



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 APR 16 AM 9:47

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1160018

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Alison Munroe C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 27 Hurlbut Street , Cambridge , MA 02138

LOCATION OF PROPERTY: 53 WEBSTER AVE , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: 2 Family Structure

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New 3rd Floor Addition per existing non-conforming front yard setback

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

ADAM GLASSMAN

(Petitioner (s) / Owner)

ADAM GLASSMAN

(Print Name)

Address: 27 HURLBUT STREET CAMBRIDGE MA 02138
Tel. No. 617-412-8450
E-Mail Address: ajglassman.ra@gmail.com

4/15/2025

Date:

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 ALISON MUNROE

(OWNER)

Address 53 Webster Ave #2 Cambridge 02141

State that I/We own the property located at 53 Webster Ave #2 Cambridge 02141, which is the subject of this zoning application.

The record title of this property is in the name of _____
ALISON MUNROE

*Pursuant to a deed of duly recorded in the date 09/22/2021, Middlesex South County Registry of Deeds at Book 78750, Page 241; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

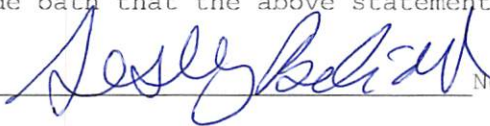


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

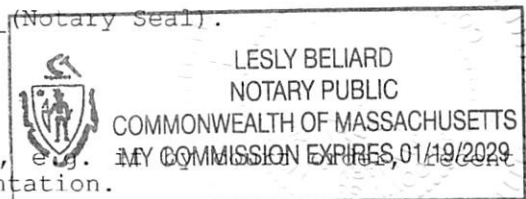
The above-name Alison Munroe personally appeared before me, this 12th of April, 2025, and made oath that the above statement is true.



Notary

My commission expires 1/19/29

(Notary Seal).



- If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation.

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 53 WEBSTER AVE., Unit 2., 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 proposed 3rd floor addition for Unit #2 is consistent with the allowable 1-2 family residential use of the structure and consistent with the residential uses of the abutting structures. There will be no added noise or light pollution. No detriment will be created by the proposed addition, no added density or loss of privacy for the abutters.

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 for Unit #2 will have no impact on traffic patterns or off street parking.

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 use and operation of the adjacent uses will not be adversely affected by the proposed 3rd floor addition which will have no impact on those operations and 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 3rd floor addition for Unit #2 will cause no detriment to the citizens of the city, their safety or their welfare.

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 3rd floor addition for Unit #2 will be consistent with the character and scale of the existing structure and the neighborhood in general. In fact, the proposed addition will greatly improve the character of the current oddly shaped combination of mansard, gable and flat roof types, and be uniform in appearance and entirely consistent with the many surrounding existing 3-story flat roof structures.

***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: Alison Munroe
Location: 53 WEBSTER AVE., Unit 2, Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: 2 Family Structure
Zone: Residence C-1 Zone
Requested Use/Occupancy: No Change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,363.0 UNITS 1 AND 2	2,590.00 (227.00 sf ADDED TO UNIT 2)	UNDER 10,00.00 additional GFA = NA	(max.)
<u>LOT AREA:</u>		3,304.00	NO CHANGE	NA	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.715	.783	NA	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,652.0	No Change	NA	
<u>SIZE OF LOT:</u>	WIDTH	75	No Change	NA	
	DEPTH	52	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	0.0 AT WEBSTER AVE	NO CHANGE	10	
	REAR	3.1 OPPOSITE WEBSTER AVE	NO CHANGE	3.1	
	LEFT SIDE	34.0 AT BRISTOL ST	NO CHANGE	10	
	RIGHT SIDE	5.0 OPPOSITE BRISTOL ST	NO CHANGE	5.0	
<u>SIZE OF BUILDING:</u>	HEIGHT	31.6	32.0	45.0	
	WIDTH	44.3	NO CHANGE	NA	
	LENGTH	22.1	NO CHANGE	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		545.00 USABLE	515.00 USABLE	495.00 USABLE	
<u>NO. OF DWELLING UNITS:</u>		2	2	NA	
<u>NO. OF PARKING SPACES:</u>		3	NO CHANGE	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 BUILDING AND PROPOSED 3RD FLOOR ADDITION ARE BOTH 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'.

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Wednesday, April 23, 2025 8:54 AM
To: Pacheco, Maria
Subject: 53 Webster Ave. Bza continuous request

Hello Maria ,

Due to a personal conflict, I would like to request a continuance of this case to the next available hearing date. June 12 or earlier.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com


PROPOSED INTERIOR RENOVATIONS AND ADDITION

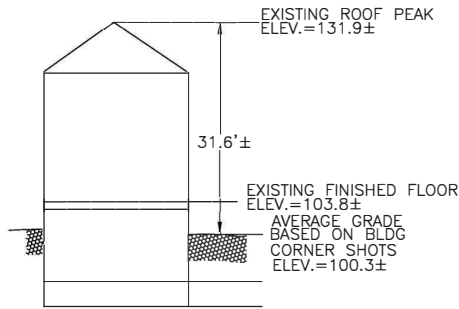
53 Webster Ave
Cambridge, MA

PROJECT:
HOME OWNER OF THE TOP UNIT IN EXISTING 2-FAMILY STRUCTURE SEEKS A SPECIAL PERMIT TO RECONSTRUCT THE EXISTING MANSARD ROOF INTO A FULL 3RD STORY WITH FLAT ROOF WITHIN THE FRONT YARD 10'-0" SETBACK.

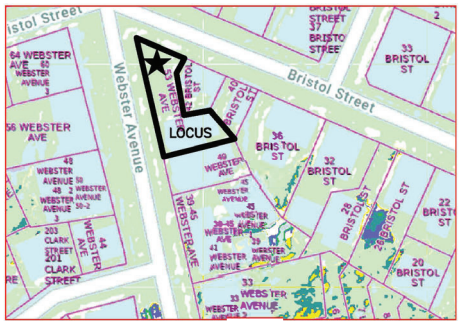


EXISTING STREET VIEWS

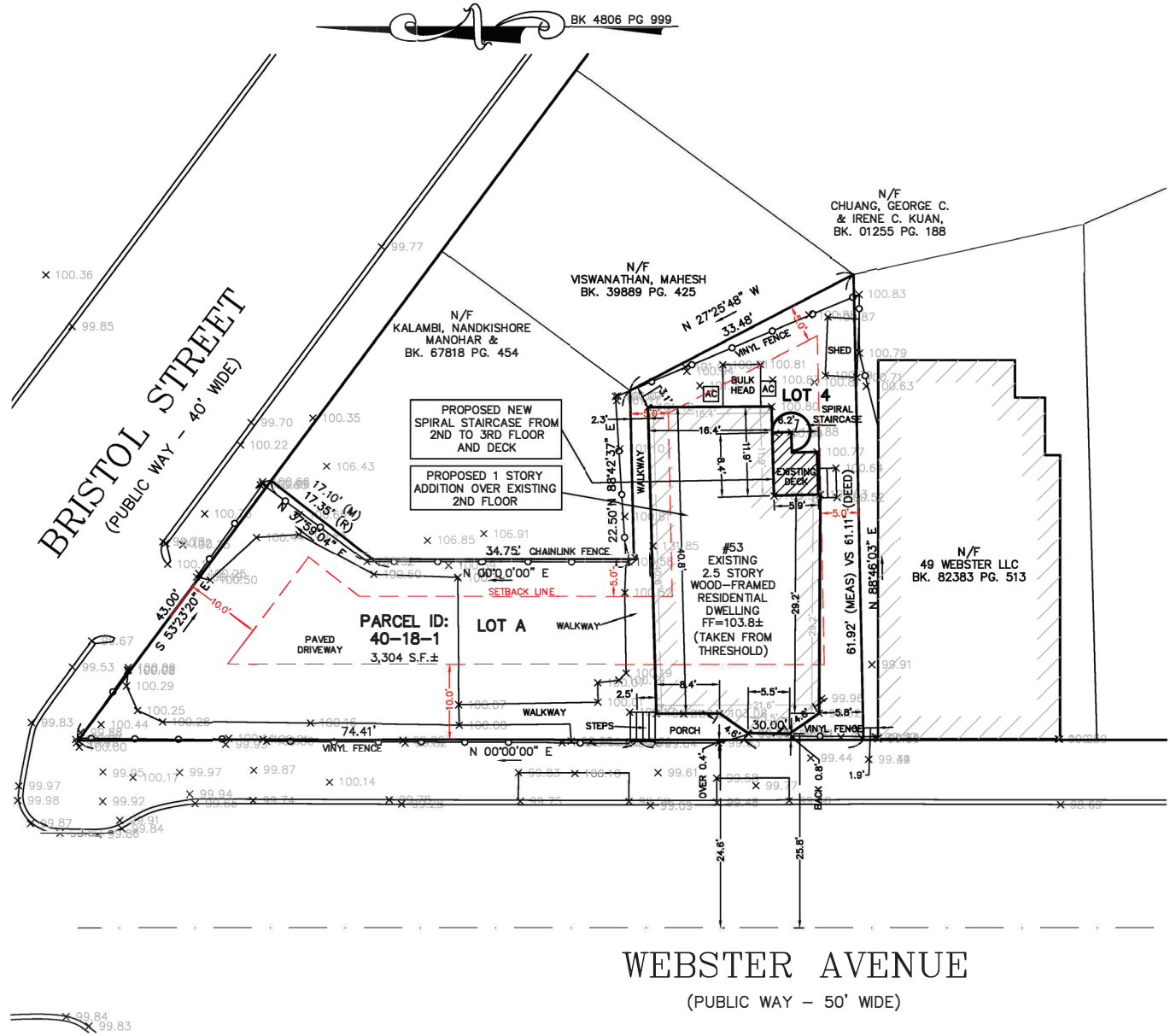
	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/13/2025	53 Webster Ave Cambridge, MA	Title Sheet		C01



EXISTING PROFILE
NOT TO SCALE



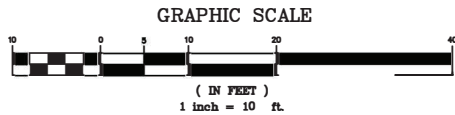
LOCUS MAP
(NOT TO SCALE)



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/2/2025.
2. REFERENCES:
DEED: BOOK 10941, PAGE 168
DEED: BOOK 35953, PAGE 428
PLAN: BOOK 11, PLAN 46
PLAN: 4806, END
PLAN: 123 OF 2011
PLAN: 8 OF 2024
MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

ZONING LEGEND		
ZONING DISTRICT: C-1		
	REQUIRED	EXISTING
MAX. F.A.R.	-	-
MIN. AREA		3,304± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT		-
MIN. LOT WIDTH		-
BRISTOL ST		-
MIN. YARD FRONT	10'	-
LEFT SIDE	5'	2.3'
WEBSTER AVE		-
MIN. YARD FRONT	10'	0'
RIGHT SIDE	5'	5.0'
MAX. BLDG. HEIGHT	45'	31.6'



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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NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY VIOLATION TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE SUBJECT TO PENALTY AND INJUNCTIVE


SCALE 1"=10'				
DATE 1/21/2025	REV	DATE	REVISION	BY
SHEET 1	53 WEBSTER AVENUE CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	PROPOSED PLAN OF LAND			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
DRAWN BY DK				
CHKD BY PUN				
APPD BY PUN				
SHEET NO. 1				



53 = 53 WEBSTER AVE


T = EXISTING 3 STORY
FLAT ROOF
STRUCTURE

LOCUS MAP

<div data-bbox="65 1802 372 1951"></div> <div data-bbox="388 1776 777 1971"><p>ARCHITECT</p><p>GCD ARCHITECTS</p><p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p></div>	<p>DATE</p> <p>3/13/2025</p>	<p>PROJECT</p> <p>53 Webster Ave</p> <p>Cambridge, MA</p>	<p>TITLE</p>	<p>SCALE</p>	<p>DRAWING</p> <p>LOCUS MAP</p>
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EXISTING STREET VIEW

	<p>ARCHITECT</p> <p>GCD ARCHITECTS</p> <p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE</p> <p>3/13/2025</p>	<p>PROJECT</p> <p>53 Webster Ave</p> <p>Cambridge, MA</p>	<p>TITLE</p> <p>Title Sheet</p>	<p>SCALE</p>	<p>DRAWING</p> <p>C01</p>
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EXISTING STREET VIEW
BRISTOL ST
VIEW FROM 53 WEBSTER AVE

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/13/2025	53 Webster Ave Cambridge, MA	CONTEXT PHOTOS		C02




EXISTING STREET VIEW
DIRECTLY ACROSS WEBSTER AVE

<div data-bbox="65 1802 372 1951"></div> <div data-bbox="388 1776 777 1971"><p>ARCHITECT</p><p>GCD ARCHITECTS</p><p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p></div>	<p>DATE</p> <p>3/13/2025</p>	<p>PROJECT</p> <p>53 Webster Ave</p> <p>Cambridge, MA</p>	<p>TITLE</p> <p>CONTEXT PHOTOS</p>	<p>SCALE</p>	<p>DRAWING</p> <p>C03</p>
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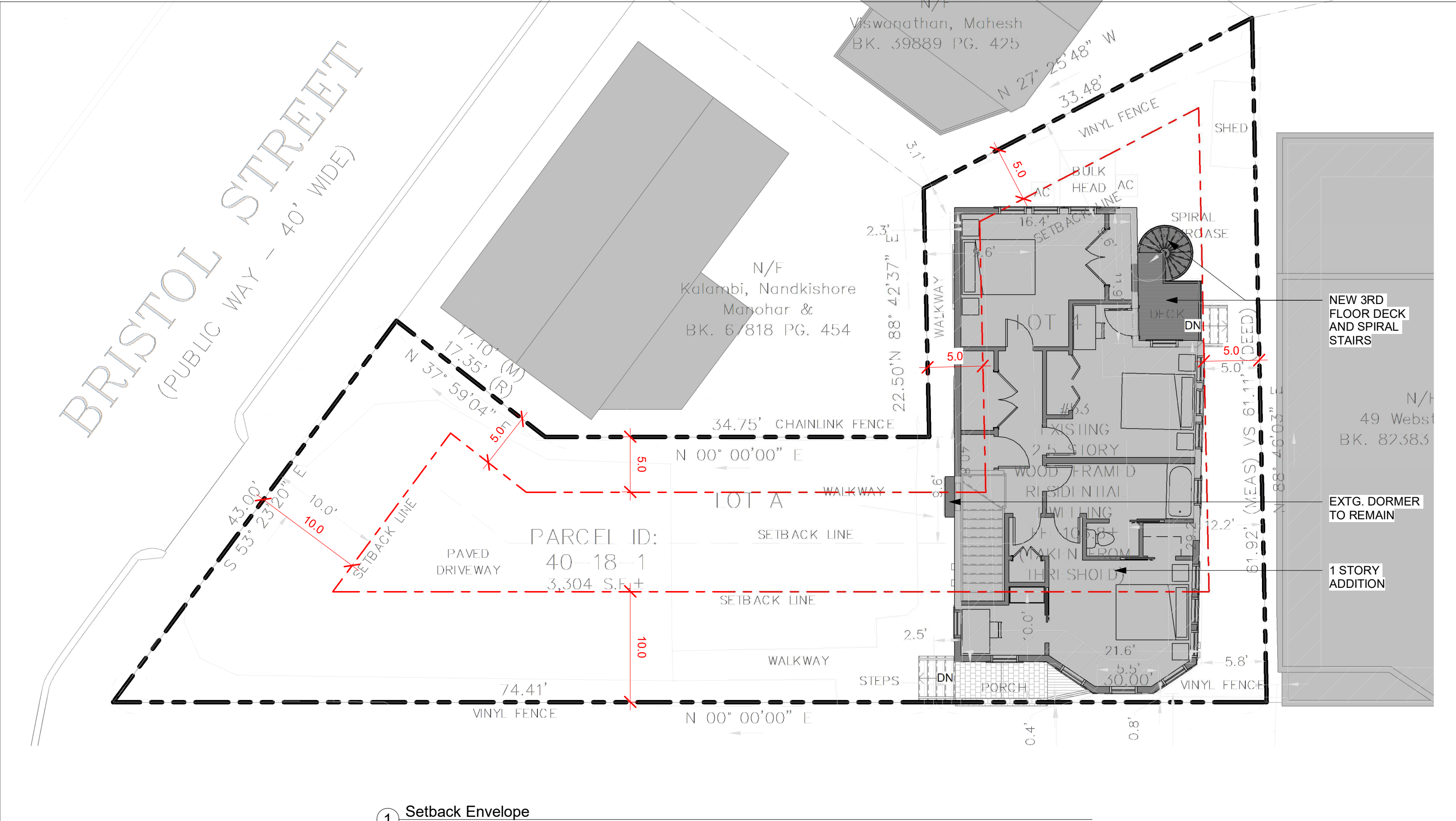


**EXISTING STREET VIEW LOOKING ACROSS
WEBSTER AVE FROM 53 WEBSTER AVE**

 <div data-bbox="388 1780 674 1951"><p>ARCHITECT</p><p>GCD ARCHITECTS</p><p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p></div>	<p>DATE</p> <p>3/13/2025</p>	<p>PROJECT</p> <p>53 Webster Ave</p> <p>Cambridge, MA</p>	<p>TITLE</p> <p>CONTEXT PHOTOS</p>	<p>SCALE</p>	<p>DRAWING</p> <p>C02</p>
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Dimension Regulation				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	3,304 sq. ft.	3,304 sq. ft.	NA	EXISTING NON CONFORMING
FRONT SETBACK ON WEBSTER	0.8'	0.8'	10'	EXISTING NON CONFORMING
FRONT SETBACK ON BRISTOL	34.9'	34.9'	10'	YES
SIDE SETBACK (OPPOSITE TO BRISTOL)	5'	5'	5'	YES
SIDE SETBACK (OPPOSITE TO WEBSTER)	3.1'	3.1'	5'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	31.6'	32'.0'	45'	YES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	16%	16%	15%	YES

<div><div>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</div></div>	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS	3/13/2025	53 Webster Ave Cambridge, MA	Zoning		Z.0



① Setback Envelope
1/8" = 1'-0"

<div data-bbox="62 1804 357 1945" data-label="Image"></div> <div data-bbox="388 1784 761 1955" data-label="Text"><p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p></div>	<div data-bbox="792 1784 1025 1945" data-label="Text"><p>DATE 3/13/2025</p></div>	<div data-bbox="1056 1784 1989 1945" data-label="Text"><p>PROJECT 53 Webster Ave Cambridge, MA</p></div>	<div data-bbox="2020 1784 2362 1945" data-label="Text"><p>TITLE Site Plan</p></div>	<div data-bbox="2393 1784 2610 1945" data-label="Text"><p>SCALE 1/8" = 1'-0"</p></div>	<div data-bbox="2641 1784 3045 1945" data-label="Text"><p>DRAWING Z.1</p></div>
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① Front View - EXTG.



② Front View - PROPOSED

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
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DATE

3/13/2025

PROJECT

53 Webster Ave
Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

0.0





① Front Right View - EXTG



② Front Right View - PROPOSED

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DATE

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PROJECT

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Cambridge, MA

TITLE

**3D views
COMPARISON**

SCALE

DRAWING

0.1





① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

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DATE

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PROJECT

53 Webster Ave
Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

0.2





① Rear Left View EXTG.



② Rear Left View PROP.

ARCHITECT

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DATE

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PROJECT

53 Webster Ave
Cambridge, MA

TITLE

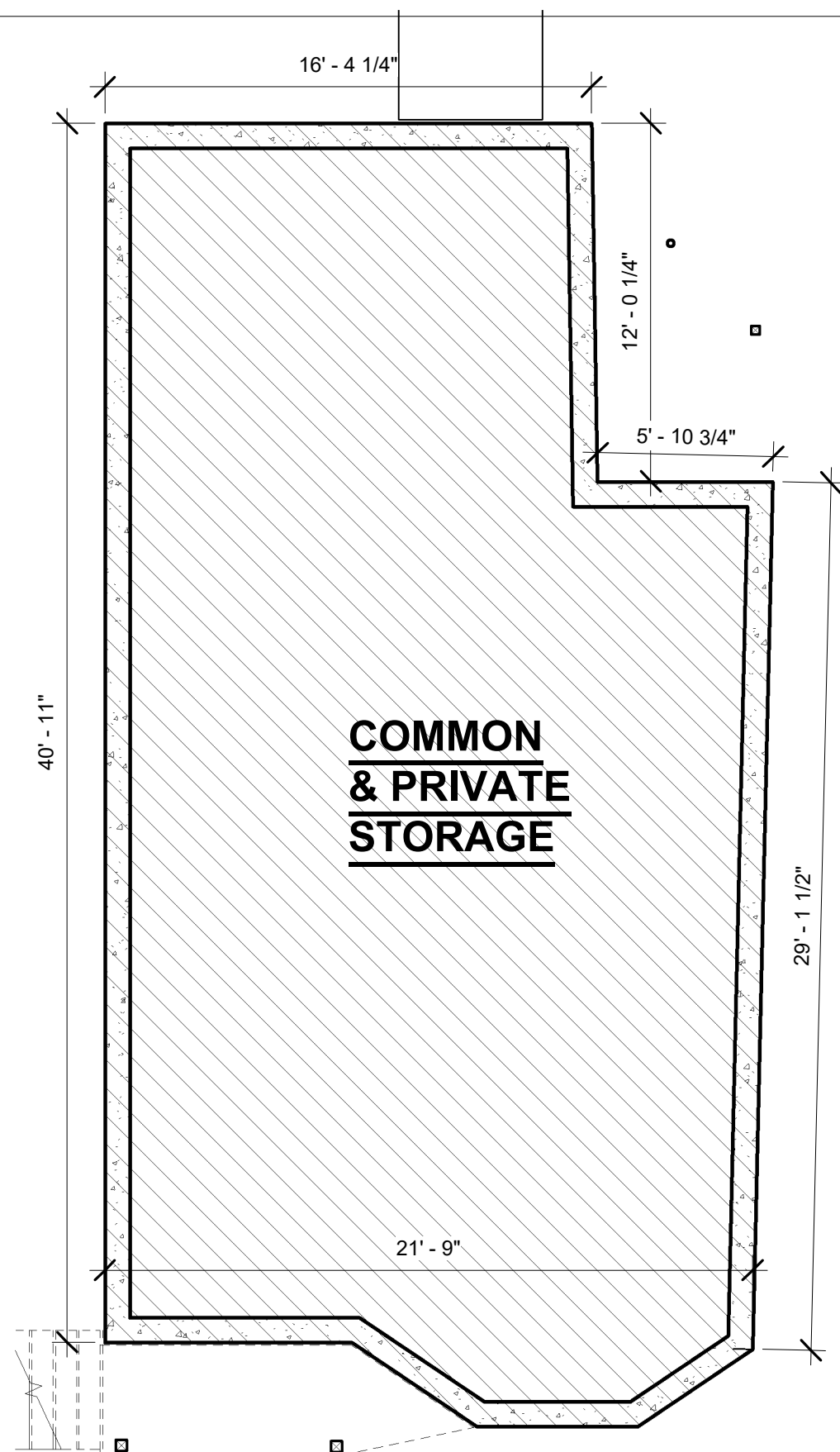
**3D View
COMPARISON**

SCALE

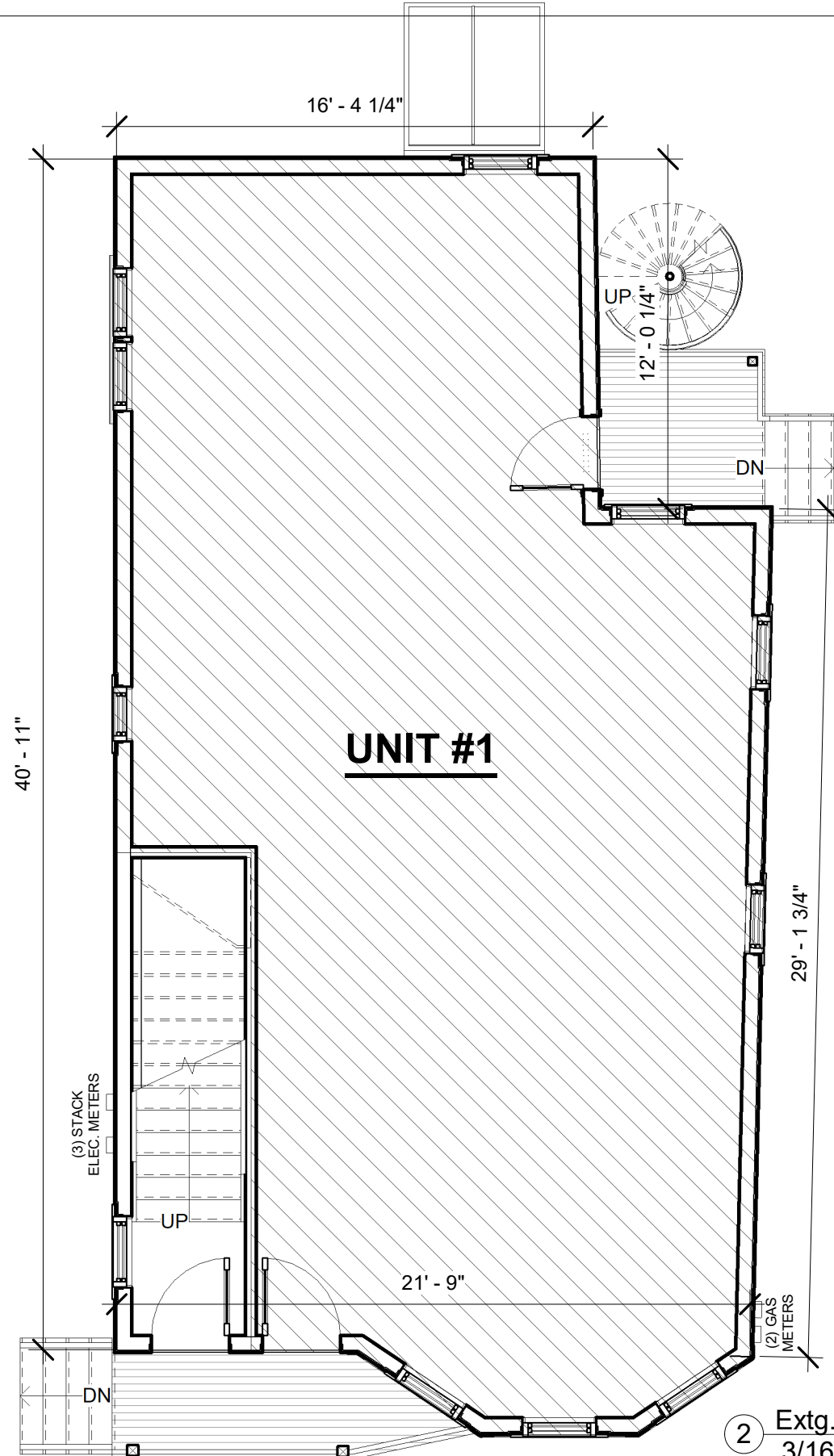
DRAWING

0.3





1 Extg.0 Basement
3/16" = 1'-0"



2 Extg. 1st Floor
3/16" = 1'-0"

— EXISTING WALLS
TO REMAIN

— EXISTING WALLS TO
BE DEMOLISHED



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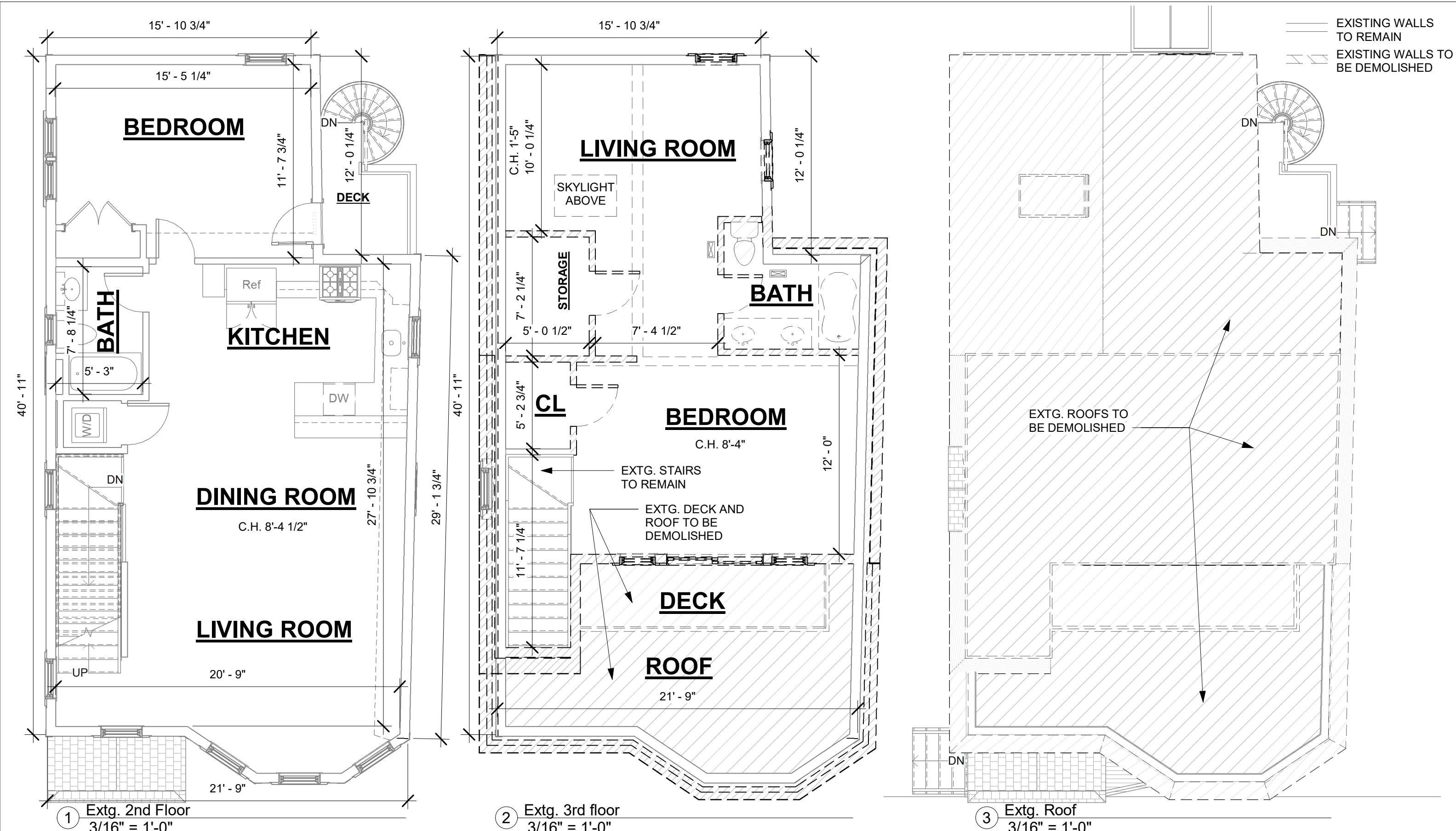
DATE
3/13/2025

PROJECT
53 Webster Ave
Cambridge, MA

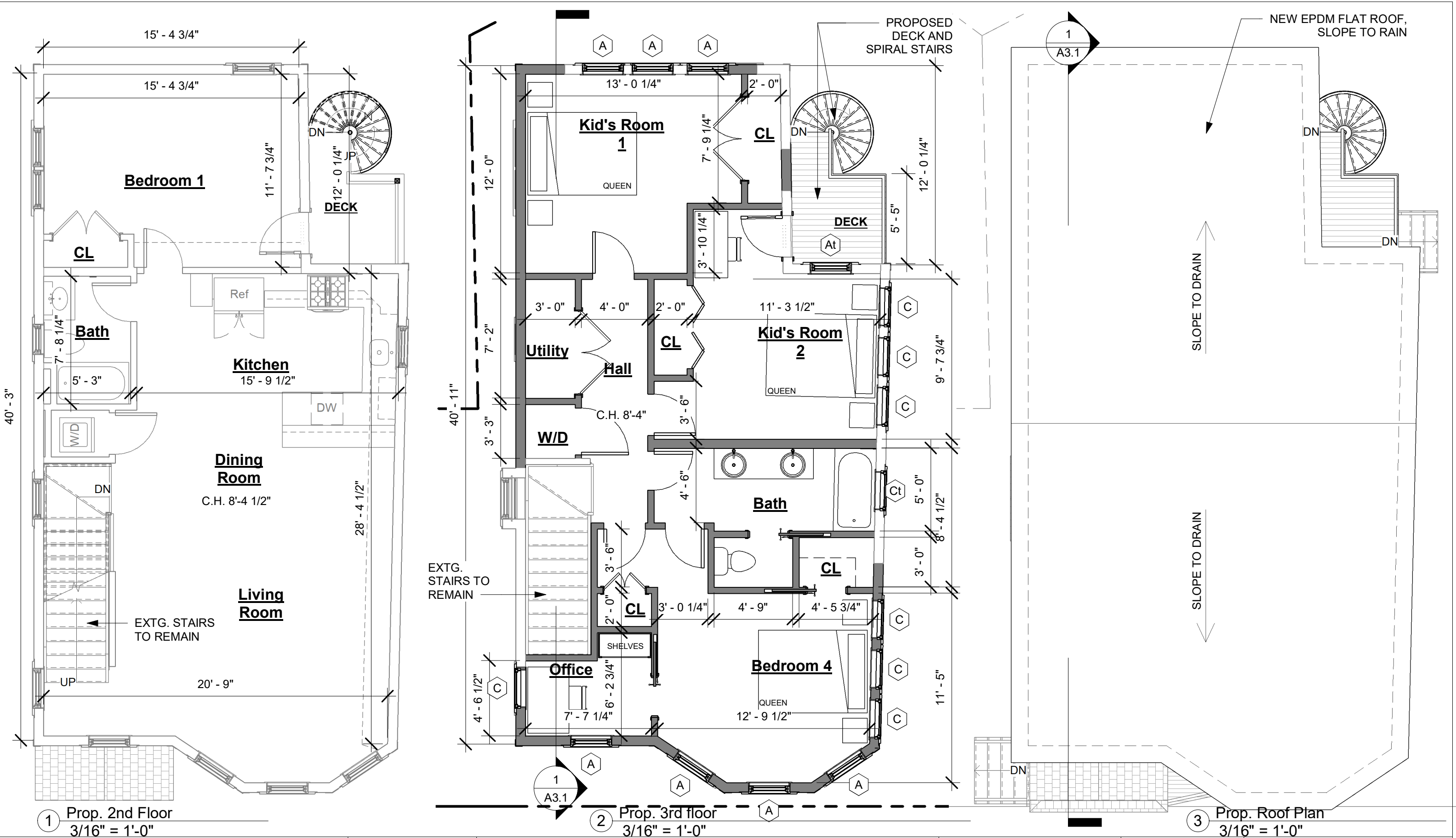
TITLE
Extg. Demo Plans

SCALE
3/16" = 1'-0"

DRAWING
D1.1



<div data-bbox="62 1804 372 1955"></div> <div data-bbox="388 1784 761 1955"><p>ARCHITECT</p><p>GCD ARCHITECTS</p><p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p></div>	<p>DATE</p> <p>3/13/2025</p>	<p>PROJECT</p> <p>53 Webster Ave</p> <p>Cambridge, MA</p>	<p>TITLE</p> <p>Extg. Demo Plans</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p>	<p>DRAWING</p> <p>D1.2</p>
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<p>ARCHITECT</p> <p>GCD ARCHITECTS</p> <p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE</p> <p>3/13/2025</p>	<p>PROJECT</p> <p>53 Webster Ave</p> <p>Cambridge, MA</p>	<p>TITLE</p> <p>Proposed Plans</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p>	<p>DRAWING</p> <p>A1.1</p>
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1 Extg. Front
3/16" = 1'-0"



2 Front Elevation
3/16" = 1'-0"

Top of Extg. Roof
28' - 1"

9' - 7"

3rd Floor
18' - 6"

9' - 3 1/2"

2nd Floor
9' - 2 1/2"

9' - 2 1/2"

1st Floor
0' - 0"

3' - 6"

Average Grade
-3' - 6"

ARCHITECT

GCD ARCHITECTS

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

DATE

3/13/2025

PROJECT

53 Webster Ave

Cambridge, MA

TITLE

**Extg. and Prop.
Front Elevations**

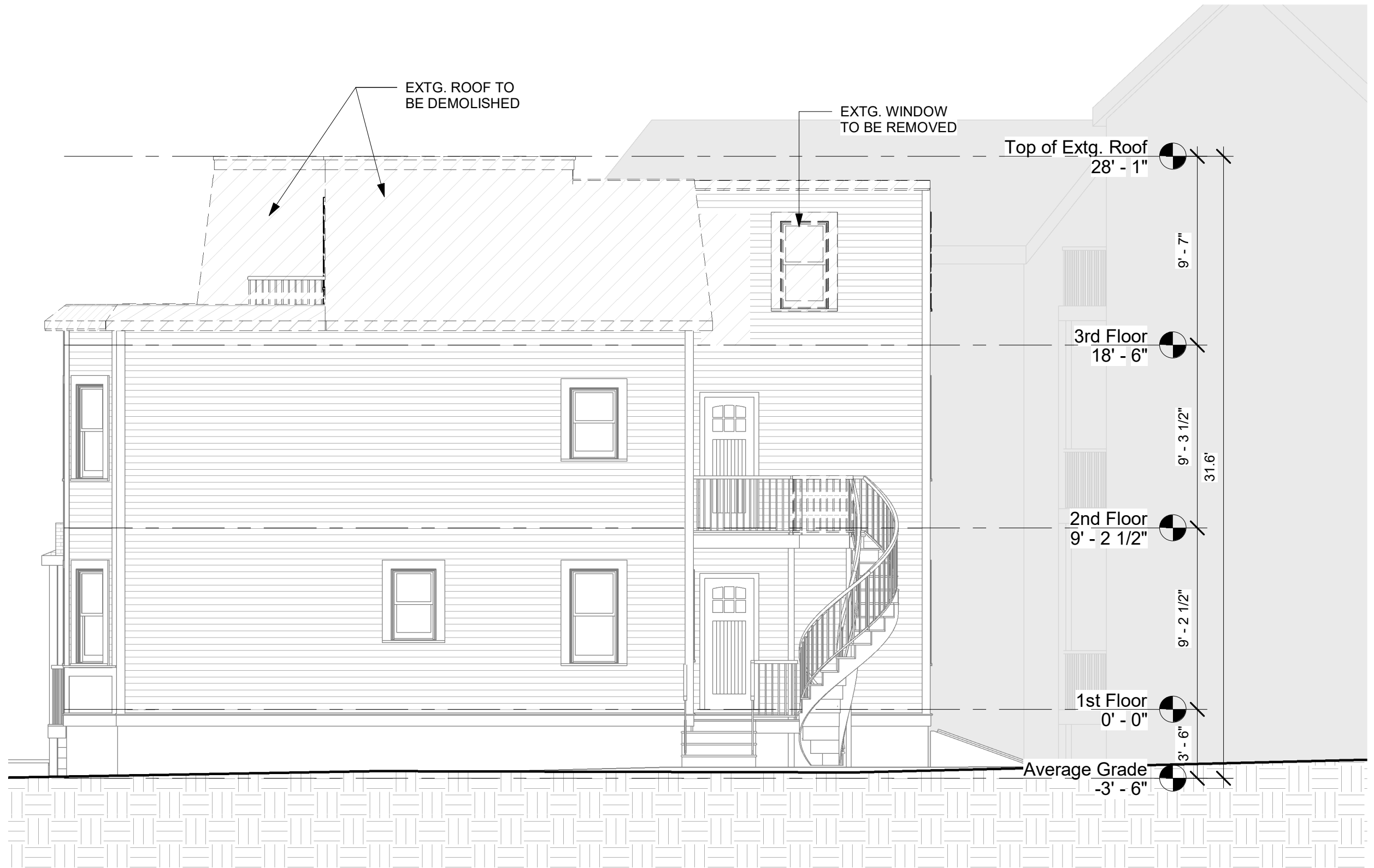
SCALE

3/16" = 1'-0"

DRAWING

A2.1





1 Extg. Right
3/16" = 1'-0"

ARCHITECT

GCD ARCHITECTS

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

DATE

3/13/2025

PROJECT

53 Webster Ave
Cambridge, MA

TITLE

**Extg. Right Side
Extg. Elevation**

SCALE

3/16" = 1'-0"

DRAWING

A2.2

PROFILE OF
EXTG. ROOF

NEW EPDM FLAT ROOF

Top of Extg. Roof
28' - 1"

FILL IN EXTG. WINDOW

NEW DECK AND SPIRAL
STAIRS FROM 2ND TO
3RD FLOOR

3rd Floor
18' - 6"

2nd Floor
9' - 2 1/2"

1st Floor
0' - 0"

Average Grade
-3' - 6"

9' - 7"

9' - 3 1/2"

9' - 2 1/2"

3' - 6"

31' - 7"

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

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
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www.glassmanchungdesign.com

DATE

3/13/2025

PROJECT

53 Webster Ave

Cambridge, MA

TITLE

**Prop. Right Side
Elevation**

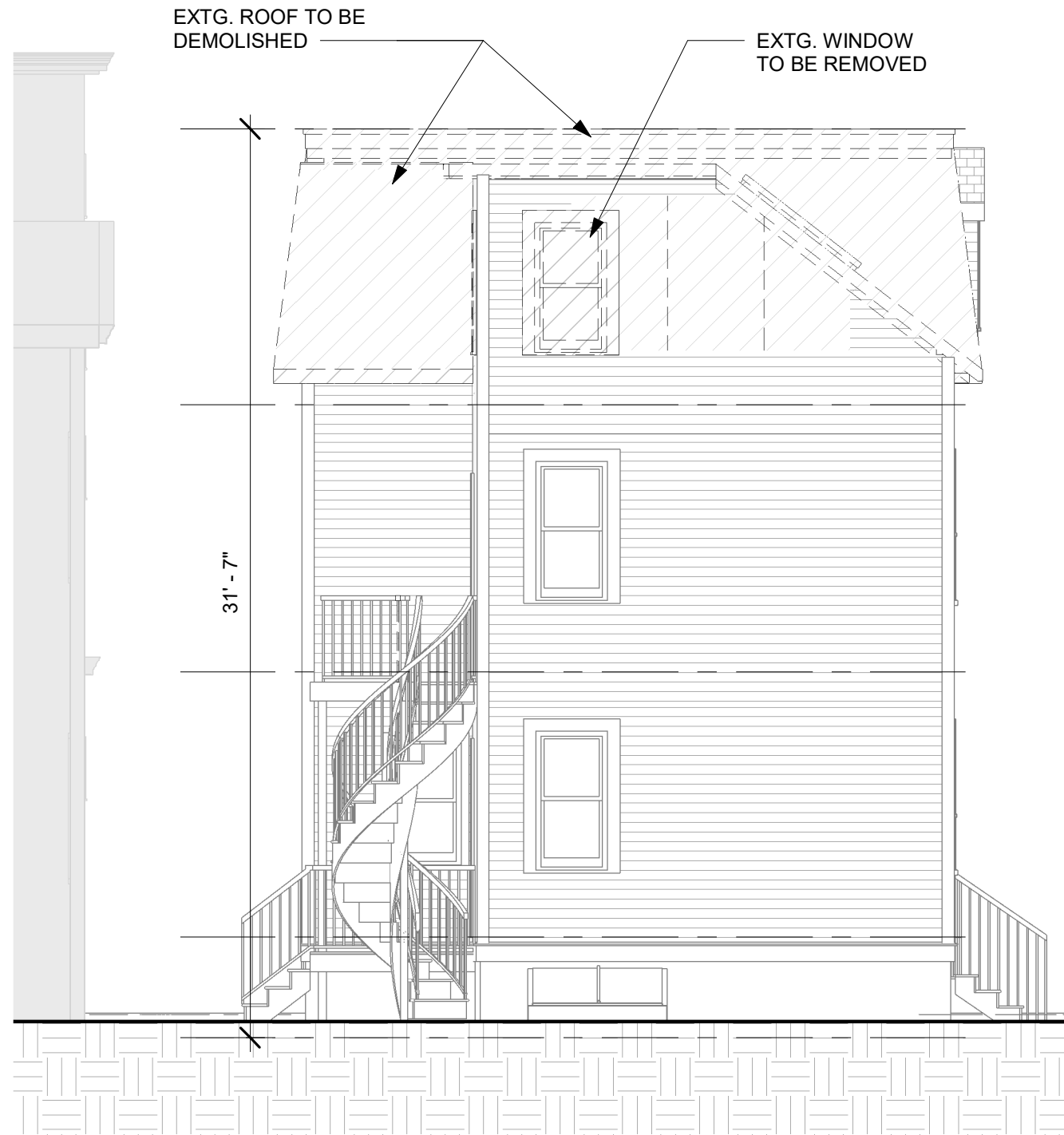
SCALE

3/16" = 1'-0"

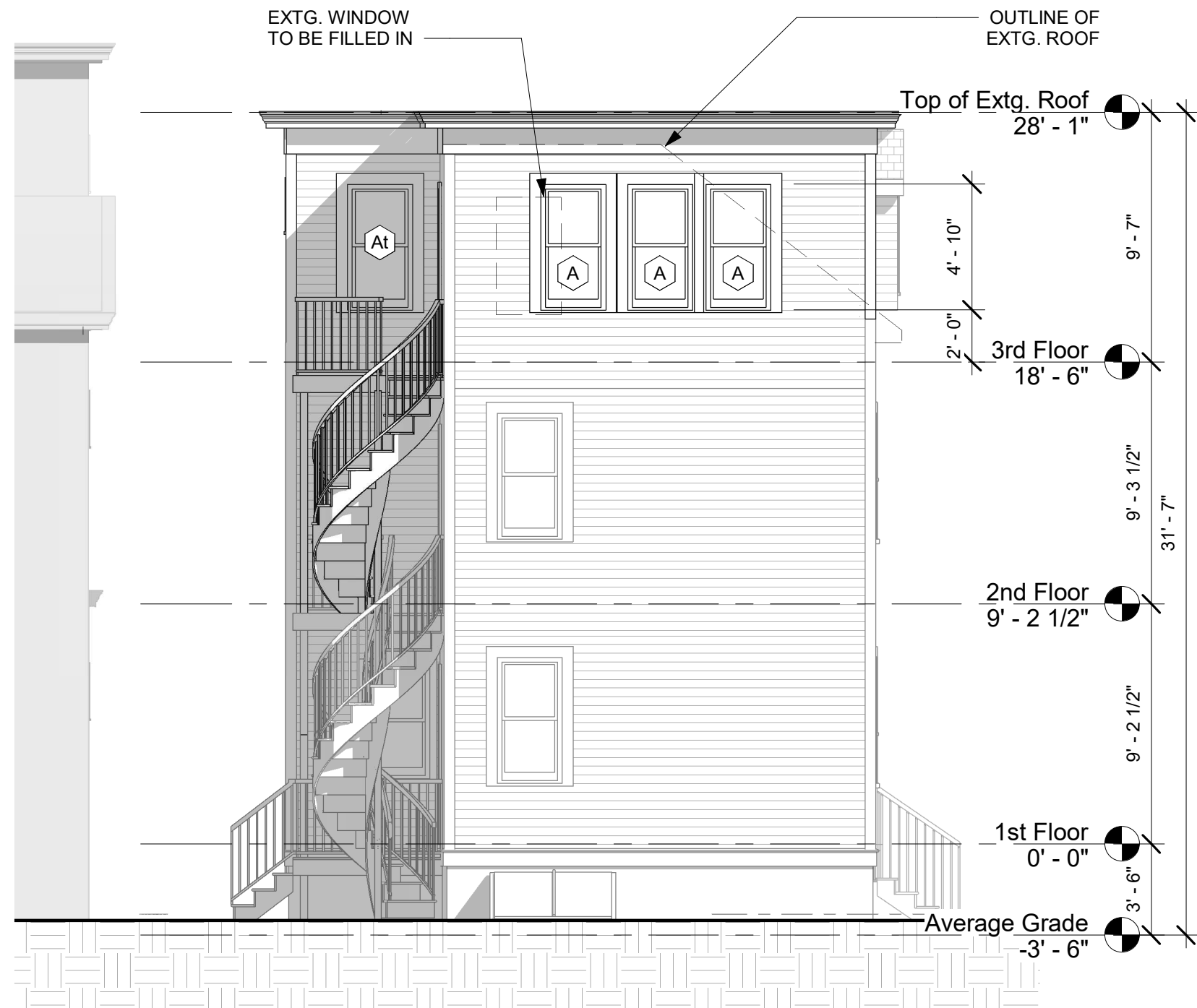
DRAWING

A2.3

GCD ARCHITECTS



① Extg. Rear
3/16" = 1'-0"



② Proposed Rear Elevation
3/16" = 1'-0"



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

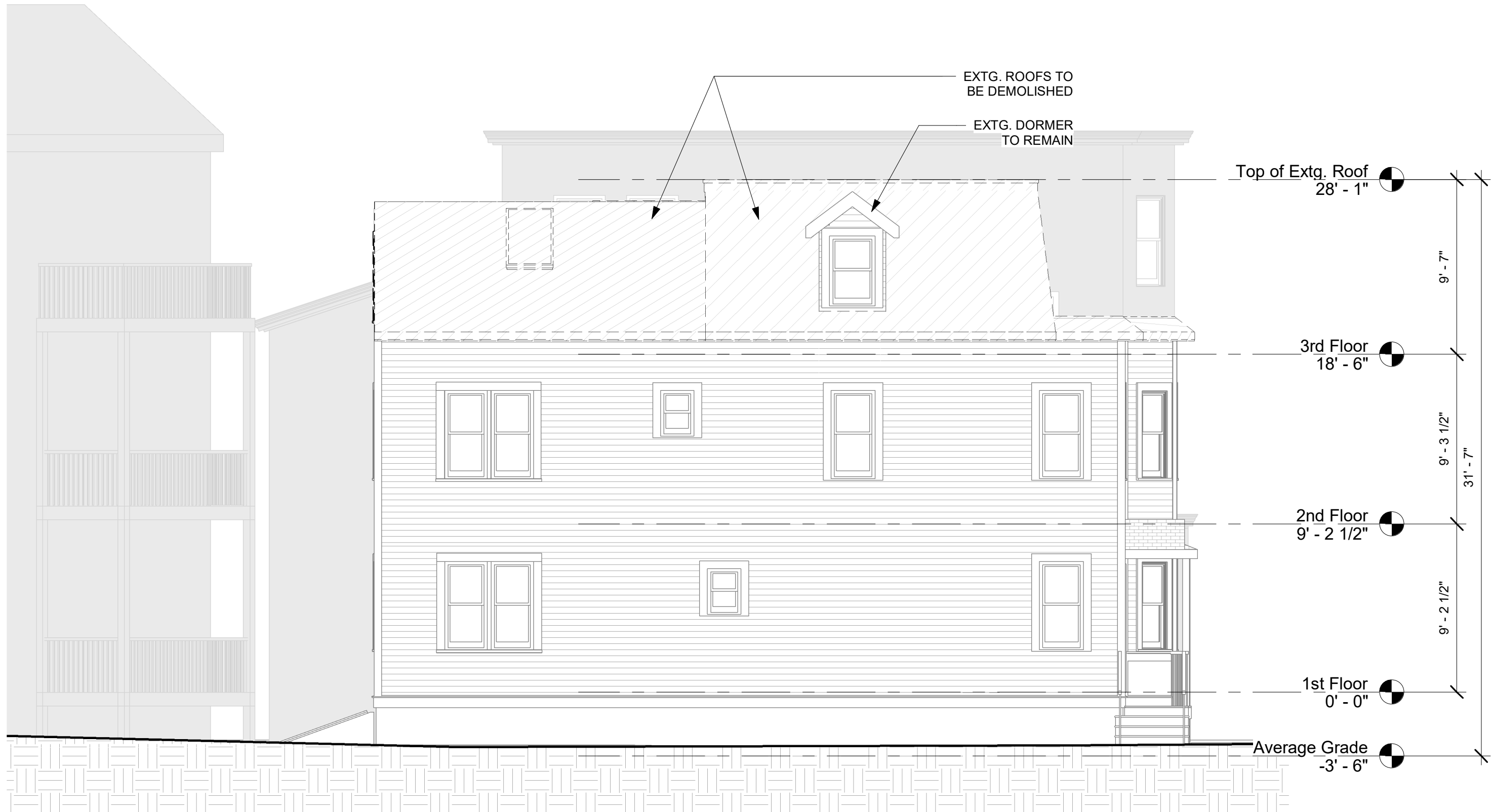
DATE
3/13/2025

PROJECT
53 Webster Ave
Cambridge, MA

TITLE
Rear Elevations

SCALE
3/16" = 1'-0"

DRAWING
A2.4



1 Extg. Left
3/16" = 1'-0"

ARCHITECT

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DATE

3/13/2025

PROJECT

53 Webster Ave

Cambridge, MA

TITLE

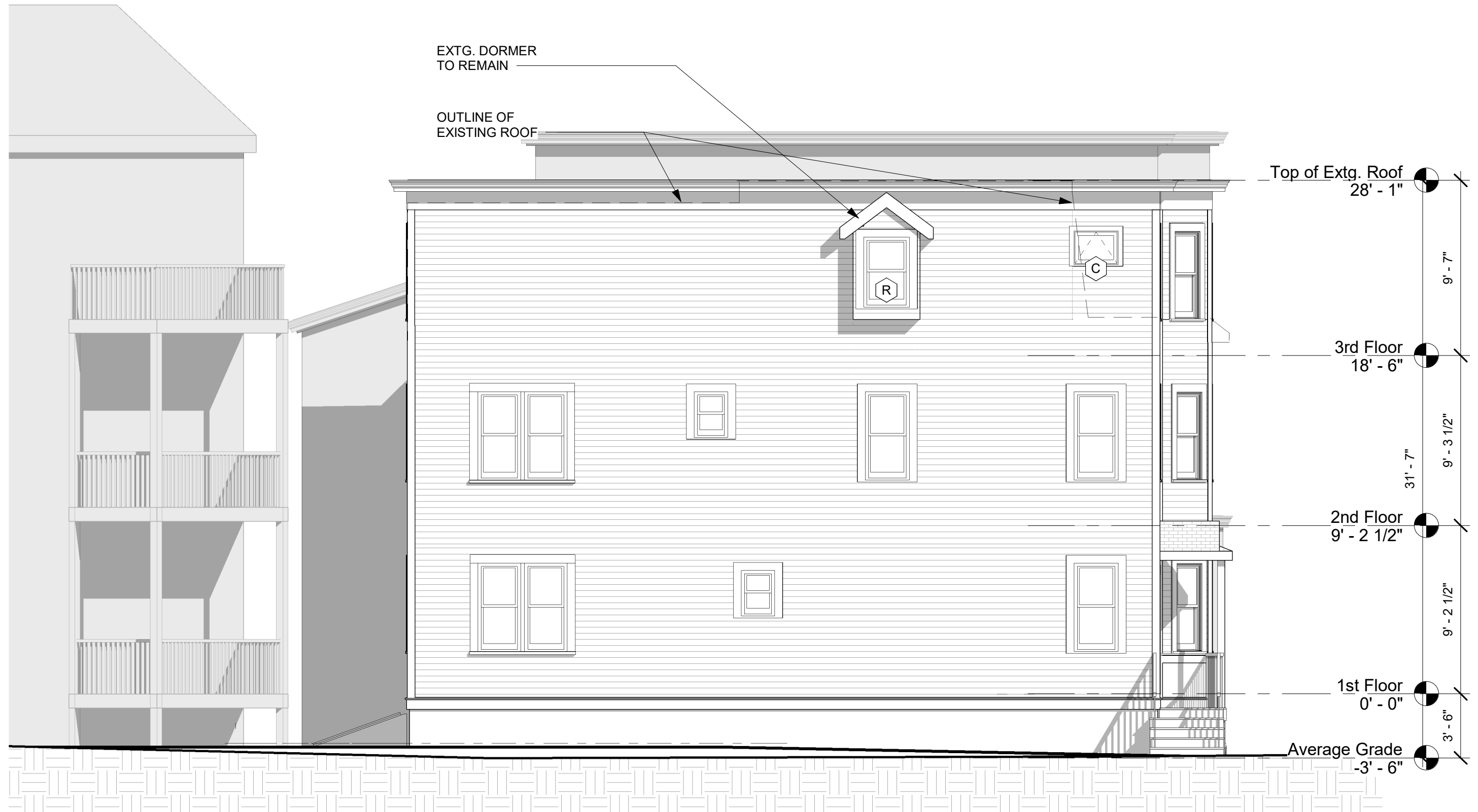
**Extg. Left Side
Elevation**

SCALE

3/16" = 1'-0"

DRAWING

A2.5



② Proposed Left Elevation
3/16" = 1'-0"

ARCHITECT

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DATE

3/13/2025

PROJECT

53 Webster Ave
Cambridge, MA

TITLE

**Proposed left Side
Elevation**

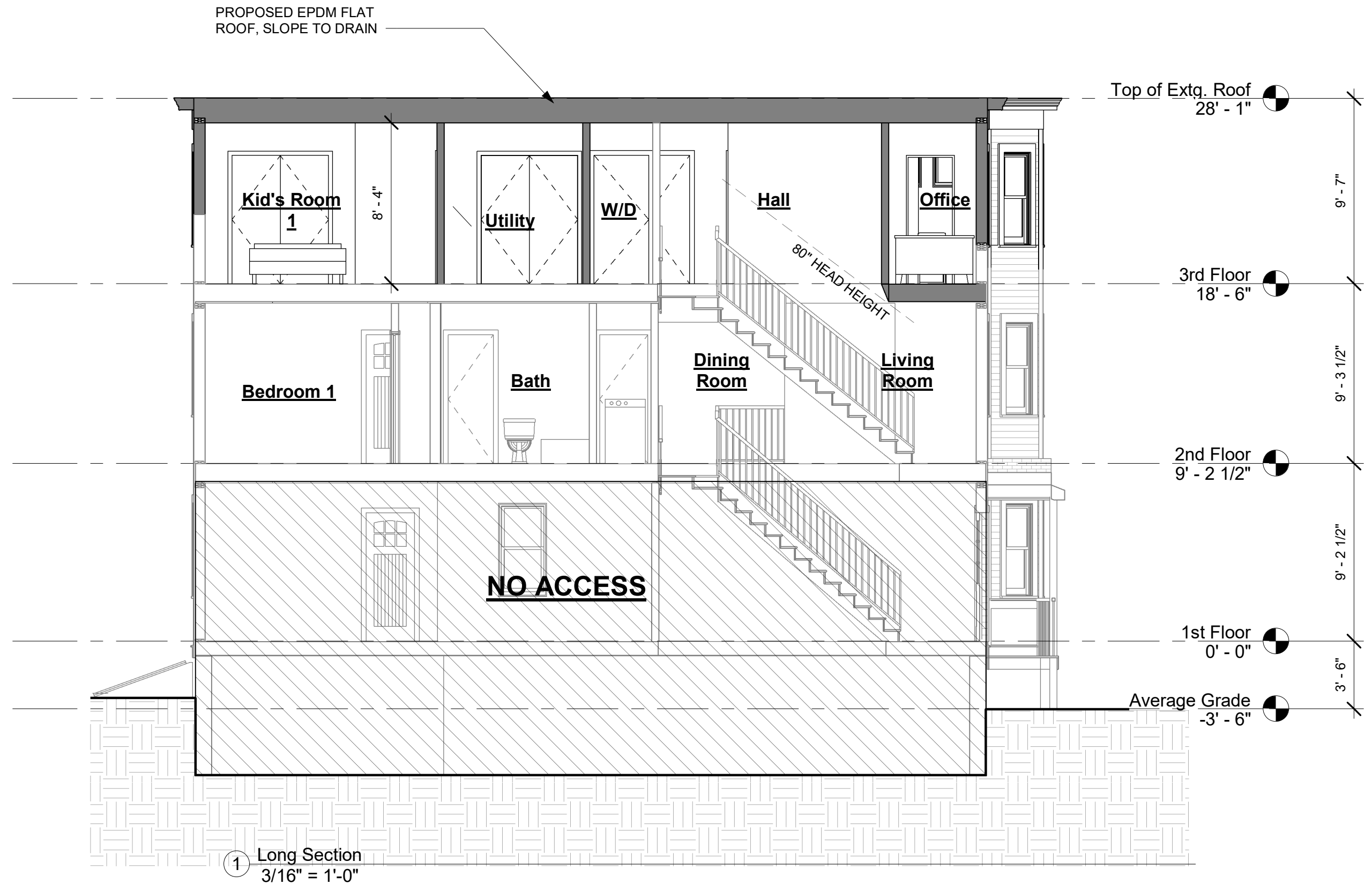
SCALE

3/16" = 1'-0"

DRAWING

A2.6





ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
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DATE

3/13/2025

PROJECT

53 Webster Ave
Cambridge, MA

TITLE

Long Section

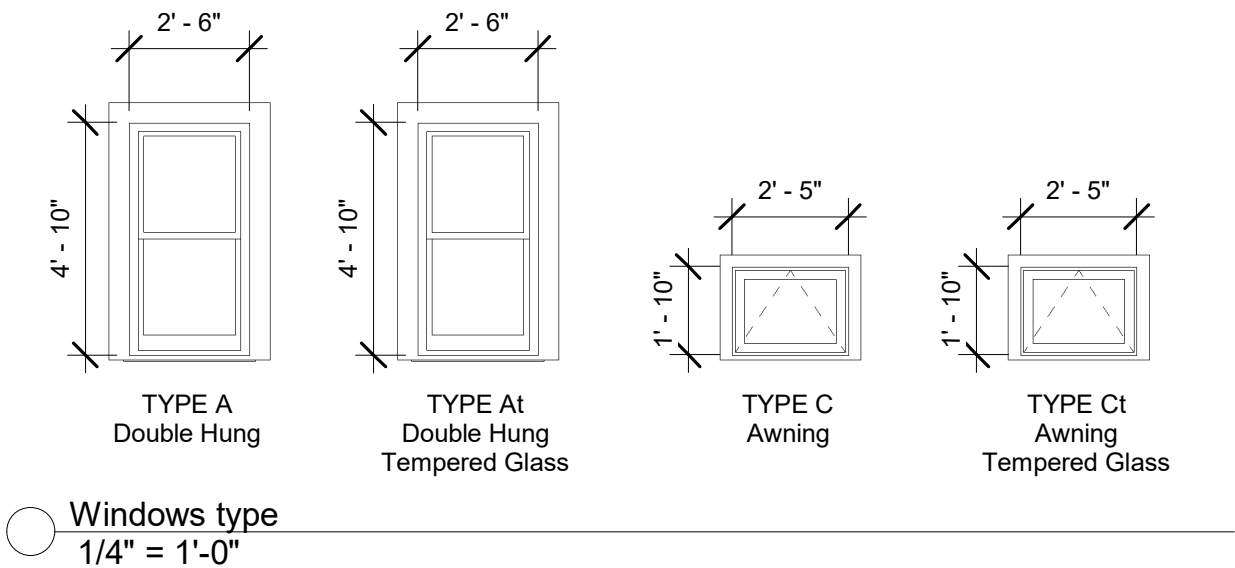
SCALE

3/16" = 1'-0"

DRAWING

A3.1

Window Schedule - All windows to have min. Window U factor .32							
Type Mark	Count	Description	Width	Height	Tempered	Egress	Comments
A	7	Aluminum-clad wood double hung window	2' - 6"	4' - 10"		ESCAPE COMPLIANT	
At	1	Aluminum-clad wood double hung window	2' - 6"	4' - 10"	TEMPERED GLASS	ESCAPE COMPLIANT	
C	7	Aluminum-clad wood awning window	2' - 5"	1' - 10"			
Ct	1	Aluminum-clad wood awning window	2' - 5"	1' - 10"	TEMPERED		



	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/13/2025	53 Webster Ave Cambridge, MA	Window Schedule	1/4" = 1'-0"	A5.1

To:

Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my strong and unequivocal support for the zoning relief sought for the proposed 3rd floor addition at 53 Webster Ave.

I have reviewed the plans and renderings. The design is tasteful, modest and it complements the neighborhood very well. The proposed work will provide this family the space they need to remain comfortably in their home without creating any detriments to our neighborhood. In fact, the proposed work will enhance the odd profile of the existing roof, which in turn will enhance our neighborhood.

The proposed renovations and addition will allow my neighbor Alison and her children to make much better use of their existing third floor space with increased functionality.

The proposed work is both attractive and modest in its scope and the proposed flat roof design is very consistent with the existing building types in our neighborhood.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,

A handwritten signature in black ink, appearing to read "Karina Winiarskyj". The signature is fluid and cursive, with a long horizontal stroke at the beginning and a trailing flourish at the end.

Karina Winiarskyj
53 Webster Ave #1
Cambridge, MA 02141
April 14, 2025

karina.winiarskyj@gmail.com

860-268-7879

The map displays a residential neighborhood with the following streets and lot numbers:

- Streets:** Portsmouth St, Webster Ave, Bristol St, Clark St, Hampshire St, Berkshire St.
- Lot Numbers:** 40-42, 77 Webster Ave, 40-41, 75 Webster Ave, 40-47, 40-149, 40-185, 40-186, 17 Berkshire St, 15 Berkshire St, 9 Berkshire St, 40-148, 40-54, 40-53, 37 Bristol St, 40-52, 40-184, 35 Bristol St, 40-153, 33 Bristol St, 40-177, 40-254, 40-24, 40-242, 40-205, 40-228, 40-227, 7 Lilac Ct, 6 Lilac Ct, 5 Lilac Ct, 1 Lilac Ct, 40-209, 40-208, 40-234, 40-233, 40-232, 2 Lilac Ct, 33 Webster Ave, 37 Webster Ave, 40-14, 35 Webster Ave, 41 Webster Ave, 39 Webster Ave, 40-253, 43 Webster Ave, 44 Webster Ave, 48 Webster Ave, 50 Webster Ave, 49 Webster Ave, 53 Webster Ave, 40-18, 40-152, 42 Bristol St, 45 Bristol St, 43 Bristol St, 36 Bristol St, 34 Bristol St, 40-22, 40-17, 40-20, 56 Webster Ave, 54 Webster Ave, 60 Webster Ave, 62 Webster Ave, 58 Webster Ave, 64 Webster Ave, 78-101, 78-102, 78-139, 78-140, 78-141, 78-142, 78-143, 201 Clark St, 78-113, 203 Clark St, 78-112, 78-8, 78-6, 78-21, 57 Bristol St, 59 Bristol St, 78-19, 78-18, 3 Portsmouth St, 1 Portsmouth St, 5 Portsmouth St, 73 Webster Ave, 71 Webster Ave, 69 Webster Ave, 67 Webster Ave, 51 Bristol St, 49 Bristol St, 40-40, 40-41, 40-160, 40-159, 63 Hampshire St, 61 Hampshire St, 59 Hampshire St, 40-257, 40-240, 42-86.

The map also features a red line highlighting a path along Webster Ave and Bristol St, and a blue line highlighting a path along Webster Ave and Bristol St.

53 Webster Ave #2 Petitioner

78-8
ZINK, BRIAN & PAULA SOARES
50 WEBSTER AVE UNIT 50/1
CAMBRIDGE, MA 02141

40-20
VISWANATHAN, MAHESH
40 BRISTOL ST
CAMBRIDGE, MA 02141

78-8
DANIELS, SHARA M.
50 WEBSTER AVE UNIT 3
CAMBRIDGE, MA 02141

40-40
JAS CONSOLIDATED PROPERTIES LLC
C/O JAS CORPORATION
1035 CAMBRIDGE ST. UNIT 12
CAMBRIDGE, MA 02141

78-6
DEVLIN, SCOTT HENRY & RACHEL M. DEVLIN
58-64 WEBSTER AVENUE, UNIT 62/3
CAMBRIDGE, MA 02141

78-6
DIRSTINE, KELLY
58-64 WEBSTER AVE. UNIT 62/2
CAMBRIDGE, MA 02141

40-54
LOUIE, SUSAN D.
TRUSTEE OF THE SUSAN D. LOUIE LIVING TR.
9037 SE 60TH ST
MERCER ISLAND, WA 98040

78-8
WILKINS, BONNIE ANNE
TRS BONNIE ANNE WILKINS 2022 TR
48 WEBSTER AVE - UNIT 2
CAMBRIDGE, MA 02142

40-253
YOU, SIXIAN & LIN YANG
41 WEBSTER AVE
CAMBRIDGE, MA 02141

40-54
BAE, HELEN HAERYUNG
SHANE ROBERT BOUCHARD
49 BRISTOL ST - UNIT 1
CAMBRIDGE, MA 02141

40-53
RESENDES, JAMES S. &
PAUL S. RESENDES TRUSTEES
45 BRISTOL ST
CAMBRIDGE, MA 02141

78-102
ANTONIO MARTINS AFONSO & ROSA RP
56 WEBSTER AVE
CAMBRIDGE, MA 02141

78-20
DURAN, MARTHA M. & VICTOR H. DURAN, JR.
RAFAEL F. MOYA
55 BRISTOL ST
CAMBRIDGE, MA 02141

40-152
KALAMBI, NANDKISHORE MANOHAR & MRUDULA
& ANUSHRI NANDKISHORE KALAMBI
16 JOHN POULTUS RD
LEXINGTON, MA 02421

78-6
COULEUR, KATLYN & JOHN SOBORSKI
58-64 WEBSTER AVE UNIT 60/3
CAMBRIDGE, MA 02141

78-6
FRANGIEH, CHRISTOPHER J
58-64 WEBSTER AVE UNIT 64/1
CAMBRIDGE, MA 02141

78-8
YEFERU, DESALEGN K. ZEMZEM H. AHMED
50 WEBSTER AVE UNIT 48/3
CAMBRIDGE, MA 02139

40-18
WINIARSKYJ, KARINA E.
53 WEBSTER AVE - UNIT 1
CAMBRIDGE, MA 02141

40-253
NAIR, USHA & ASHOK GOPALAKRISHNAN
45 WEBSTER AVE
CAMBRIDGE, MA 02141

40-253
MOON, JOONYOUNG & ERICA LIN
43 WEBSTER AVE
CAMBRIDGE, MA 02141

GCD ARCHITECTS
C/O ADAM GLASSMAN, ARCHITECT
27 HURLBUT STREET
CAMBRIDGE, MA 02138

40-18
MUNROE ALISON L
53 WEBSTER AVE - UNIT 2
CAMBRIDGE, MA 02141

78-8
FITZGERALD, JANICE
48-50 WEBSTER AVE UNIT 50/2
CAMBRIDGE, MA 02141

40-177
KATZ, WARREN JAY
20 FAIRFIELD ST
BOSTON, MA 02116

78-6
PRUDENTE, ANDREA L.
58-64 WEBSTER AVE UNIT 60/2
CAMBRIDGE, MA 02139

40-54
ABUDAYYEH, OSAMA & IKHLAS ABUDAYYEH
6400 PALOMINO PARK
KALAMAZOO, MI 49009

78-6
ANMAHIAN, ALEX & ELIZABETH ZACHOS
61 CENTRE ST
BROOKLINE, MA 02446

78-8
DUGGINS, ANTHONY D. I.
48-50 WEBSTER AVE UNIT 48/1
CAMBRIDGE, MA 02140

40-253
BROWN, TREVOR & ESTER SCHIANO-BROWN
39 WEBSTER AVE
CAMBRIDGE, MA 02141

40-17
49 WEBSTER LLC
11 FALKLAND ST
BOSTON, MA 02135

53 Webster Ave #2

40-22
KUAN, IRENE C.
36 BRISTOL ST
CAMBRIDGE, MA 02141

78-112
EVERETT, MARGARET
44 WEBSTER AVE
CAMBRIDGE, MA 02141



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: Alison Munroe Date: 4/18/25
(Print)

Address: 53 Webster Ave #2

Case No. BZA-1160018

Hearing Date: 5/8/25

Thank you,
Bza Members

To:

Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge MA 02139

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Sincerely,



Karina Winiarskyj
53 Webster Ave #1
Cambridge, MA 02141
April 14, 2025

karina.winiarskyj@gmail.com

860-268-7879