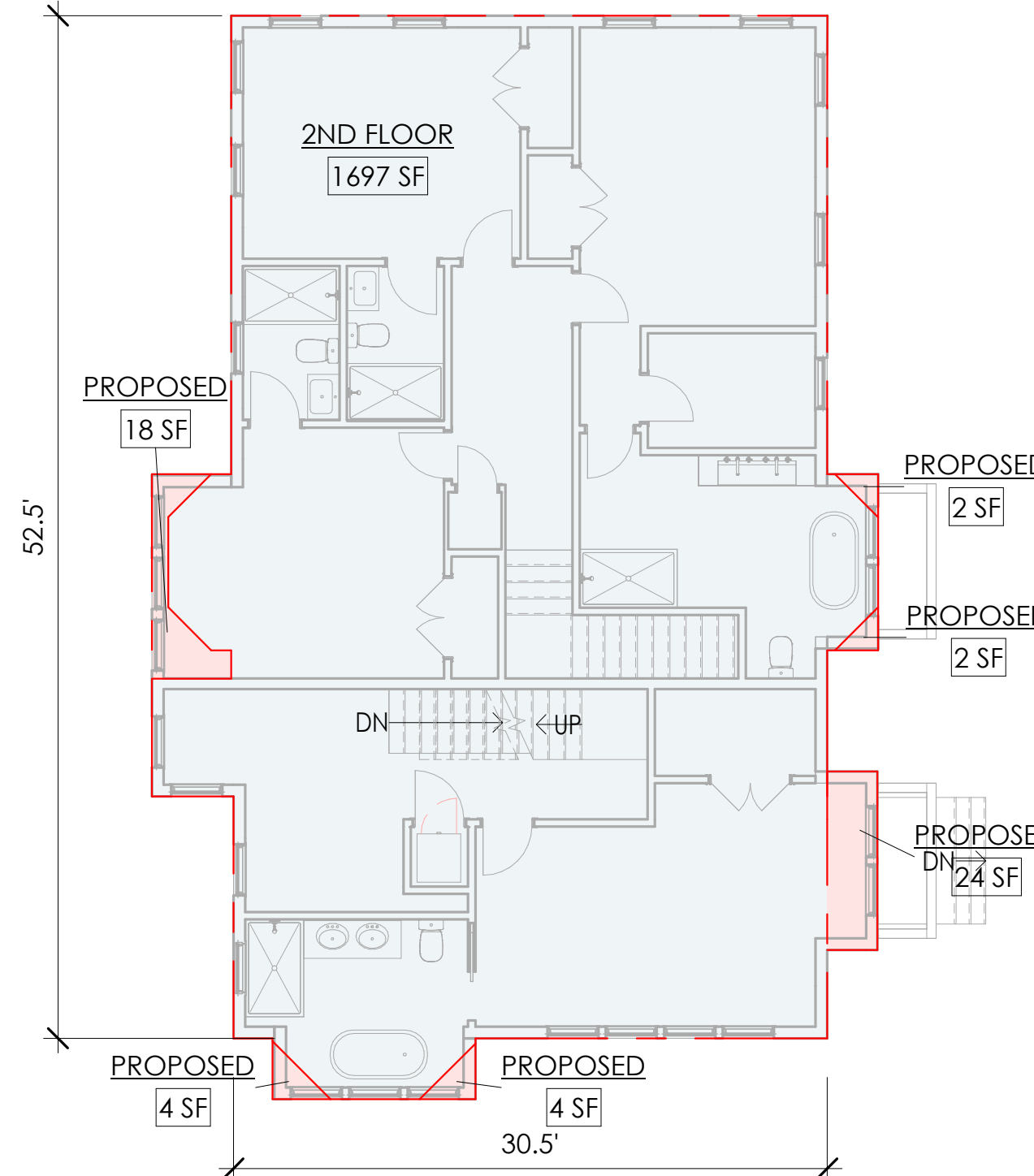
NAME	AREA
1ST FLOOR	1698 SF
2ND FLOOR	1697 SF
3RD FLOOR	556 SF
PROPOSED	163 SF

TOTAL GFA (EXISTING DECREASED)
4114 SF

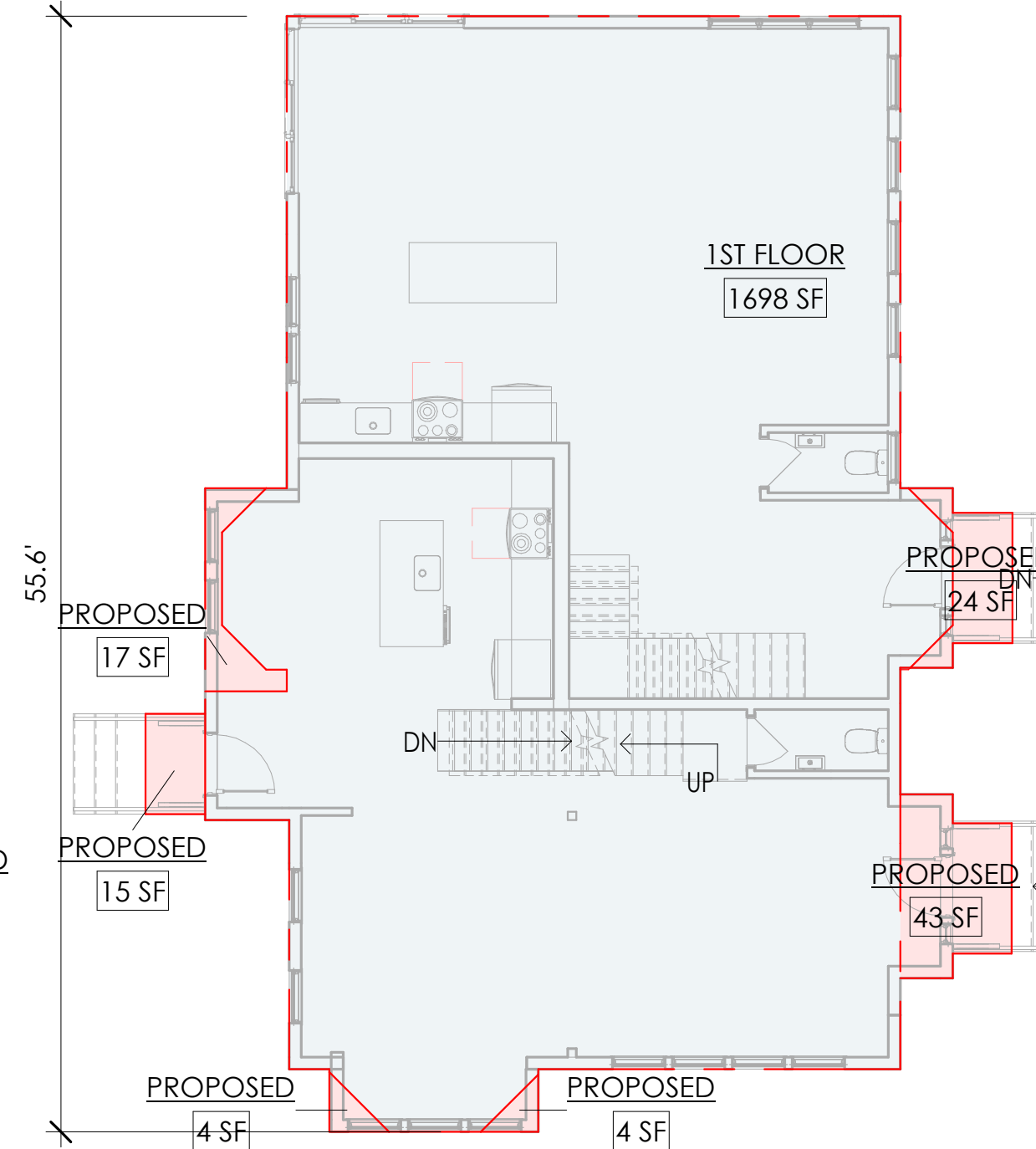
PROPOSED WORK DOES NOT INCREASE EXISTING GFA



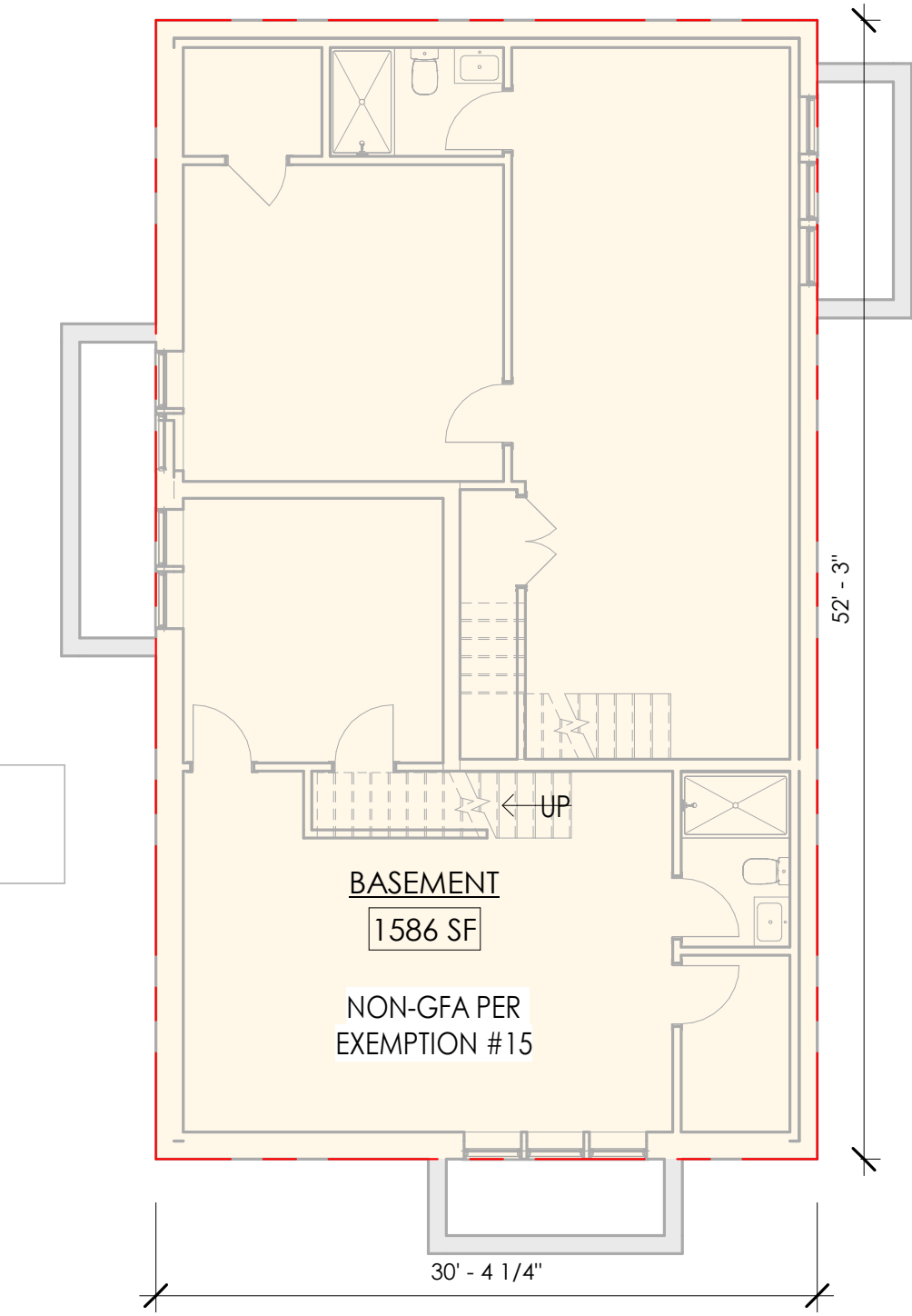
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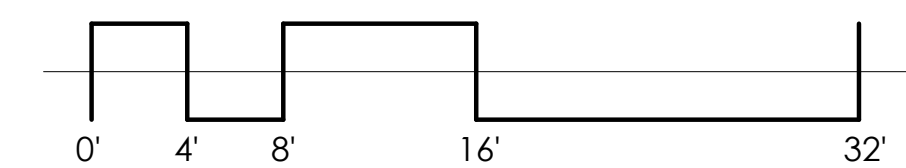
3 BZA PROP 2ND FL GFA DIAG
1/8" = 1'-0"



2 BZA PROP 1ST FL GFA DIAG
1/8" = 1'-0"



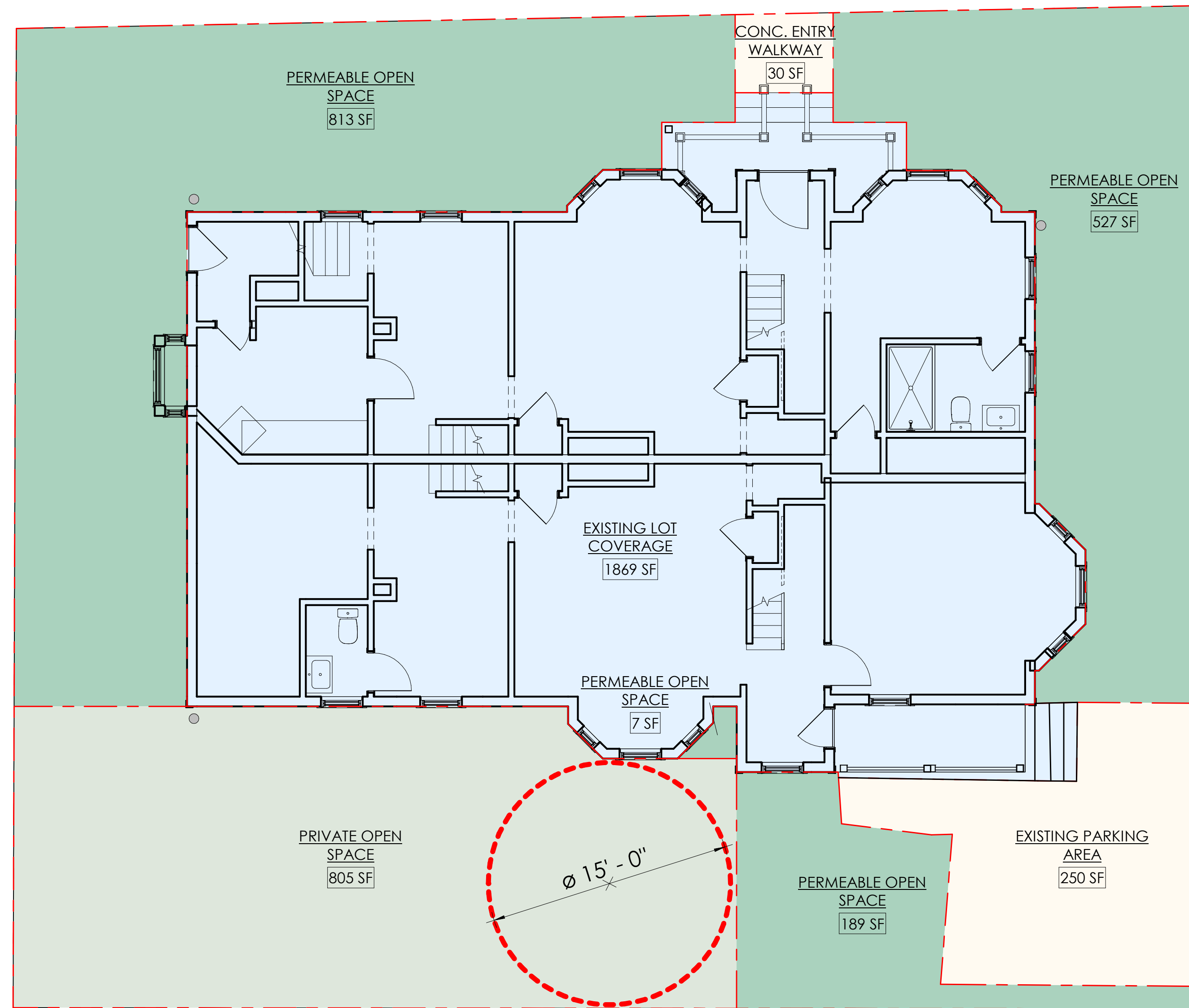
1 BZA PROP BMENT GFA DIAG
1/8" = 1'-0"



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

Date
01.24.2023

Drawing no.
BZA010



EXISTING OPEN SPACE PLAN

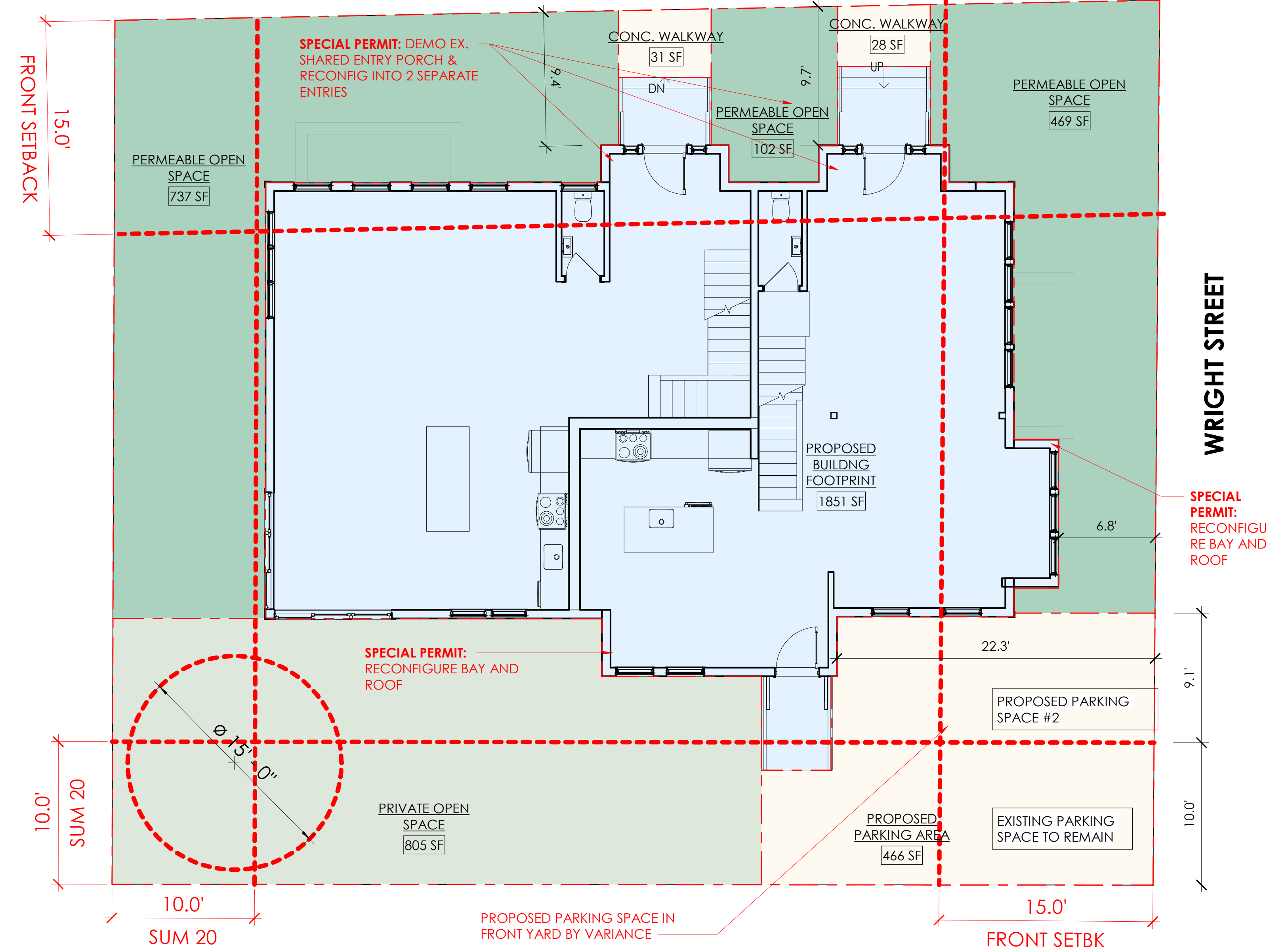
3/16" = 1'-0"

OPEN SPACE

- BUILDING FOOTPRINT
- IMPERMEABLE
- PERMEABLE OPEN SPACE
- PRIVATE + PERMEABLE OPEN SPACE

EXISTING OPEN SPACE AREA TOTALS

GFA Type	Area	% of Lot Area
PRIVATE + PERMEABLE OPEN SPACE	805 SF	18%
PERMEABLE OPEN SPACE	1536 SF	34%
IMPERMEABLE	280 SF	6%
BUILDING FOOTPRINT	1869 SF	42%
TOTAL	4489 SF	



PROPOSED OPEN SPACE PLAN

3/16" = 1'-0"

PROPOSED OPEN SPACE AREA TOTALS

GFA Type	Area	% of Lot Area
PRIVATE + PERMEABLE OPEN SPACE	805 SF	18%
PERMEABLE OPEN SPACE	1308 SF	29%
IMPERMEABLE	525 SF	12%
BUILDING FOOTPRINT	1851 SF	41%
TOTAL	4489 SF	

OPEN SPACE CALCULATIONS

LOT AREA: 4489 SF

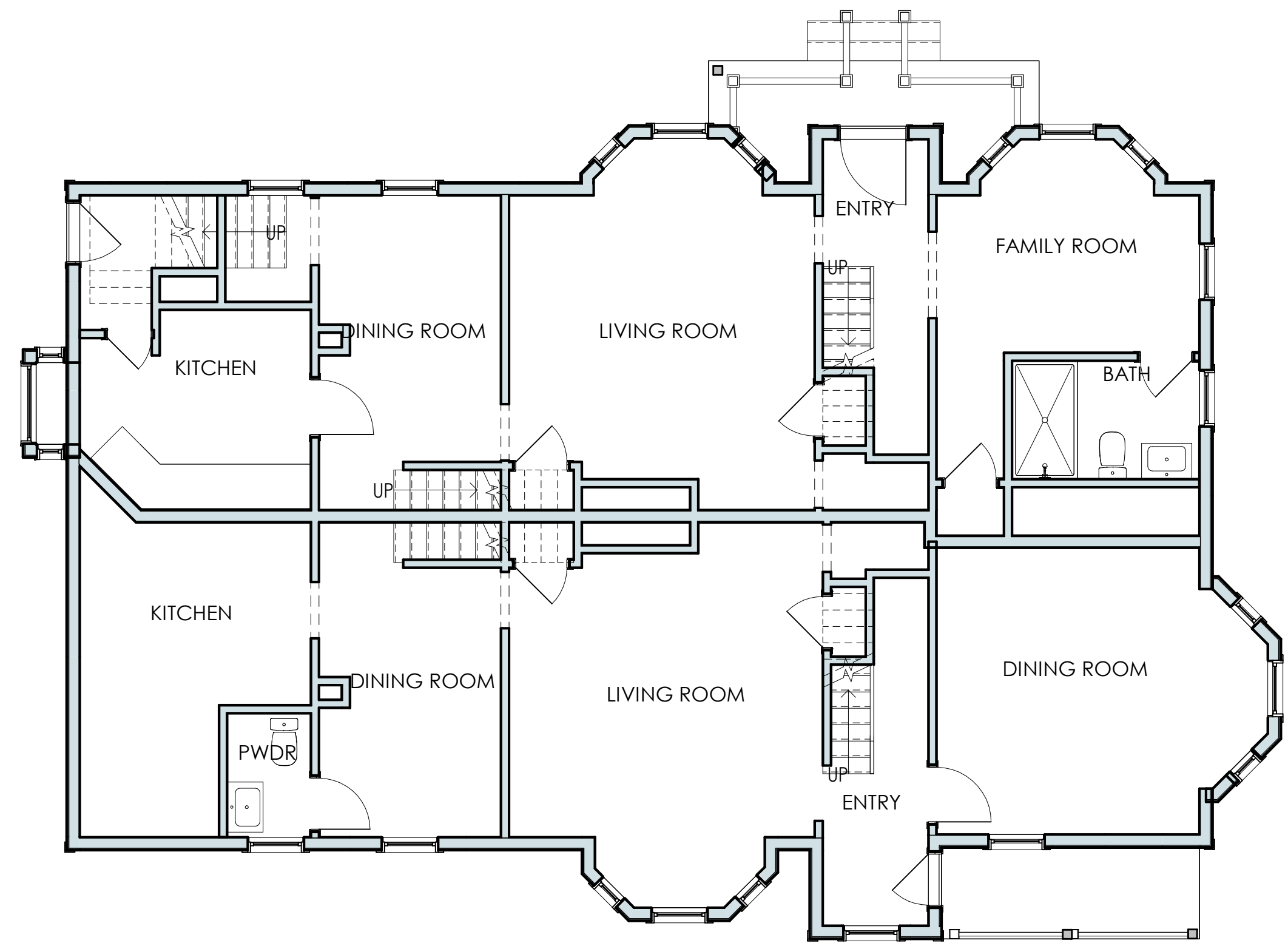
EXISTING OPEN SPACE		
PERCENTAGE LOT AREA	40%	(4489 * 0.4) 1655 SF
MIN USEABLE OPEN SPACE	20%	(4489 * 0.2) 827.5 SF

REQUIRED OPEN SPACE		
PERCENTAGE LOT AREA	40%	(4489 * 0.4) 1655 SF
MIN USEABLE OPEN SPACE	20%	(4489 * 0.2) 827.5 SF

PROVIDED OPEN SPACE		
PRIVATE + PERM OPEN SPACE	805 SF	17.9%
PERMEABLE OPEN SPACE	1536 SF	34.2%
TOTAL OPEN SPACE	2341 SF	52.1%

PROVIDED OPEN SPACE		
PRIVATE + PERM OPEN SPACE	805 SF	17.9%
PERMEABLE OPEN SPACE	1308 SF	29.1%
TOTAL OPEN SPACE	2113 SF	47.0%





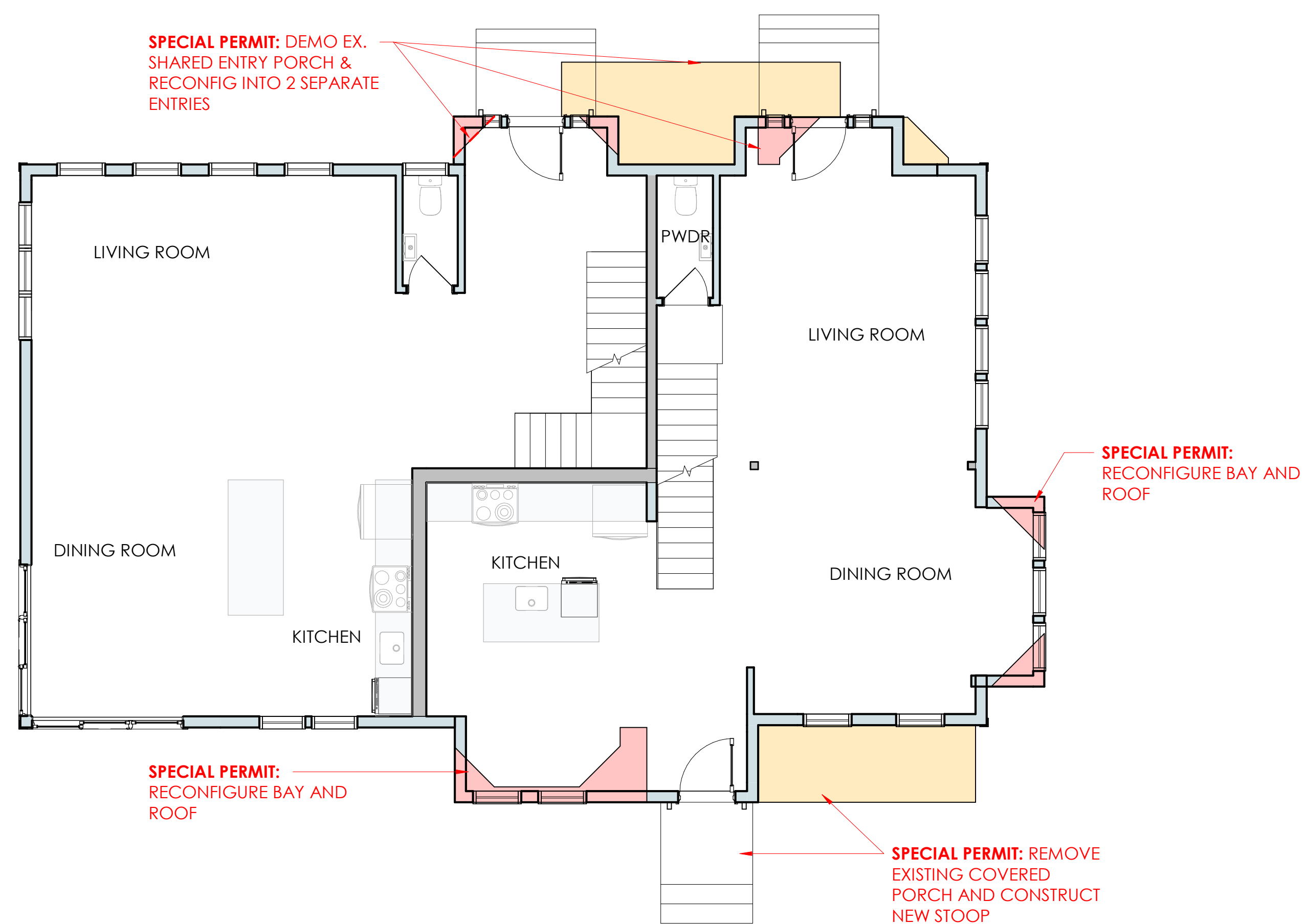
FIRST FLOOR EXISTING (BZA)

3/16" = 1'-0"



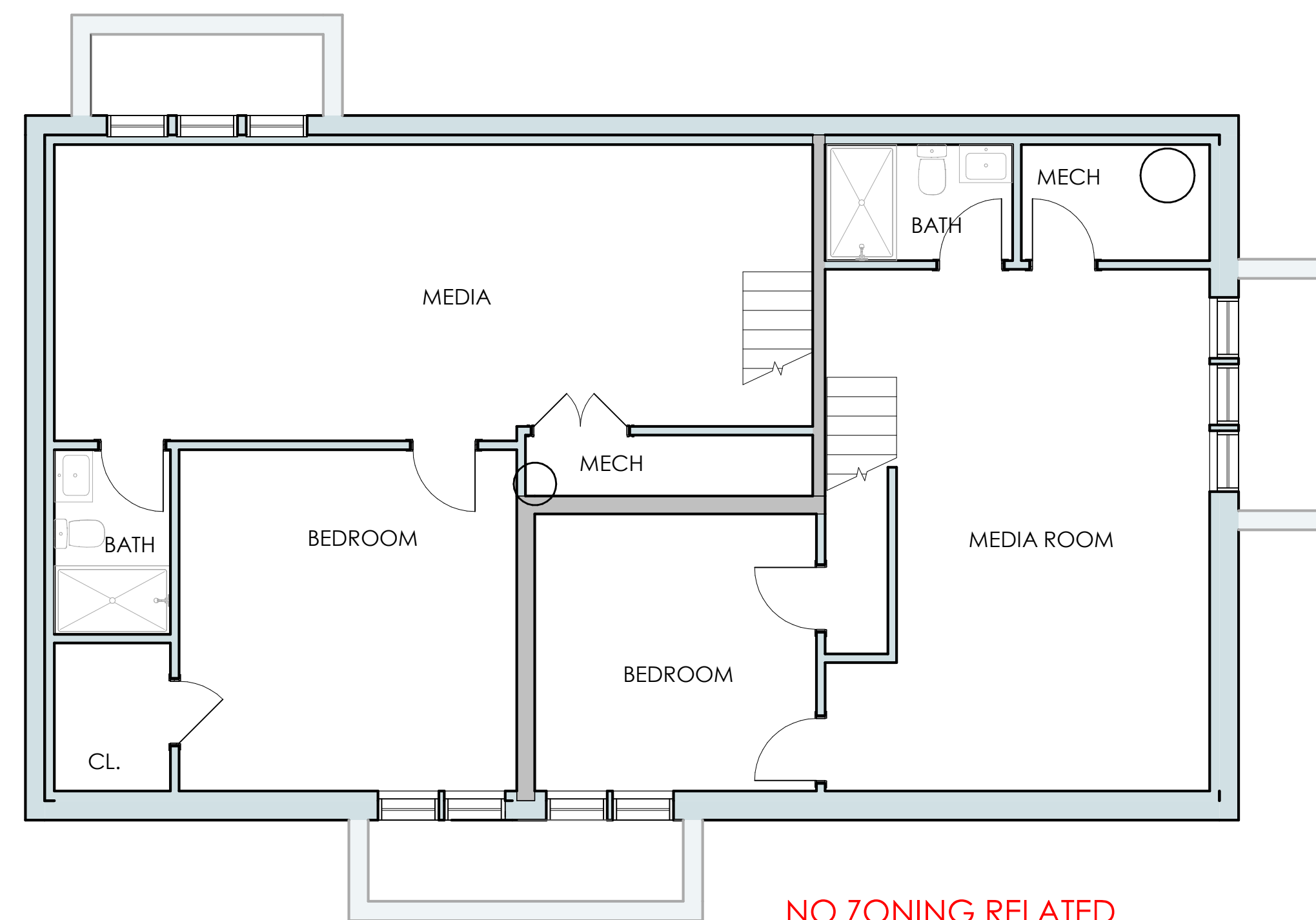
BASEMENT EXISTING (BZA)

3/16" = 1'-0"



FIRST FLOOR PROPOSED (BZA)

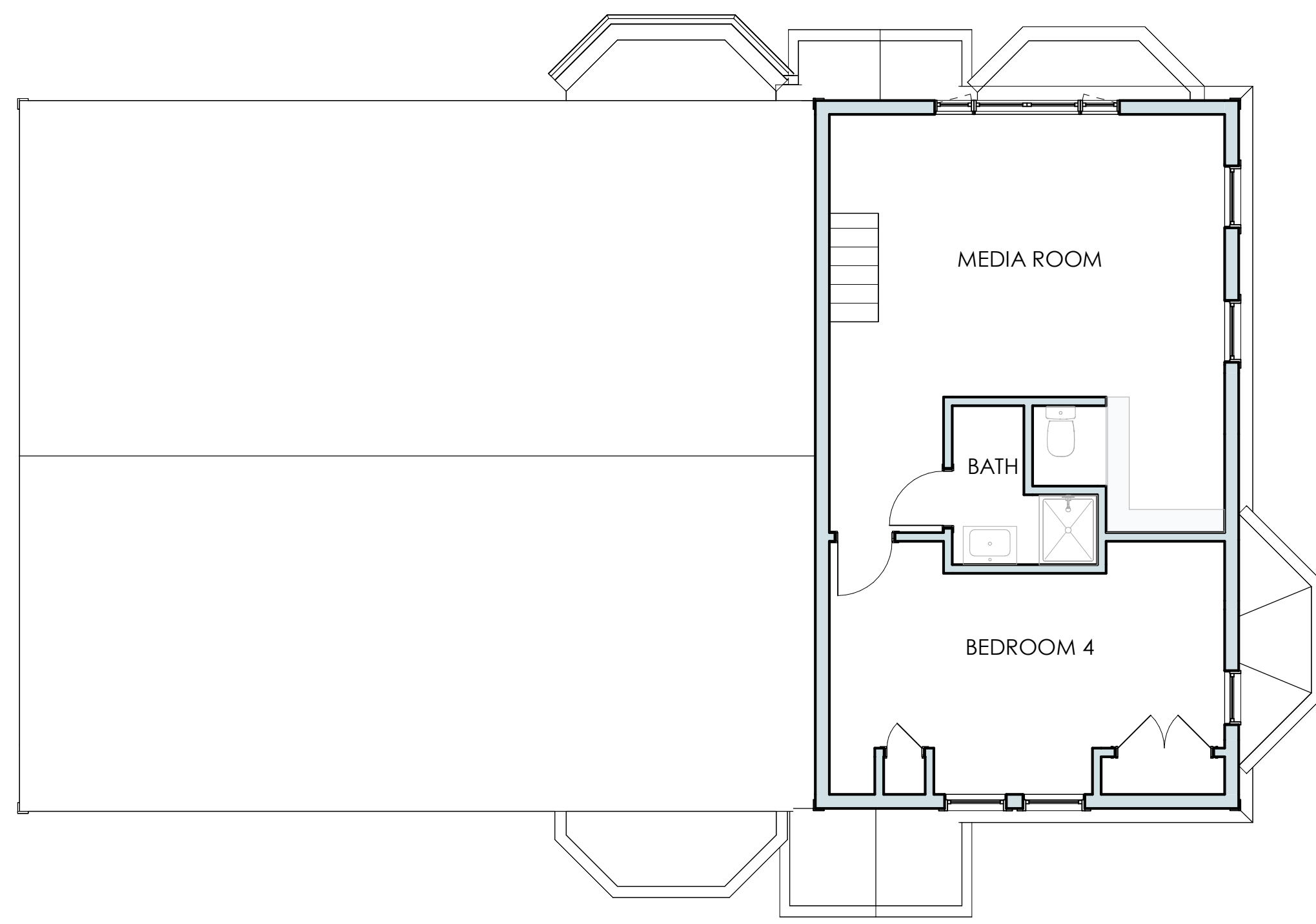
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BASEMENT PROPOSED (BZA)

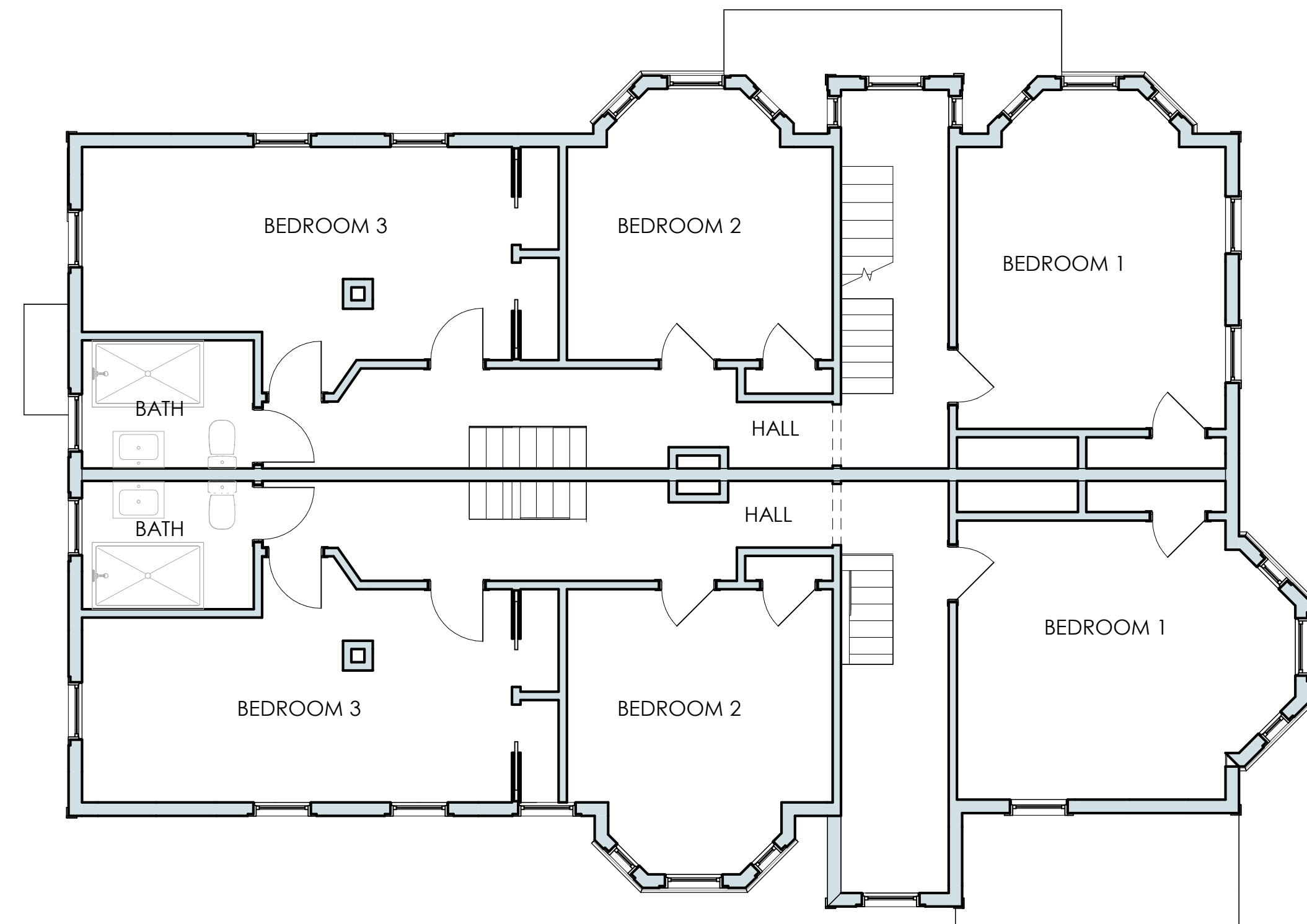
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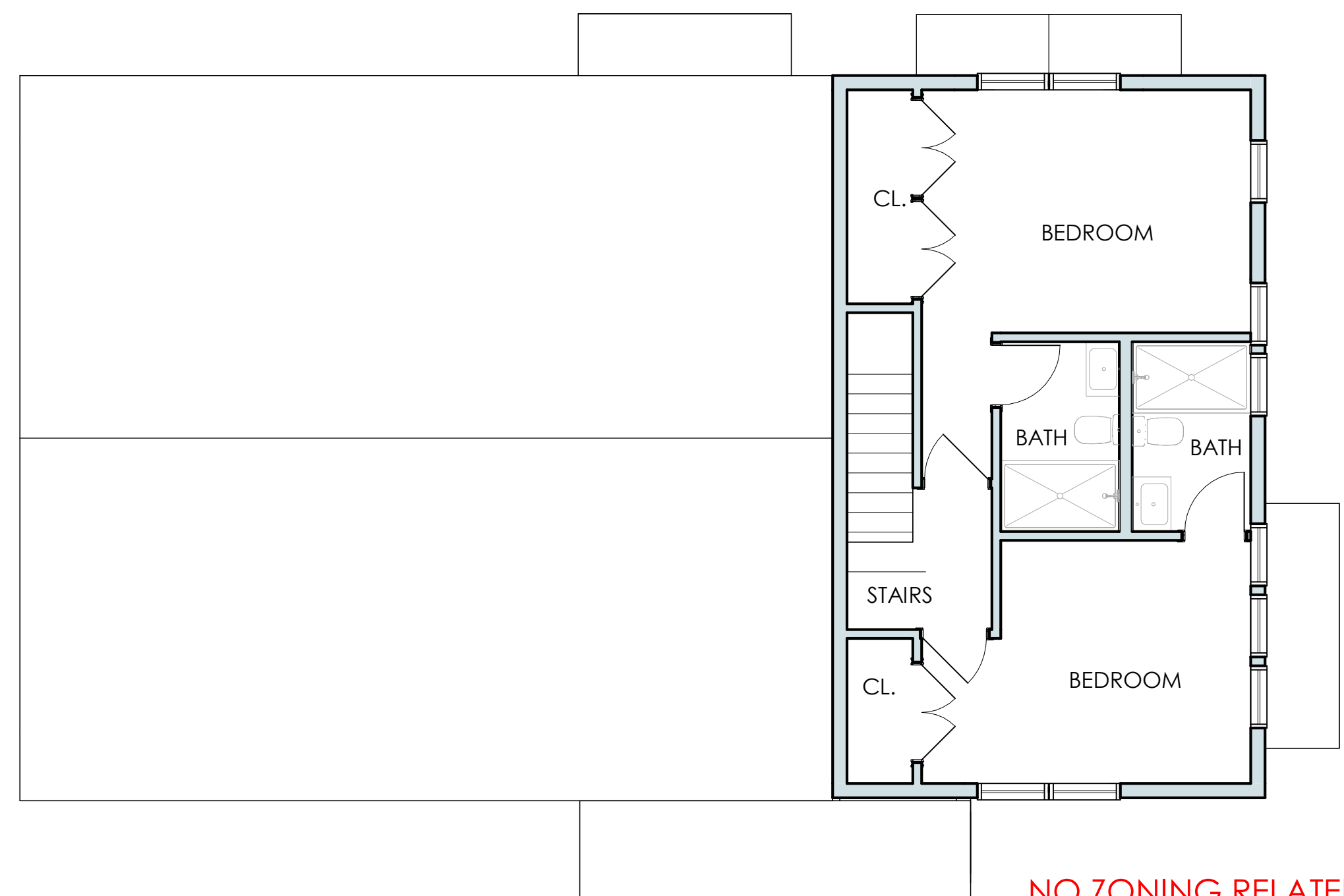
THIRD FLOOR EXISTING (BZA)

3/16" = 1'-0"



SECOND FLOOR EXISTING (BZA)

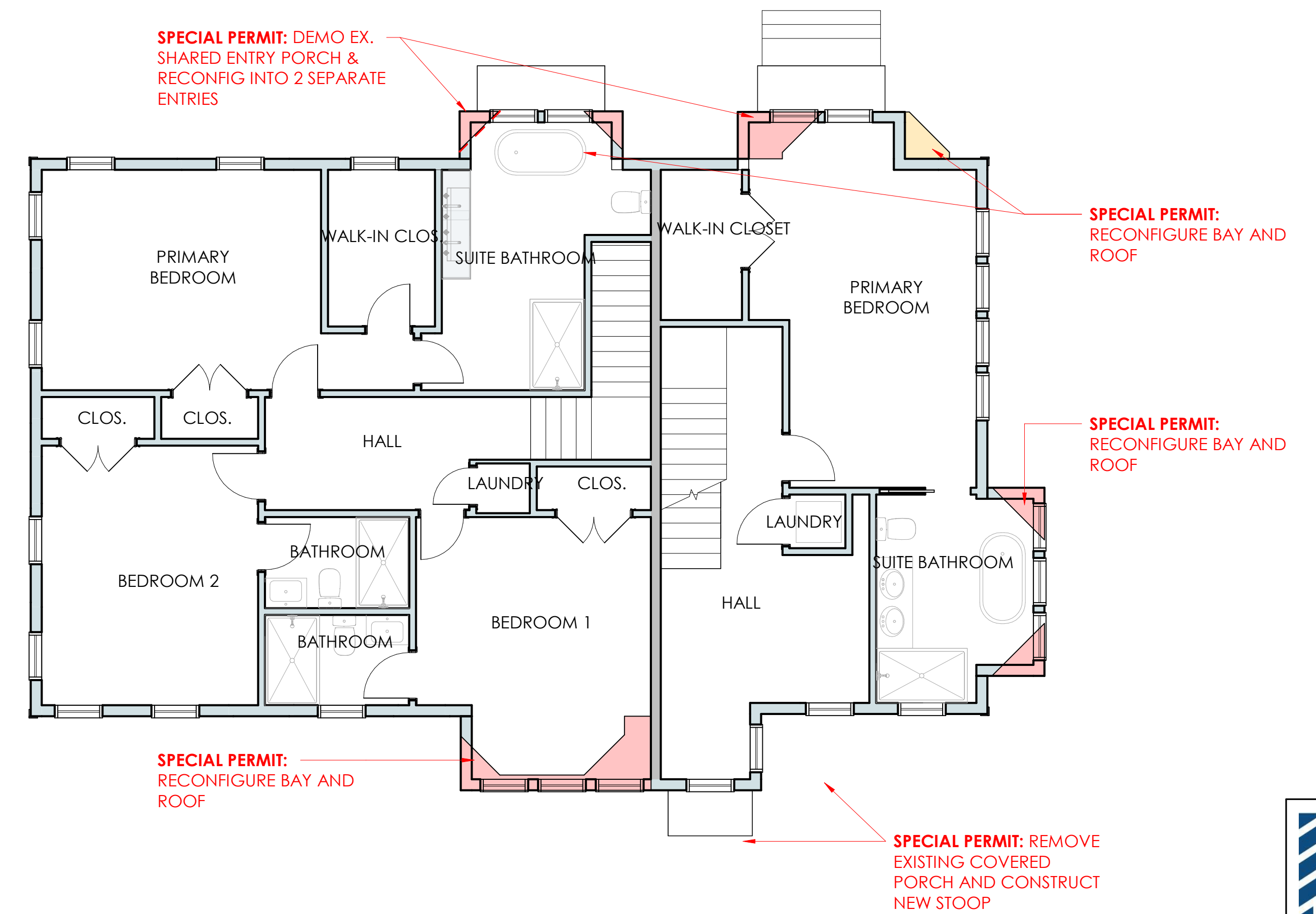
3/16" = 1'-0"



NO ZONING RELATED WORK AT 3RD FLOOR

THIRD FLOOR PROPOSED (BZA)

3/16" = 1'-0"



SECOND FLOOR PROPOSED (BZA)

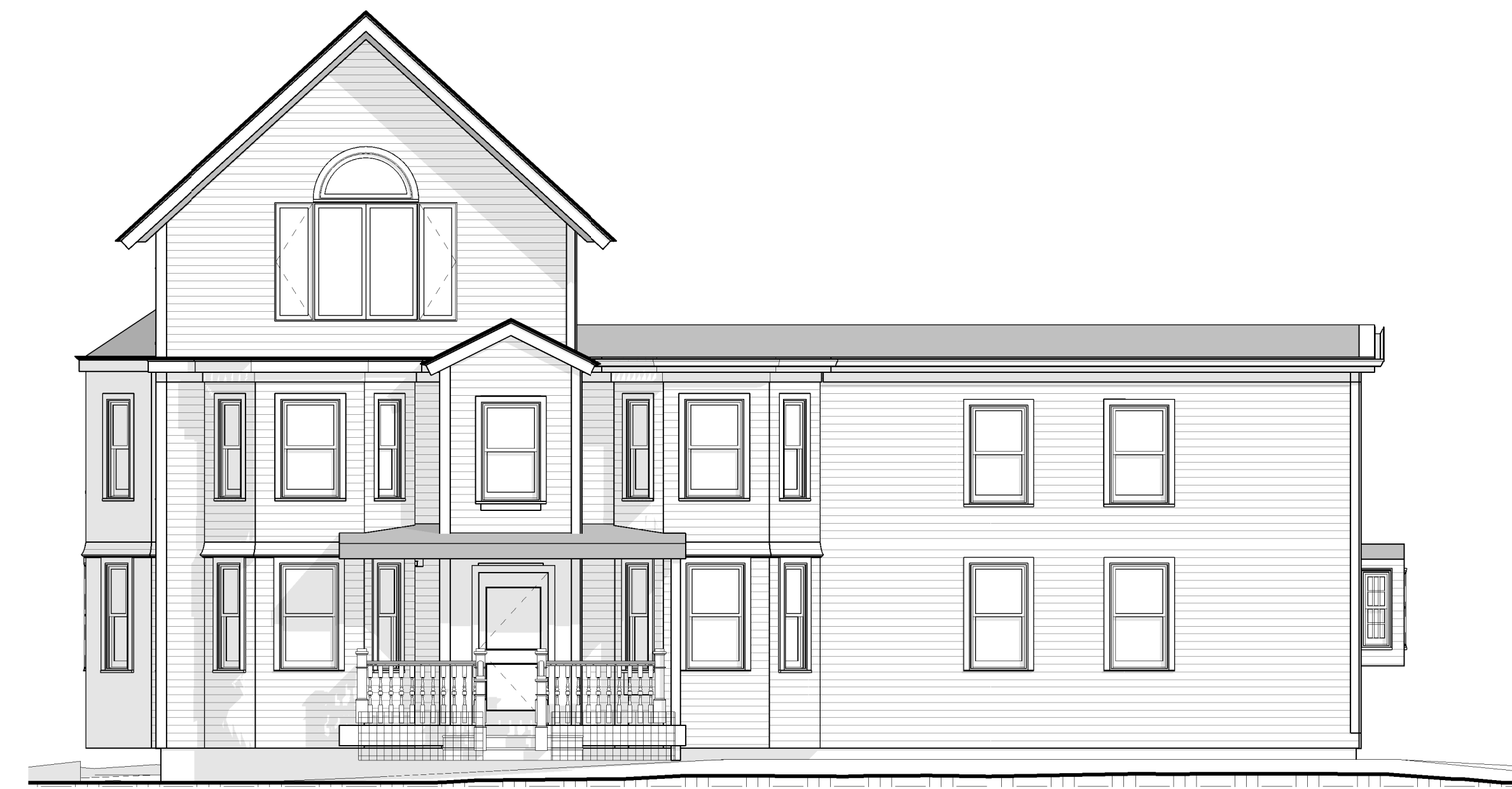
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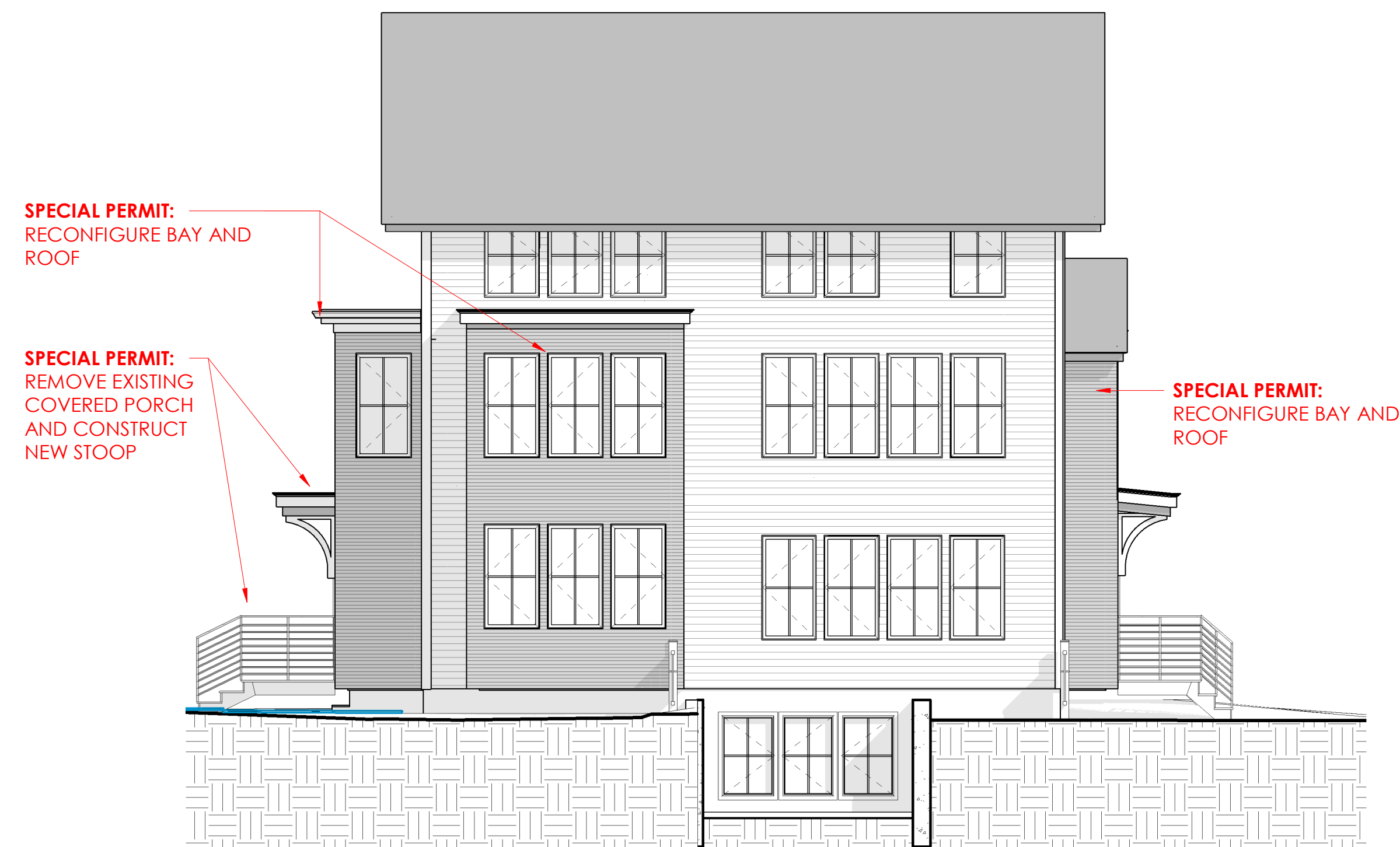
EXISTING FRONT ELEV - WRIGHT ST (BZA)

3/16" = 1'-0"



EXISTING FRONT ELEV - MARTIN ST (BZA)

3/16" = 1'-0"



PROPOSED FRONT ELEV - WRIGHT ST (BZA)

3/16" = 1'-0"



PROPOSED FRONT ELEV - MARTIN ST (BZA)

3/16" = 1'-0"





EXISTING RIGHT SIDE ELEVATION (BZA)

3/16" = 1'-0"



EXISTING LEFT SIDE ELEVATION (BZA)

3/16" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION (BZA)

3/16" = 1'-0"

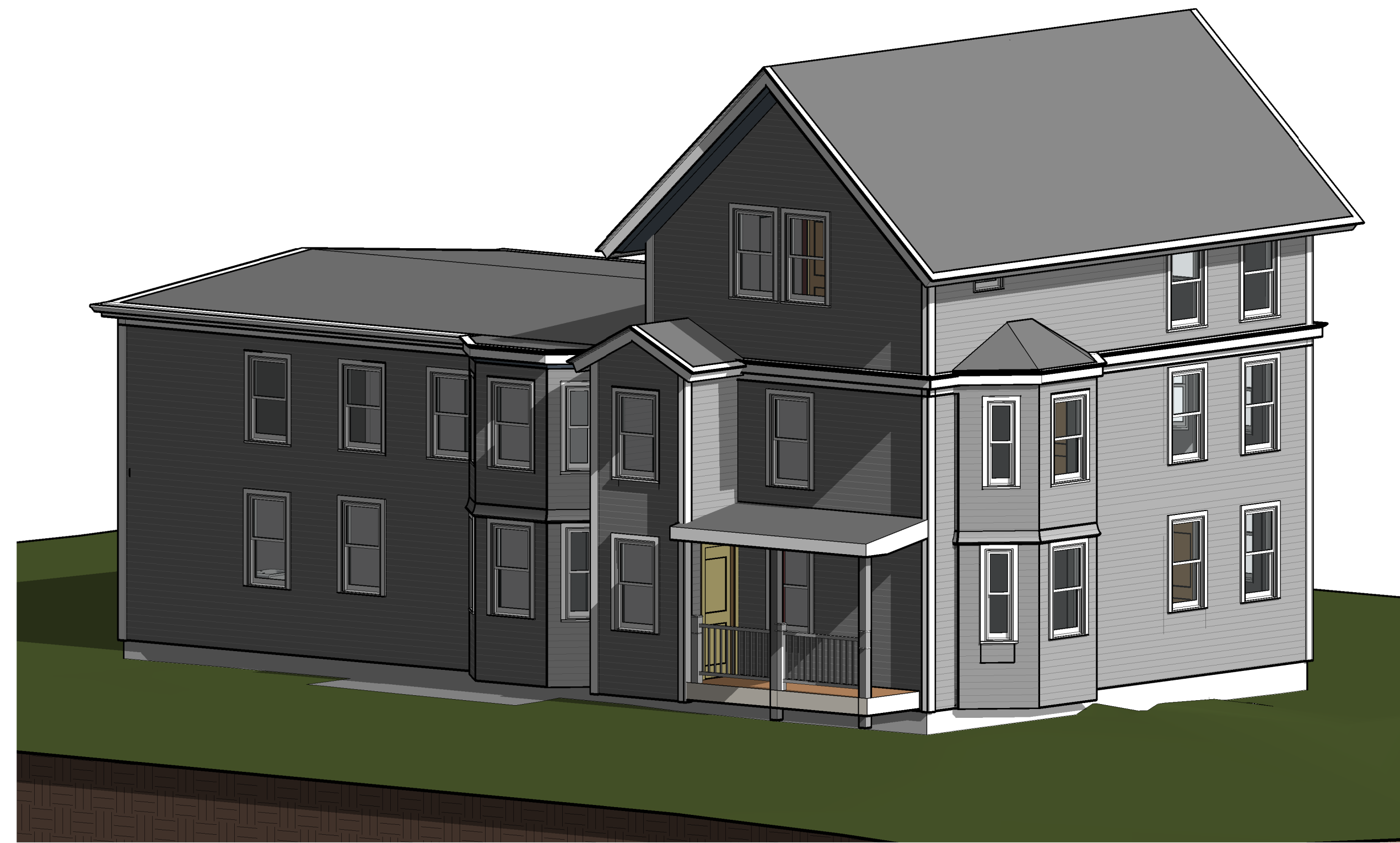


PROPOSED LEFT SIDE ELEVATION (BZA)

3/16" = 1'-0"

1/27/2023 1:52:14 PM

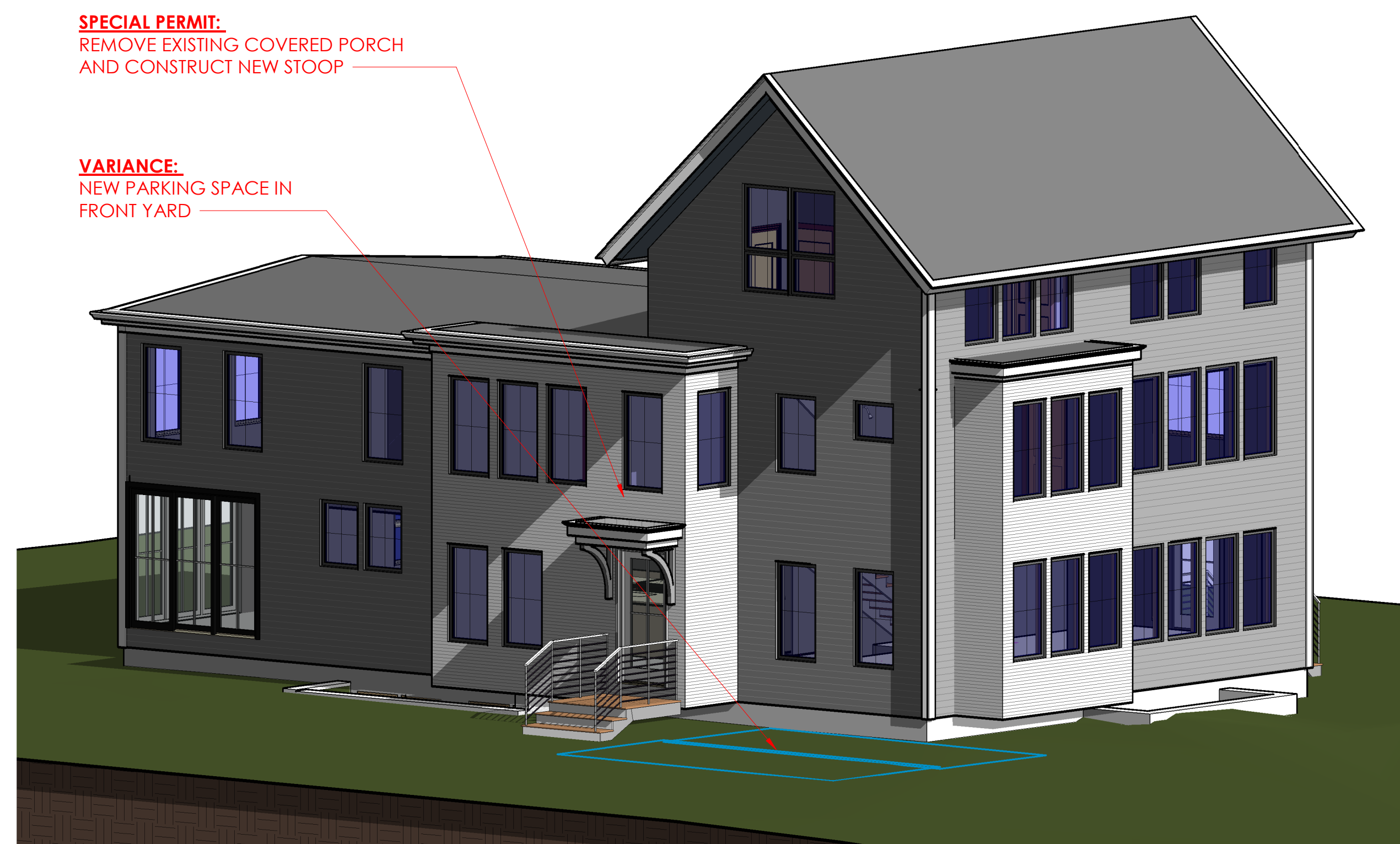




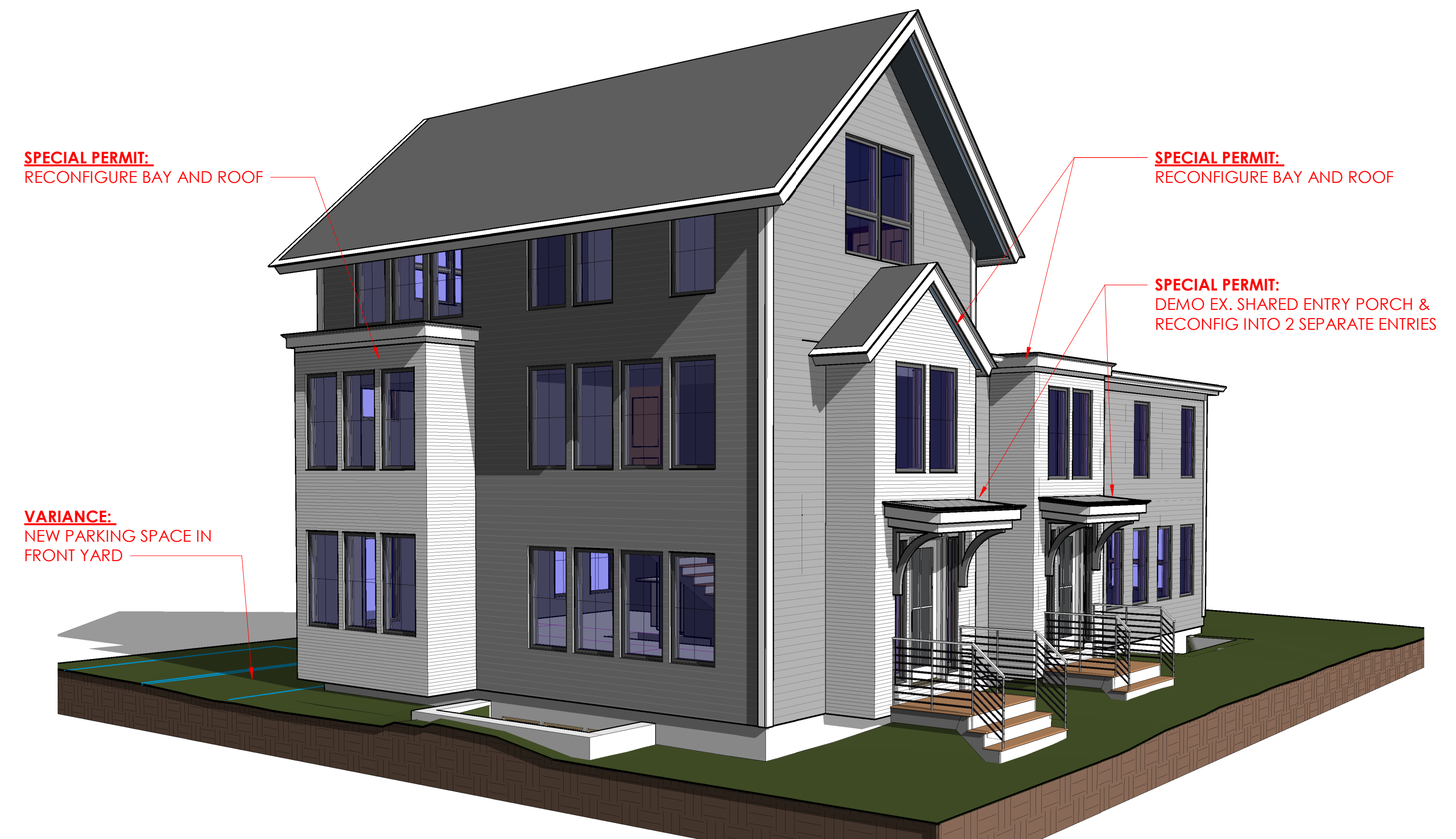
EXISTING VIEW 2 (BZA)



EXISTING VIEW (BZA)



PROPOSED VIEW 2 (BZA)



PROPOSED VIEW (BZA)

EXISTING & PROPOSED 3D VIEWS
 BOARD OF ZONING APPEAL SUBMISSION - JAN. 27, 2023

60 MARTIN STREET, CAMBRIDGE MA



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

Date
 01.24.2023

Drawing no.
 BZA300

1/27/2023 1:52:20 PM



EXISTING VIEW FROM MARTIN STREET



EXISTING VIEW FROM MARTIN STREET



EXISTING VIEW FROM WRIGHT STREET



EXISTING VIEW FROM WRIGHT STREET

1/27/2023 1:52:20 PM

EXISTING PHOTOS
BOARD OF ZONING APPEAL SUBMISSION - JAN. 27, 2023

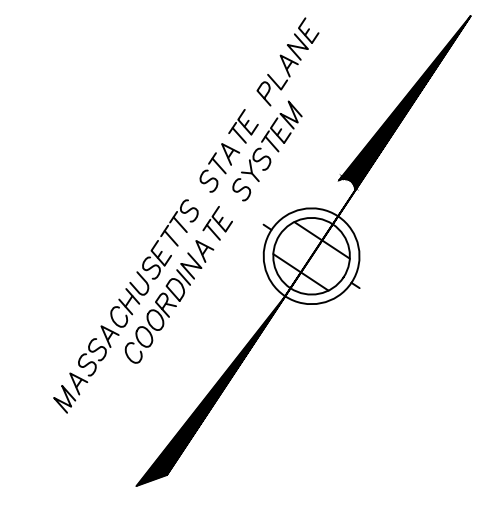
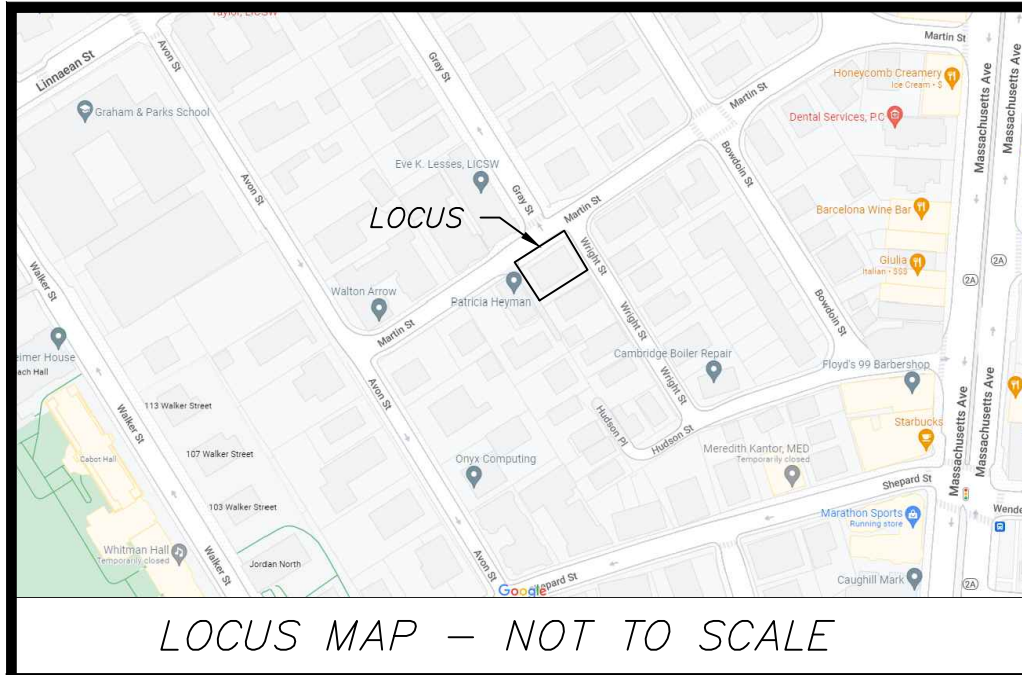
60 MARTIN STREET, CAMBRIDGE MA



K B A
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3527

Date
01.24.2023

Drawing no.
BZA401



- LEGEND**
- - - 101 EXISTING CONTOURS
 - - - 100 EXISTING CONTOURS
 - STOCKADE FENCE
 - x- CHAIN LINK FENCE
 - OHW- OVERHEAD WIRES
 - W- WATER LINE
 - D- DRAIN LINE
 - S- SEWER LINE
 - G- GAS LINE
 - ⊙ SANITARY MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ DECIDUOUS TREE
 - ⊙ WATER GATE
 - ⊙ GAS METER
 - ⊙ ELECTRIC METER
 - ⊙ UTILITY POLE
 - ⊙ WATER SHUT OFF
 - ⊙ SIGN
 - ⊙ GATE POST
 - ⊙ AREA DRAIN
 - FFE FINISHED FLOOR ELEVATION
 - x 50.32 SPOT GRADE

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JULY 14, 2022 AND AUGUST 3, 2022, BY GM2 ASSOCIATES (GM2).

BOUNDARY LINES AND EASEMENTS FOR THE SUBJECT PROPERTY ARE PER DEED AND PLAN RESEARCH BY DESIGN CONSULTANTS, INC. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION, UNRECORDED EASEMENTS AND/OR ADVERSE CLAIMS BY OTHERS ARE NOT SHOWN.

LOCATION OF UNDERGROUND UTILITIES FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY: FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. OVERHEAD WIRES DEPICTED HEREON ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. ACTUAL WIDTH, TYPE, NUMBER, AND HEIGHT SHOULD BE FIELD VERIFIED PRIOR TO ANY SITE DESIGN WORK. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

HORIZONTAL DATUM IS NAD83, AND VERTICAL DATUM IS NAVD88, BASED ON RTK NETWORK CORRECTED GNSS OBSERVATIONS.

EXISTING BUILDING HEIGHT CALCULATION:

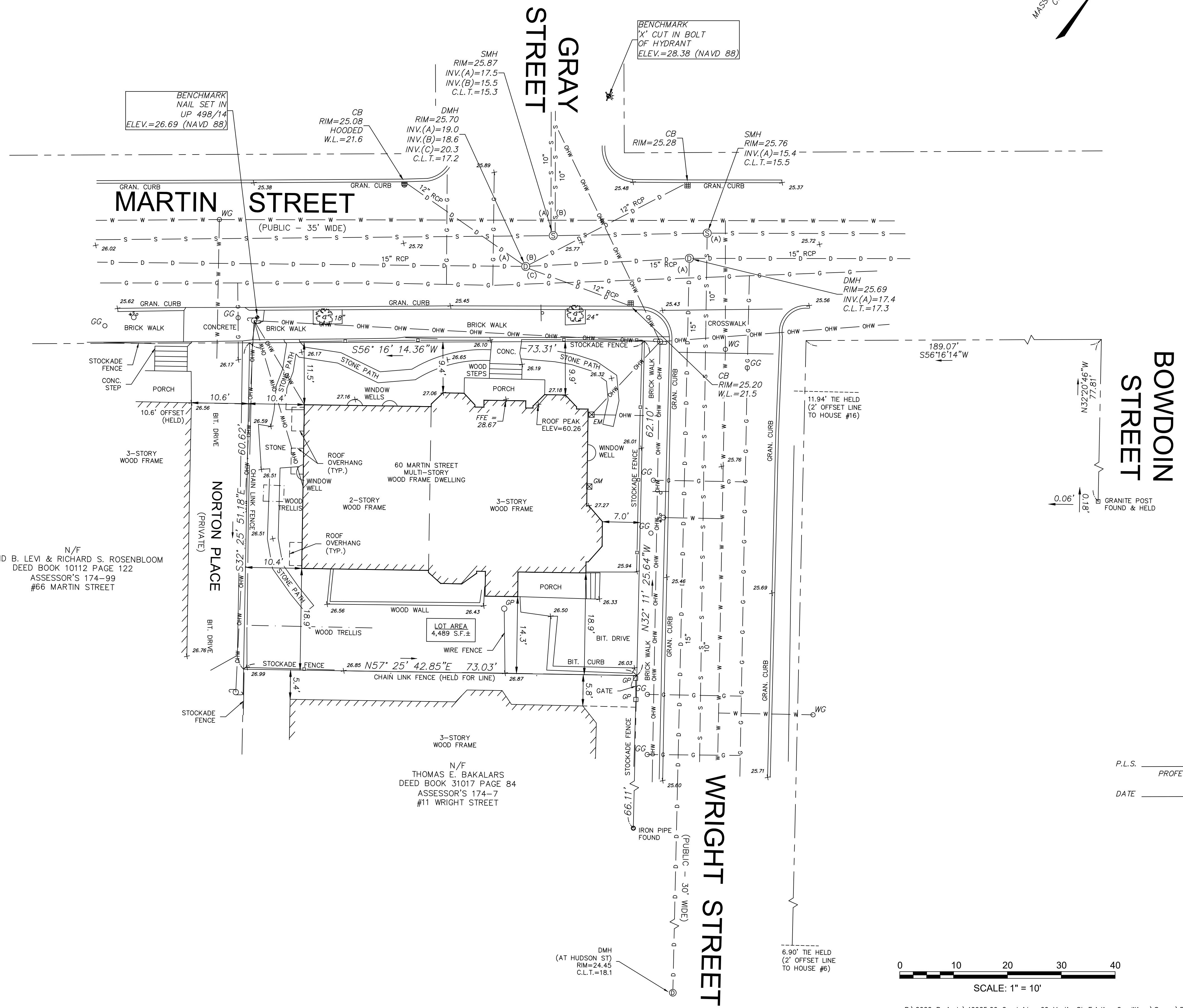
ROOF ELEVATION = 60.3
 AVG. GRADE AT BUILDING = 27.1
 HEIGHT OF BUILDING = 33.2'

PLAN REFERENCES:

PLAN NUMBER 76 OF 1989
 PLAN NUMBER 77 OF 1989
 PLAN NUMBER 858 OF 1991
 PLAN NUMBER 149 OF 1999
 PLAN NUMBER 524 OF 2001
 LAND COURT CASE #28336A
 NORTON ST ACCEPTANCE PLAN (OCT. 8, 1892)
 WRIGHT ST FOR ACCEPTANCE (NOV. 1, 1888)

N/F
 DAVID B. LEVI & RICHARD S. ROSENBLUM
 DEED BOOK 10112 PAGE 122
 ASSESSOR'S 174-99
 #66 MARTIN STREET

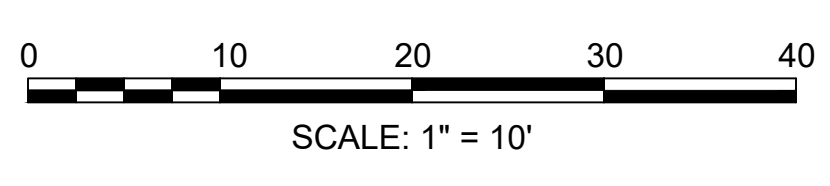
N/F
 THOMAS E. BAKALARS
 DEED BOOK 31017 PAGE 84
 ASSESSOR'S 174-7
 #11 WRIGHT STREET



DRAFT

P.L.S. _____
 PROFESSIONAL LAND SURVEYOR FOR GM2 ASSOCIATES, INC.
 DATE _____

LOCUS TITLE INFORMATION
 (60 MARTIN ST / 17 WRIGHT ST)
 OWNER: 60 MARTIN STREET, LLC.
 DEED REFERENCE: BK. 70637 PG. 68
 ASSESSORS: MAP 174 LOT 5



Copyright 2022 GM2 Associates, Inc.

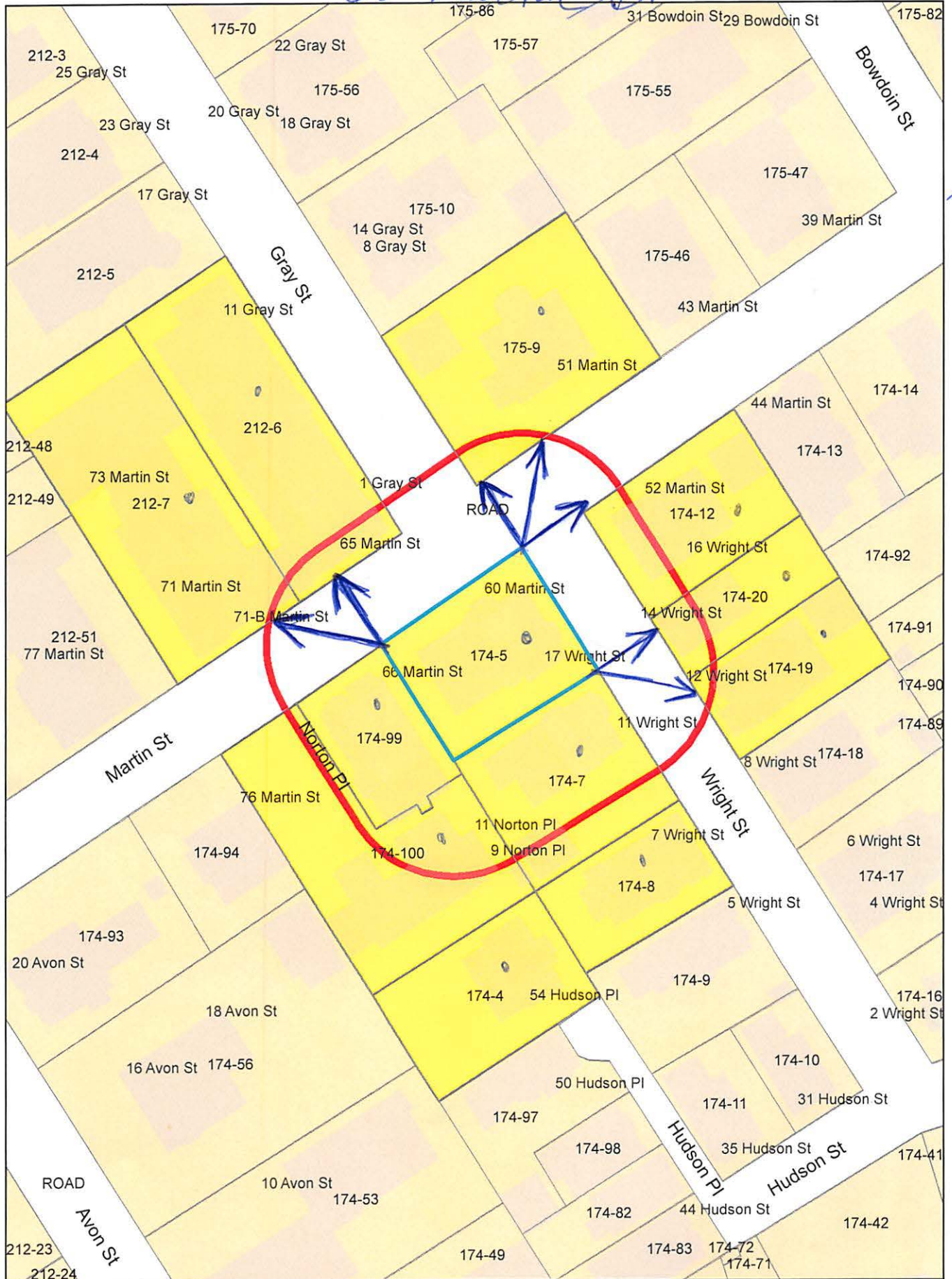
P:\2022 Projects\40925.00 Cambridge 60 Martin St_Existing Conditions\Survey\Project Drawing Data\DWG\40925.00 - 60 Martin Street, Cambridge_EC.dwg

	GM2 Associates, Inc. 10 CABOT ROAD, SUITE 101B MEDFORD, MASSACHUSETTS		SCALE: HORIZ: 1" = 10' VERT: _____	NO. DATE BY REVISIONS	FIELD: LG CALCS: MJ CHECKED: KK APPROVED: JS	EXISTING CONDITIONS PLAN 60 MARTIN STREET	LAND LOCATED IN CAMBRIDGE, MASSACHUSETTS SURVEYED FOR BRP DEVELOPMENT	PROJECT NO. 40925.00 DATE: 8/10/2022 SHEET NO. 1 OF 1



NO PARKING
→

60 Martin St.



60 Martin St.

Petitioner

174-19
LILLEY, DAVID J. & KAREN A. STEEL LILLEY
44 CLOVER ST
BELMONT, MA 02478

174-99
COLLINS, MARTHA
66 MARTIN ST., #3
CAMBRIDGE, MA 02138

MAHMOOD FIROUZBAKHT
7 CRESCENT STREET
CAMBRIDGE, MA 02138

174-100
WALD, LAWRENCE L. & JULIE A. DUNCAN
9-11 NORTON PL., UNIT #11
CAMBRIDGE, MA 02138

175-9
WEISENBERG, ADAM N. & SUSAN M. POLLAK
51 MARTIN ST
CAMBRIDGE, MA 02138-1616

174-99
HEYMAN, PATRICIA D.
66 MARTIN ST., #1
CAMBRIDGE, MA 02138

174-4
BEHR, WARREN G. AND KAREN M. FREUND
54 HUDSON PLACE
CAMBRIDGE, MA 02138-1709

174-7
GAZLEY, JOHN V. & CHRISTINE A. HATHAWAY
11 WRIGHT ST., #3
CAMBRIDGE, MA 02138

174-8
WERBY, ELISABETH,
TR. THE ELISABETH WERBY 2018 REV TRUST
7 WRIGHT ST., #1
CAMBRIDGE, MA 02138

174-8
JACKSON, ANTHONY,
TRUSTEE ELISABETH WERBY,
7 WRIGHT ST., #2
CAMBRIDGE, MA 02138

174-8
KOECHNER, DIRK WALTER, RENATE KOECHNER
& WALTER KOECHNER
83 WASHINGTON AVE
CAMBRIDGE, MA 02138

174-7
URBAN, PETER
11 WRIGHT ST., UNIT #2
CAMBRIDGE, MA 02138

212-6
CORKTREE, LLC
C/O NCP MGMT. CO
P.O. BOX 590179
NEWTON CENTER, MA 02459

212-7
PLUM PROPERTIES, LLC
71 MARTIN ST.# 4B
CAMBRIDGE, MA 02138

174-12
BLUE LOBSTER MARTIN LLC
C/O TRILOGY LAW LLC
255 OLD AYER RD
GROTON, MA 01450

174-99
TAPSCOTT, STEPHEN J.
66 MARTIN ST UNIT 2
CAMBRIDGE, MA 02138

174-20
KIMMEL SARA
14 WRIGHT ST
CAMBRIDGE, MA 02138

174-5
60 MARTIN STREET RE LLC
7 CRESCENT ST
CAMBRIDGE, MA 02138

174-7
GANESH, TIRUCHIRAPALLI
540 CHESTNUT ROSE LN
SANDY SPRINGS, GA 30327

174-100
ROSENBLUM, RACHEL
9 NORTON PL
CAMBRIDGE, MA 02138

CAMBRIDGE ARCHITECTURAL INVENTORY



133/27-27A

ADDRESS: 60 Martin Street
17 Wright St.

USE: residential commercial religious _____

STORIES: 1 2 3 4 5

TYPE: single double row ___ duplex ___ decker double_d tenement apartment

ROOF: hip gable front gable flank mansard flat _____

MATERIAL: frame brick _____ SIDING: original subsequent asbestos

PLACEMENT: narrow to street broad to street square (Martin)

ENTRANCE: flank front side front center

STYLE: L.Geo. Grk.Rev. Brk-lt. Mans. Med. Q.A. C.Rev. None+ None-

ORNAMENT: little moderate elaborate

DATE: 1790 1800 10 20 30 40 50 60 70 80 90 1900 10 20 30

MAP: 1880 middle bay + ea window to fall
width of bldg shows up on 1908 plan

REMODELING: drastic moderate minor _____ CONDITION: poor fair good excellent

IMPORTANCE TO SETTING: detrimental none moderate great _____ INITIALED: _____

DESCRIPTION:



135/15-15A
Wright Street
view

This is a funny, meandering thing that doesn't fit any recognizable type but appears to have been added to from time to time. an incoherent assemblage of bays & porches etc It may have started life as a vernacular derivation from the Italianate, but that's pretty nebulous.

7/25/72 Ed

Pacheco, Maria

From: Sara Kimmel <sarabkimmel@gmail.com>
Sent: Tuesday, February 7, 2023 1:20 PM
To: Pacheco, Maria
Subject: Zoning Appeal 60 Martin St

Ms. Pacheco,

I am writing to express my support in favor of the special permit and variance requested by Mahmood Firouzbakht, case BZA-207818. Mr. Firouzbakht has kindly shared his plans with us and our neighbors and these changes will be good for our neighborhood.

Thank you,
Sara Kimmel
14 Wright Street, Cambridge, MA 02138



Plum Properties

January 31, 2023

Dear Board of Zoning Appeal:

As an abutter to the project at 60 Martin/17 Wright Street, we are writing in support of the zoning application as submitted by the owner, Mahmood Firouzbakht.

We met with the owner last week and reviewed the proposed plans. We believe the proposed changes to the exterior of the building will improve the overall appearance of the house and are appropriate in size and scale.

In addition, the creation of an additional parking space will benefit not only the residents of these homes, but will also benefit the surrounding neighbors. Parking in this neighborhood is quite limited and having an additional off-street parking space will alleviate the demand for on-street parking.

We believe the overall design and parking area will fit in with the character of the neighborhood and will be a vast improvement over the prior condition of this property.

We support the approval by the BZA of this application as submitted.

Sincerely,

Alan Savenor, Plum Properties
Owner of Record of 71-73 Martin Street

January 31, 2023

Dear Board of Zoning Appeal:

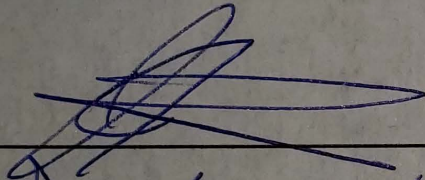
As an abutter to the project at 60 Martin/17 Wright Street, we are writing in support of the zoning application as submitted by the owner, Mahmood Firouzbakht. We have met with the owner and reviewed the proposed plans. We believe the proposed changes to the exterior of the building improve the overall appearance of the house and are appropriate in size and scale. The creation of an additional parking space will benefit not only the residents of these homes, but also benefit the surrounding neighbors. Parking in this neighborhood is quite limited and having an additional off-street parking space will alleviate the demand for on-street parking. We believe the overall design and parking area will fit in with the character of the neighborhood and will be a vast improvement over the prior condition of this property. We support the approval by the BZA of this application as submitted.

Sincerely,

Signed: _____

Name: _____

Owner of Record of: _____



David J. Lilley

David J. Lilley