



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 APR -6 PM 2:47

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1205111

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Buckingham Browne and Nichols School C/O Sisia Daglian

PETITIONER'S ADDRESS: 30 Quincy St., Somerville, MA 02143

LOCATION OF PROPERTY: 80 Gerrys Landing Rd., Cambridge, MA

TYPE OF OCCUPANCY: Educational

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To build an addition to existing BB&N building for continued educational use.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.50 & 4.56.c (Educational Use).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Sisia D

(Petitioner (s) / Owner)

Sisia Daglian

(Print Name)

Address:

30 Quincy St. Somerville MA

Tel. No.

617-600-6383

E-Mail Address:

sisia@evarch.com

Date: 4/6/26

BZA Application Form

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 Buckingham Browne & Nichols, Derek Bross, Director of Facilities
(OWNER)

Address: 80 Gerrys Landing Rd, Cambridge, MA 02138

State that I/We own the property located at 80 Gerrys Landing Rd,
which is the subject of this zoning application.

The record title of this property is in the name of Buckingham Browne & Nichols School

*Pursuant to a deed of duly recorded in the date 11/15/1970, Middlesex South
County Registry of Deeds at Book 11918, Page 690; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

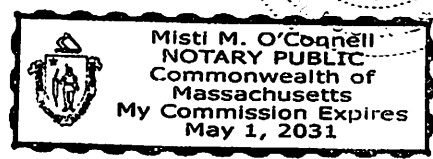
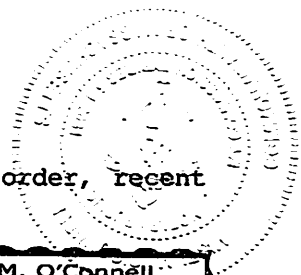
Commonwealth of Massachusetts, County of Middlesex

The above-name Derek Bross personally appeared before me,
this 3 of April, 2026, and made oath that the above statement is true.

[Signature] Notary

My commission expires 5/1/2031 (Notary Seal).

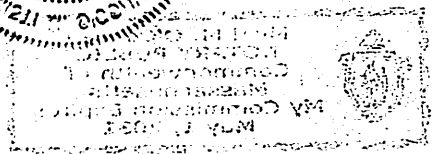
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



11/15/1911
11/15/1911

11/15/1911

[Handwritten signature]



DIMENSIONAL INFORMATION

Applicant: Buckingham Browne and Nichols School
Location: 80 Gerrys Landing Rd., Cambridge, MA
Phone: 617-600-6383

Present Use/Occupancy: Educational
Zone: Residence C-1 Zone
Requested Use/Occupancy: Educational

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		188922	190722	267,359	(max.)
<u>LOT AREA:</u>		356478	356478	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.53	0.54	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	WIDTH	1,083' +/-	no change	n/a	
	DEPTH	686' +/-	no change	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	130.4'	119.4'	10'	
	REAR	194.4'	200.9'	30'	
	LEFT SIDE	270.8'	270.8' (337.3' to addition)	13.3'	
	RIGHT SIDE	499.9'	462.4'	13.3'	
<u>SIZE OF BUILDING:</u>	HEIGHT	20.23' +/-	19' (addition only)	35'	
	WIDTH	70.0'	111.1'	n/a	
	LENGTH	30.1'	47.9'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		65.7%	65.0%	30%	
<u>NO. OF DWELLING UNITS:</u>		0	0	n/a	
<u>NO. OF PARKING SPACES:</u>		246	246	n/a	
<u>NO. OF LOADING AREAS:</u>		1	no change	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		27.7'	26.1'	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.:

Other school buildings constructed of masonry/steel. Closest adjacent building size is 105,966 sf.

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'.

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 80 Gerrys Landing Rd , 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:

Section 4.56 of the Ordinance allows for Secondary School Institutional use upon the issuance of a Special Permit where, as in this case, the proposed addition is within the Institutional Use overlay district of Shady Hill School and BB&N School and the use will not substantially increase non-conformity or create a new non-conformity.

The proposed addition is modest in scale and extends the Institutional Secondary School use in a manner that is similar to the current use of the campus academic buildings.

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 proposed addition represents less than a one percent increase in the floor area of the school, which would not change the traffic patterns of students and staff coming to or leaving the school. The addition serves to provide dedicated space to an existing robotics program. The intensity of use of the campus, activity patterns and users will not change from the current campus. The pattern of access or egress to the campus will not be altered.

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 addition is one story and will be part of a building which fronts the school's athletic fields. The addition does not directly face the public way or neighbouring residential uses. It has been designed to complement the character and scale of the historic Woodshop building to which it is annexed, and its roofline is lower than that of the Woodshop. The adjacent residential uses are a substantial distance from the addition and the addition would not be readily visible to them. The closest neighbour is another school, Shady Hill, which buffers the addition from the adjacent residential neighbourhood.

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:

Currently there are no restrooms that are part of the Woodshop building. The proposed addition will bring the Woodshop building into greater compliance with building and health codes by the construction of code compliant bathrooms. In all other aspects, the proposed addition will be constructed in accordance with all the requirements of the State Building Code and City Ordinances and will not cause nuisance or hazards and will improve the health and safety of its occupants.

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 addition will use materials, colours and design features which are similar to the existing Woodshop and be compatible with its scale. It will be used as a maker space similar to the Woodshop. Sections 4.56-4.57 of the Ordinance allows for the issuance of a Special Permit for the proposed work when, as in this case, there will not be any detrimental impact on the neighborhood. The proposed work will improve and modernize the educational mission of the School without substantially derogating from the requirements of the Ordinance.

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

ZONING SUMMARY

ZONING DISTRICT: C-1
 EXISTING USE: 4.56.c Institutional Use

SUMMARY OF RELIEF REQUESTED

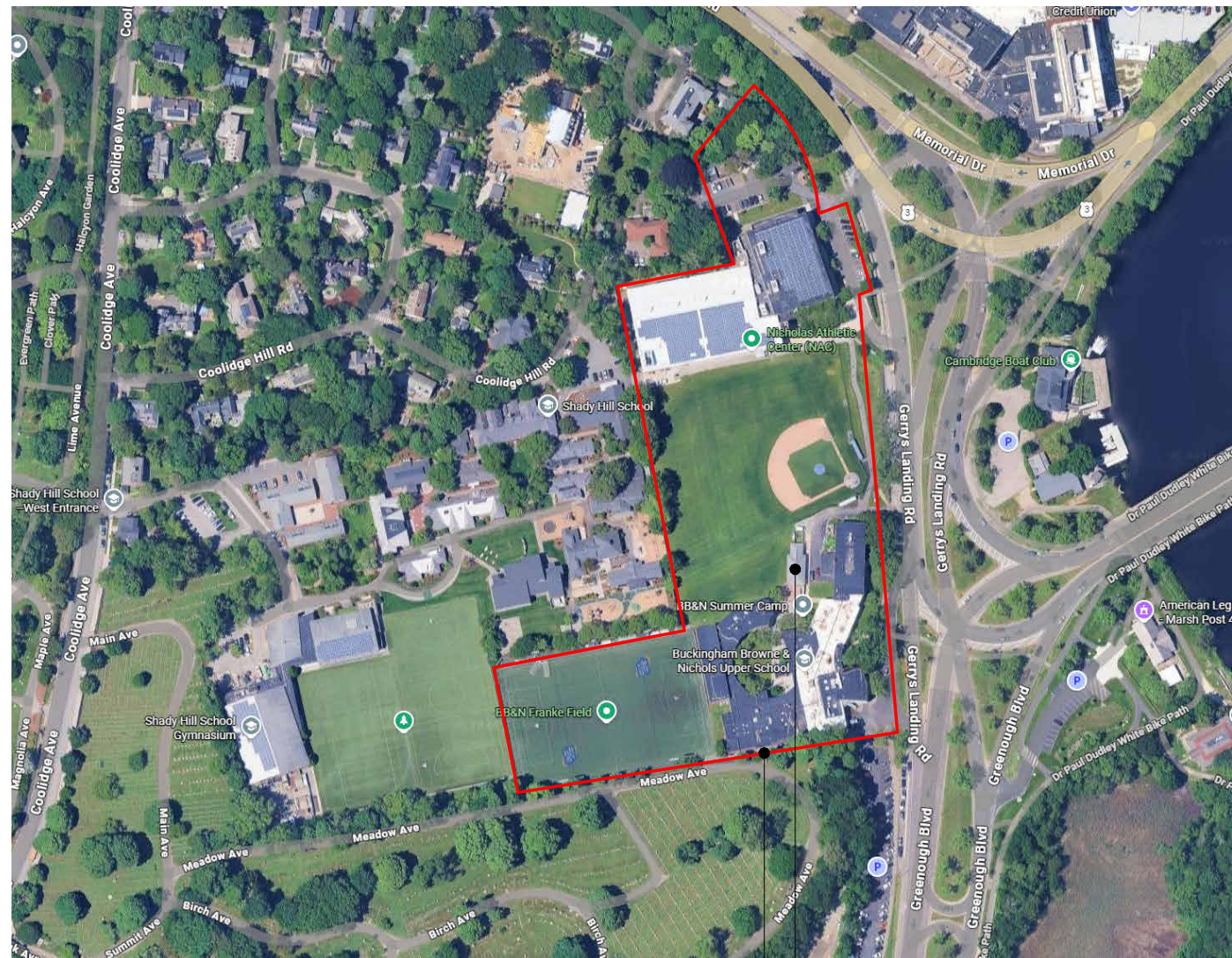
1 **SPECIAL PERMIT 4.56.c** Institutional Use

Description: Buckingham, Browne & Nichols School is proposing a one-story addition to the existing Woodshop building for the purpose of dedicated maker space.

DIMENSIONAL CHART HIGHLIGHTS

	EXISTING CONDITION	REQUESTED CONDITION	ORDINANCE REQUIREMENT
TOTAL GROSS FLOOR AREA	188,922 sf	190,722 sf	267,359 gfa (allowable)
FLOOR AREA RATIO (FAR)	0.53	0.54	0.75

LOT AREA 356,478 sf
 ADDITION AREA 1,800 gfa



Aerial Image (not to scale)

existing Woodshop building
 approximate outline of BB&N Upper School Campus



Existing Woodshop Building
view from street



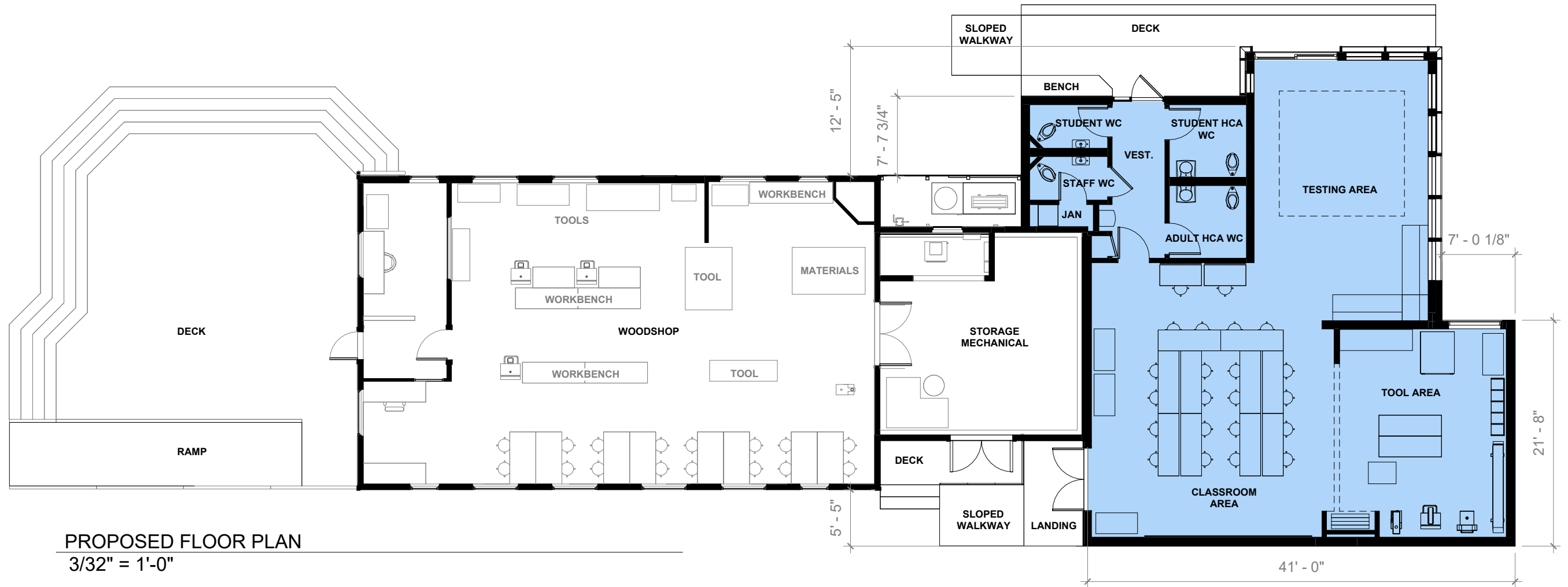
Existing Woodshop Building
view from academic courtyard



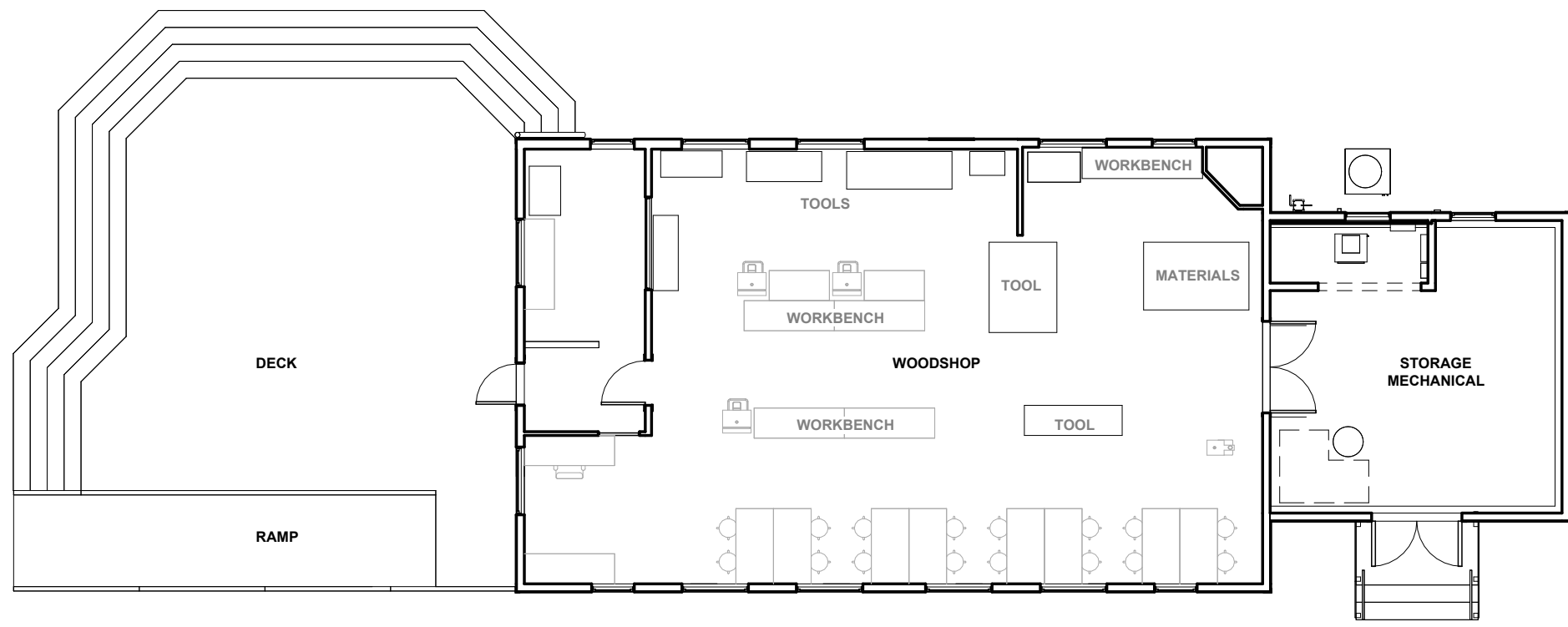
Existing Robotics Testing Area



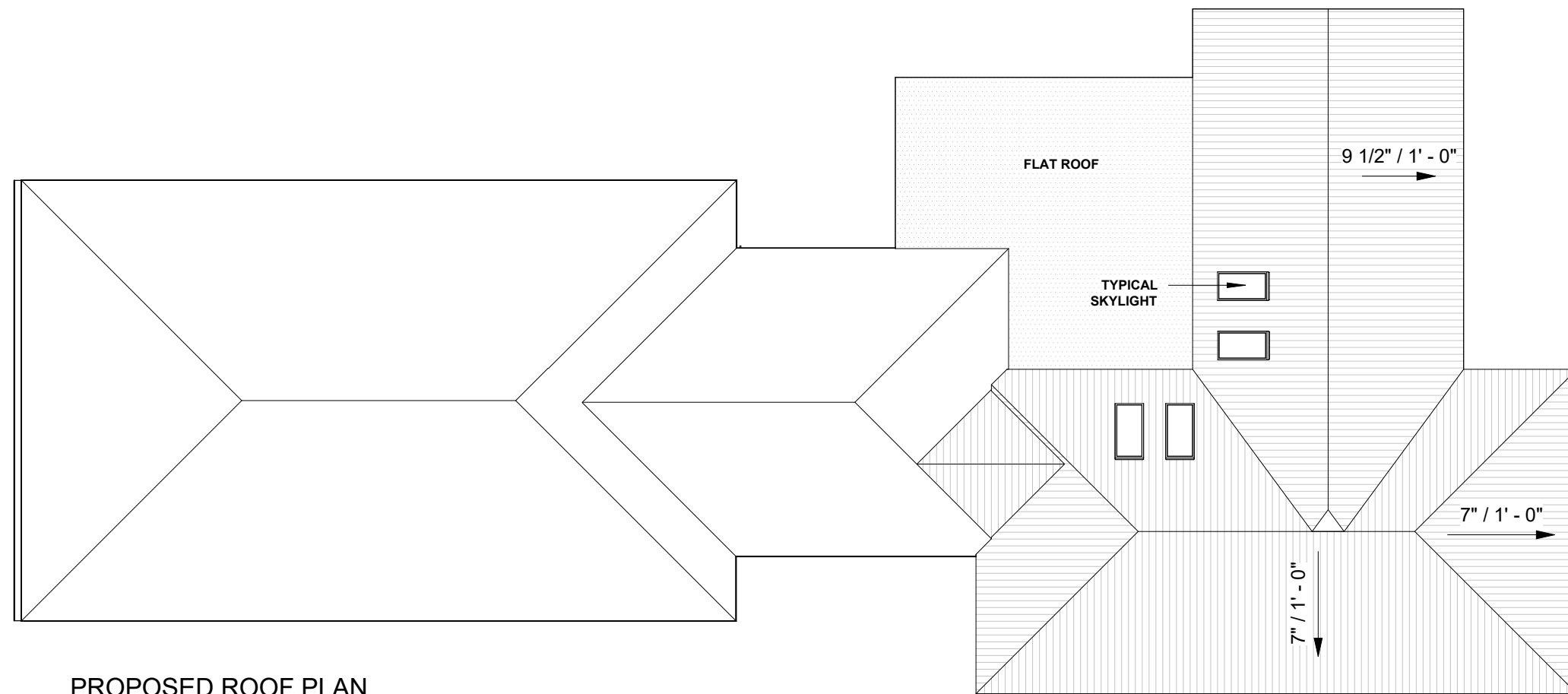
Existing Woodshop Building
view of west facade from field



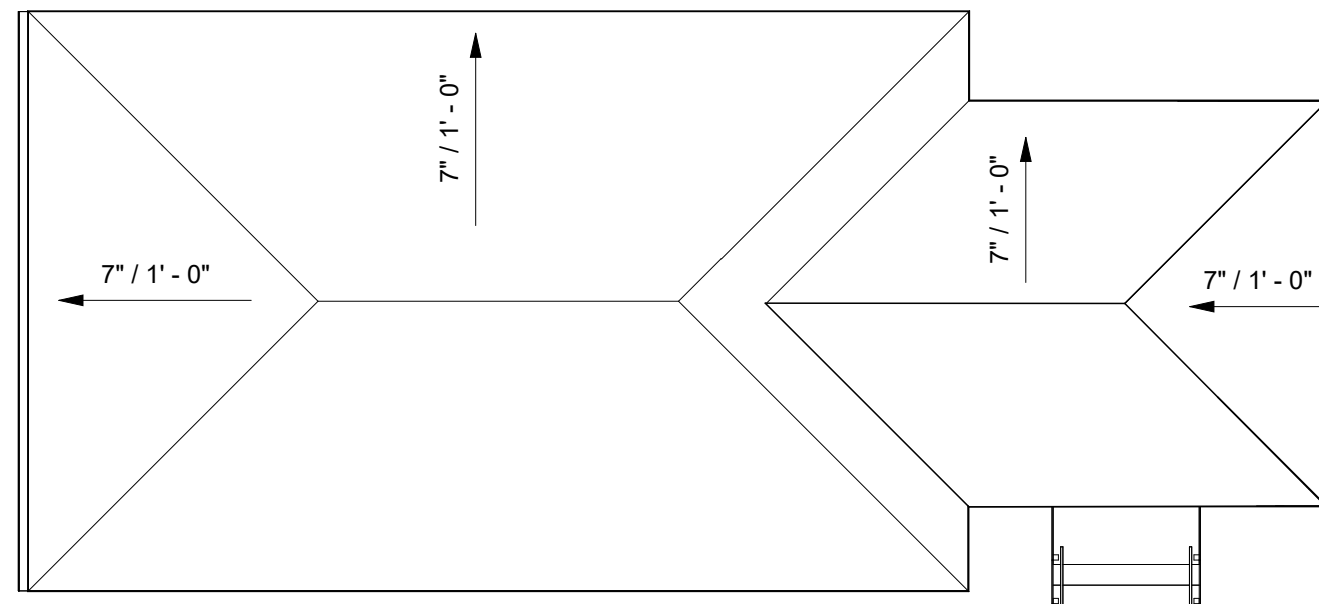
PROPOSED FLOOR PLAN
3/32" = 1'-0"



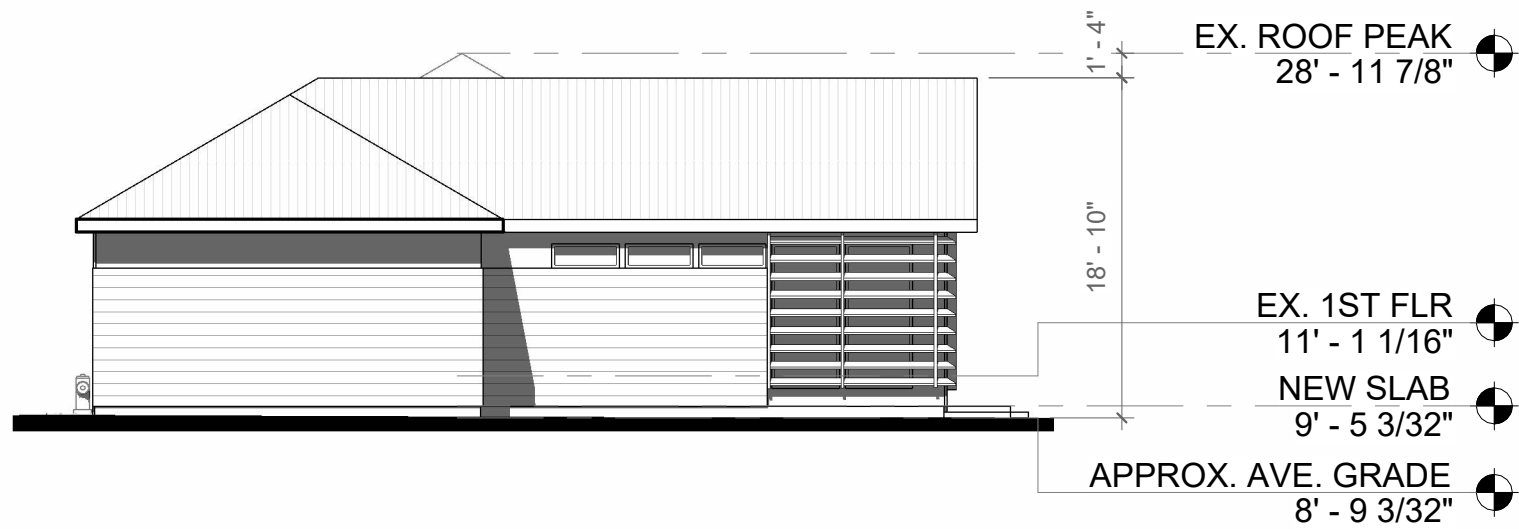
EXISTING FLOOR PLAN
3/32" = 1'-0"



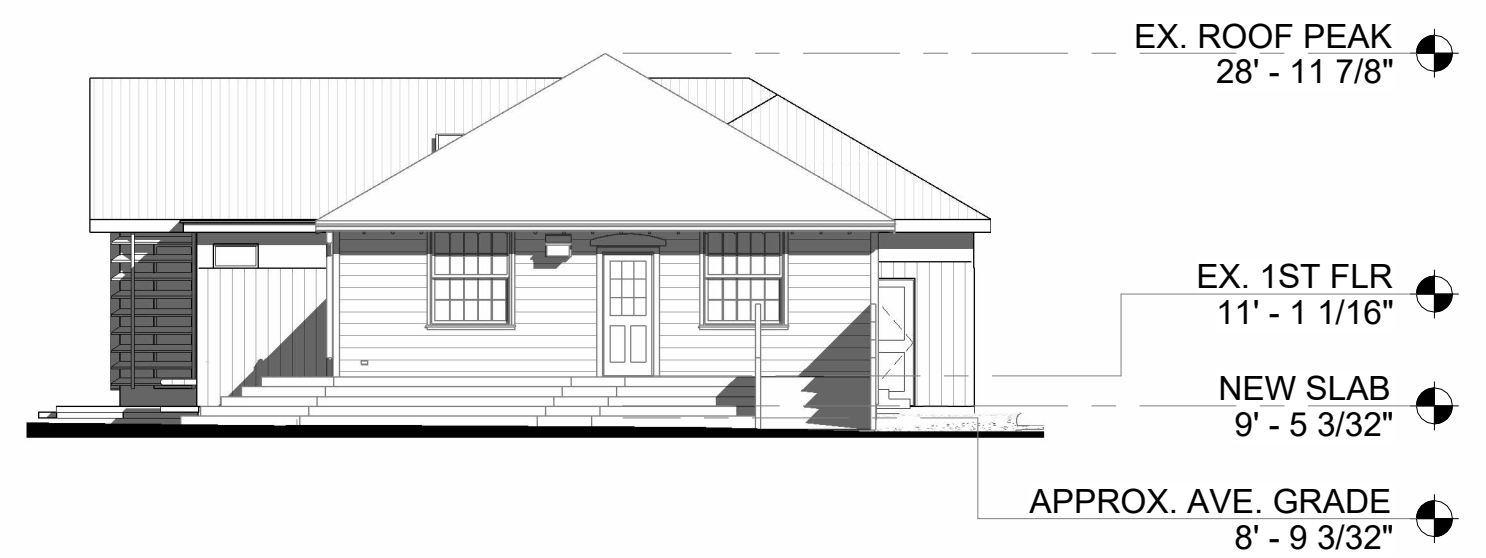
PROPOSED ROOF PLAN
 3/32" = 1'-0"



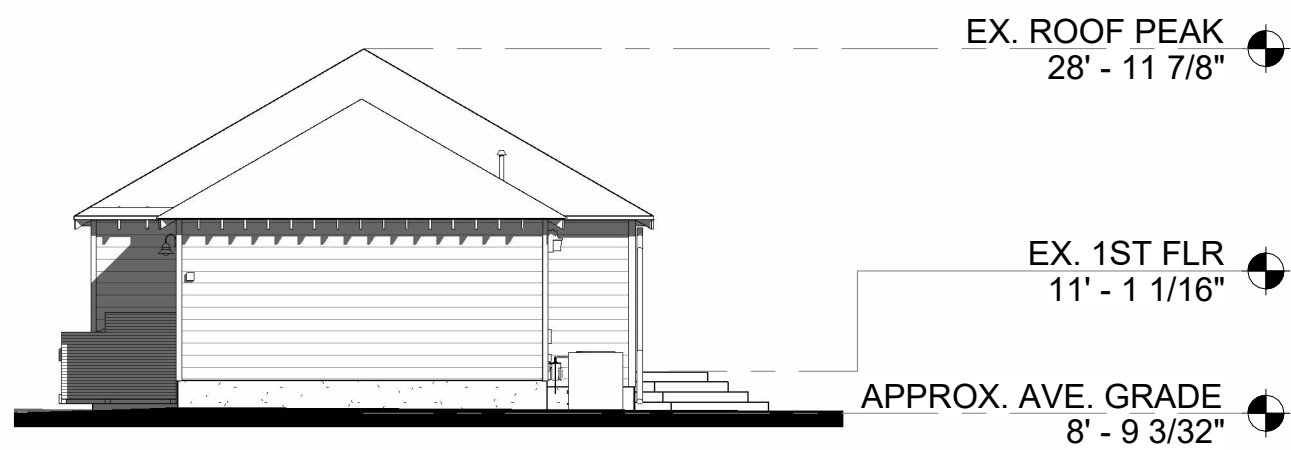
EXISTING ROOF PLAN
 3/32" = 1'-0"



PROPOSED NORTH ELEVATION
3/32" = 1'-0"



PROPOSED SOUTH ELEVATION
3/32" = 1'-0"



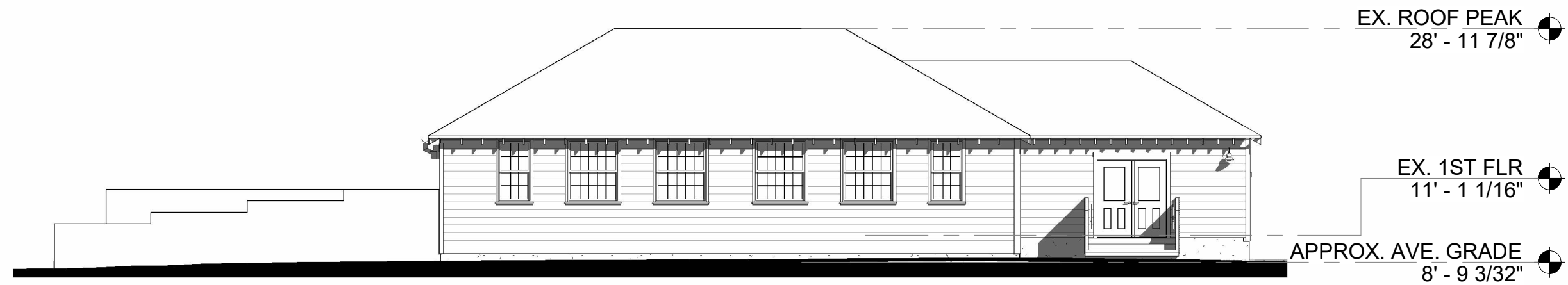
EXISTING NORTH ELEVATION
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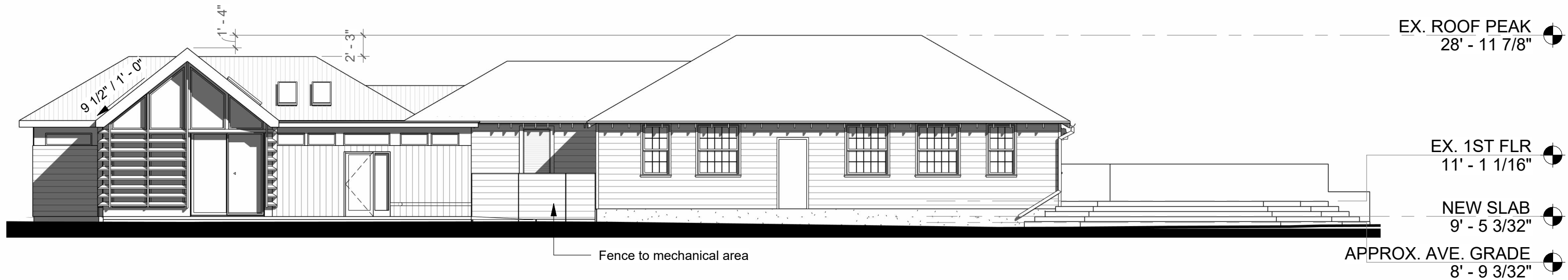
EXISTING SOUTH ELEVATION
3/32" = 1'-0"



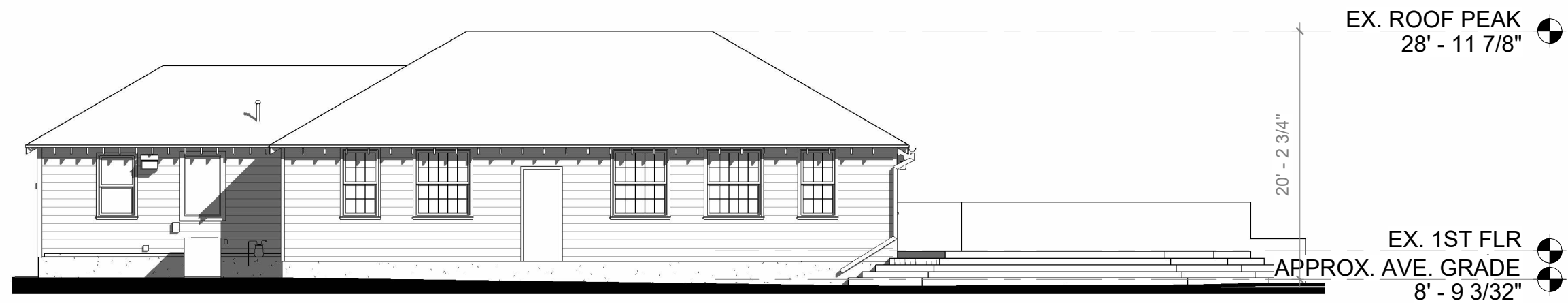
PROPOSED EAST ELEVATION
 3/32" = 1'-0"



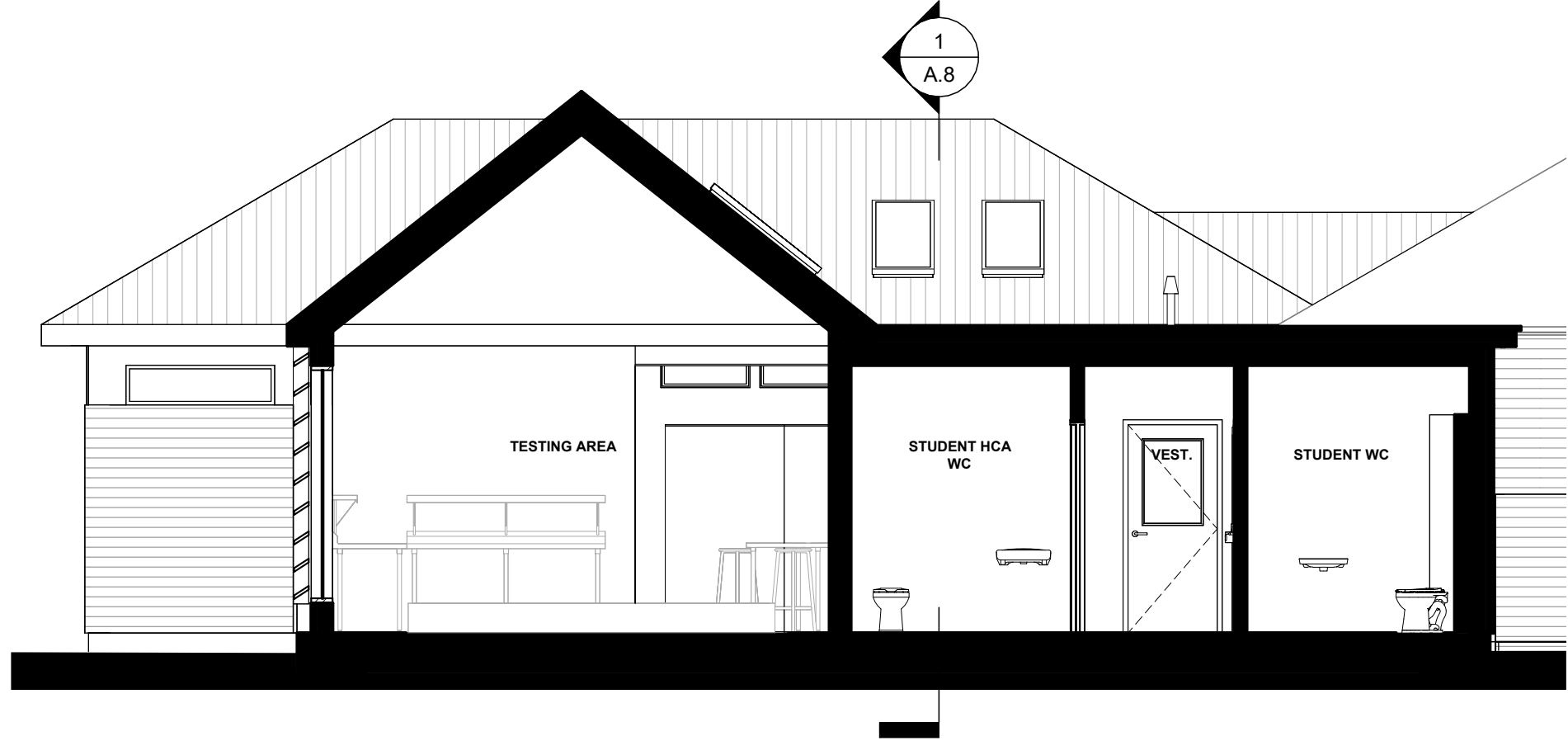
EXISTING EAST ELEVATION
 3/32" = 1'-0"



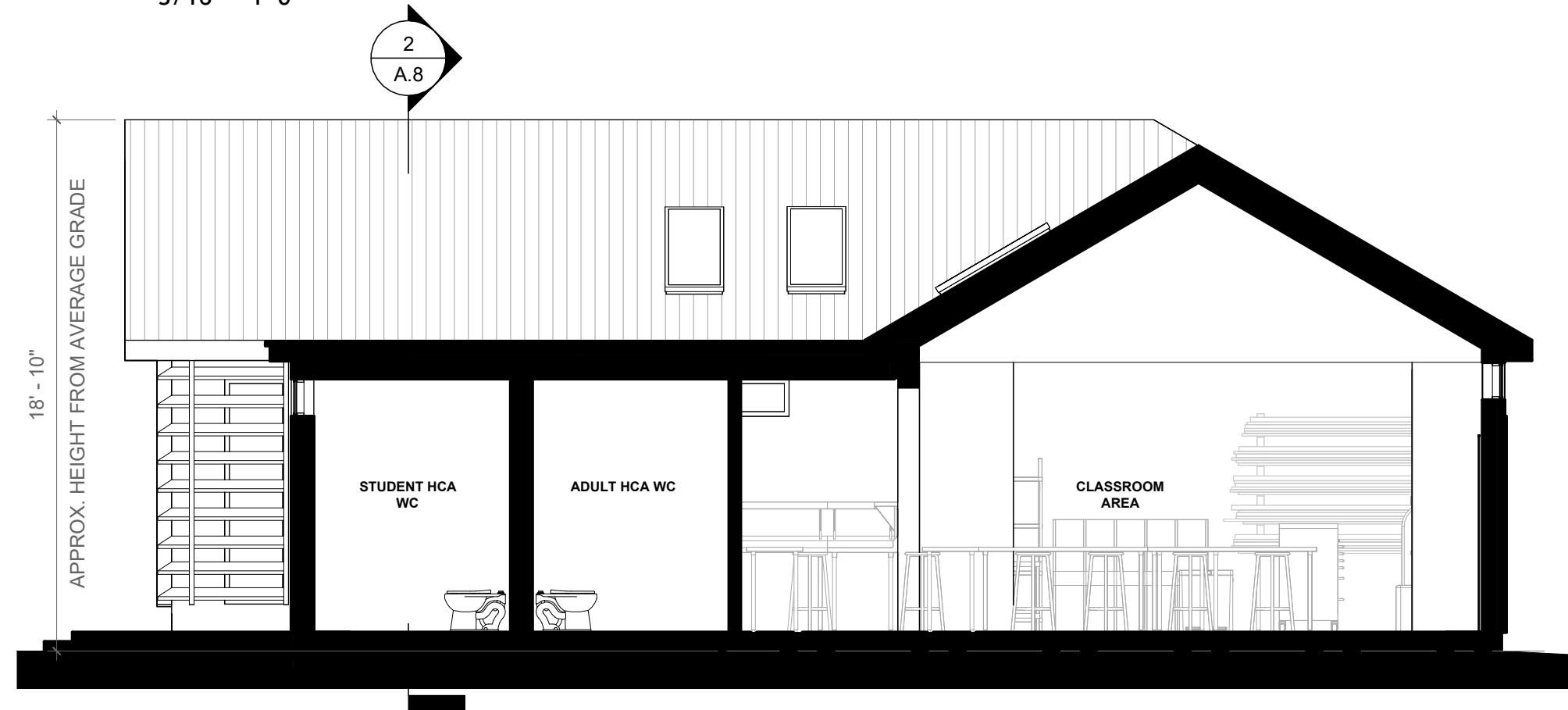
PROPOSED WEST ELEVATION
3/32" = 1'-0"



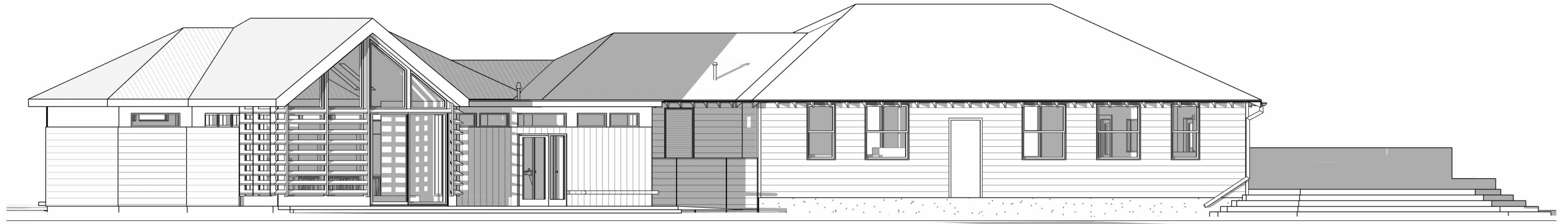
EXISTING WEST ELEVATION
3/32" = 1'-0"



② SECTION AT TESTING AREA
3/16" = 1'-0"



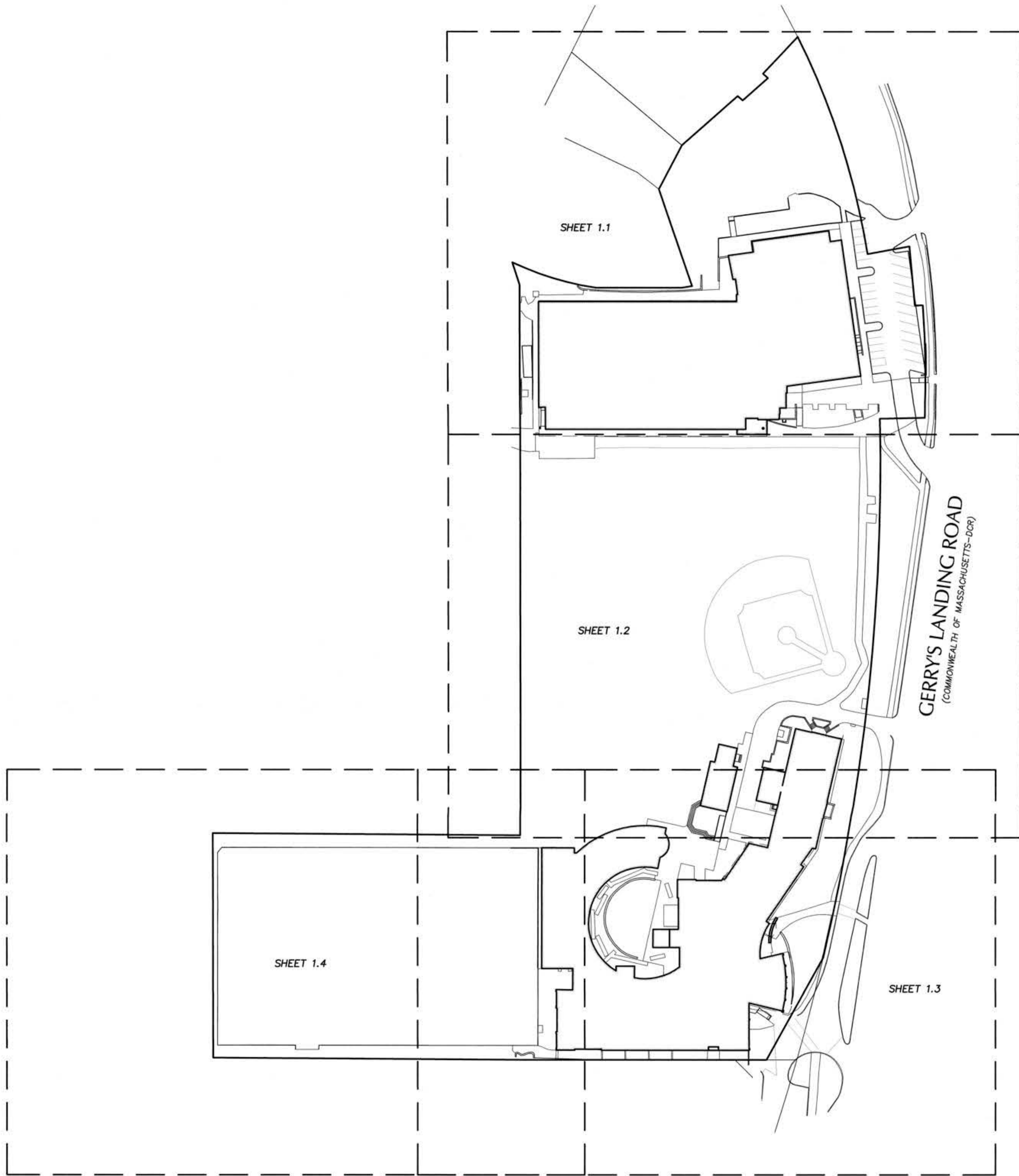
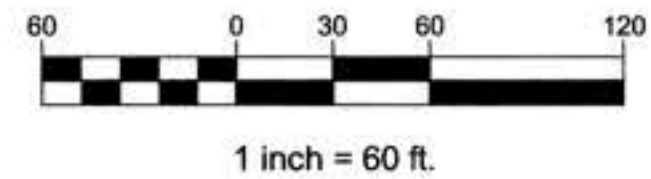
① SECTION @ FLAT ROOF
3/16" = 1'-0"



VIEW FROM FIELD SIDE



VIEW FROM STREET SIDE



NOTES:

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON JULY 11, 2016. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JULY 11-15, 18, 21, AND 28, 2016.
3. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4. ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS.
5. THE SUBJECT LAND AS SHOWN LIES PARTIALLY WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD PLAIN, AS INDICATED ON PANEL 557 FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250185, HAVING AN EFFECTIVE DATE OF JULY 4, 2010.
6. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION (MDC):
 - Plan 506 of 1998
 - Plan 157 of 1997
 - Plan 785 of 1972
 - Plan 1141 of 1970
 - Plan 224 of 1966
 - Plan 25 of 1962
 - Plan 1858 of 1955
 - Plan 2216 of 1950
 - Plan 586 of 1930
 - Filed Plan No. 795
 - MDC Plan No. 42974-V.T.
 - MDC Plan No. 29281-V.T.
 - MDC Taking Plan No. 24
 - Unrecorded Plan of Land by Otte & Dwyer, Inc. entitled "Existing Conditions Plan of Land, 30 Gerry's Landing, Cambridge, Mass. 02138" dated May 25, 2016.
7. THE CURRENT RECORD OWNER IS THE BUCKINGHAM BROWNE & NICHOLS SCHOOL. SEE THE FOLLOWING DEEDS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS:
 - Deed Book 5552 Page 238
 - Deed Book 6086 Page 114
 - Deed Book 7683 Page 84
 - Deed Book 9965 Page 470
 - Deed Book 11064 Page 232
 - Deed Book 11918 Page 690
 - Deed Book 28571 Page 538
 - Deed Book 28571 Page 540
 - Deed Book 66906 Page 102
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.



Samioles Consultants Inc.
 Civil Engineers - Land Surveyors
 30 A Street
 Framingham, MA 01701
 T 508.877.6688
 F 508.877.8149
 www.samioles.com

BB&N UPPER SCHOOL
GERRY'S LANDING ROAD
 CAMBRIDGE, MASSACHUSETTS



James P. Horgan
 JAMES P. HORGAN - P.E.S. No. 50302
 REGISTERED PROFESSIONAL
 LAND SURVEYOR FOR
 SAMIOTES CONSULTANTS, INC.

REVISION	

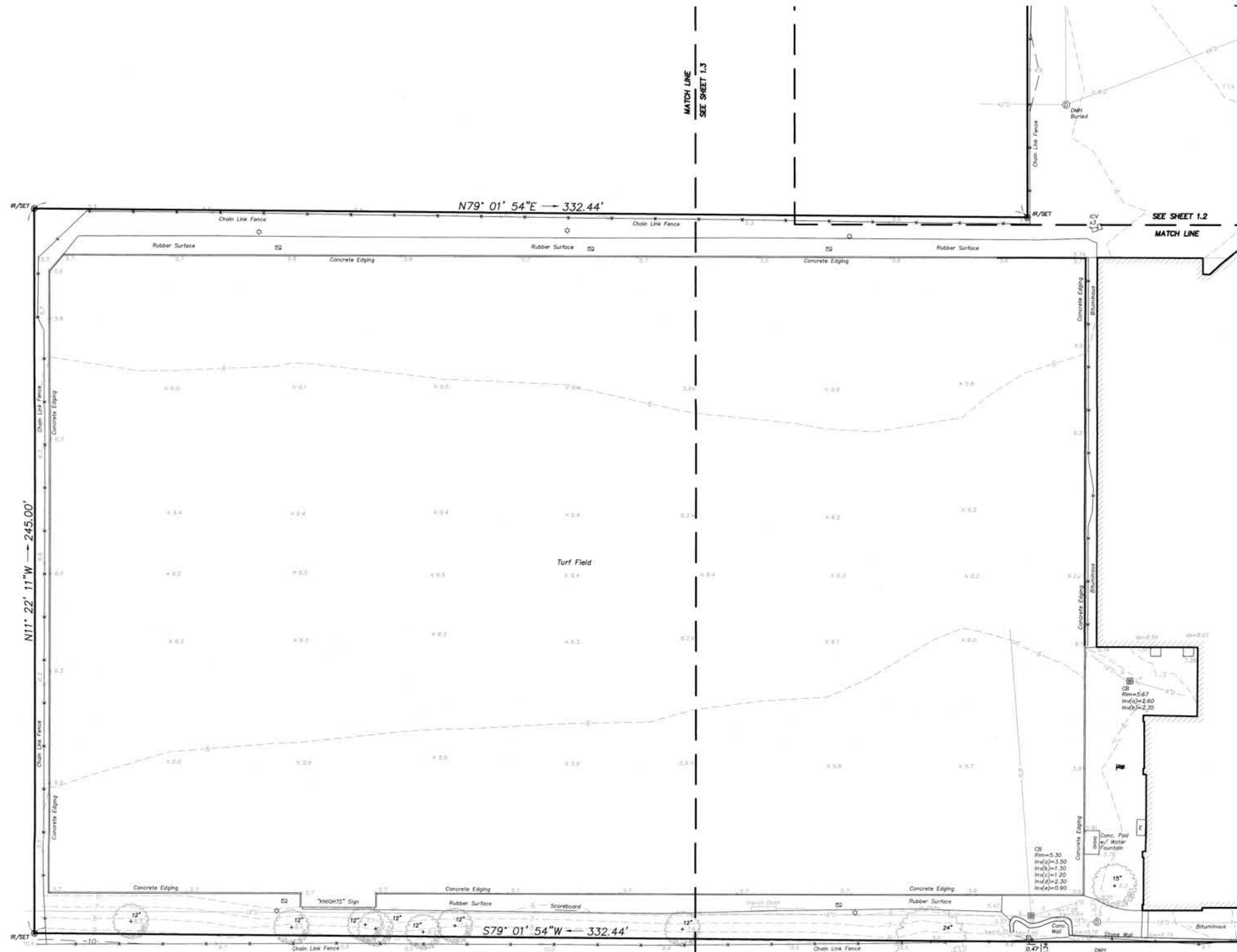
**EXISTING
 CONDITIONS
 PLAN OF LAND**

JOB # 11038.04
 DATE: 10.31.16
 SCALE: 1"=60'
 DRAWN BY: JH, SJD
 APPROVED BY: TMC

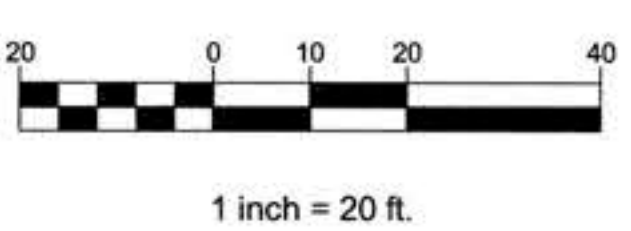
KEY

SHEET 1 OF 5
 FILE:11038.04 BB&N UPPER SCHOOL CAMBRIDGE W5.DWG

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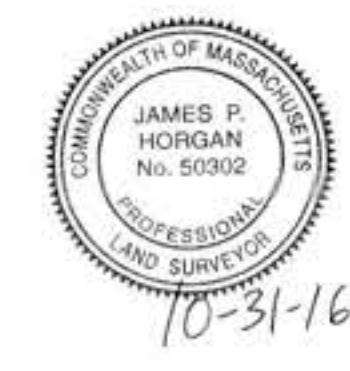


- LEGEND**
- CATCHBASIN
 - DRAIN MANHOLE
 - AREA DRAIN
 - ROOF DRAIN
 - SEWER MANHOLE
 - CLEAN OUT
 - HYDRANT
 - WATER GATE
 - STAND PIPE
 - GAS METER
 - GAS GATE
 - GAS SERVICE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - HANDHOLE
 - TRANSFORMER
 - TELEPHONE MANHOLE
 - FIRE COMMUNICATIONS MANHOLE
 - FIRE CALL BOX
 - STEAM MANHOLE
 - UNKNOWN MANHOLE
 - SIGN
 - BOLLARD
 - MAILBOX
 - GUY WIRE
 - WETLAND FLAG
 - BOUND
 - IRON PIPE
 - DRILLHOLE
 - IRON REBAR
 - MAG NAIL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - FLAGPOLE
 - HANDICAP PARKING SPACE
 - DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - COMMUNICATIONS LINE
 - TELEPHONE LINE LINE
 - FIRE COMMUNICATIONS LINE
 - STEAM LINE
 - OVERHEAD WIRE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT GRADE
 - t_c TOP OF CURB ELEVATION
 - b_c BOTTOM OF CURB ELEVATION
 - t_w TOP OF WALL ELEVATION
 - b_w BOTTOM OF WALL ELEVATION
 - d_s DOOR SILL ELEVATION
 - f_f FINISHED FLOOR ELEVATION
 - DWS DETECTABLE WARNING STRIP
 - n/a INVERT NOT AVAILABLE
 - e_o_p EDGE OF PAVEMENT
 - e_o_g EDGE OF GRAVEL
 - e_o_s EDGE OF STONE
 - e_o_c EDGE OF CONCRETE
 - OH OVERHANG



**BB&N UPPER SCHOOL
GERRY'S LANDING ROAD
CAMBRIDGE, MASSACHUSETTS**

SEAL



JAMES P. HORGAN - P.L.S. No. 50302
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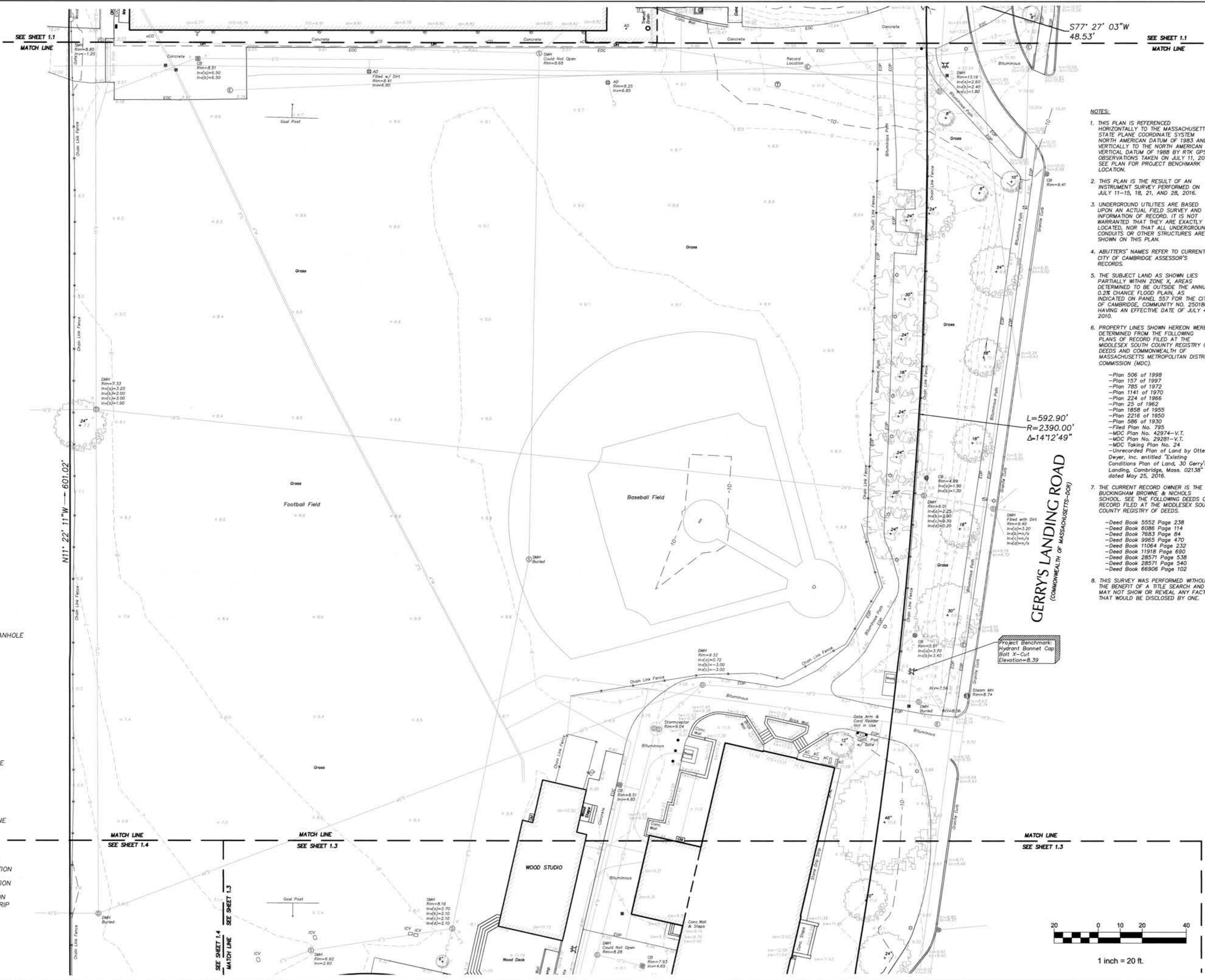
REVISION

NO.	DESCRIPTION

**EXISTING
CONDITIONS
PLAN OF LAND**

JOB # 11038.04
DATE: 10.31.16
SCALE: 1"=20'
DRAWN BY: JH, SJR
APPROVED BY: TMC

EX-1.4

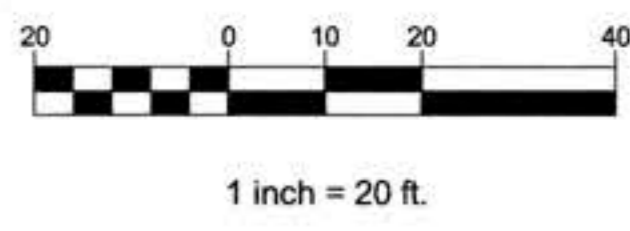


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 - THE CURRENT RECORD OWNER IS THE BUCKINGHAM BROWNE & NICHOLS SCHOOL. SEE THE FOLLOWING DEEDS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS:
 - Deed Book 5552 Page 238
 - Deed Book 6086 Page 114
 - Deed Book 7683 Page 84
 - Deed Book 9965 Page 470
 - Deed Book 11064 Page 232
 - Deed Book 11518 Page 690
 - Deed Book 28571 Page 538
 - Deed Book 28571 Page 540
 - Deed Book 66906 Page 102
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

L=592.90'
R=2390.00'
Δ=14°12'49"

GERRY'S LANDING ROAD
(COMMONWEALTH OF MASSACHUSETTS-COPY)

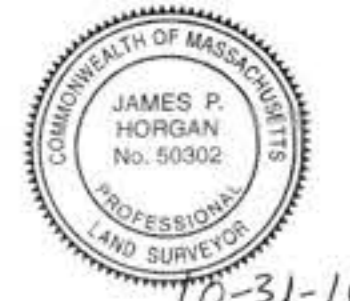
Hydrant Bonnet Cap
Bolt X-Cut
Elevation=8.39



- LEGEND**
- CATCHBASIN
 - DRAIN MANHOLE
 - AREA DRAIN
 - ROOF DRAIN
 - SEWER MANHOLE
 - CLEAN OUT
 - HYDRANT
 - WATER GATE
 - STAND PIPE
 - GAS METER
 - GAS GATE
 - GAS SERVICE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - HANDHOLE
 - TRANSFORMER
 - TELEPHONE MANHOLE
 - FIRE COMMUNICATIONS MANHOLE
 - FIRE CALL BOX
 - STEAM MANHOLE
 - UNKNOWN MANHOLE
 - SIGN
 - BOLLARD
 - MAILBOX
 - GUY WIRE
 - WETLAND FLAG
 - BOUND
 - IRON PIPE
 - DRILLHOLE
 - IRON REBAR
 - MAG NAIL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - FLAGPOLE
 - HANDICAP PARKING SPACE
 - DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - COMMUNICATIONS LINE
 - TELEPHONE LINE
 - FIRE COMMUNICATIONS LINE
 - STEAM LINE
 - OVERHEAD WIRE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT GRADE
 - TOP OF CURB ELEVATION
 - BOTTOM OF CURB ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - DOOR SILL ELEVATION
 - FINISHED FLOOR ELEVATION
 - DETECTABLE WARNING STRIP
 - INVERT NOT AVAILABLE
 - EOP
 - EOG
 - EOS
 - EOC
 - OH

**BB&N UPPER SCHOOL
GERRY'S LANDING ROAD
CAMBRIDGE, MASSACHUSETTS**

SEAL



JAMES P. HORGAN - P.L.S. No. 50302
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

REVISION

**EXISTING
CONDITIONS
PLAN OF LAND**

JOB # 11038.04
DATE: 10.31.16
SCALE: 1"=20'
DRAWN BY: JH, SD
APPROVED BY: TAC

EX-1.2

SHEET 3 OF 5

- NOTES:**
1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON JULY 11, 2016. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
 2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JULY 11-15, 18, 21, AND 28, 2016.
 3. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
 4. ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS.
 5. THE SUBJECT LAND AS SHOWN LIES PARTIALLY WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD PLAIN, AS INDICATED ON PANEL 557 FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186, HAVING AN EFFECTIVE DATE OF JULY 4, 2010.
 6. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION (MDC):
 - Plan 506 of 1998
 - Plan 157 of 1997
 - Plan 785 of 1972
 - Plan 1141 of 1970
 - Plan 224 of 1966
 - Plan 25 of 1962
 - Plan 1858 of 1955
 - Plan 2218 of 1950
 - Plan 586 of 1930
 - Filed Plan No. 795
 - MDC Plan No. 42974-V.T.
 - MDC Plan No. 29281-V.T.
 - MDC Taking Plan No. 24
 - Unrecorded Plan of Land by Otte & Dwyer, Inc. entitled "Existing Conditions Plan of Land, 30 Gerry's Landing, Cambridge, Mass. 02138" dated May 25, 2016.
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 - Deed Book 66906 Page 102
 8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

**BB&N UPPER SCHOOL
GERRY'S LANDING ROAD
CAMBRIDGE, MASSACHUSETTS**

SEAL



James P. Horgan
JAMES P. HORGAN - P.L.S. No. 50302
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SAMIOTES CONSULTANTS, INC.

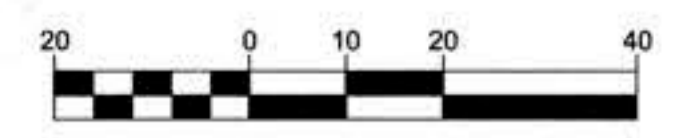
REVISION

**EXISTING
CONDITIONS
PLAN OF LAND**

JOB # 11038.04
DATE: 10.31.16
SCALE: 1"=20'
DRAWN BY: JH, SJD
APPROVED BY: TAC
SHEET 2 OF 5
FILE: 11038.04 BB&N UPPER SCHOOL, CAMBRIDGE, MASS.



- LEGEND**
- CATCHBASIN
 - DRAIN MANHOLE
 - AREA DRAIN
 - ROOF DRAIN
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 - INVERT NOT AVAILABLE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - EDGE OF STONE
 - EDGE OF CONCRETE
 - OVERHANG

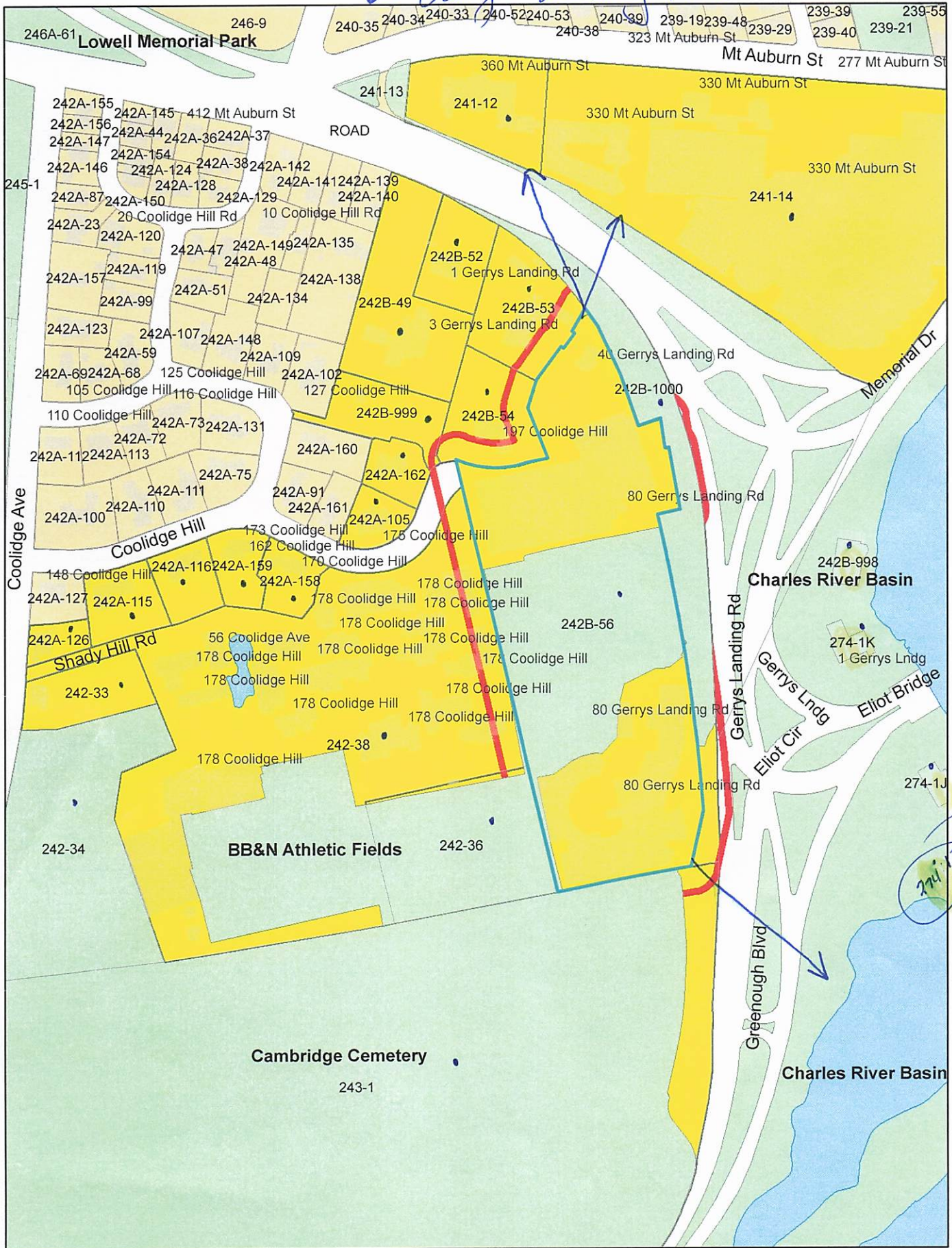


1 inch = 20 ft.

SEE SHEET 1.2
MATCH LINE

SEE SHEET 1.2
MATCH LINE

80 Gerry's Landing Rd.



80 Gerry's Landing Rd. Petitioner

242-36 / 242B-56-54-53
BUCKINGHAM BROWNE AND NICHOLS SCHOOL
C/O DEREK BROSS, DIRECTOR OF FACILITIES
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

242-33-38 / 242A-126
SHADY HILL SCHOOL
178 COOLIDGE HILL
CAMBRIDGE, MA 02138

EVERGREEN ARCHITECTURE
C/O SISIA DAGLIAN
30 QUINCY STREET
SOMERVILLE, MA 02143

243-1-34
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

243-1-34
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

243-1-34
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

242A-162
177 COOLIDGE HILL, LLC
ATTN: ICONIQ CAPITAL
394 PACIFIC AVENUE, 2ND FL
SAN FRANCISCO, CA 94111

242A-158
JONI, SAJ-NICOLE TRUSTEE OF SAJ-NICOLE
A. JONI REVOCABLE TRUST
170 COOLIDGE HILL
CAMBRIDGE, MA 02138

242B-999
COOLIDGE HILL LOT, LLC
ATTN: ICONIQ CAPITAL
394 PACIFIC AVE. 2ND FL
SAN FRANCISCO, CA 94111

241-12
CAMBRIDGE HOME FOR THE AGED PEOPLE
C/O SENIOR LIVING RESIDENCES / CAMBRIDGE
45 BRAINTREE HILL OFFICE PARK - SUITE 306
BRAINTREE, MA 02184

242A-105
175 COOLIDGE HILL, LLC
50 BEALE ST STE 2300
SANFRANCISCO, CA 94105

242A-159
HARRIMAN, RICHARD A. &
KRISTEN WAINWRIGHT
162 COOLIDGE HILL RD.
CAMBRIDGE, MA 02138

242B-52
REIMANN, WILLIAM P. & HELEN S. REIMANN
1 GERRYS LANDING
CAMBRIDGE, MA 02138-5714

242A-115
BRIGGS, EVERETT BARNARD
148 COOLIDGE HILL
CAMBRIDGE, MA 02138

274-11
BELMONT HILL BOATHOUSE
350 PROSPECT STREET
BUSINESS OFFICE
BELMONT, MA 02478

242A-116
FARKAS, CHARLES M. LORA E. SPERBER
154 COOLIDGE HILL
CAMBRIDGE, MA 02138

242B-998
CAMBRIDGE BOAT CLUB % GAIL CROMWELL
2 GERRY'S LANDING
CAMBRIDGE, MA 02138

274-1K
BUCKINGHAM BROWN & NICHOLS
30 GERRY'S LANDING
CAMBRIDGE, MA 02138

242B-1000
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE
BOSTON, MA 02133

241-14
MT. AUBURN HOSPITAL
C/O NICHOLAS DILESCO, CHIEF OPER OFFICER
300 MT AUBURN ST
CAMBRIDGE, MA 02138-5502

242B-49
3 GERRY'S LANDING LLC
155 FEDERAL ST - STE 700
BOSTON, MA 02110

274-1J
MARSH POST #442 OF AMERICA
ONE GERRY'S LANDING ROAD
CAMBRIDGE, MA 02138



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 E-mail: histcomm@cambridgema.gov
URL: <https://www.cambridgema.gov/historic>



Chandra Harrington, *Chair*; Elizabeth Lyster, *Vice Chair*; Charles Sullivan, *Executive Director*
Joseph V. Ferrara, Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, Yuting Zhang, *Members*
Florrie Darwin, Scott Kyle, Michael Rogove, *Alternates*

April 6, 2026

Stephen Ng, Chair
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Mass. 02139

Re: BZA Case 1205111, 80 Gerry's Landing Road

Dear Chair Ng,

I am writing in support of Buckingham Browne & Nichols School's application for relief to allow construction of an addition to the historic Sloyd Building at 80 Gerry's Landing Road.

Sloyd is a Scandinavian method of teaching handicrafts (mostly woodworking, but also sewing and embroidering) to school children. According to Wikipedia, "it was thought that the benefits of handicrafts in general education built the character of the child, encouraging moral behavior, greater intelligence, and industriousness." American schools, including BB&N's predecessors and the Cambridge Public Schools, introduced Sloyd in the 1890s, and it remained popular through the 1930s.

When Browne & Nichols School built the Sloyd Building in 1932 it was one of the first two buildings on the Gerry's Landing campus. Architect H.D. Chandler designed a one-story shingled building in the Arts & Crafts Style, with a low hipped roof and exposed rafter tails. The building has been moved at least twice, in 1963 and 1980, and added to once. In 1996 the Historical Commission blocked a demolition permit application, considering it to be significant in the history of the school and as representative of early 20th century educational practices.

The current proposal involves a small addition to house a robotics lab. The addition is modest in scale and adopts the low hipped roofs that characterize the woodshop. The style is complementary and not competitive with the original building. The requested relief will not conflict with the purposes of the Ordinance and will support the continued utility of this significant building. I urge the Board to grant the petition.

Sincerely,

Charles Sullivan
Executive Director

cc: Derek Bross, BB&N School
Sisia Daglian, Evergreen Architecture