



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017243-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Patty Goodman - C/O Earl Connor, Brady-Built Sunrooms

PETITIONER'S ADDRESS : 160 Southbridge St. Auburn, MA 01501

LOCATION OF PROPERTY : 391 Concord Ave 2 Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Install a factory built sunroom on an existing deck.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

(Petitioner(s) / Owner)

Earl T. Connor

(Print Name)

Address :

160 Southbridge St.
Auburn, MA. 01501

Tel. No. :

508 798 2600 x 136

E-Mail Address :

earl@bradyrooms.com

Date :

1/17/20

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 PATTY GOODMAN
(OWNER)

Address: 391 Concord Avenue Unit 2

State that I/We own the property located at 391 Concord Ave. #2
which is the subject of this zoning application.

The record title of this property is in the name of _____
PATRICIA GOODMAN

*Pursuant to a deed of duly recorded in the date 4/28/11, Middlesex South
County Registry of Deeds at Book 56791, Page 371; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

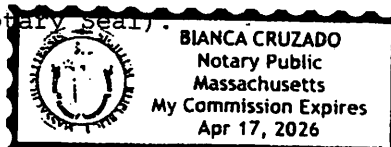
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

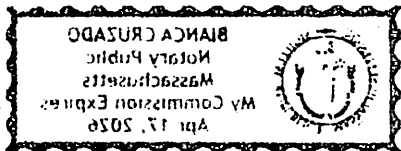
The above-name Patricia Goodman personally appeared before me,
this 8th of January, 2020, and made oath that the above statement is true.

Bianca Cruzado Notary

My commission expires Apr 17, 2026 (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 hardship for the petitioner includes, not being able to enjoy certain life interest to their fullest, such as entertaining and family gatherings. The existing house was built as constructed in the 1920's and although its gross building area exceeds current zoning requirements for FAR, its size and configuration are smaller than the petitioner's needs. There is no existing dining area in the unit and the kitchen is very small. This was corrected on the first floor unit with permission granted by the city to enclose the first floor porch and make it a dining room, leaving the second floor with a roof deck that is virtually useless.

- 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:

391 Concord Avenue is located between Alpine St and Cpl Burns St. An abutting property consists of several attached single family homes that were constructed in the 1980's. The proposed build out will result in less dense than the abutting property. The site hardship is one where existing zoning provisions make modest expansion and improvements impossible unless porches and existing decks are enclosed. The proposed addition encloses a rear second floor deck which is virtually useless space. We are not expanding the footprint in any way and the proposed addition is in the rear of the house, not visible from a public way

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

- 1)** Substantial detriment to the public good for the following reasons:

The proposed addition would not create a detriment to the public for the following reasons:

*it is a beautiful design that takes into consideration the architectural integrity and color of the existing house, enhancing the value of adjacent properties.

*no additional traffic or vehicular density would be added to Concord Avenue.

*the residential use is maintained.

*open front porches on Concord Avenue are maintained.

*the front, rear, and side setbacks will remain the same

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

Relief from the zoning provision would not nullify or substantially derogate from the intent or purpose of this ordinance for the following reasons:

*the proposed addition only adds 196 sq ft to the existing gross buildable area of the site

*front, side and rear setbacks are not affected by the addition

*no additional dwelling units are proposed

*no out buildings are proposed

*no change in use is proposed

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

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Earl connor **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 391 Concord Ave 2 Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2970	3166	2000	(max.)
<u>LOT AREA:</u>		4000	4000	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		.74	.791	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2000	2000	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40	40	40	(min.)
	DEPTH	100	100	100	
<u>SETBACKS IN FEET:</u>	FRONT	12	12	15	(min.)
	REAR	30	30	25	(min.)
	LEFT SIDE	6.5	6.5	7.5	(min.)
	RIGHT SIDE	8.2	8.2	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	31.5	31.5	35	(max.)
	LENGTH	59	59	0	
	WIDTH	29	26	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		31%	31%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		1	1	1per du	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

No other occupancy on the same lot
Proposed construction is 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'.



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831 MASSACHUSETTS AVENUE
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2020 JAN 21 AM 11:31

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017243-2020

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(Petitioner(s) / Owner)

Earl T. Connor

(Print Name)

Address :

160 Southbridge St.
Auburn, MA. 01501

Tel. No. :

508 798 2600 x 136

E-Mail Address :

earl@bradyrooms.com

Date :

1/17/20

[illegible]

391 Concord Ave #2

Petitioner

261-130
BULKOWSKI, CHARLES J.
DOLORES M BULKOWSKI
401 CONCORD AVE
CAMBRIDGE, MA 02138-1215

261-146
GOODMAN, PATRICIA
391 CONCORD AVE. UNIT#2
CAMBRIDGE, MA 02138

BRADY-BUILT SUNROOMS
C/O EARL T. CONNOR
160 SOUTHBRIDGE STREET
AUBURN, MA 01501

261-197
SHAW, WILLIAM J. & CARLA L. WAHNON
387 CONCORD AVE
CAMBRIDGE, MA 02138

261-198
HOWARD EXTON-SMITH &
JASMINE WHITBREAD
C/O FRANK HOFF
29 CHOATE LN.
IPSWICH, MA 01938

260-80
CAMBRIDGE CITY OF SCHOOL DEPT -
TOBIN SCHOOL
159 THORNDIKE ST
CAMBRIDGE, MA 02141

261-142
ALITA PURCELL GREENE
81 ALPINE ST
CAMBRIDGE, MA 02138-1224

261-196
CHETHAM, REBECCA &
CHRISTOPHER A. PANZICA
385 CONCORD AVE
CAMBRIDGE, MA 02138

261-132
GIANNINI, TYLER R. & URAIWAN THILATHAM
16 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-143
BINGHAM, HAZEL E.
79 ALPINE ST.
CAMBRIDGE, MA 02138-1224

260-34
JONAK, PAUL O.
374 CONCORD AVE., #1
CAMBRIDGE, MA 02138

260-34
FERNANDEZ, CAROLINA & JAMES D. LLOYD
374 CONCORD AVE., #2
CAMBRIDGE, MA 02138

261-146
CHILINSKI, DAVID
391 CONCORD AVE UNIT #1
CAMBRIDGE, MA 02138

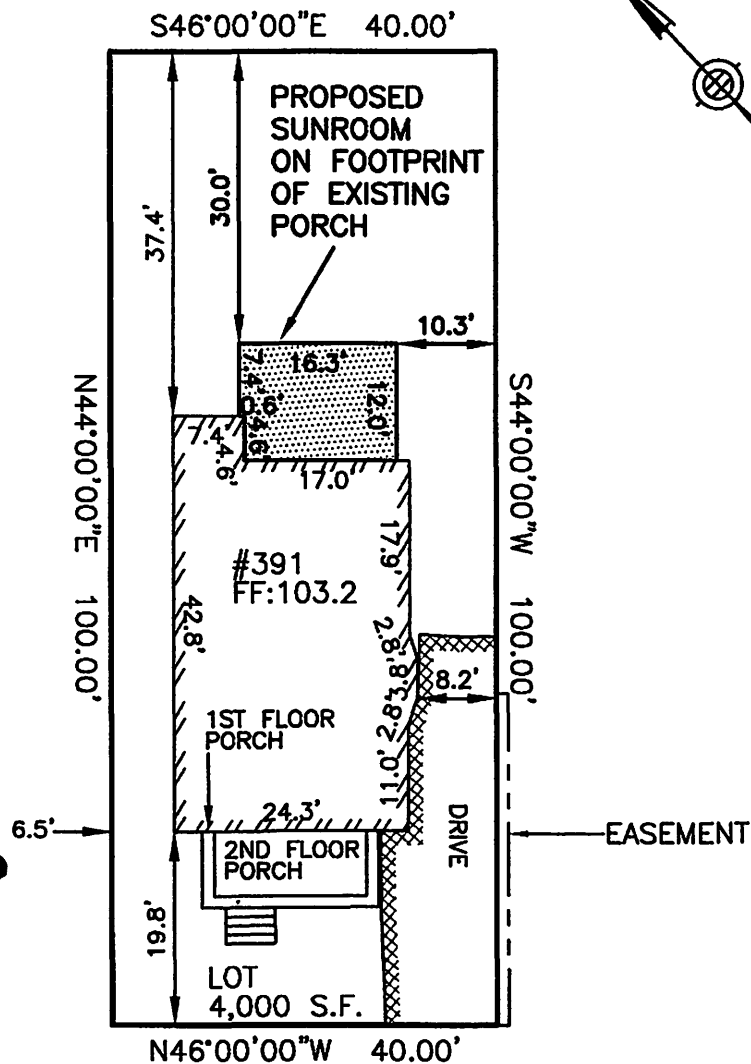
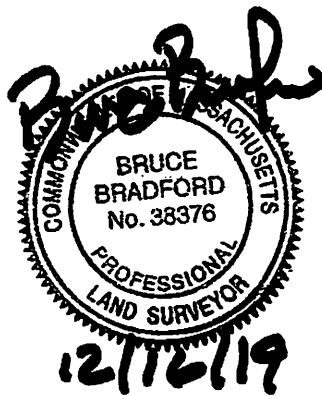
261-131
LAGES, ANA
8 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-132
WEISSER, OLIVIA A. CHRISTOPHER T. WILLARD
355 CONCORD AVE UNIT #2
CAMBRIDGE, MA 02138

260-80
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

260-80
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

261-147
MOORE, NICOLA
397 CONCORD AVE
CAMBRIDGE, MA 02138



CONCORD AVENUE

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

DEED REFERENCE:
BOOK 31373 PAGE 547

PLAN REFERENCE:
PLAN 481 OF 1911

ZONING DISTRICT
RESIDENCE B

FLOOD PLAIN ZONE X
COMMUNITY PANEL NO.
25017C0419E

PLAN OF LAND IN
CAMBRIDGE, MA

391 CONCORD AVENUE
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: DECEMBER 16, 2019

DRAWN: GAR

CHECK: BB

PROJECT NO. 25977

Drawing
1 of 11

5-9-19

Rev 0 update

5-28-19

Revision 2

5-17-19

Revision 1

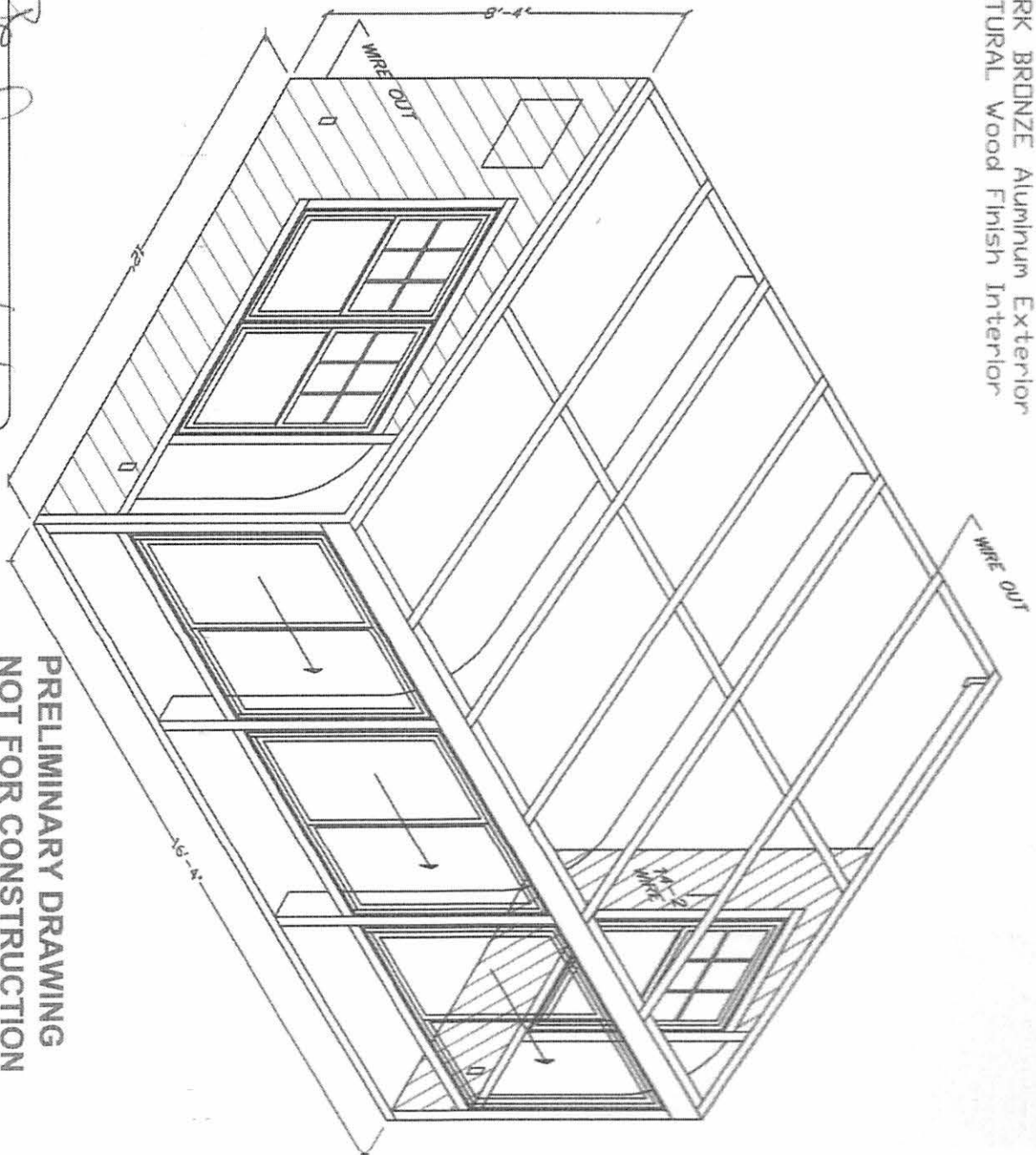
CUSTOMER SIGNATURE

DATE

5/28/2019

DARK BRONZE Aluminum Exterior
NATURAL Wood Finish Interior

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Isometric View Left



160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: MG
Date: 5-9-19
Scale: NTS

Iso

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

Confidential, Brady-Built Inc.

Drawing
2 of 11

5-9-19

Rev 0 update

5-28-19

Revision 2

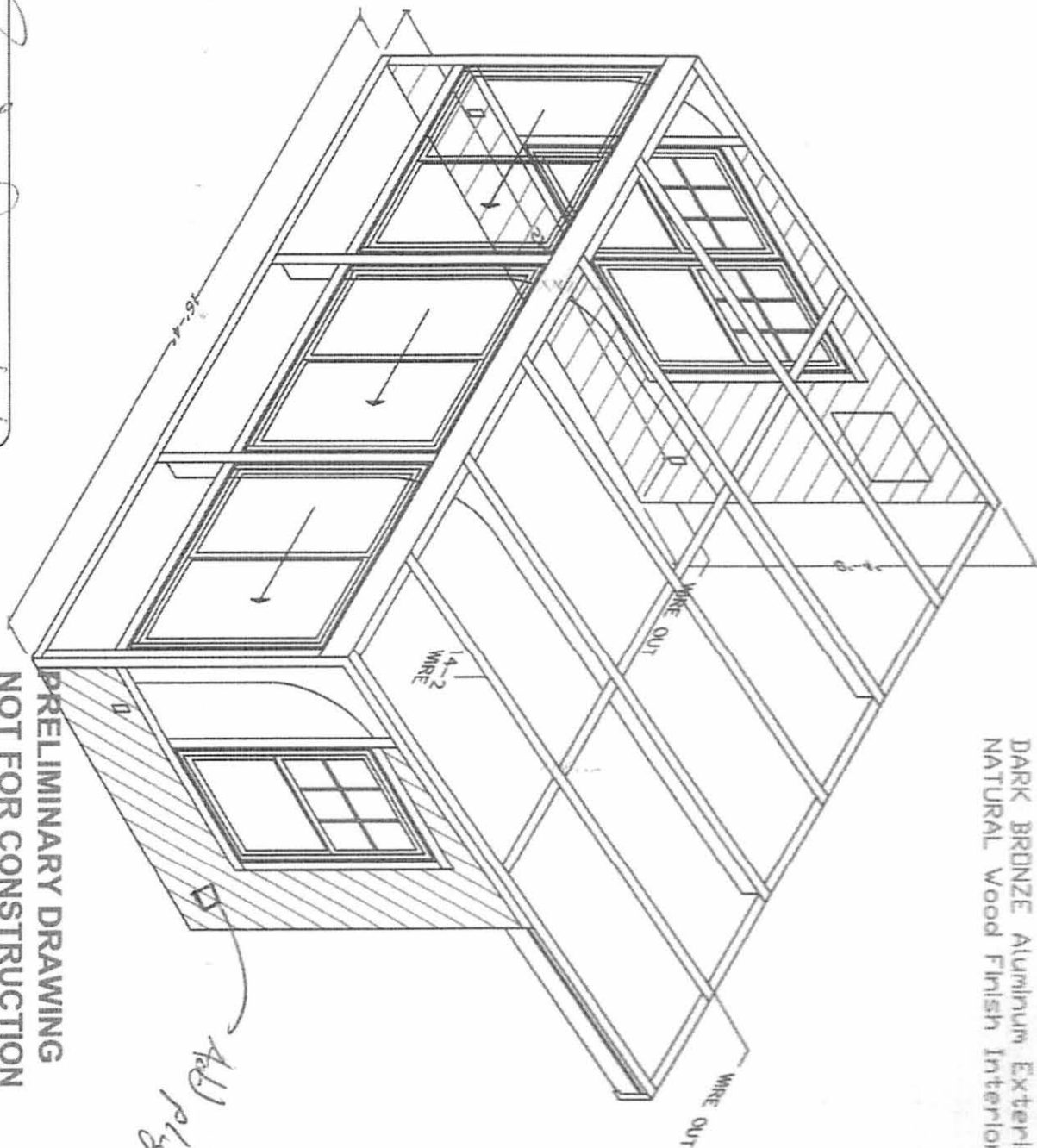
5-17-19

Revision 1

CUSTOMER SIGNATURE

DATE

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Isometric View Right



Handwritten note: Add ply

160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: MG
Date: 5-9-19
Scale: NTS
Iso2

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

Confidential, Brady-Built Inc.

Drawing
3 of 11

5-2-19

Preliminary Drawing

5-28-19

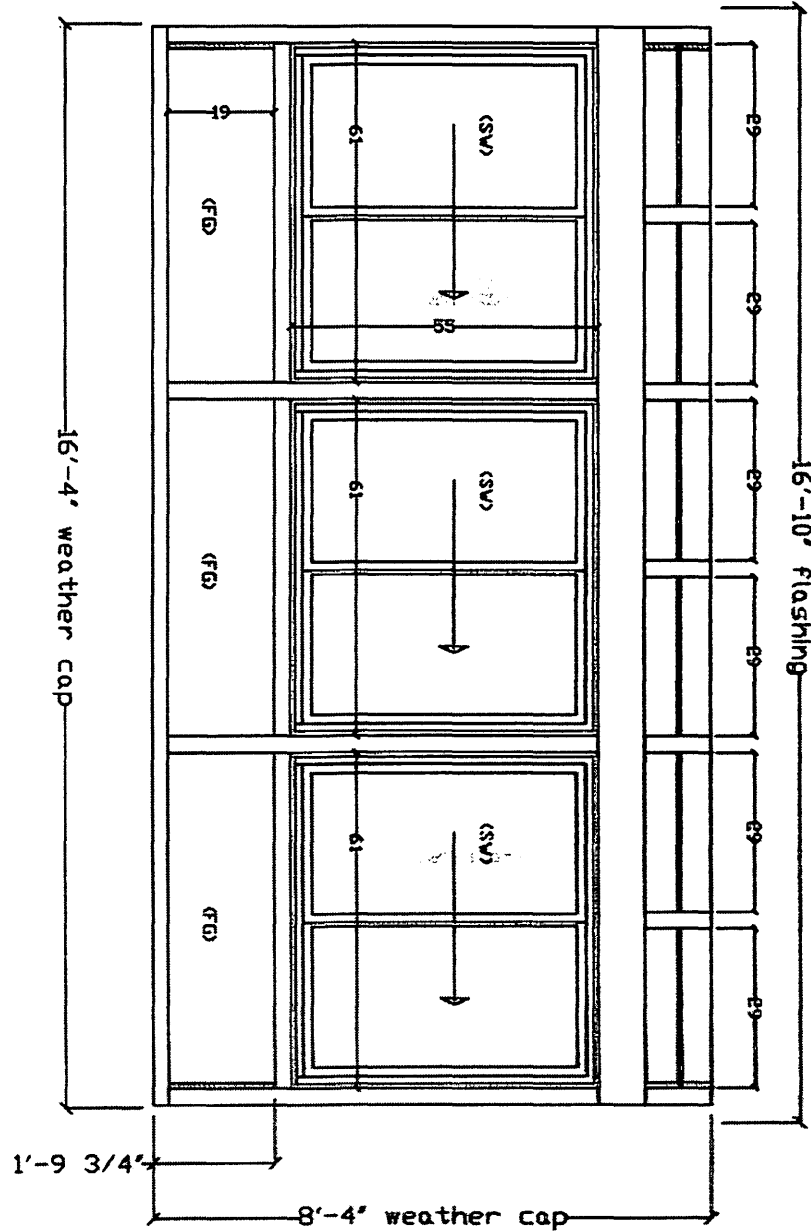
Revision 2

CUSTOMER SIGNATURE

DATE

[Signature]
5/28/2019

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Elevation at Front Wall
As viewed from exterior



160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: MG
Date: 5-2-19
Scale: 3/8"=1'-0"
Front

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

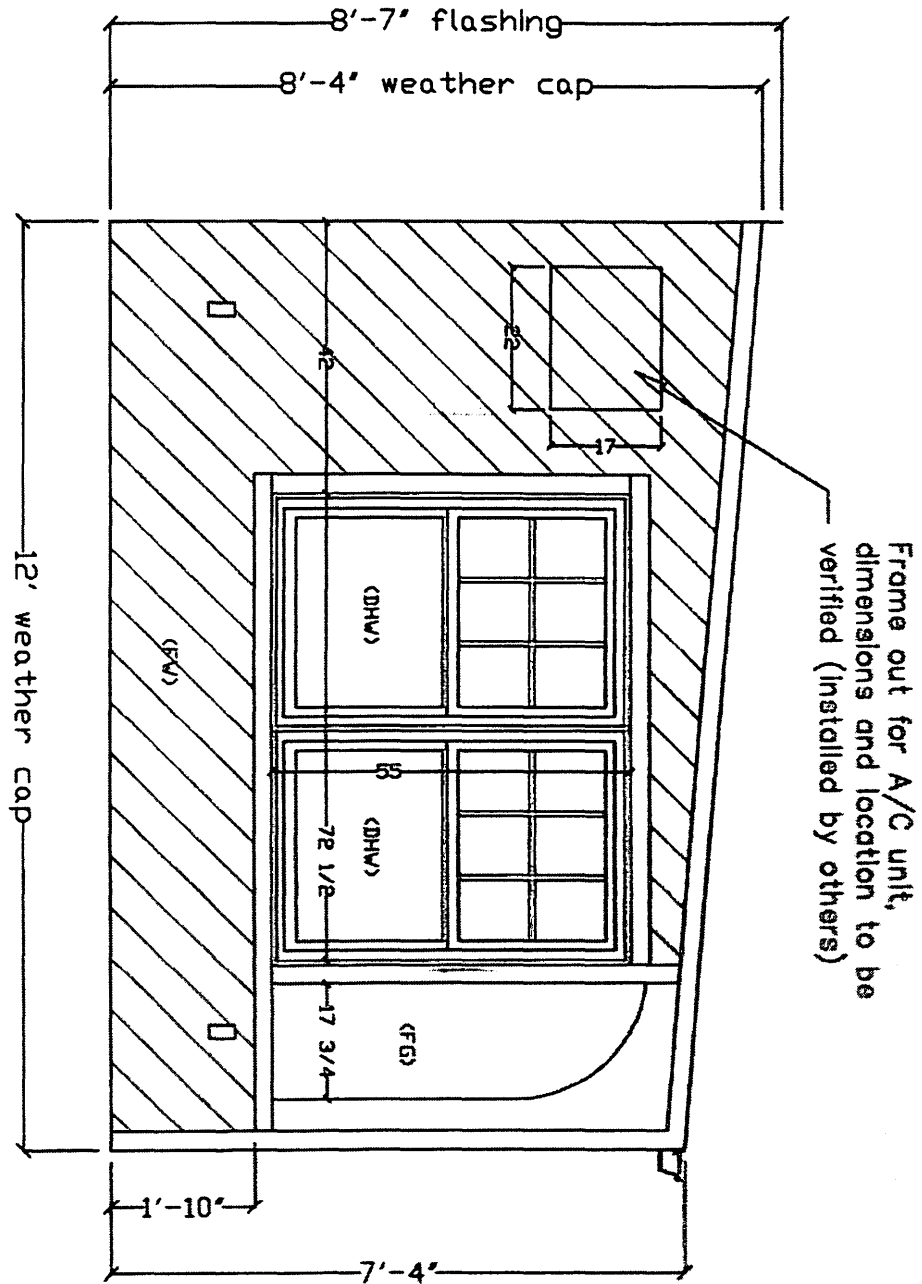
Confidential, Brady-Built Inc.

Drawing 4 of 11	5-2-19	Preliminary Drawing	5-28-19	Revision 2		
	5-17-19	Revision 1				

CUSTOMER SIGNATURE

DATE

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Elevation at Left Wall
As viewed from exterior



160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com

Brady-Built
SUN ROOMS

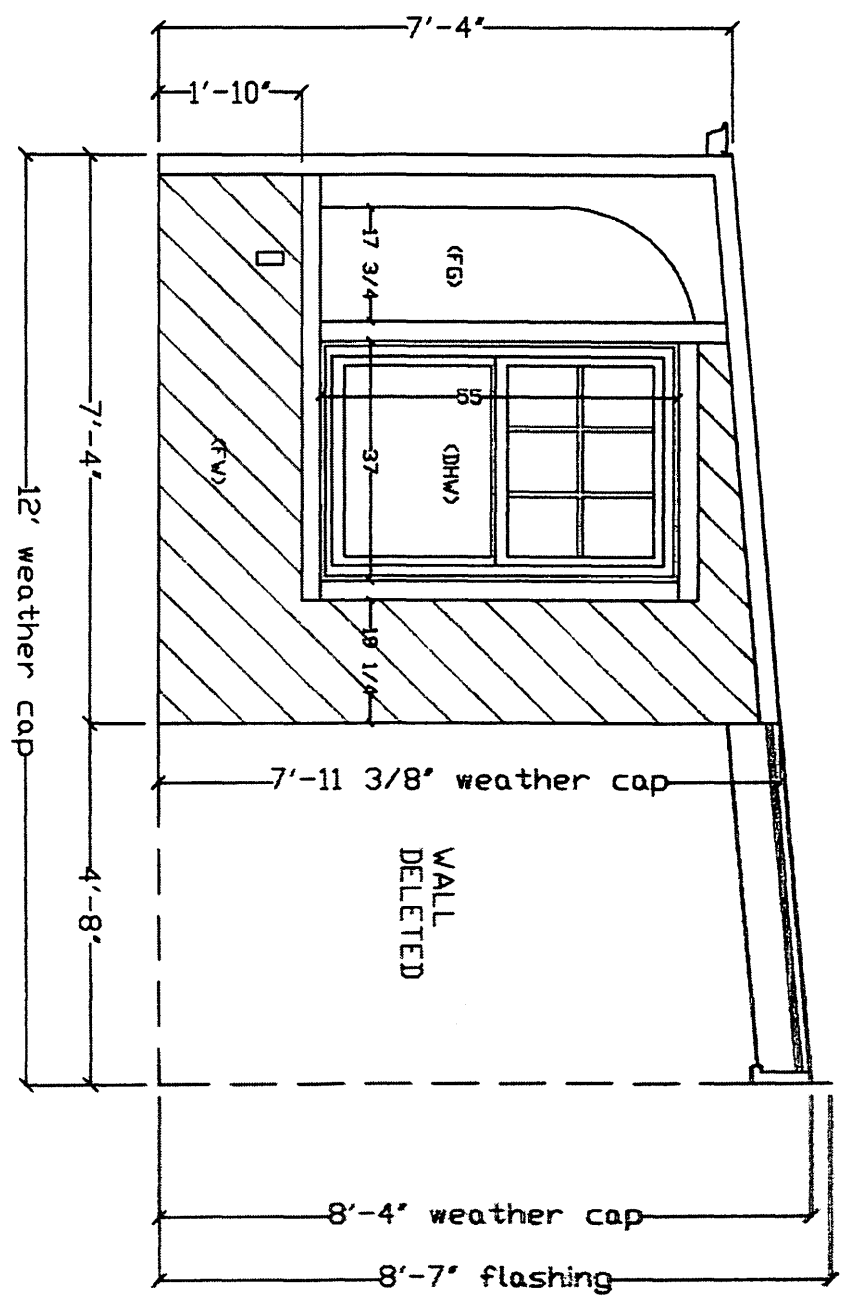
Drawn: MG
Date: 5-2-19
Scale: 7/16"=1'-0"
Left

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

Confidential, Brady-Built Inc.

Drawing 5 of 11	5-2-19	Preliminary Drawing	5-28-19	Revision 2		
	5-17-19	Revision 1				

CUSTOMER SIGNATURE *[Signature]*
DATE 5/28/2019



**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Elevation at Right Wall
As Viewed from exterior

160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: MG
Date: 5-2-19
Scale: 7/16"=1'-0"
Right

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138
Confidential, Brady-Built Inc.

Drawing
6 of 11

5-2-19

Preliminary Drawing

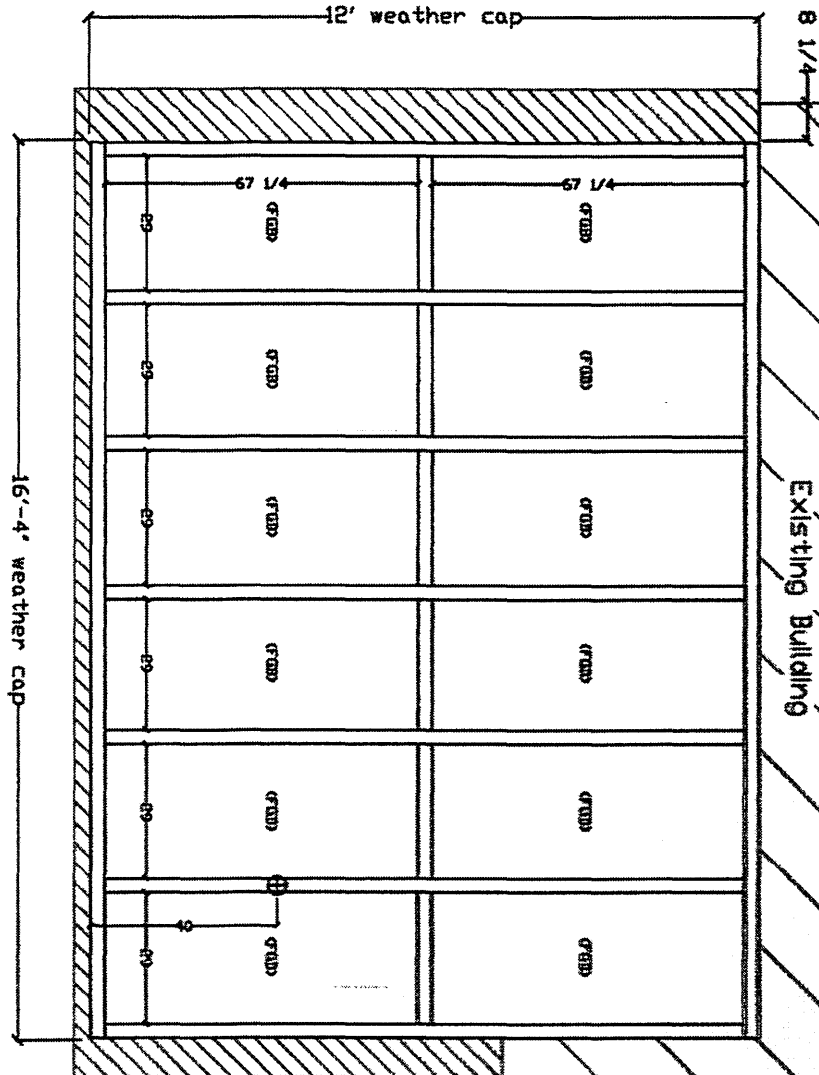
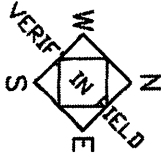
5-17-19

Revision 1

CUSTOMER SIGNATURE

DATE

[Handwritten Signature]
5/28/2019



**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Plan View at Roof

160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: MG
Date: 5-2-19
Scale: 5/16"=1'-0"
Roof

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

Confidential, Brady-Built Inc.

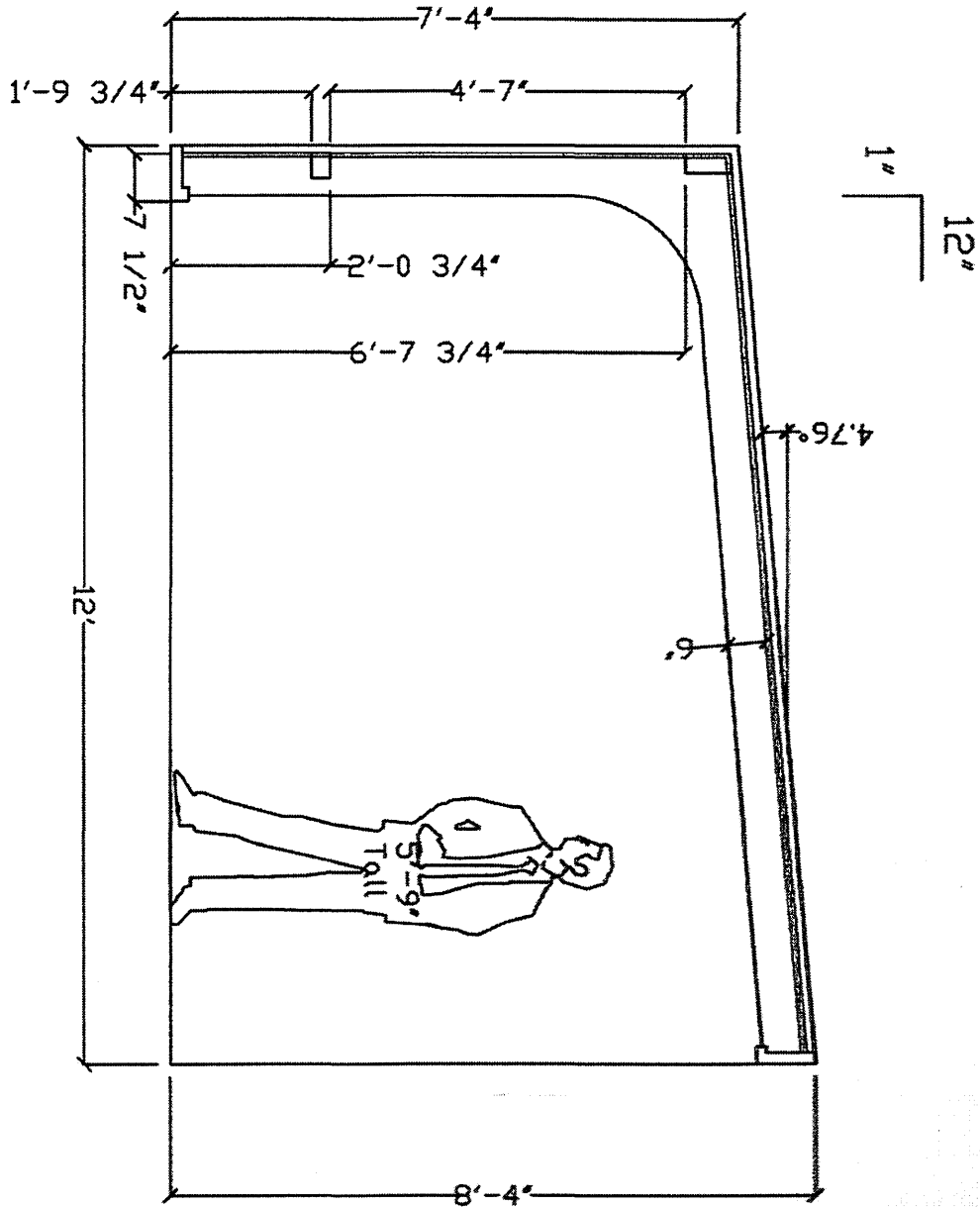
Drawing 7 of 11	5-2-19	Preliminary Drawing				
	5-28-19	Revision 2				

CUSTOMER SIGNATURE

DATE

Patty Goodman
5/28/2019

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Elevation at Glulam Beam Frame



160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: MG
Date: 5-2-19
Scale: 7/16"=1'-0"
Beam

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

Confidential, Brady-Built Inc.

Drawing 8 of 11	5-2-19	Preliminary Drawing	5-28-19	Revision 2
	5-17-19	Revision 1		

GENERAL SPECIFICATIONS:

All structural frame components with mortise & tenon joinery and fastened mechanically using 1/2"x5" lag screws w/ washers

All Fixed Glass Units Dual Seal w/ 7/8" Overall thickness unless specified otherwise

Exterior Weather Cap to be Aluminum extrusion 6063 Alloy/ T5 Temper with color matched Duracron finish

Standard Flashing shapes to be Aluminum .040 with color matched Duracron finish

GLULAM BEAM SPECIFICATIONS:

Moisture Content < 16%
 Laminations t=1/4"
 Southern Yellow Pine 24F-V3 SP/SP (AITC Manual)
 Fb = 2400 psi
 Fv = 200 psi
 E = 1,800,000 psi

Fc (perp to grain) = 650 psi
 Fc (par to grain) = 1700 psi
 Ft (par to grain) = 1150 psi
 Eaxial = 1,600,000 psi
 K = 20.6

FRAMING/STRUCTURAL COMPONENTS:

(FW) = Framed wall 2x4 KD @ 16" OC
 7/16" Zip System Sheathing
 Unfinished Interior
 (Insulation and Sheetrock by others)

OTHER NOTES & SPECIFICATIONS:

Exterior Aluminum Color: DARK BRONZE
 Interior Wood Finish: NATURAL

Includes Seamless Aluminum Gutter with (1) Downspout

GLASS AND GLAZING COMPONENTS:

(FG) = Fixed Insulated Glass
 Clear/LowE Tempered

(FGB) = Fixed Insulated Glass
 Bronze/LowE Tempered

DOORS AND WINDOWS:

(SW) = Pella Sliding Window 59.5"x53.5"
 Fiberglass Composite
 Clear/LowE Tempered Glass
 Color Matched Frame, Sash, Hardware
 Screen Included

(DHW) = Pella Double Hung Window 35.5"x53.5"
 Fiberglass Composite
 Clear/LowE Tempered Glass
 Color Matched Grids between Glass (pattern as shown)
 Color Matched Frame, Sash, Hardware
 Screen Included

ELECTRICAL COMPONENTS:

□ = 14-2 Romex Wire & Duplex Box for electrical plug

⊕ = 14-2 Romex Wire for light

All wires with 25' whip from exit point unless specified otherwise

ALL FIXTURES & FINAL WIRING BY OTHERS

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
 Drawing Notes and Legend

CUSTOMER SIGNATURE _____

DATE 5/28/2019

160 Southbridge St.
 Auburn, MA 01501
 Tel: 508-798-2600
 Fax: 508-798-3034
 www.sunroomsbybrady.com

Drawn: MG
 Date: 5-2-19
 Scale: 0.035513

Patty Goodman
 391 Concord Ave #2
 Cambridge, MA 02138

Brady-Built
SUNROOMS

Confidential, Brady-Built Inc.

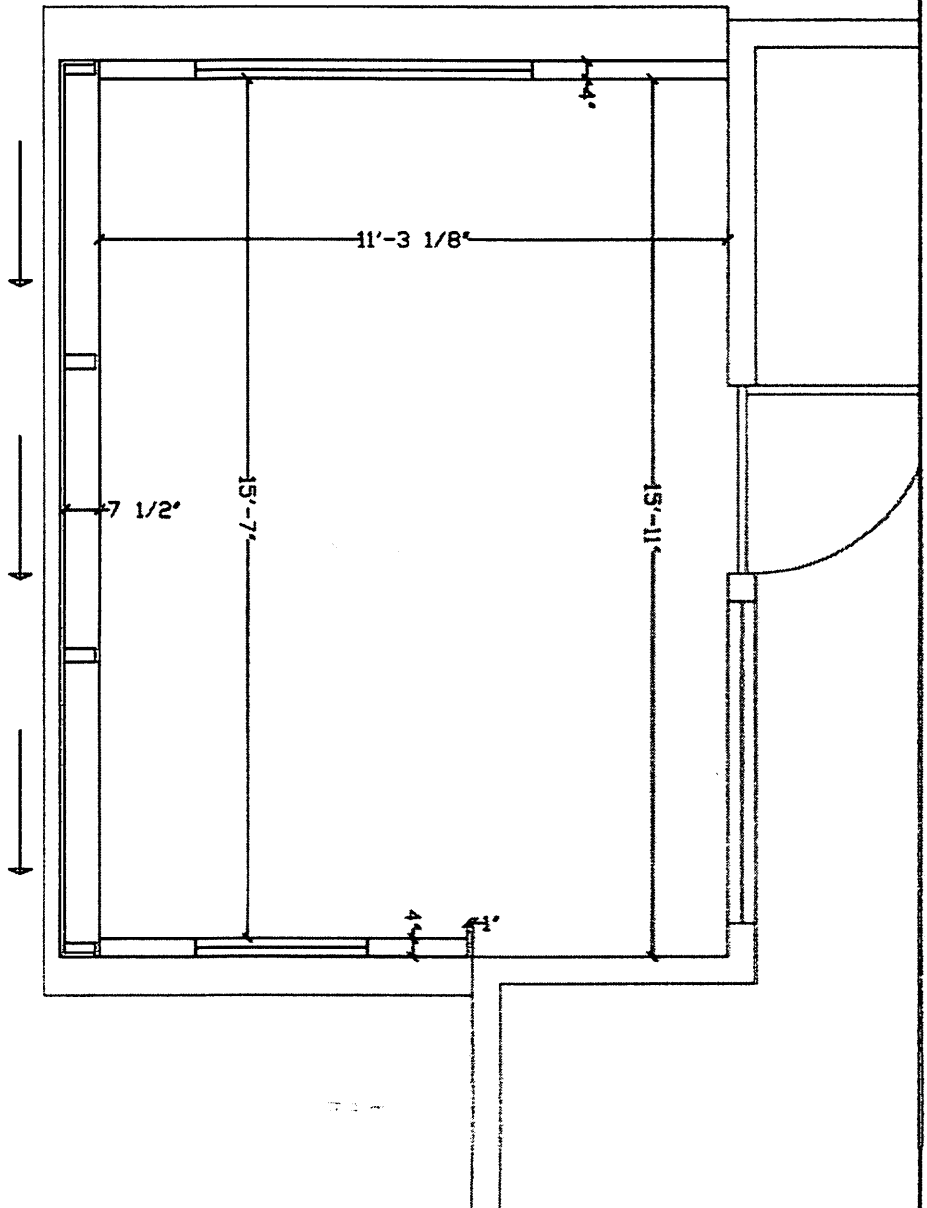
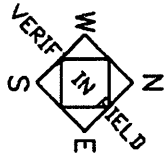
Drawing
9 of 11

5-9-19

Rev 0 update

CUSTOMER SIGNATURE

DATE



**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Plan View at Sill

160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn:	MG
Date:	5-9-19
Scale:	5/16"=1'-0"
Sill	

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

Confidential, Brady-Built Inc.

Drawing
10 of 11

5-2-19

Preliminary Drawing

5-28-19

Revision 2

CUSTOMER SIGNATURE

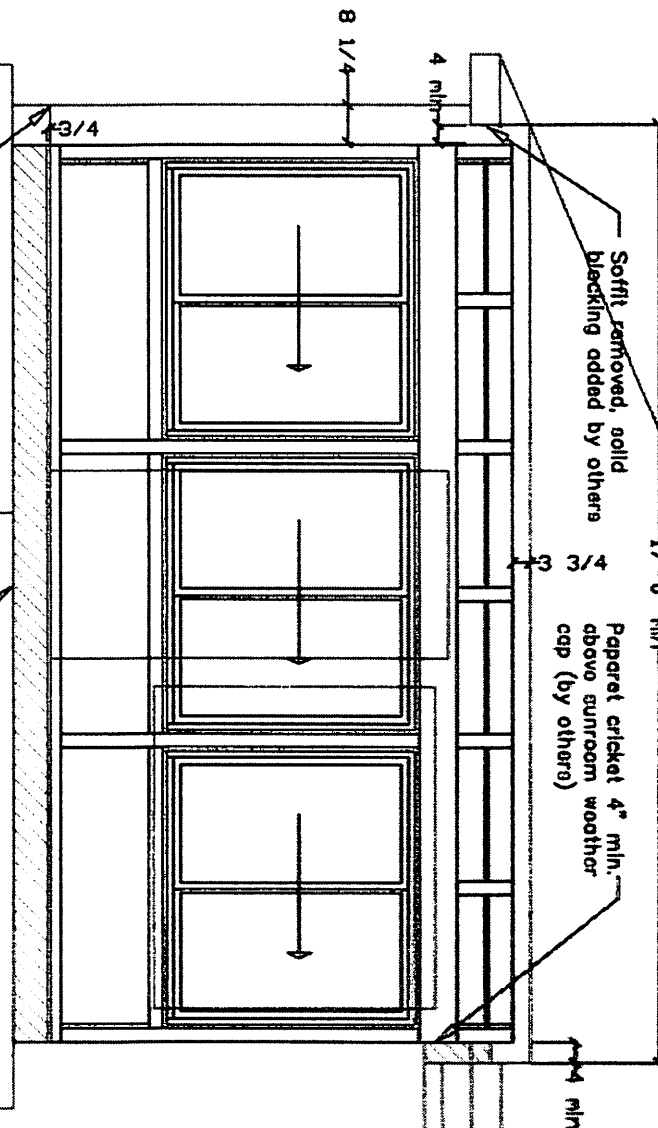
DATE

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**
Front Elevation with Overlay

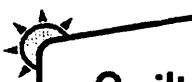
Existing support system to
be modified as per PSE
design (by others)

House finished floor
(verify in field)

New floor system as per
PSE design (by others)



160 Southbridge St.
Auburn, MA 01501
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www.sunroomsbybrady.com


Brady-Built
SUNROOMS

Drawn: MG
Date: 5-2-19
Scale: 5/16"=1'-0"
DLf

Patty Goodman
391 Concord Ave #2
Cambridge, MA 02138

Confidential, Brady-Built Inc.

Drawing 11 of 11	5-2-19	Preliminary Drawing			
	5-28-19	Revision 2			

House finished floor (verify in field)

3/4

Soffit removed, solid blocking added by others

3/4

New floor system as per PSE design (by others)

Existing support system to be modified as per PSE design (by others)

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

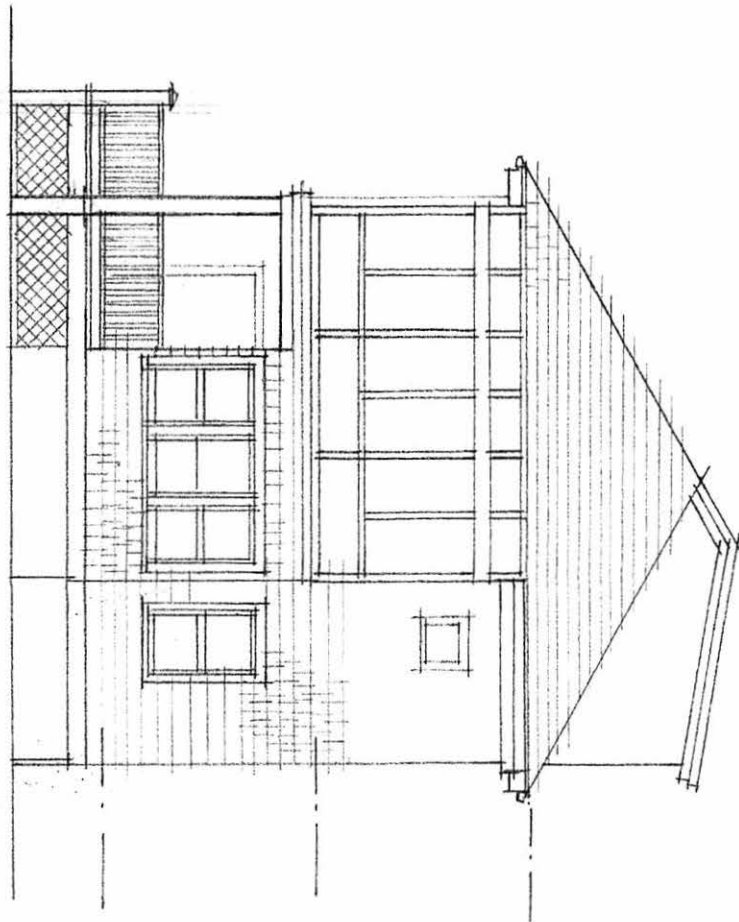
Side Elevation with Overlay

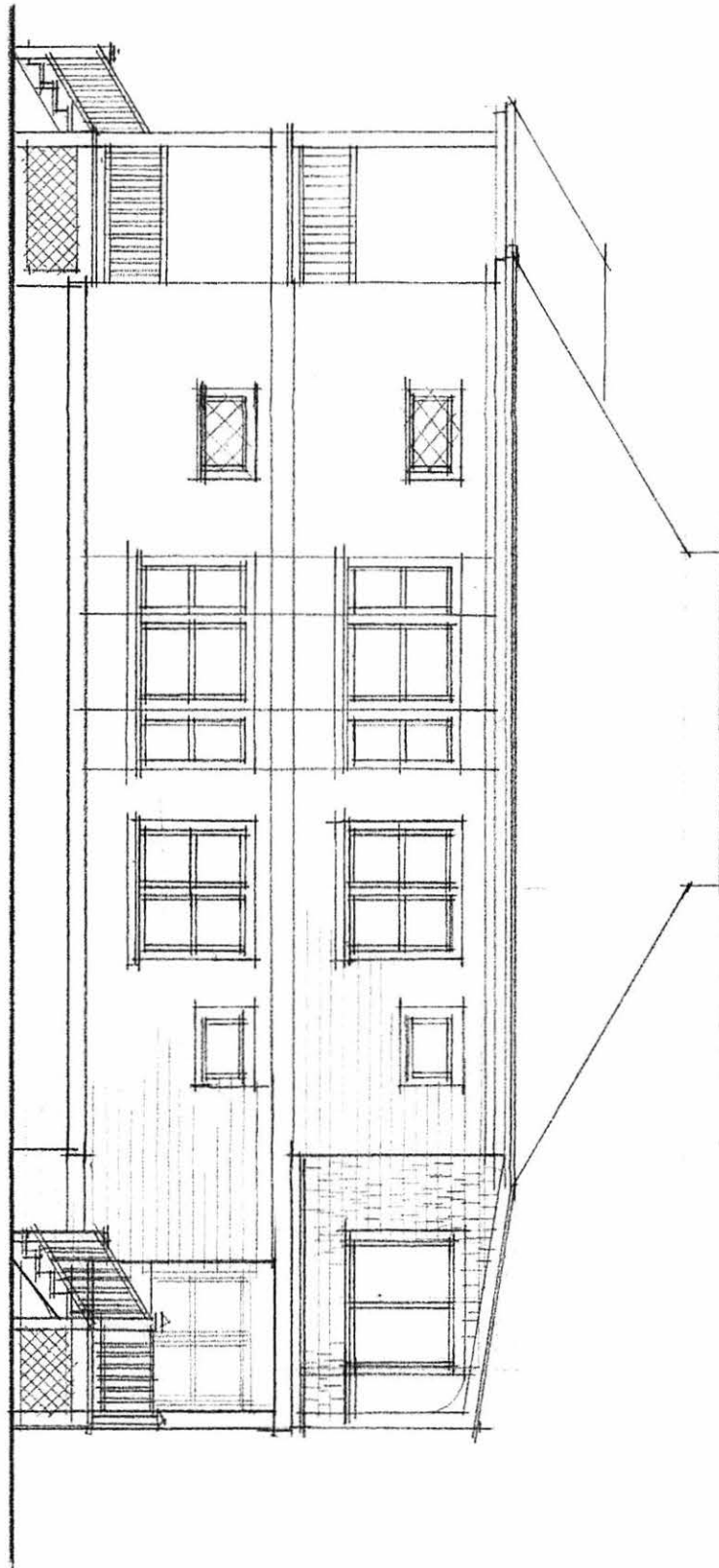
CUSTOMER SIGNATURE

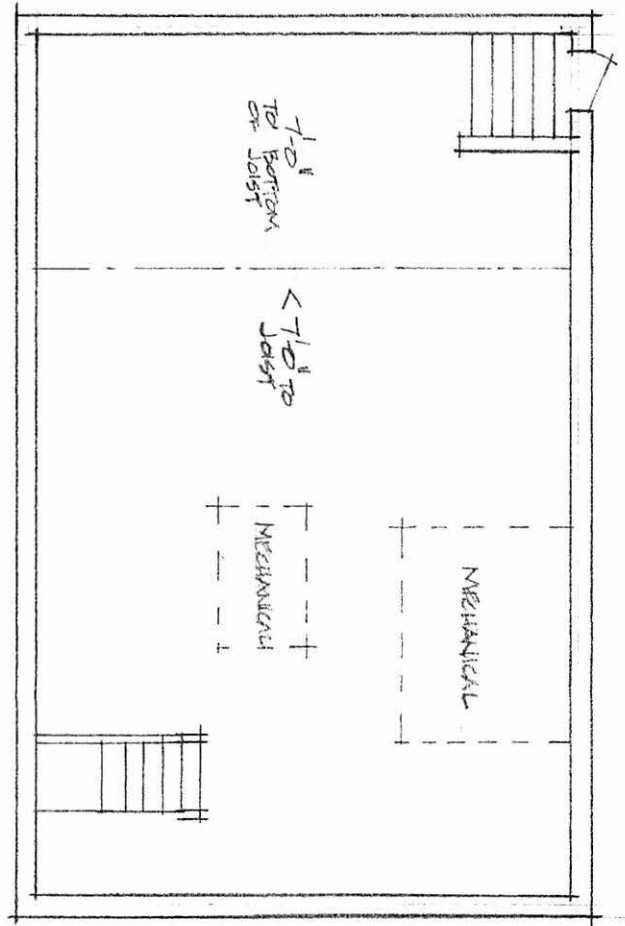
5/28/2019

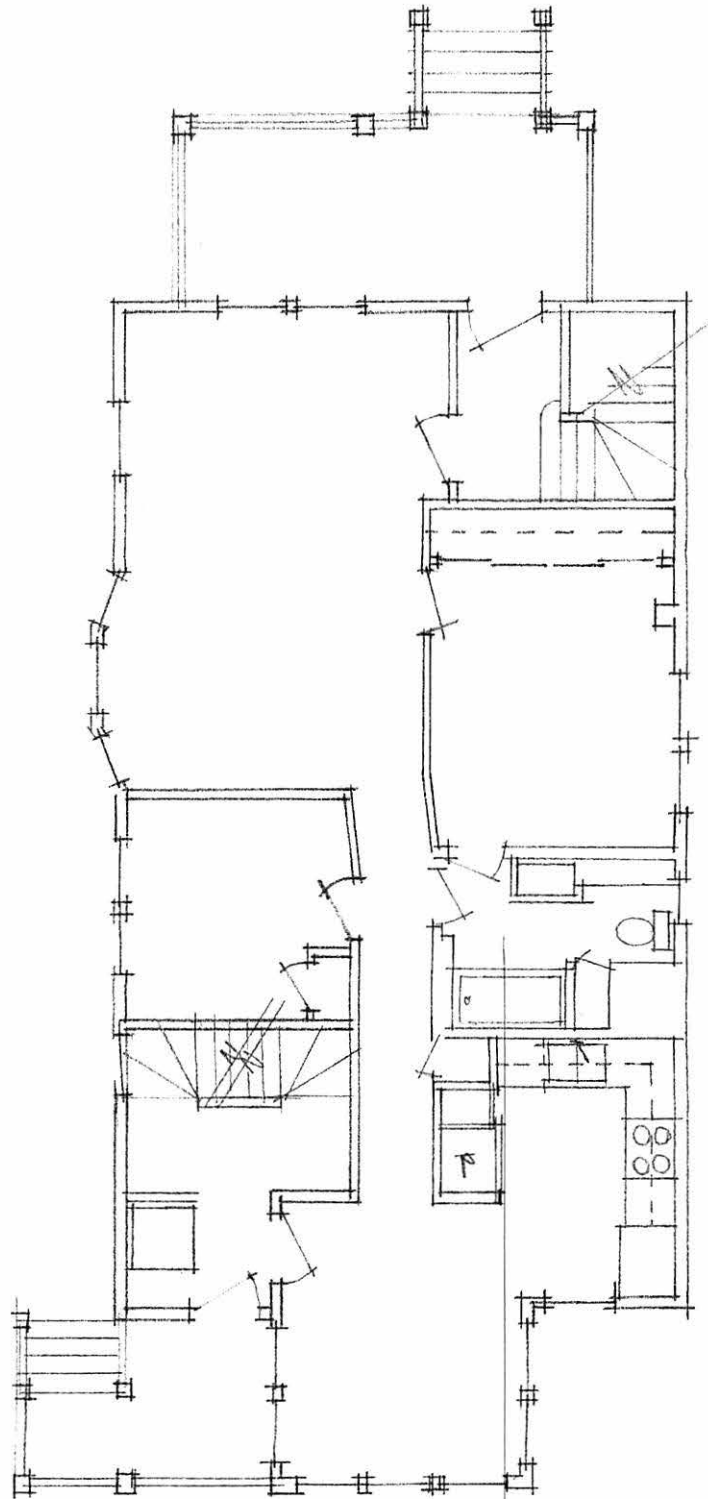
DATE

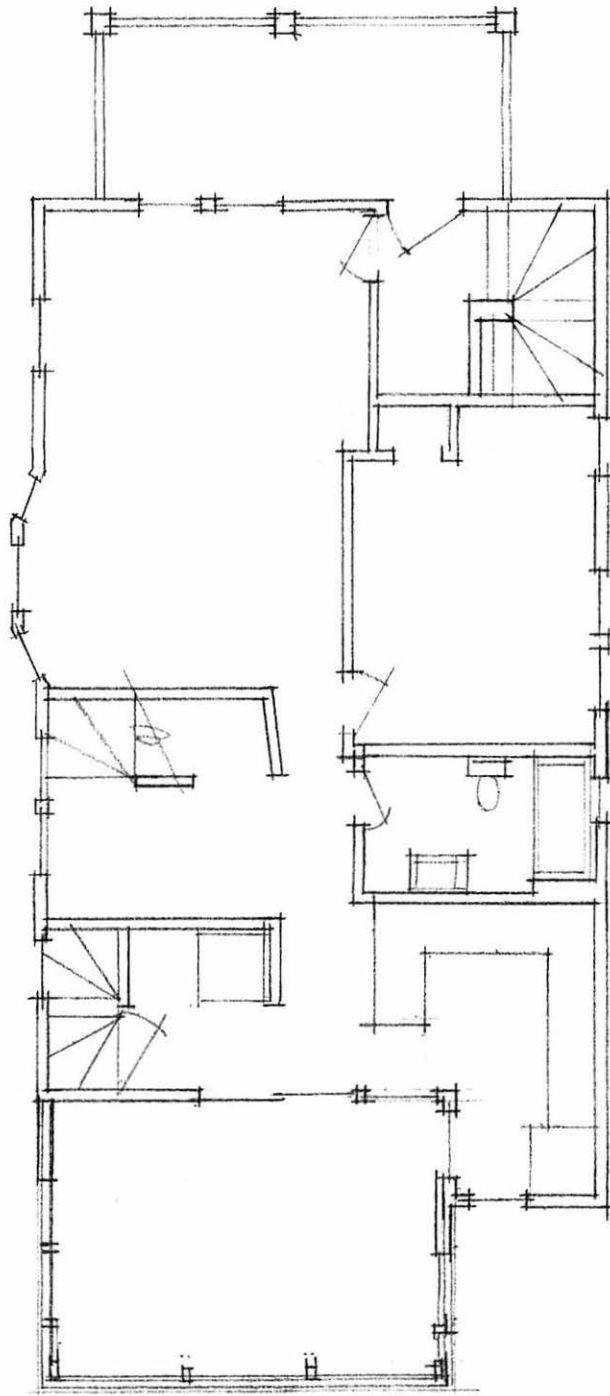
160 Southbridge St. Auburn, MA 01501 Tel: 508-798-2600 Fax: 508-798-3034 www.sunroomsbybrady.com				Drawn: MG Date: 5-2-19 Scale: 3/8"=1'-0" DLS	
Patty Goodman 391 Concord Ave #2 Cambridge, MA 02138			Confidential, Brady-Built Inc.		

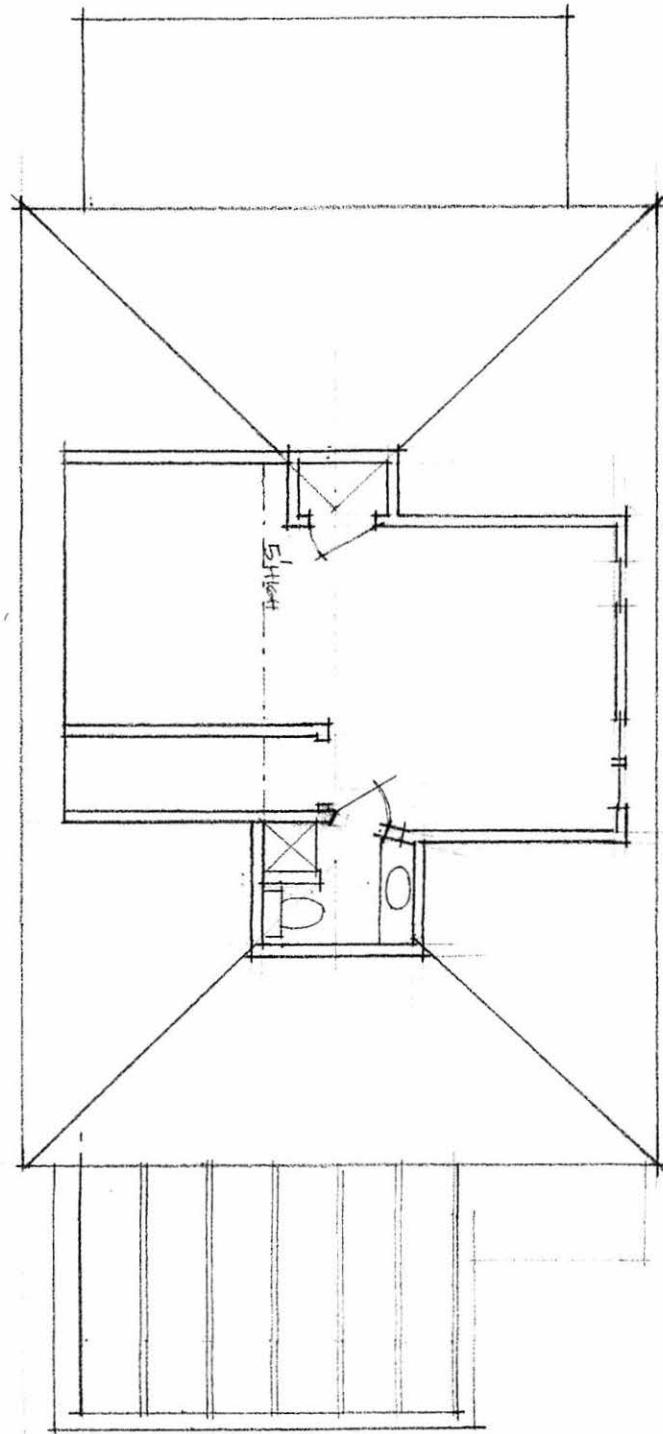














Selection ⓘ

Build a Spatial Query

Select Parcels

(show all)

Select All Zoom To Clear

Property ID	Address	Unit	Land Use
261-146-1	391 CONCORD AVE #1	1	CONDOMINIUM
261-146-2	391 CONCORD AVE #2	2	CONDOMINIUM

40x100 = 4000 SF

2 selected Spreadsheet Mailing Labels

Select

Leaflet (http://leafletjs.com)

5.1.0 (production)

