



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP -3 AM 11:30

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 285322

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Scott Johnson C/O Adam Glassman, R.A. GCD Architects

PETITIONER'S ADDRESS: 17 Brown Street #2, Cambridge, MA 02138

LOCATION OF PROPERTY: 17 Smith Pl, Cambridge, MA

TYPE OF OCCUPANCY: Single Family Dwelling

ZONING DISTRICT: Office-1 Zone/AOD-Q

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

- 1) Modification of the roof and envelope including new rear deck within the required setbacks
- 2) Additional non-conformign FAR

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, R.A

(Petitioner (s) / Owner)

ADAM GLASSMAN, R.A.

(Print Name)

Address:	<u>17 BROWN ST #2 CAMBRIDGE MA 02138</u>
Tel. No.	<u>6174128450</u>
E-Mail Address:	<u>AJGLASSMAN.RA@GMAIL.Com</u>

Date: 8/29/2024



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Address:
Tel. No.
E-Mail Address:

17 BROWN ST #2 CAMBRIDGE MA 02138

6174128450

AJGLASSMAN.RA@GMAIL.Com

Date: 8/29/2024

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 Cedar Hill Residential LLC

(OWNER)

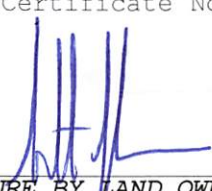
Address 840 Summer St Unit #305B Boston MA 02127

State that I/We own the property located at 17 Smith Place Cambridge,
which is the subject of this zoning application.

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

Cedar Hill Residential LLC

*Pursuant to a deed of duly recorded in the date 7/31/2024, Middlesex South
County Registry of Deeds at Book 01617, Page 121; 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

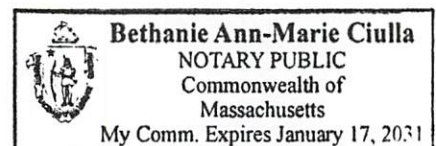
The above-name Scott Johnson personally appeared before me,
this 13th of August, 2024, and made oath that the above statement is true.



Notary

My commission expires January 17, 2031 (Notary Seal).

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



NOTARIAL PUBLIC

I, the undersigned, a Notary Public in and for the State of Massachusetts, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of my office.

Witness my hand and seal at the City of Boston, this 1st day of January, 1901.

Notary Public in and for the State of Massachusetts.

My Comm. Expires January 17, 2001

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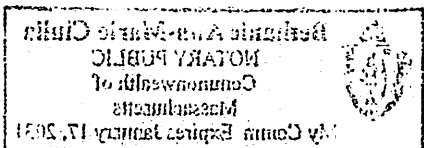
My Comm. Expires January 17, 2001

My Comm. Expires January 17, 2001

My Comm. Expires January 17, 2001

My Comm. Expires January 17, 2001

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BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 17 Smith Pl , 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 top addition, rear deck and new widow openings are very modest and low profile. The FAR increase is very modest, only 17%. The existing non-conforming setbacks will not be made any more non-conforming, and the conforming right side setback will remain conforming. The building height will remain conforming and the usable open space will remain conforming. The proposed work will have no negative impact on the adjacent properties or the neighborhood.

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 work will have no impact on traffic patterns, will not cause congestion or substantial change in the established neighborhood. There will be no loss of on off street parking, no new curb cuts, no new traffic generated. There will be no increase in the number of dwelling units or to neighborhood density.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed work will have no adverse affect on the current uses or development of the adjacent properities which are all one and two family homes.

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 work will cause no light, air or noise pollution, will cause no loss of privacy for the abutting properties.

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 existing dwelling is surrounded by parking lots and commercial uses. The proposed work will maintain the scale of the house and will greatly improve its character as it has become run down, an eye-sore, and past its usefull life due to many years of neglect. The proposed modestly enlarged house will continue to maintain the scale of the surrounding streetscape while improving its appearance.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Scott Johnson
Location: 17 Smith Pl., Cambridge, MA
Phone: 6174128450

Present Use/Occupancy: Single Family Dwelling
Zone: Office-1 Zone/AOD-Q
Requested Use/Occupancy: Single Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,765.52	3,276.54	2,254.50	(max.)
<u>LOT AREA:</u>		3006.0	3006.0	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.92	1.09	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3006.0	No Change	1,200.00	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50.10	No Change	50.0	
	<u>DEPTH</u>	60.0	No Change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	12.9	No Change	15.4	
	<u>REAR</u>	2.7	No Change	20.0	
	<u>LEFT SIDE</u>	4.3	No Change	15.1	
	<u>RIGHT SIDE</u>	15.1	No Change	15.0	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	31.1	34.2	35.0	
	<u>WIDTH</u>	40.5'	No Change	N/A	
	<u>LENGTH</u>	30.3	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.54	34.5	.15 for Usable Open Space 15x15 Min	
<u>NO. OF DWELLING UNITS:</u>		1	No Change	2 max	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	10.0	

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.:

The existing house and proposed 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'.

PROPOSED INTERIOR RENOVATIONS AND ADDITION

17 Smith Place
Cambridge, MA



EXISTING STREET VIEW

EXISTING SINGLE FAMILY DWELLING

SPECIAL PERMIT REQUIRED FOR PROPOSED:

- 1) CONSTRUCTION AND NEW WINDOW OPENINGS WITHIN EXISTING NON-CONFORMING FRONT, REAR AND LEFT SIDE SETBACK.
- 2) INCREASE IN EXISTING NON-CONFORMING FAR.

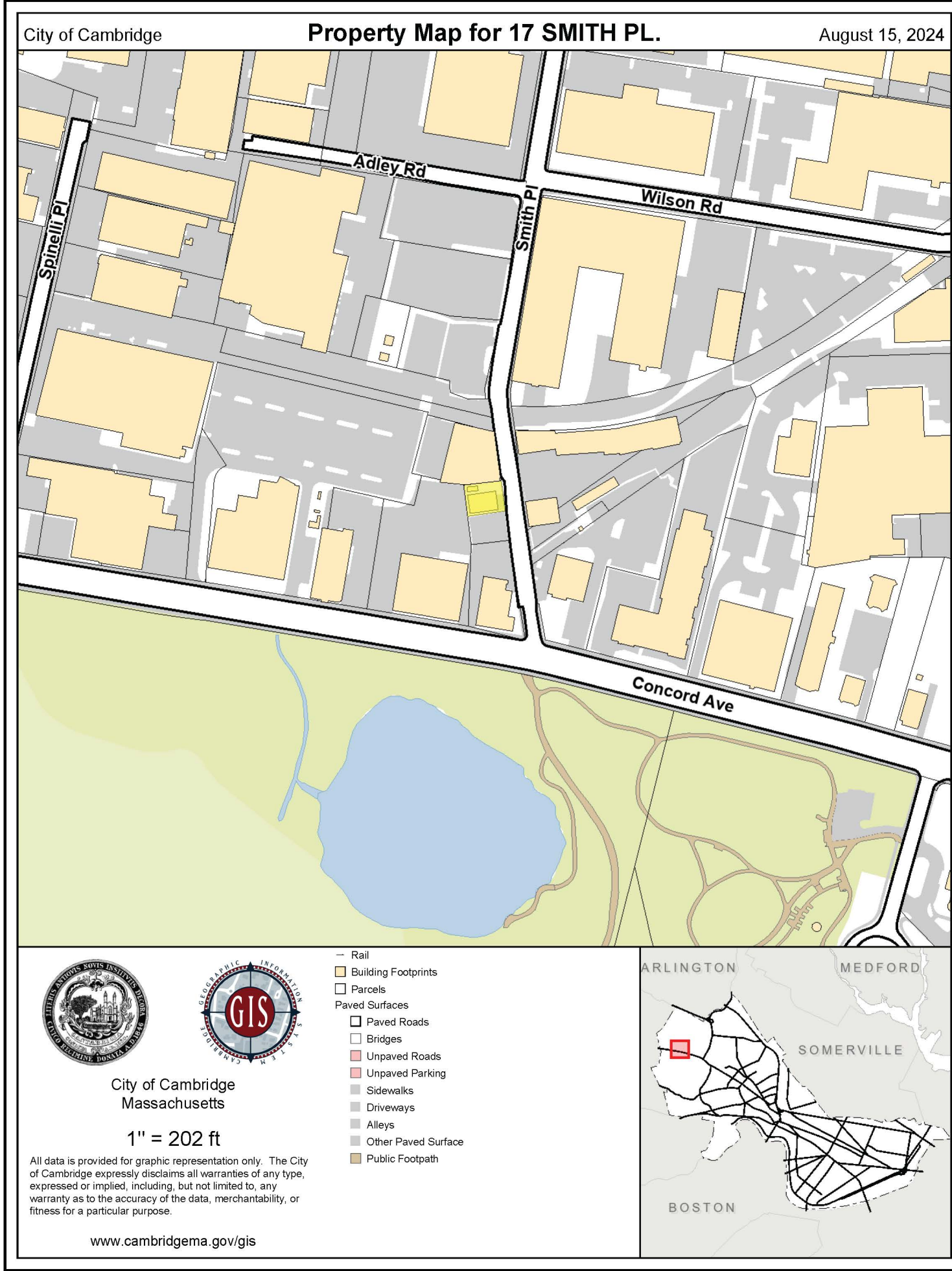


PROPOSED STREET VIEW

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	8/1/2024	Proposed Addition Cambridge, MA	Title Sheet		C01



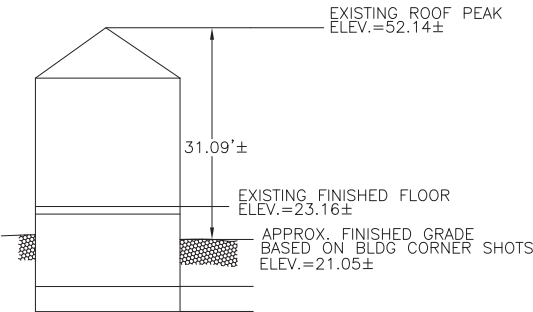
EXISTING STREET VIEW



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

DATE
8/1/2024

PROJECT
Proposed Addition
Cambridge, MA



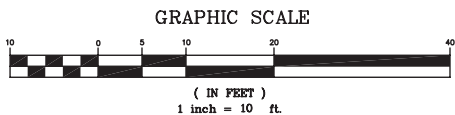
EXISTING PROFILE
NOT TO SCALE

EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
Ⓚ	DRAIN MANHOLE
Ⓜ	HYDRANT
Ⓢ	TREE

FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CCB) DATUM

Address: 17 Smith Pl	
Ground Elevation Min:	20.2 ft-CCB
Ground Elevation Max:	21.8 ft-CCB
2070 - 1% - SLR/SS	23.3
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	22
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	22.4
FEMA 100-Year	N/A
1% - LTFE	23.3
10% - LTFE	22
Selected Map-Lot: 267D-257	
Selected Address: 17 Smith Pl	

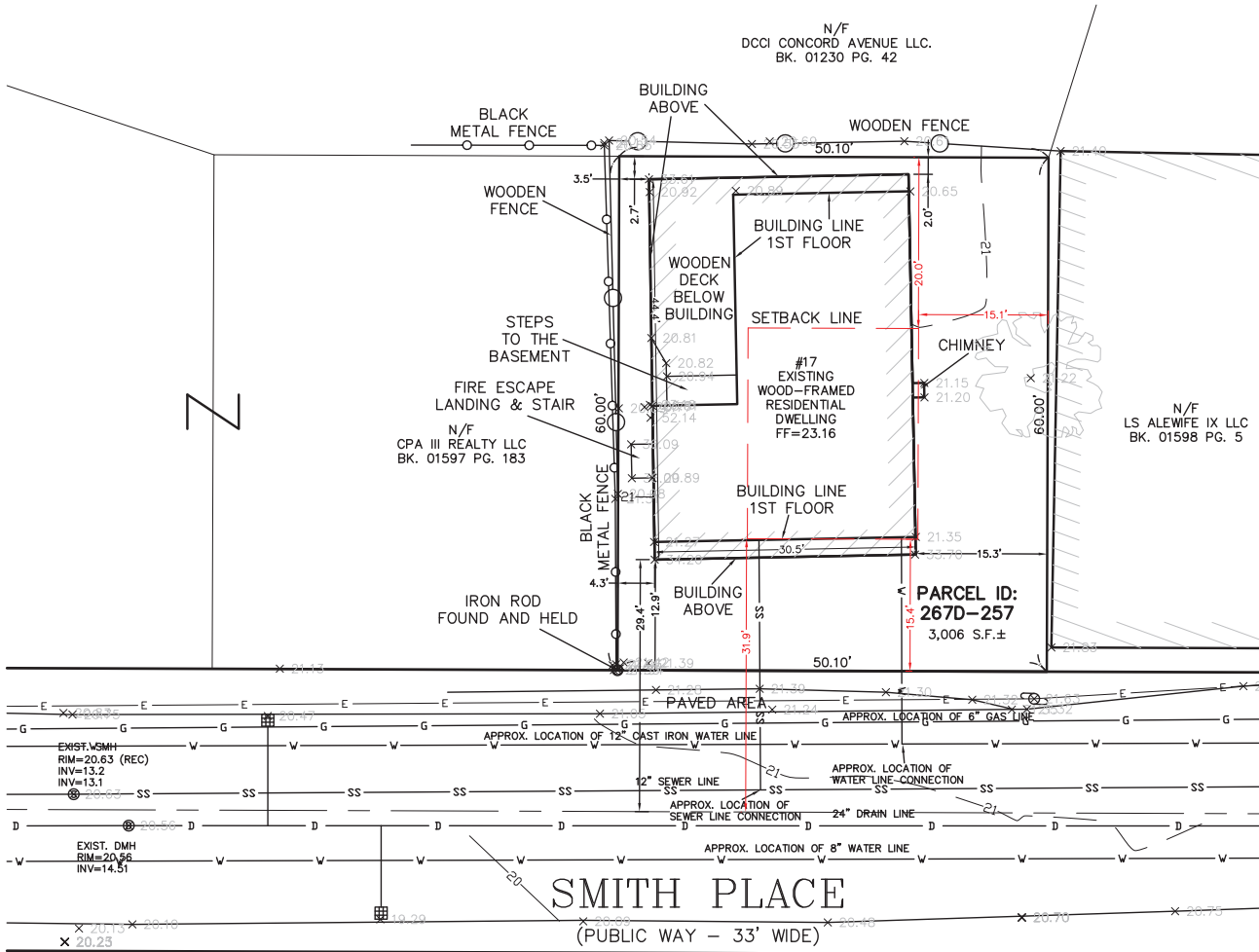


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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 VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE PENALTY IF VIOLATED AND ENFORCEABLE.



ZONING LEGEND

ZONING DISTRICT: OFFICE-1

	REQUIRED	EXISTING
MAX. F.A.R.	0.75	-
MIN. AREA	5,000 S.F.	3,006± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,200 S.F.	-
MIN. LOT WIDTH	50'	50.1'
MIN. YARD FRONT	15.4'	12.3'
SIDE	15.1'	3.5'
REAR	20'	2.7
MAX. BLDG. HEIGHT	35	31.09'
MIN. OPEN SPACE	15%	55.1% ±

ZONING BYLAW FOOTNOTES:

(A) = H+L/4 = MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

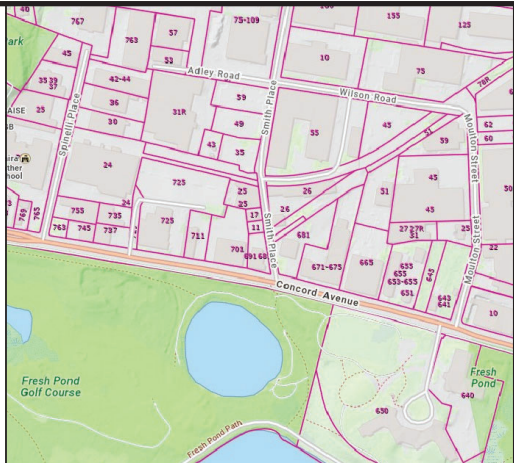
(N) = H+L/5

(C) = H+L/4 = In no case may a building be nearer the rear lot line than twenty (20) feet.

NOTE:

THE WATER, SEWER, AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF THE BASEMENT AND TIE CARDS.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.



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 07/11/2024.

2. DEED REFERENCE: BOOK 1597, PAGE 101
LC PLAN 7191-F; 7191-T;
MIDDLESEX SOUTH DISTRICT 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 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.

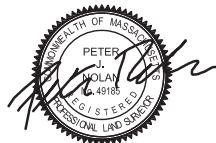
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

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 BASED ON CAMBRIDGE DATUM.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.



PETER J. NOLAN, P.L.S.

07/23/2024
DATE

SCALE 1"=10'				
DATE 07/23/2024	REV	DATE	REVISION	BY
SHEET 1	123 FAKE STREET ANYTOWN MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITIONS			
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 P.J.N				
APPD BY P.J.N				
SHEET NO. 1				



EXISTNG STREET VIEW



EXISTNG STREET VIEW

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	8/1/2024	Proposed Addition Cambridge, MA	Title Sheet		PHOTOS



EXISTNG LEFT SIDE VIEW



EXISTNG LEFT SIDE / REAR VIEW



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Proposed Addition
Cambridge, MA

TITLE
Title Sheet

SCALE

DRAWING
PHOTOS



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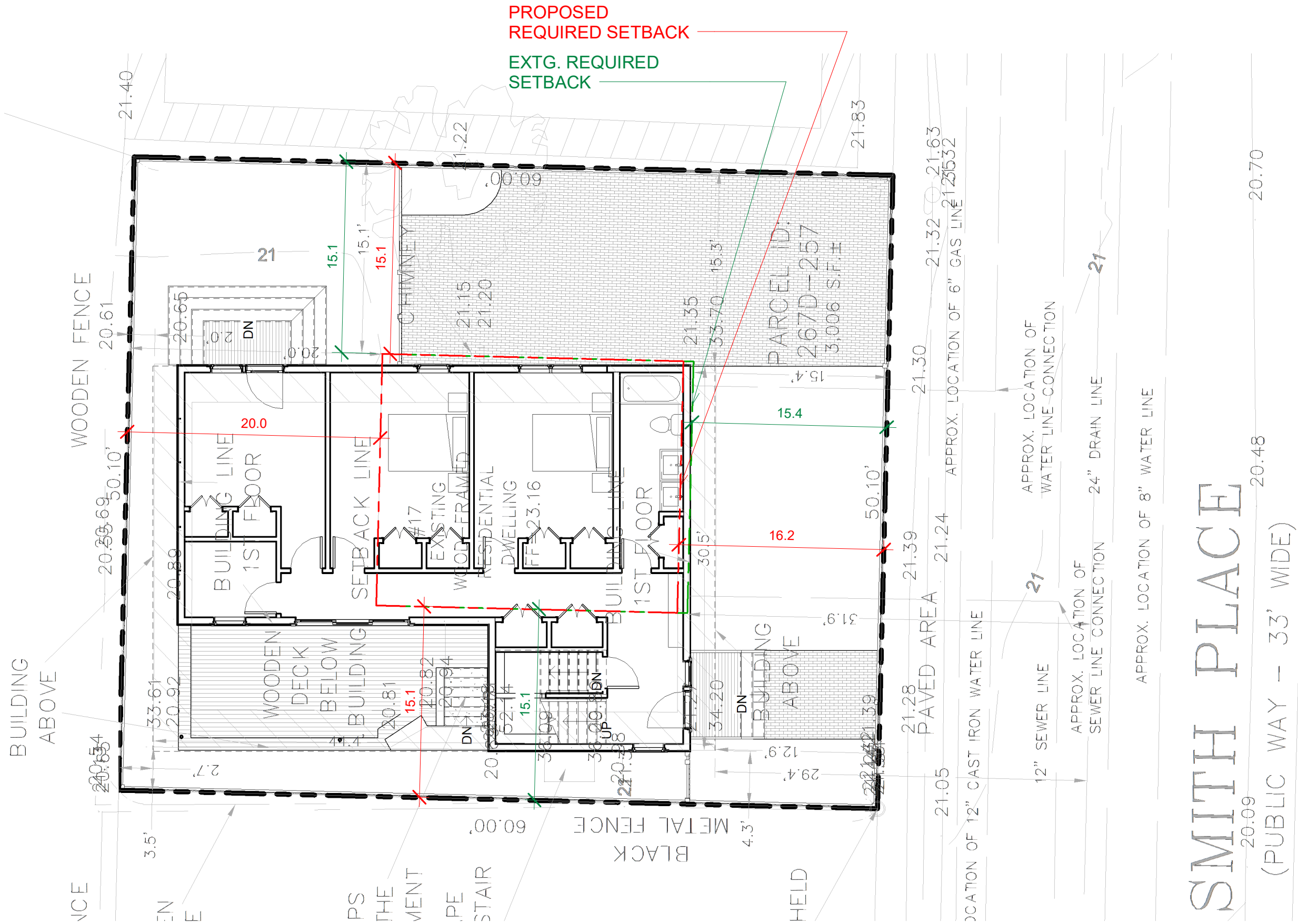
DATE
8/1/2024

PROJECT
Proposed Addition
Cambridge, MA

TITLE
Site Plan

SCALE
1/8" = 1'-0"

DRAWING
Z.1



② Setback Envelope w/neighbors
1/8" = 1'-0"

Dimension Regulation - OFFICE 1				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	0.92	1.09	0.75	EXISTING NON CONFORMING
MIN. LOT SIZE	3,006 sq. ft.	3,006 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MIN. LOT WIDTH	50.1'	50.1'	50'	YES
MIN. FRONT SETBACK	29.4'	29.4'	(H+L)/4 = 15.4' EXTG - 16.2' PROP. *	EXISTING NON CONFORMING
MIN. LEFT SIDE SETBACK	3.5'	3.5'	(H+L)/5 = 15.1' EXTG - 15.1' PROP. **	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	15.3'	15.3'	(H+L)/5 = 15.1' EXTG - 15.1' PROP. **	YES
MIN. REAR SETBACK	2.7'	2.7'	(H+L) / 5 - min. 20'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	31.1'	34'-2"	35'	YES
TOT RATIO OF PRIVATE OPEN SPACE TO LOT AREA	54%	34.5%	15%	YES

EXISTING REQUIRED SETBACKS

* FRONT = H+L / 4 = (31.1' + 30.6') / 4 = 15.4' - MIN. 10'
** SIDES = H+L / 5 = (31.1'+44.6') / 5 = 15.1'

***REAR = H+L/4 = (31.1' + 30.6') / 4 = 15.4' - MIN. 20'

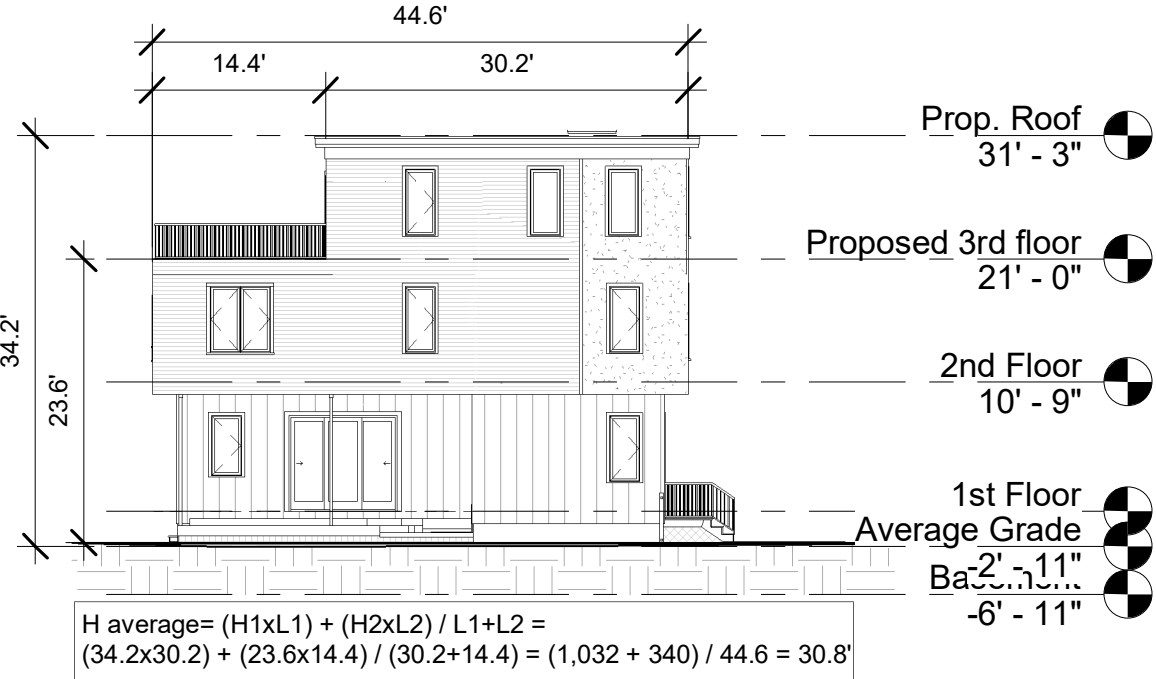
PROPOSED REQUIRED SETBACKS

* FRONT = H+L / 4 = (34.2' + 30.6') / 4 = 16.2' - MIN. 10'
** SIDES = H average +L / 5 = (30.8'+44.6') / 5 = 15.1'

***REAR = H+L/4 = (34.2' + 30.6') / 4 = 16.2' - MIN. 20'

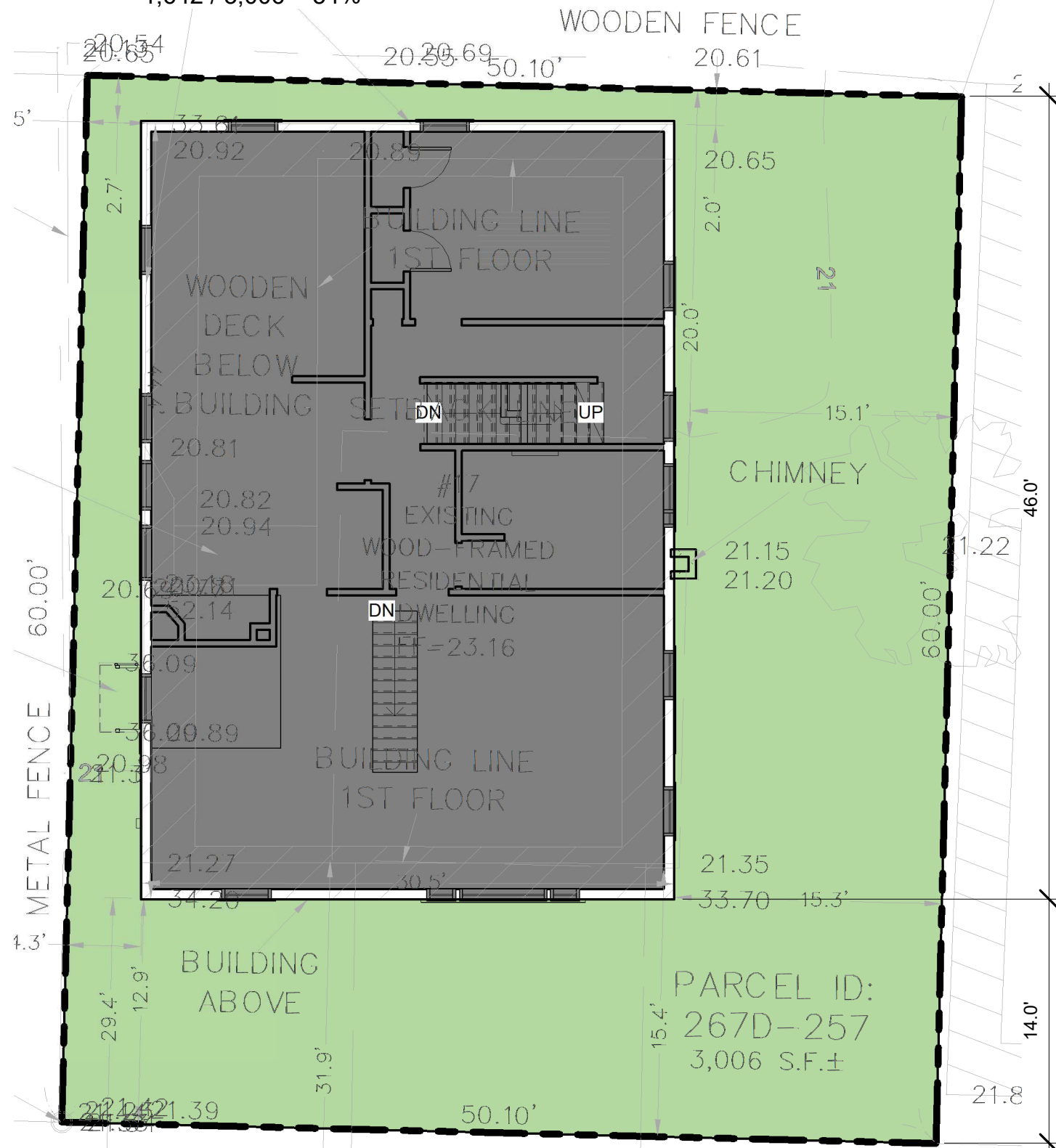
5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
(1)"H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40') feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.
(2)Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line, (H1, H2, etc.) times the length of each roof level (L1, L2, etc.) and dividing the sum by the sum of the length of the levels (L1, L2, etc.) (see formula below)

AVERAGE HEIGHT = (H1xL1) + (H2xL2) / L1+L2



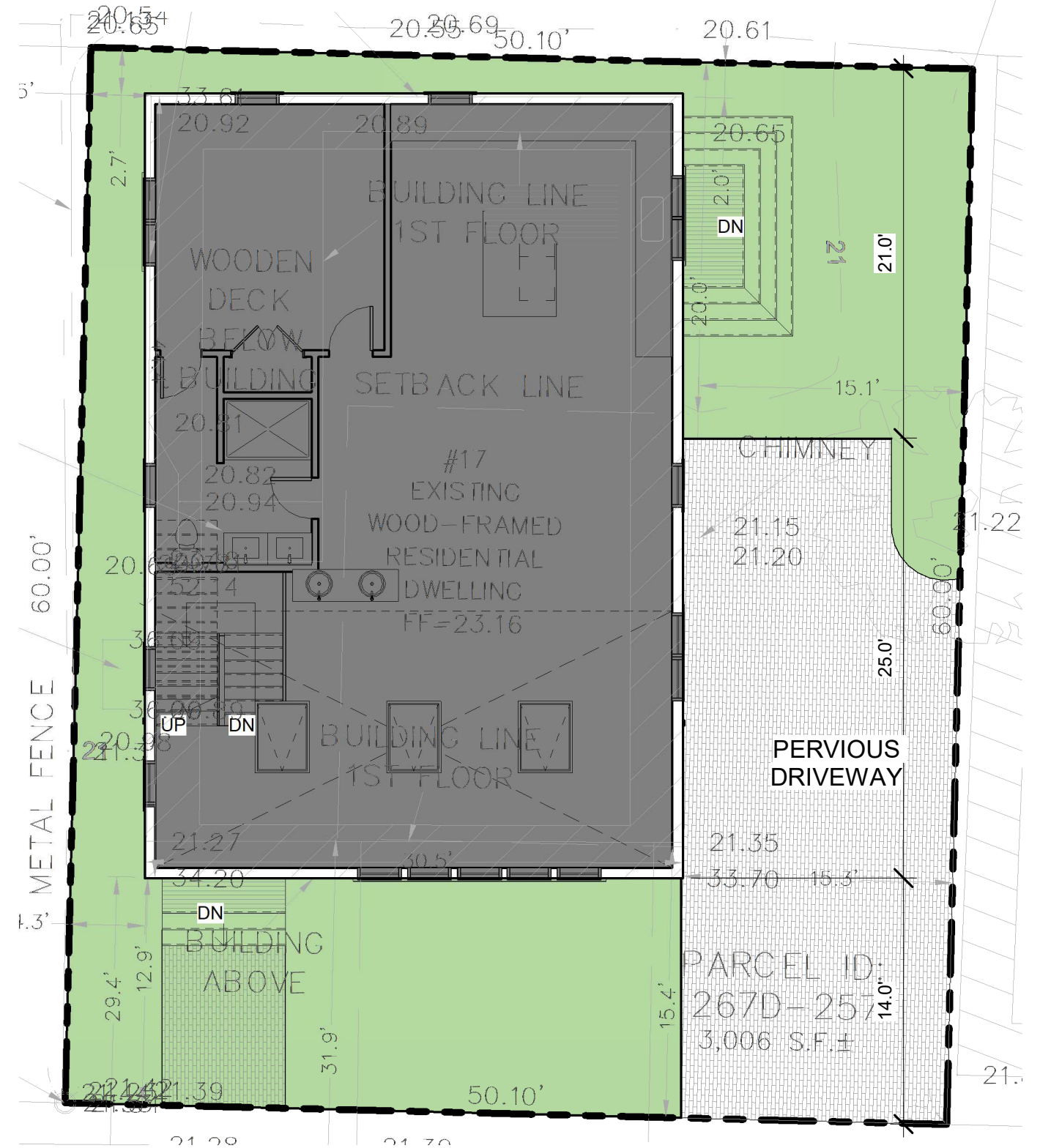
2 Proposed Left Setbacks
1/16" = 1'-0"

EXTG. OPEN SPACE = 1,642 S.F.
1,642 / 3,006 = 54%



① Existing Open Space
1/8" = 1'-0"

PROPOSED OPEN SPACE = 1,040 S.F.
1,040 / 3,006 = 34.5%



② Proposed Open Space
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

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

DATE

8/1/2024

PROJECT

Proposed Addition

Cambridge, MA

TITLE

**Open Space
Analysis**

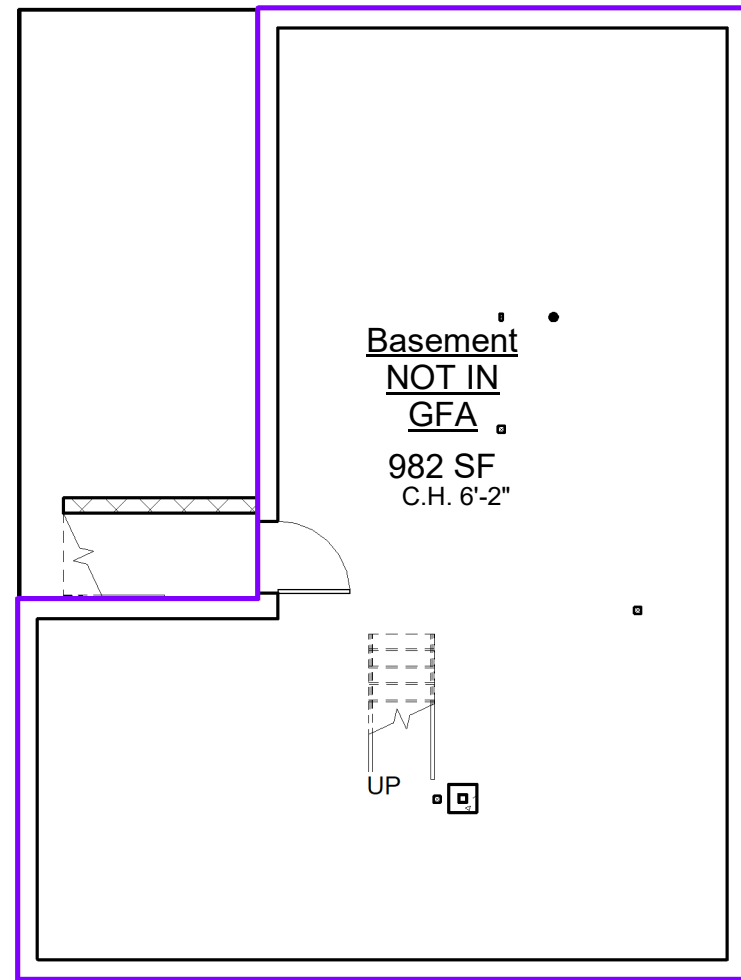
SCALE

1/8" = 1'-0"

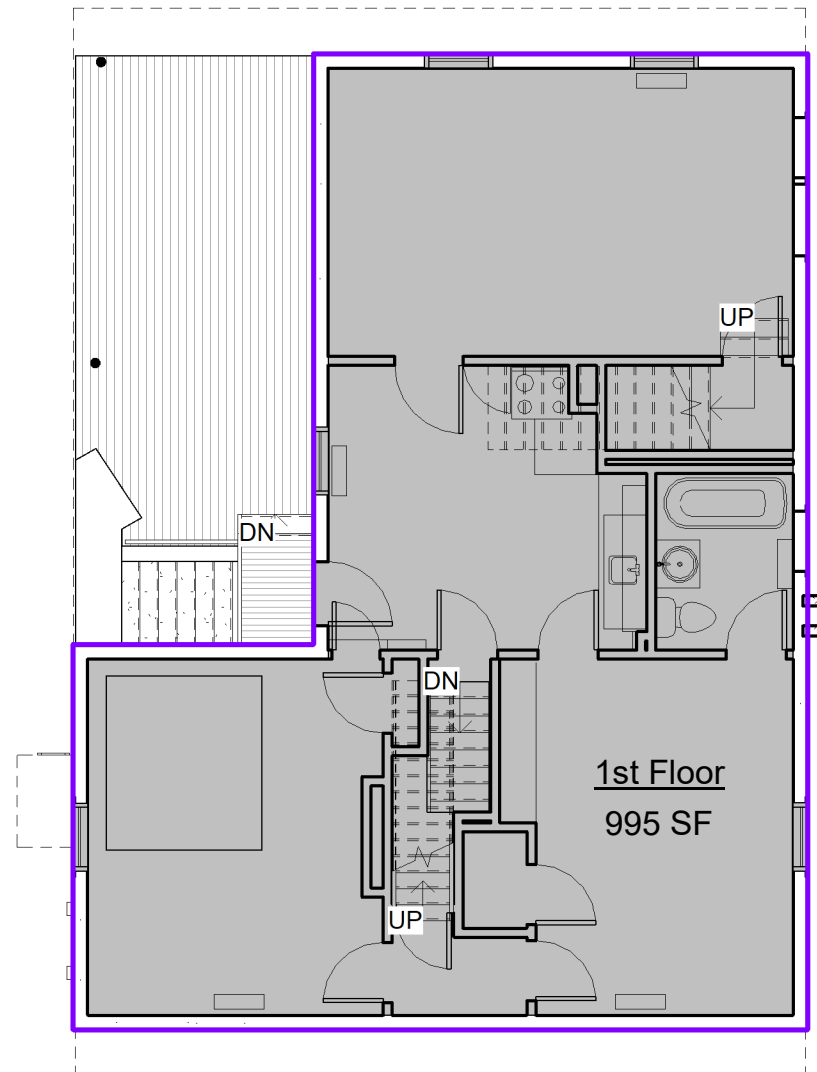
DRAWING

Z.2

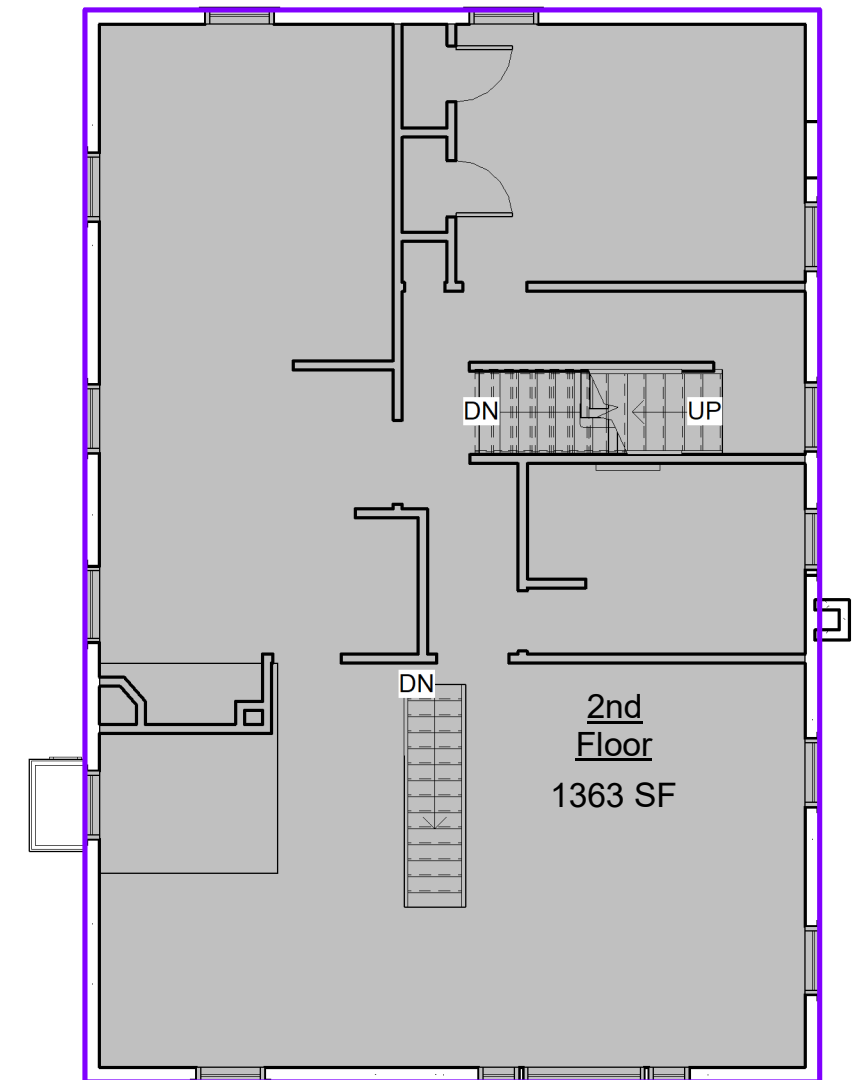




① Extg. Basement GFA
1/8" = 1'-0"



② EXTG. 1st Floor GFA
1/8" = 1'-0"



③ EXTG. 2nd Floor GFA
1/8" = 1'-0"



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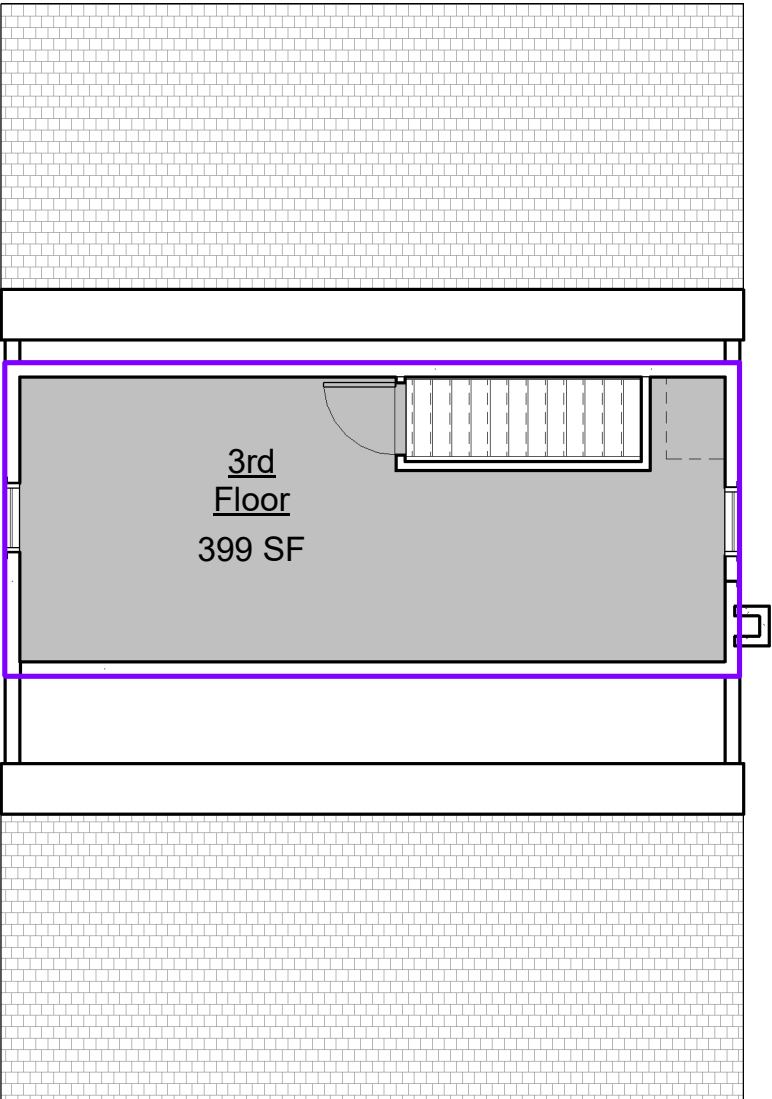
DATE
8/1/2024

PROJECT
Proposed Addition
Cambridge, MA

TITLE
**Extg. GFA & FAR
Analysis**

SCALE
1/8" = 1'-0"

DRAWING
Z.3.1



1 EXTG. 3rd floor GFA
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	995 SF	3006 SF	0.331104
2nd Floor	1363 SF	3006 SF	0.45359
3rd Floor	399 SF	3006 SF	0.132761

2758 SF 0.917454



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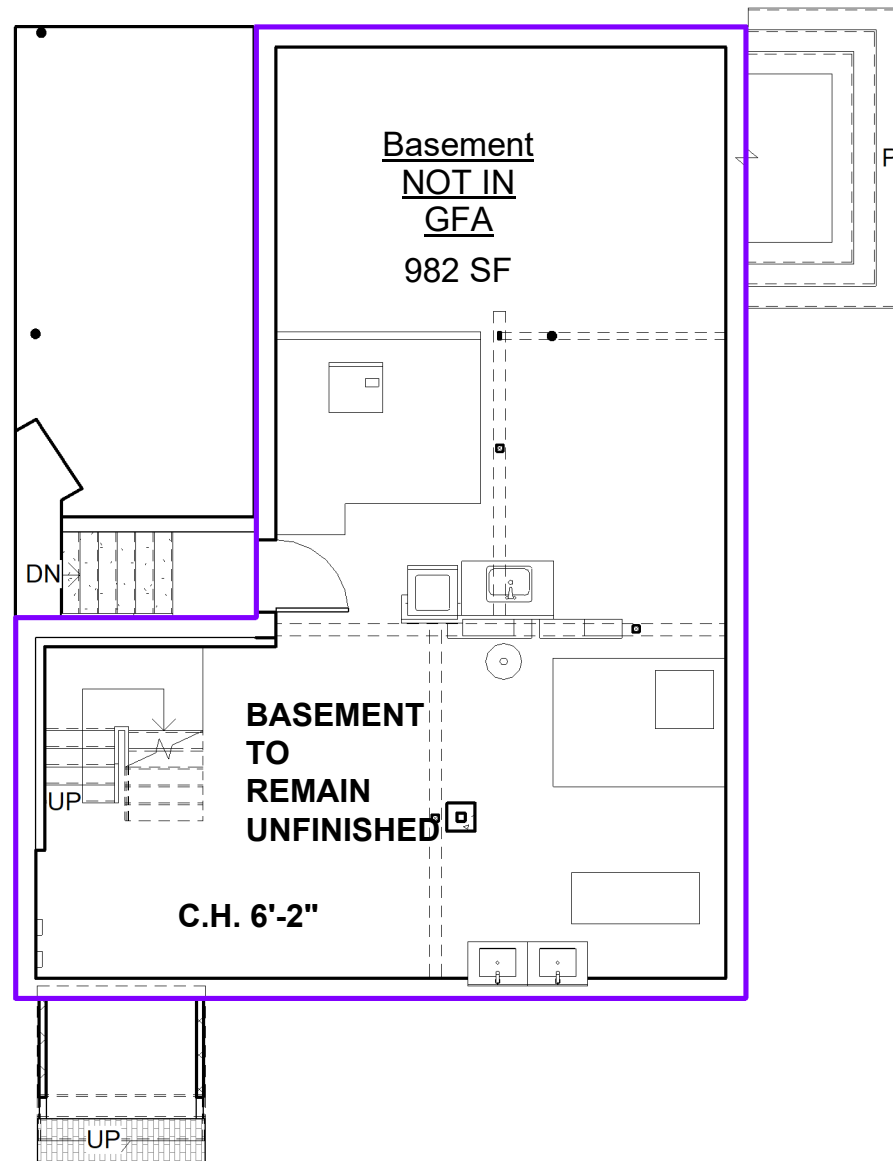
DATE
8/1/2024

PROJECT
Proposed Addition
Cambridge, MA

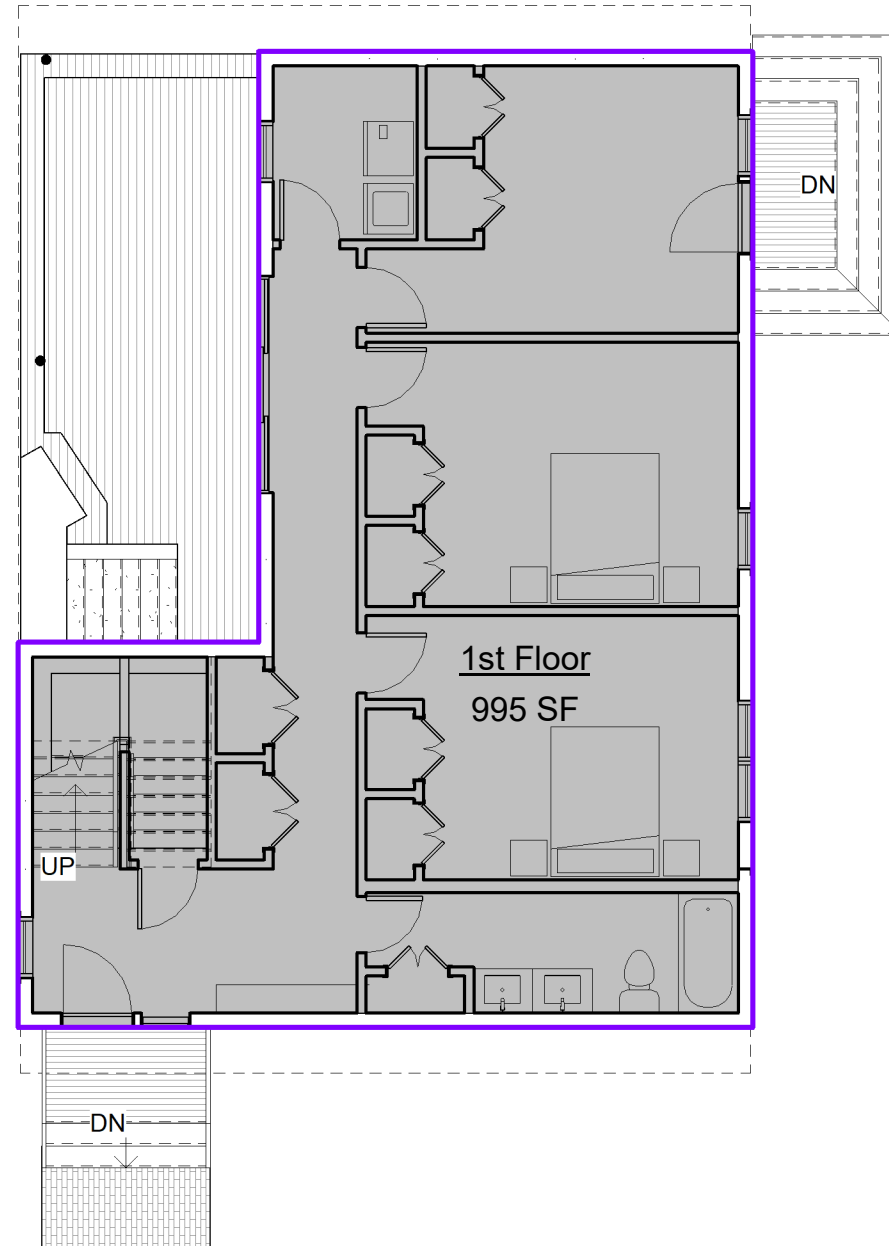
TITLE
Extg. GFA - FAR

SCALE
1/8" = 1'-0"

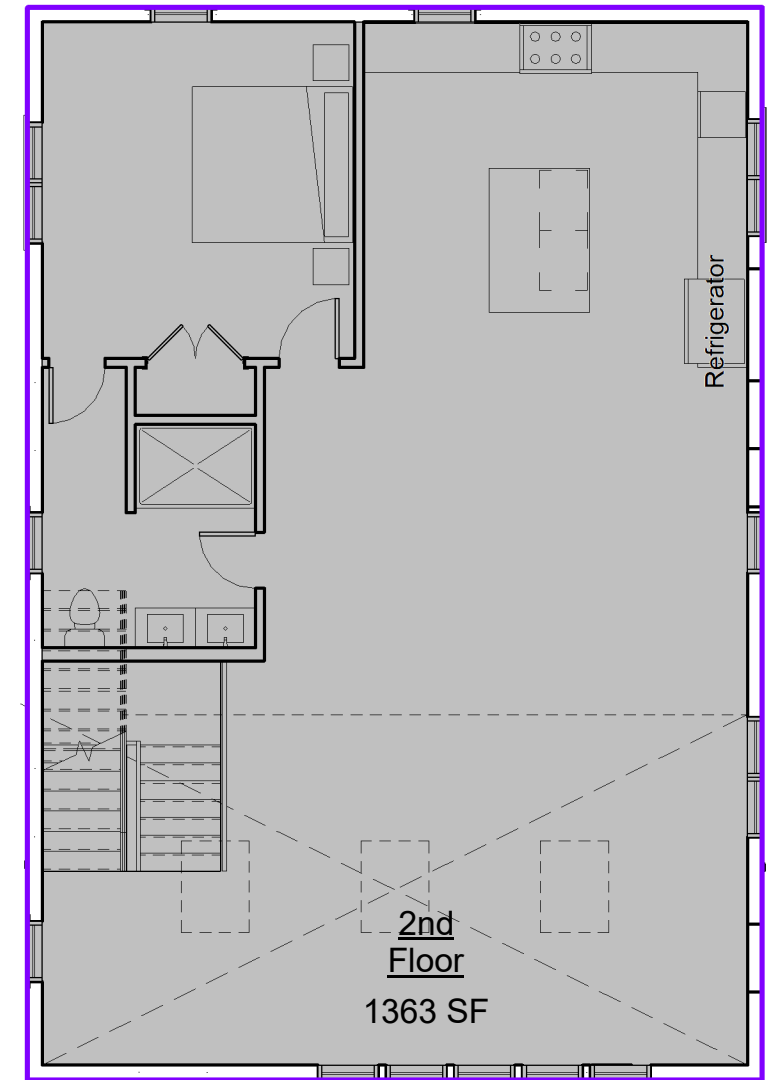
DRAWING
Z.3.2



① Proposed Basement
1/8" = 1'-0"



② Proposed 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

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TITLE

Proposed GFA - FAR

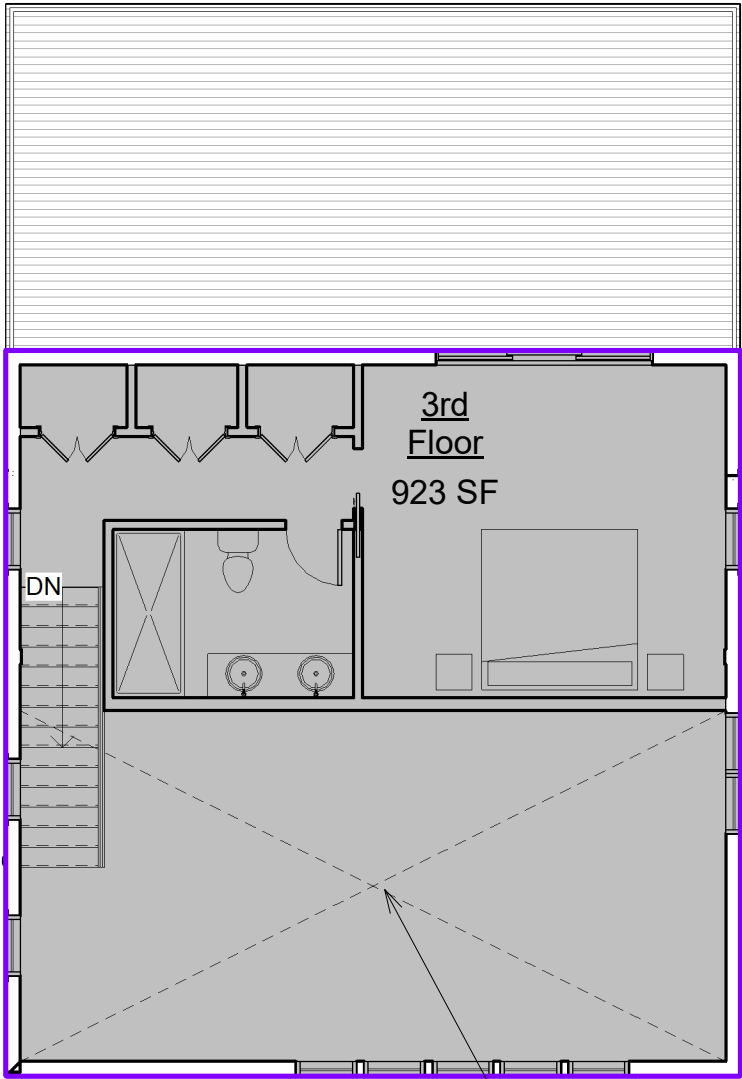
SCALE

1/8" = 1'-0"

DRAWING

Z.3.3





① 3rd floor
1/8" = 1'-0"

DOUBLE HEIGHT AREA
COUNTS AS GFA PER
5.25.1.e

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	995 SF	3006 SF	0.331104
2nd Floor	1363 SF	3006 SF	0.45359
3rd Floor	923 SF	3006 SF	0.306947
	3281 SF		1.09164



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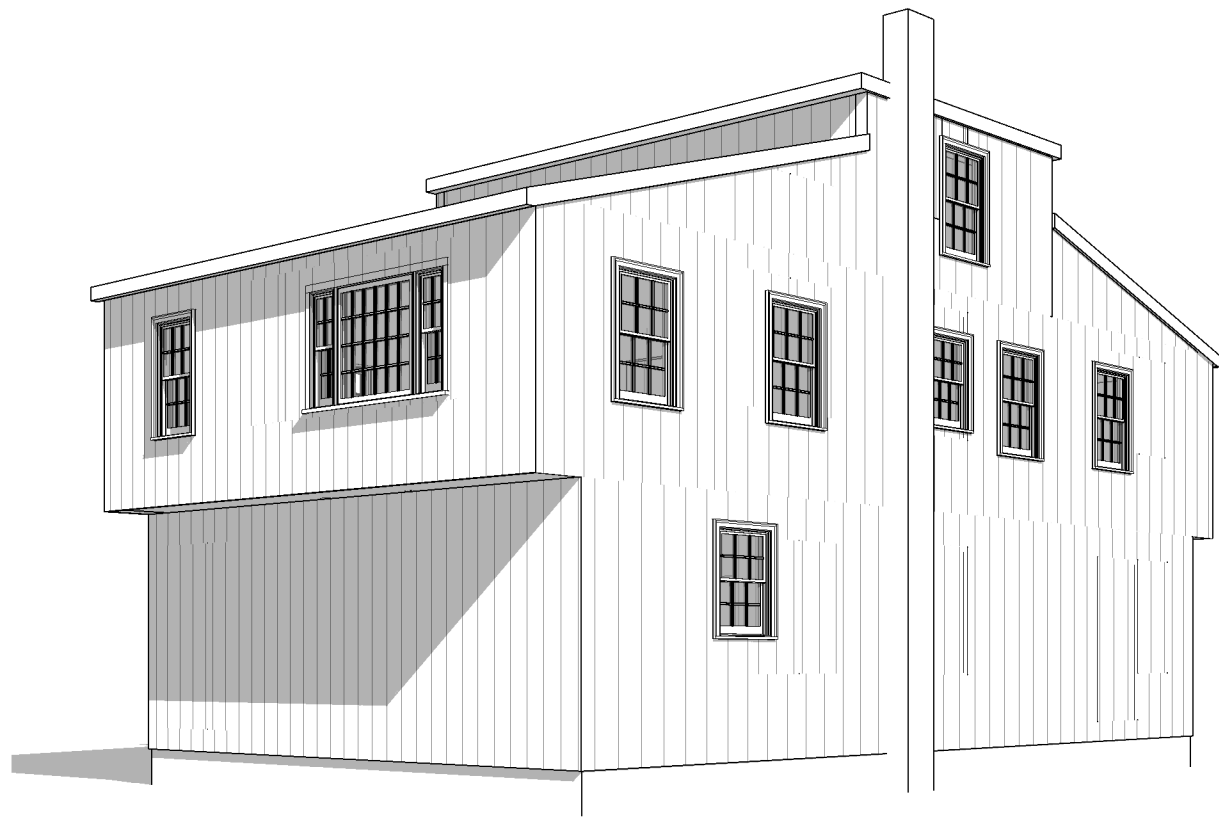
DATE
8/1/2024

PROJECT
Proposed Addition
Cambridge, MA

TITLE
Proposed GFA - FAR

SCALE
1/8" = 1'-0"

DRAWING
Z.3.4



① Front Right View - EXTG



② Front Right View - PROPOSED

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TITLE

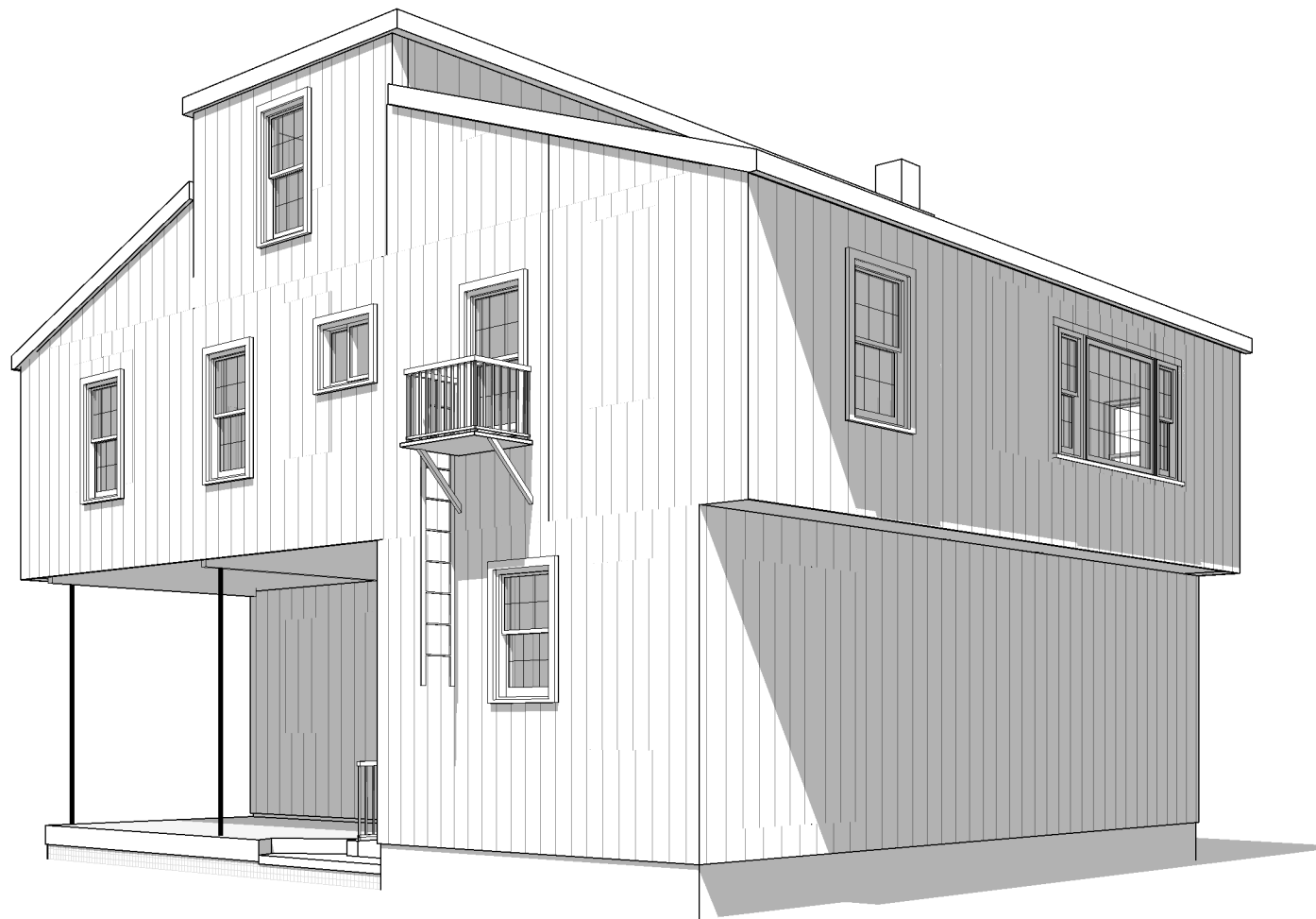
**3D views
COMPARISON**

SCALE

DRAWING

A4.1





① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

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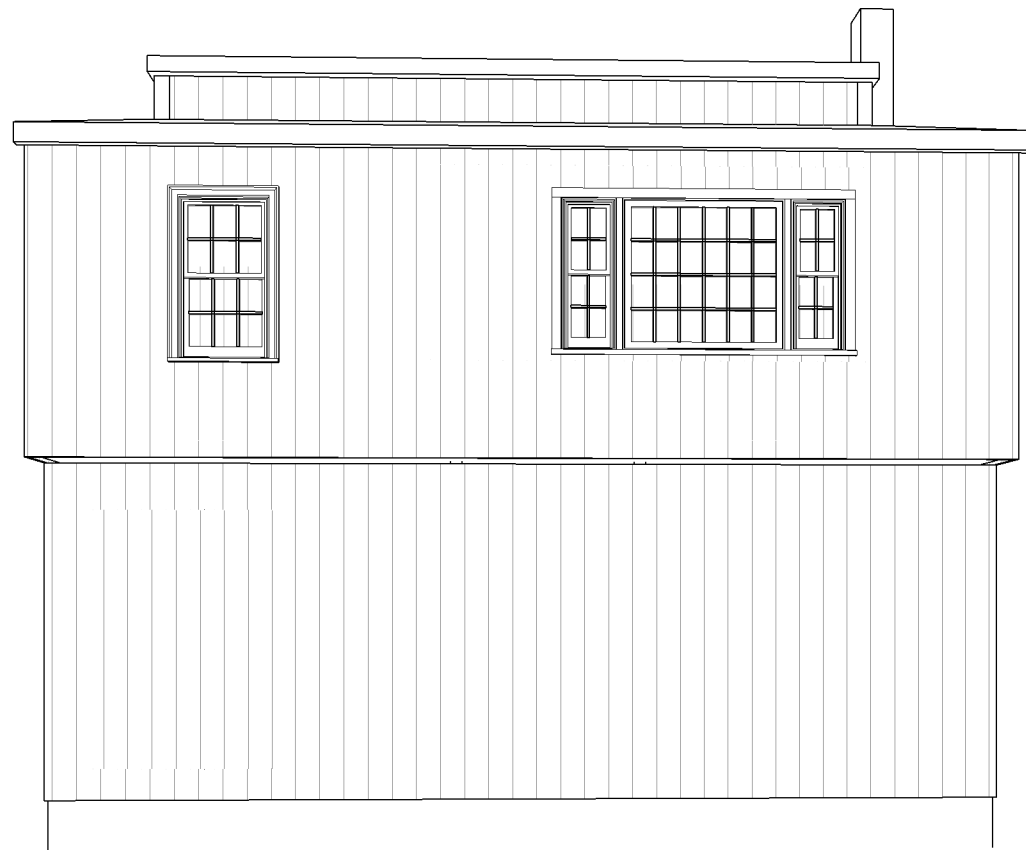
**3D Views
COMPARISON**

SCALE

DRAWING

A4.2





① Front View - EXTG.



② Front View - PROPOSED

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TITLE

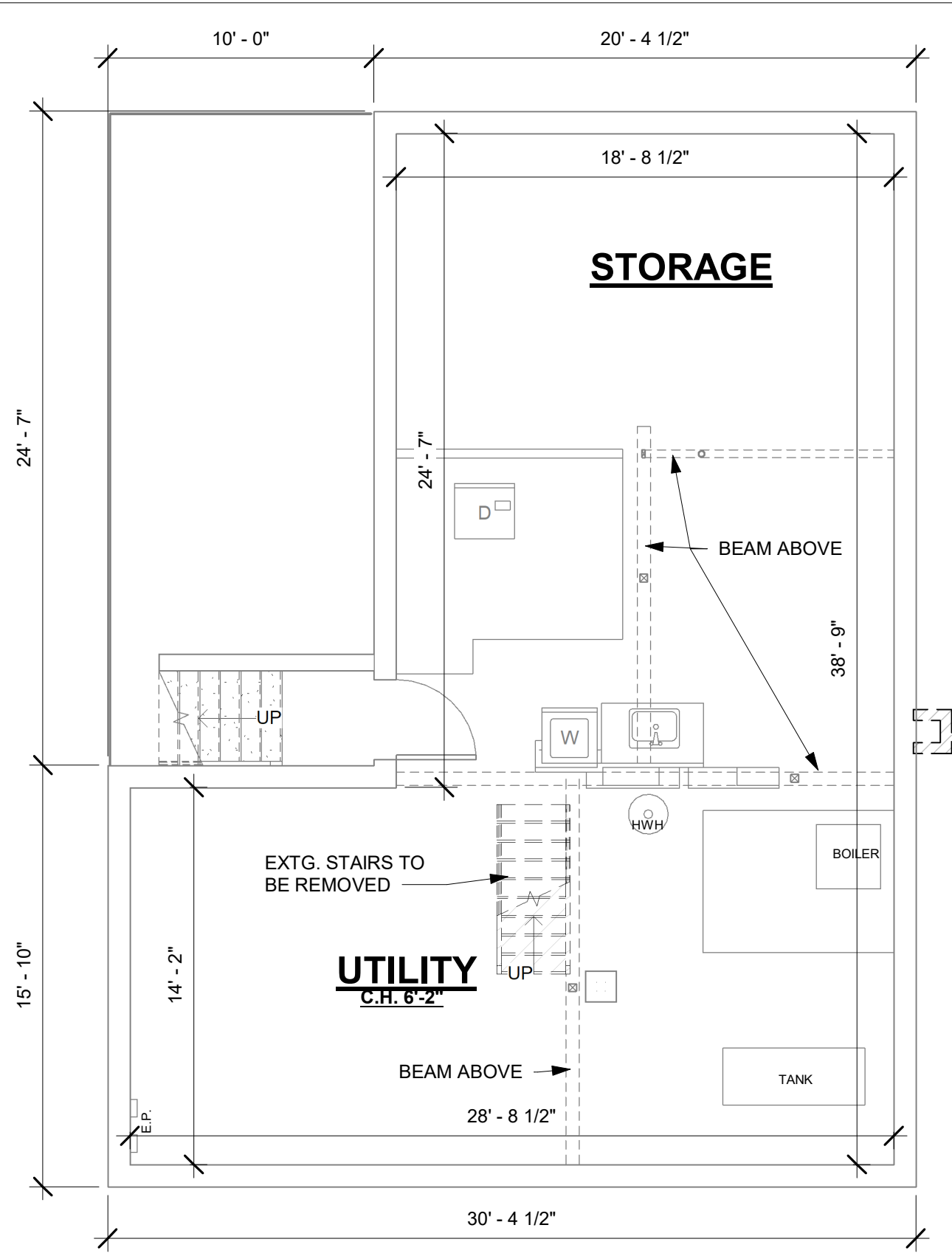
**3D Views
COMPARISON**

SCALE

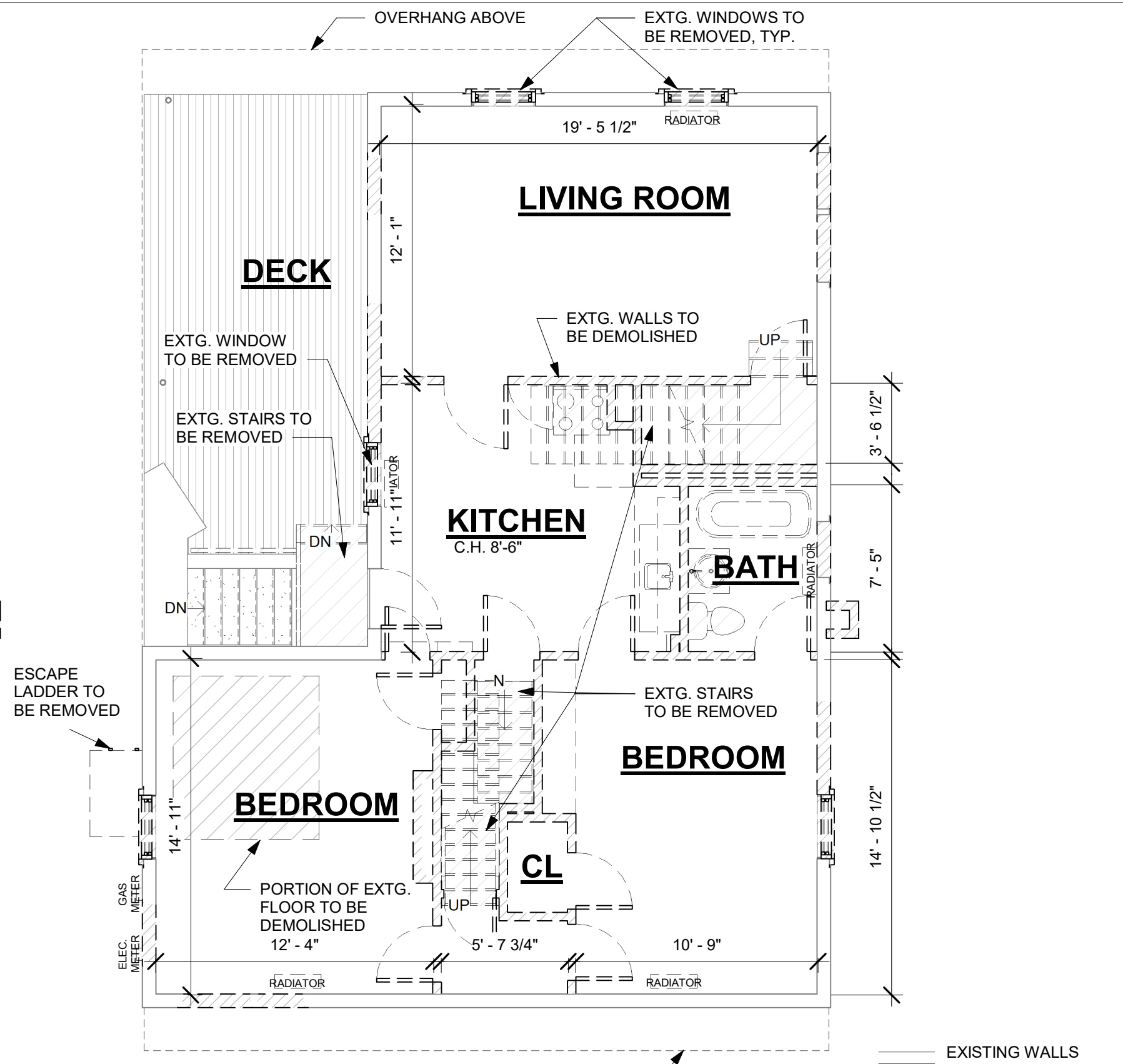
DRAWING

A4.3





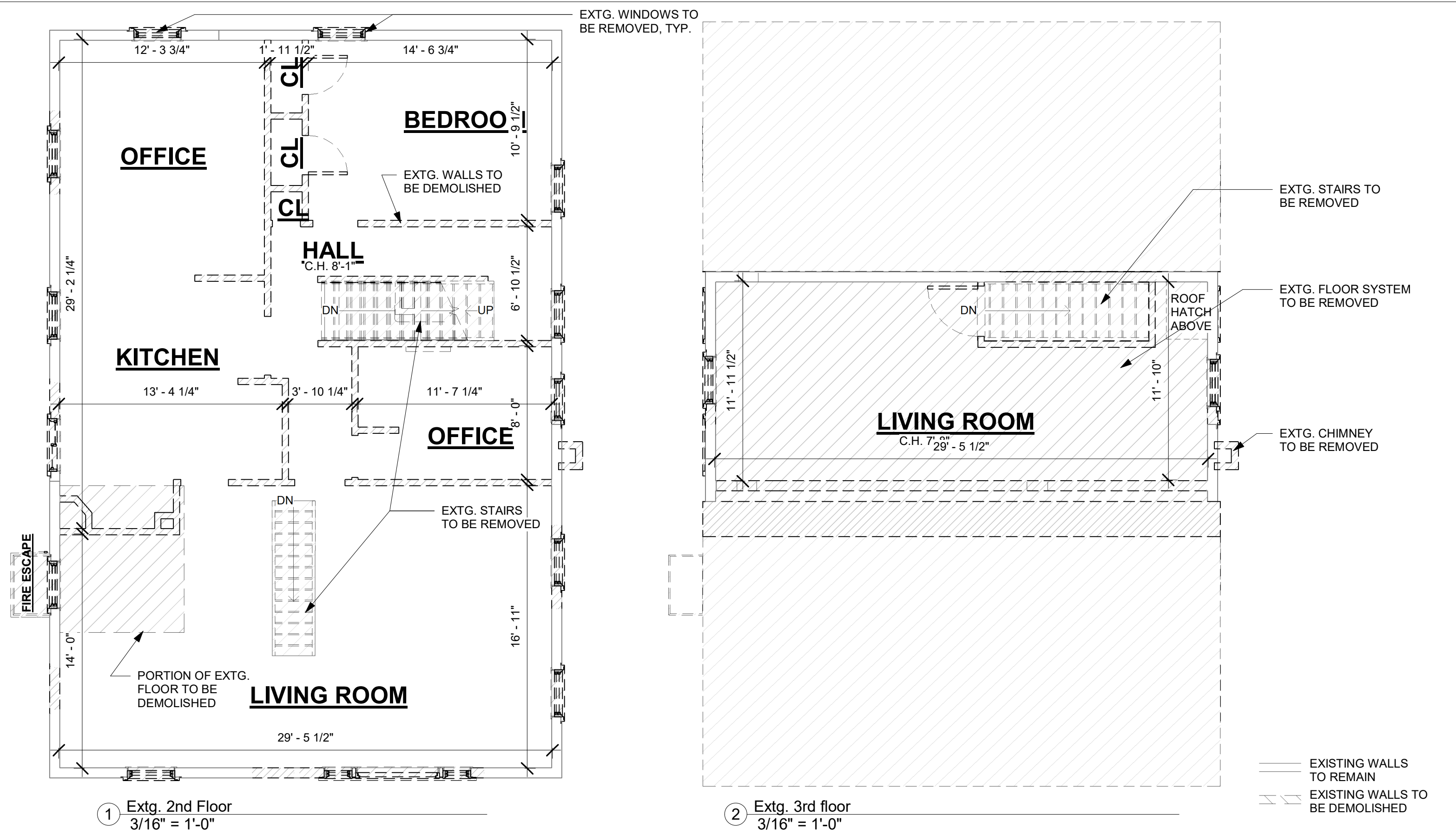
① Extg.0 Basement
3/16" = 1'-0"



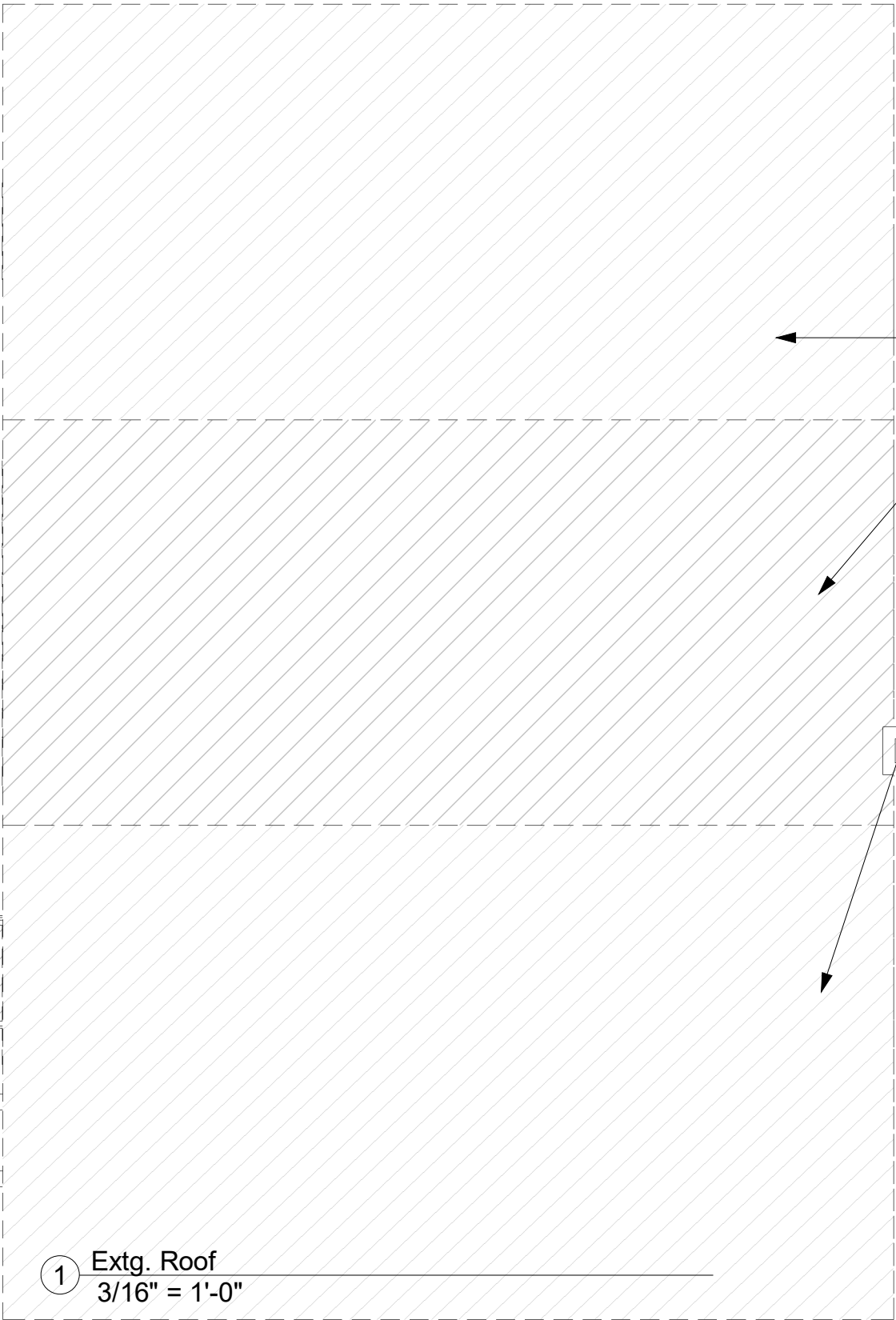
② Extg. 1st Floor
3/16" = 1'-0"

— EXISTING WALLS TO REMAIN
 // EXISTING WALLS TO BE DEMOLISHED

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 8/1/2024</p>	<p>PROJECT Proposed Addition Cambridge, MA</p>	<p>TITLE Extg. Demo Plans</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING D1.1</p>
--	-----------------------------------	--	---	--	---------------------------------



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



EXTG. ROOF TO BE
DEMOLISHED

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

— EXISTING WALLS
TO REMAIN
— EXISTING WALLS TO
BE DEMOLISHED



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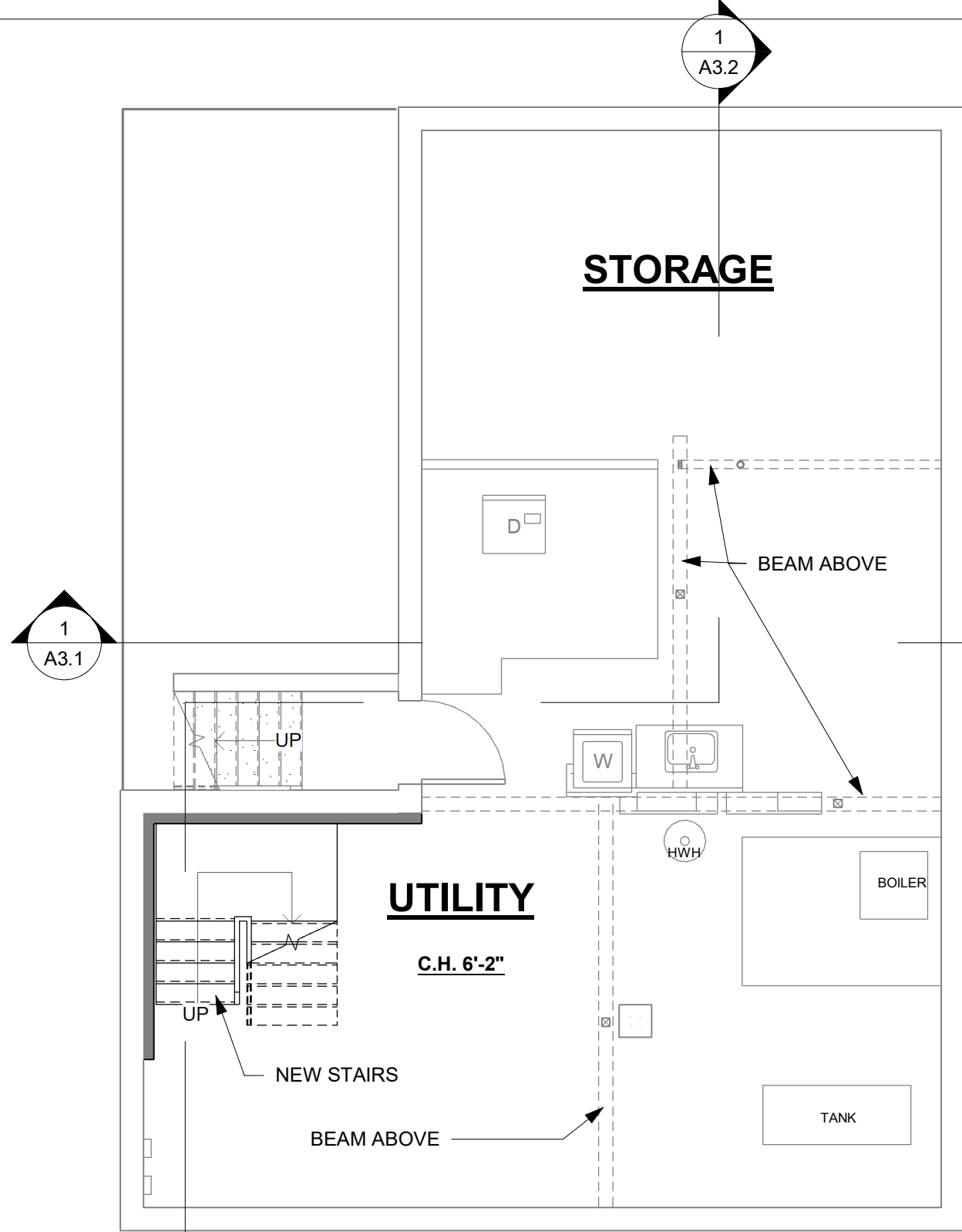
DATE
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PROJECT
Proposed Addition
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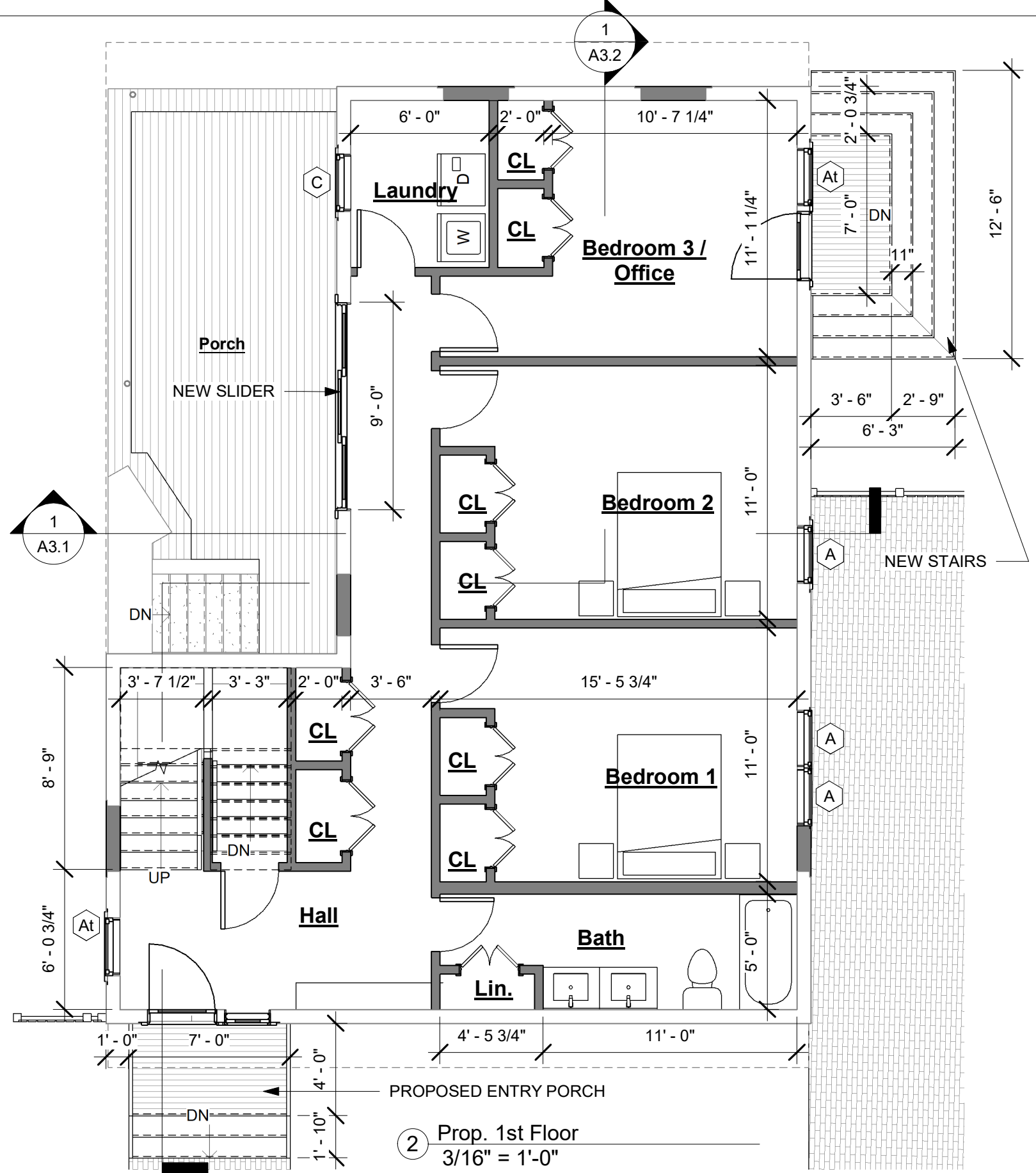
TITLE
Extg. Demo Plans

SCALE
3/16" = 1'-0"

DRAWING
D1.3



11 Prop. Basement
3/16" = 1'-0"



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

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TITLE

Proposed Plans

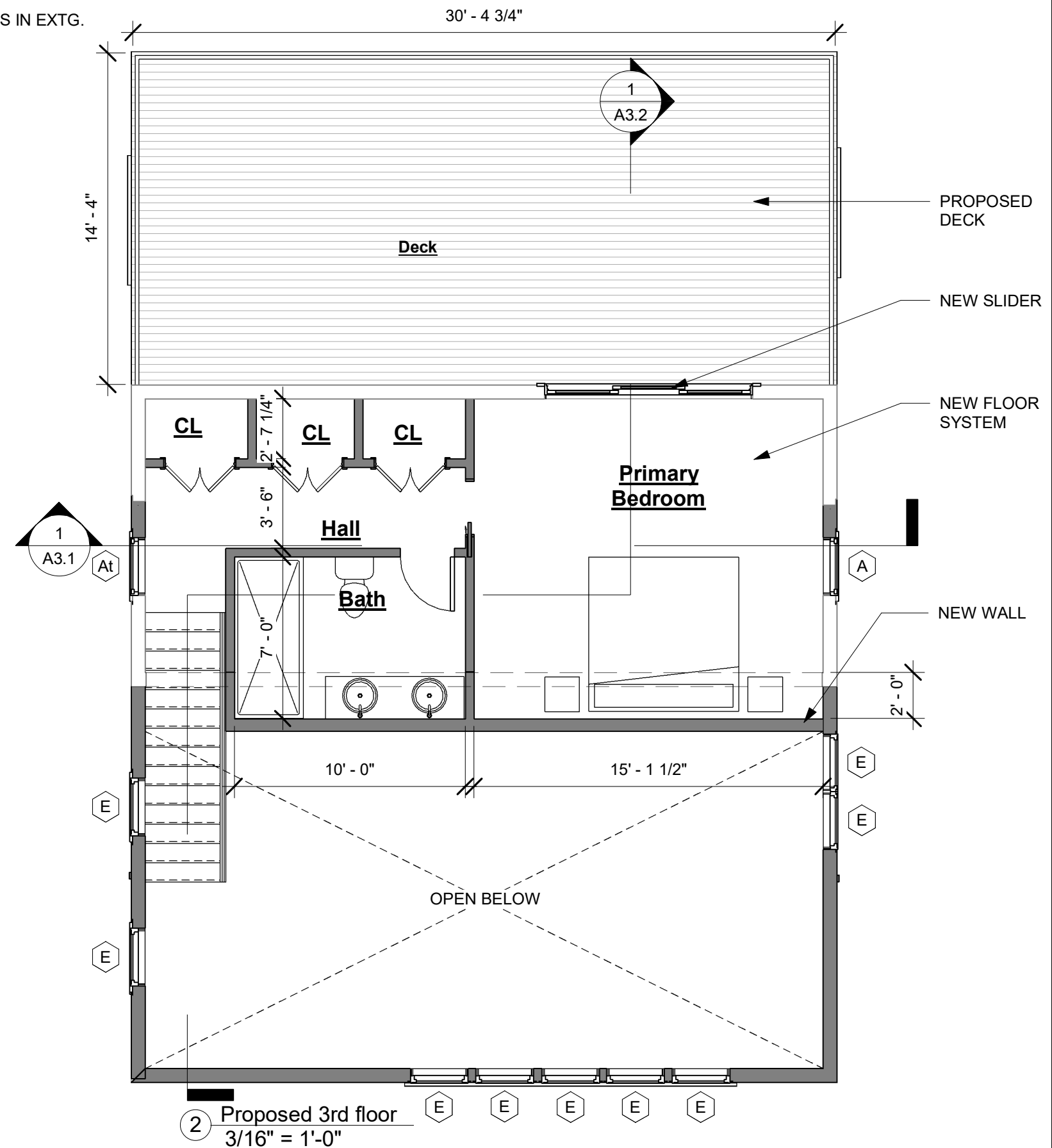
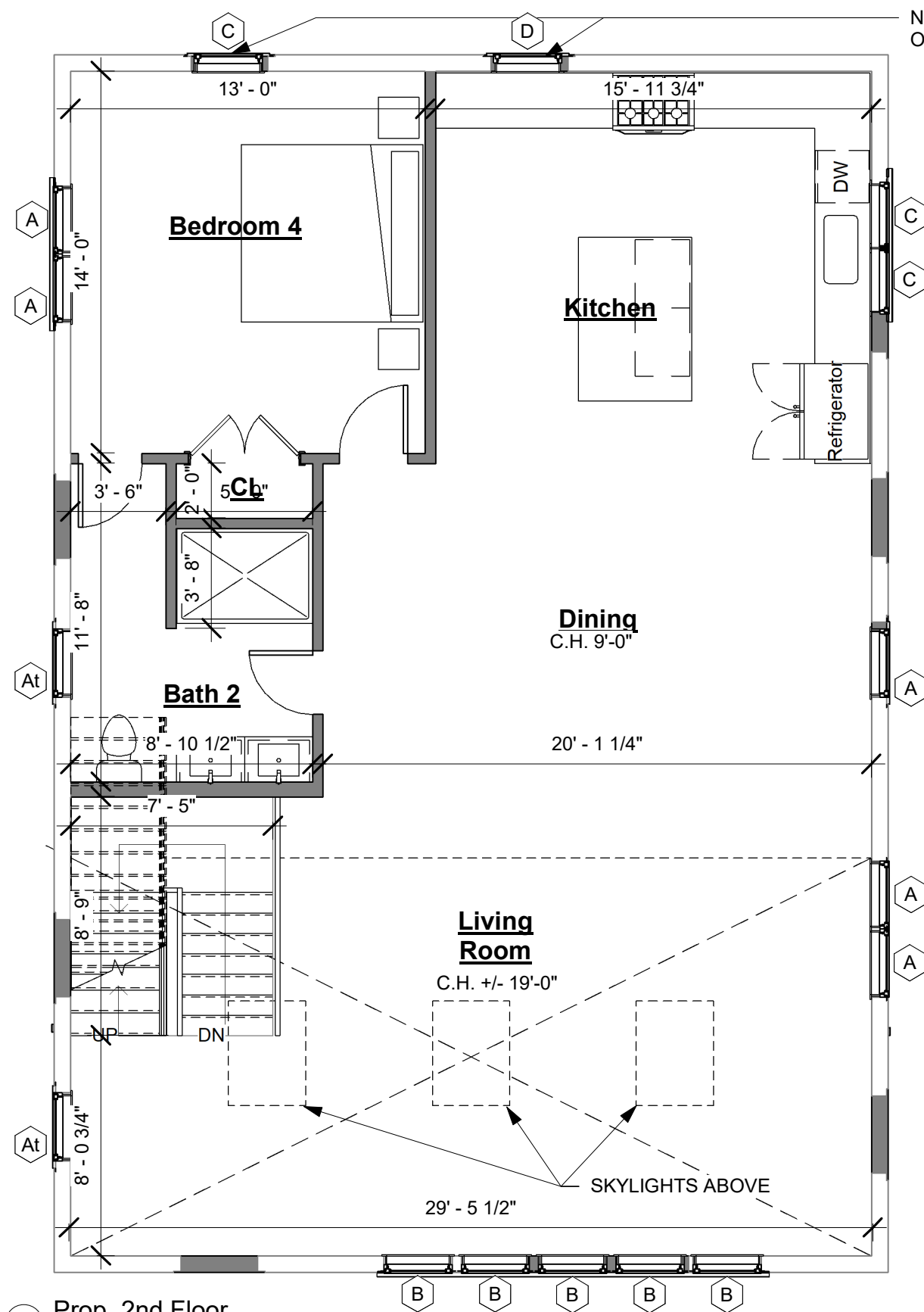
SCALE

As indicated

DRAWING

A1.1





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TITLE

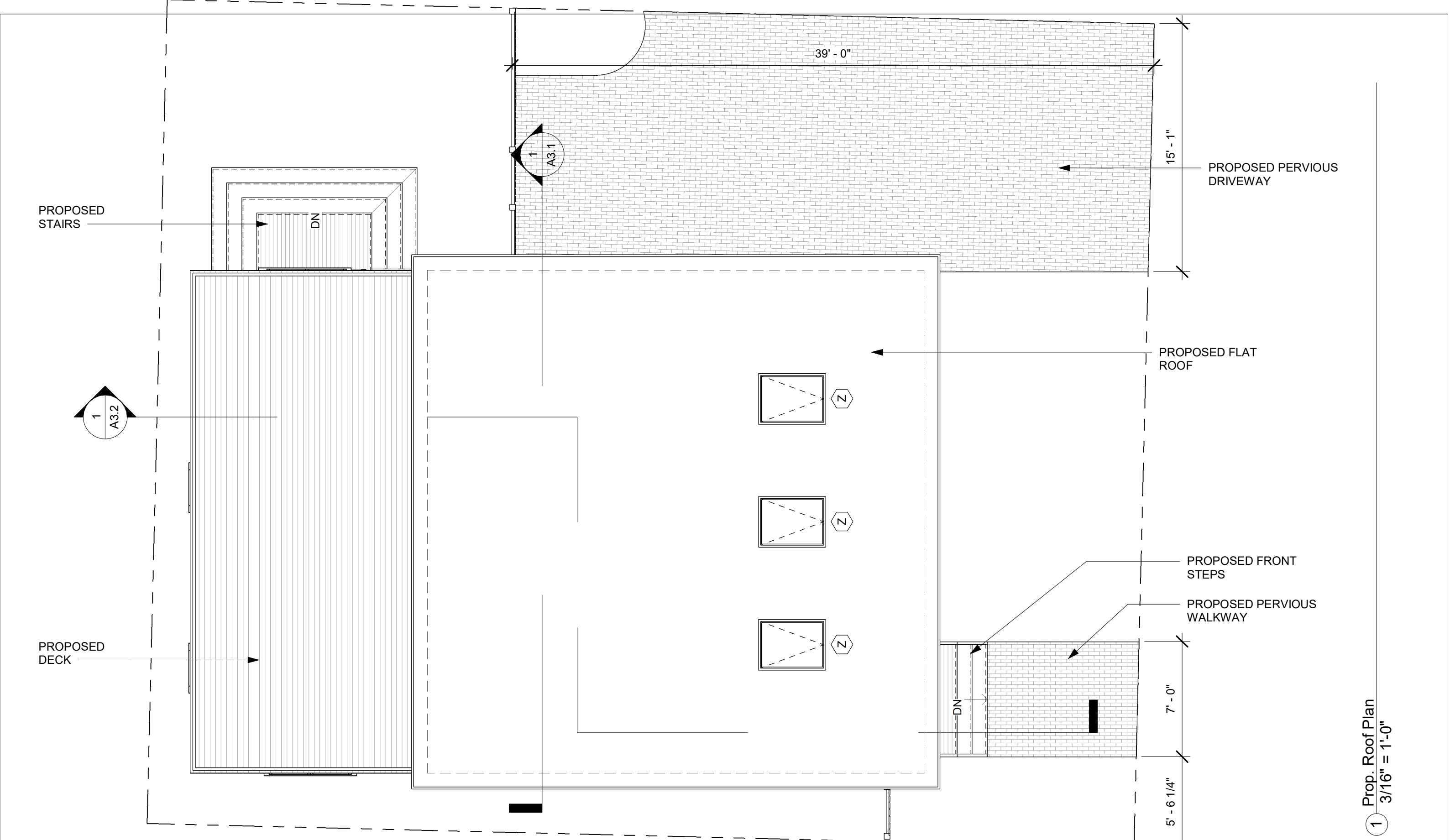
Proposed Plans

SCALE

3/16" = 1'-0"

DRAWING

A1.2



1 Prop. Roof Plan
3/16" = 1'-0"

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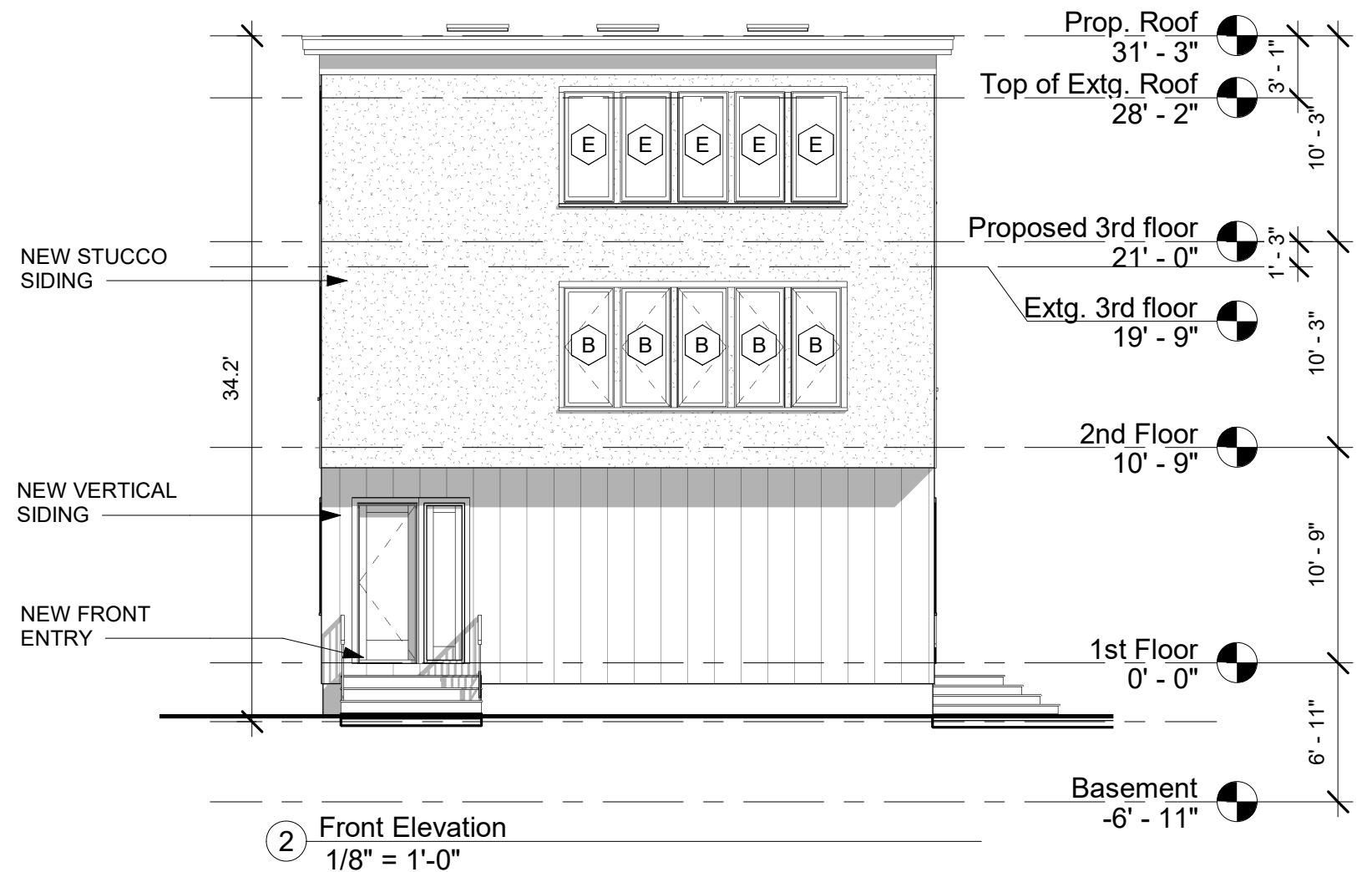
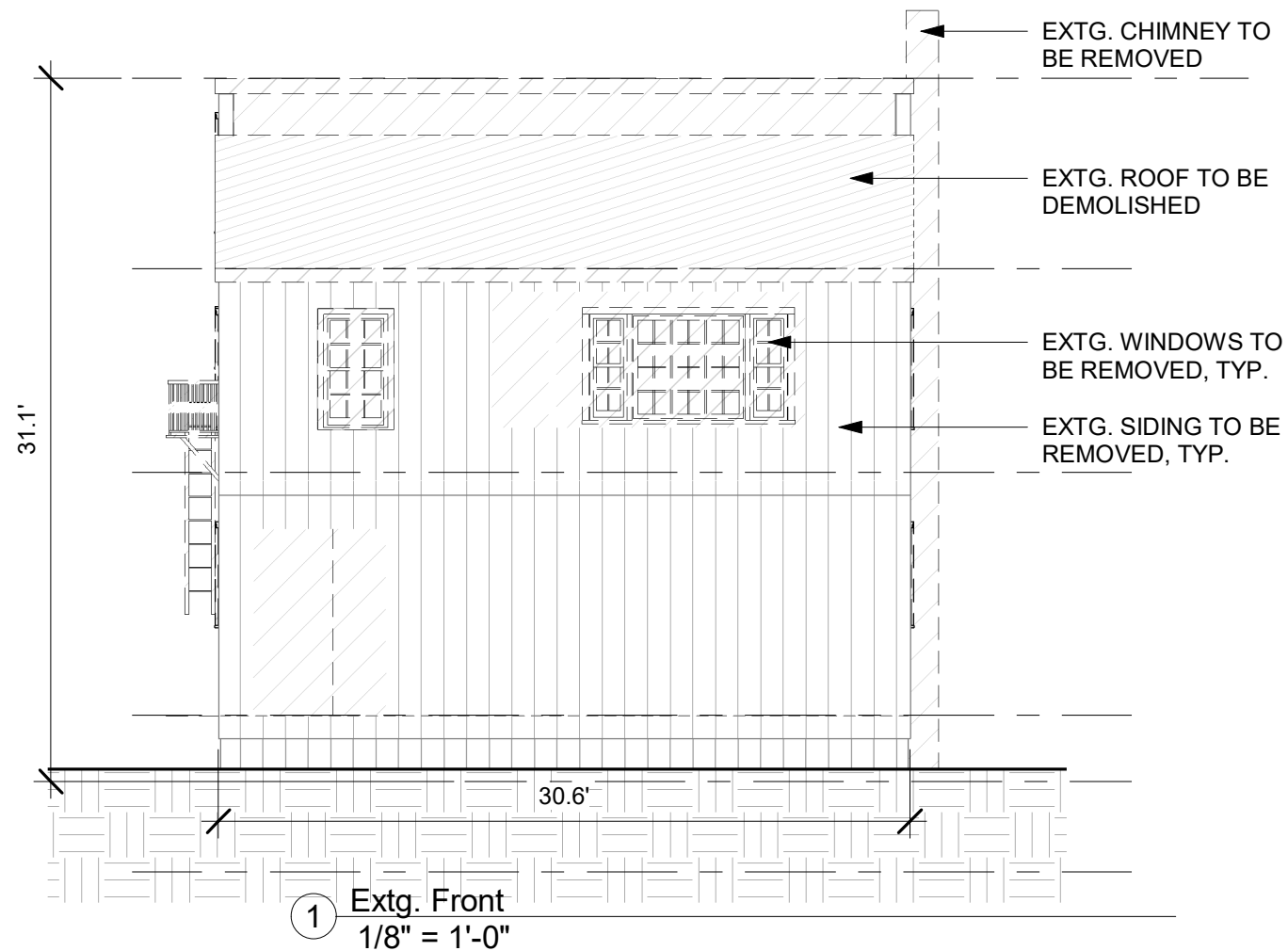
DATE
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PROJECT
Proposed Addition
Cambridge, MA

TITLE
Proposed Plans

SCALE
3/16" = 1'-0"

DRAWING
A1.3



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TITLE

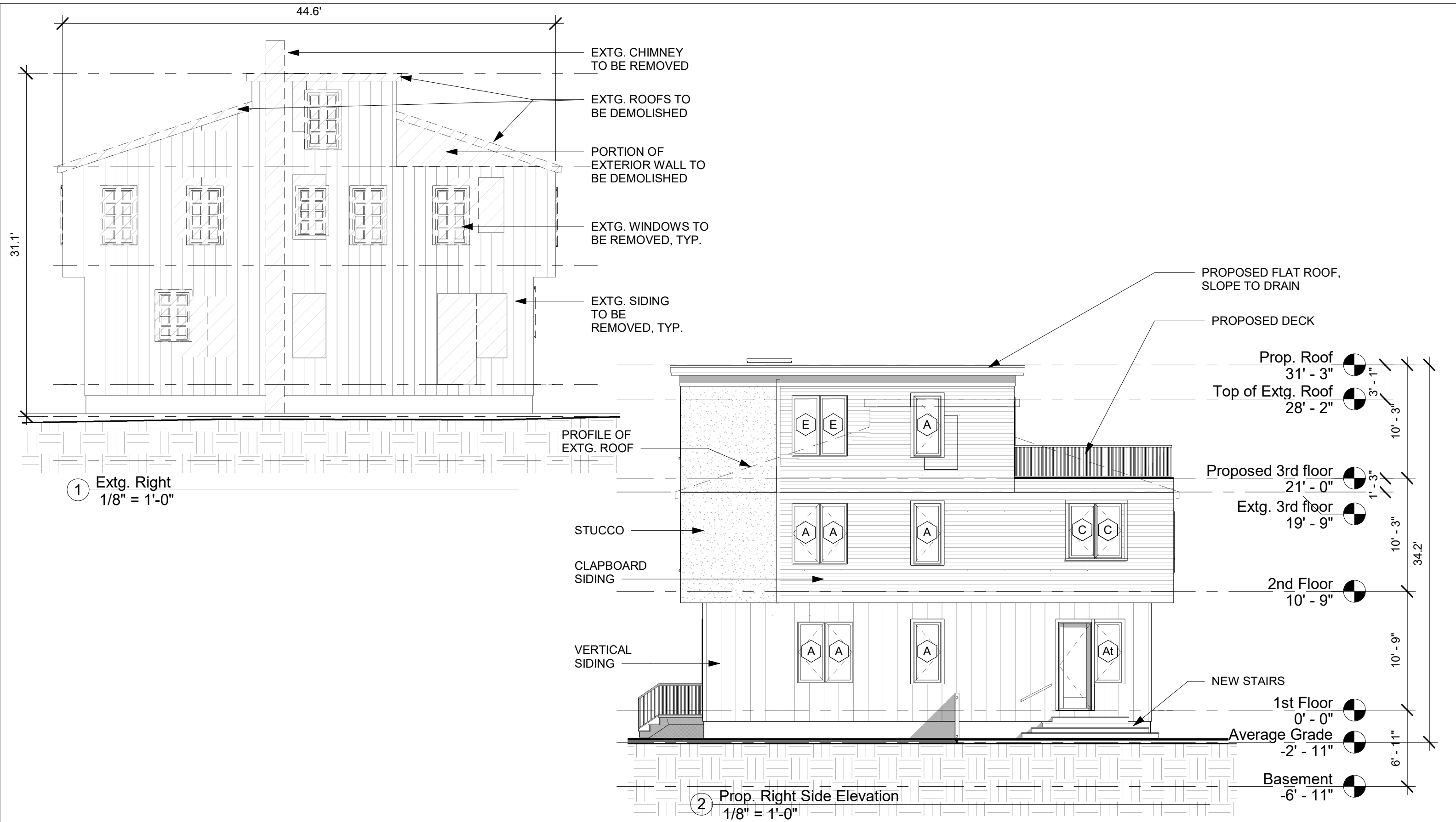
Front Elevations

SCALE

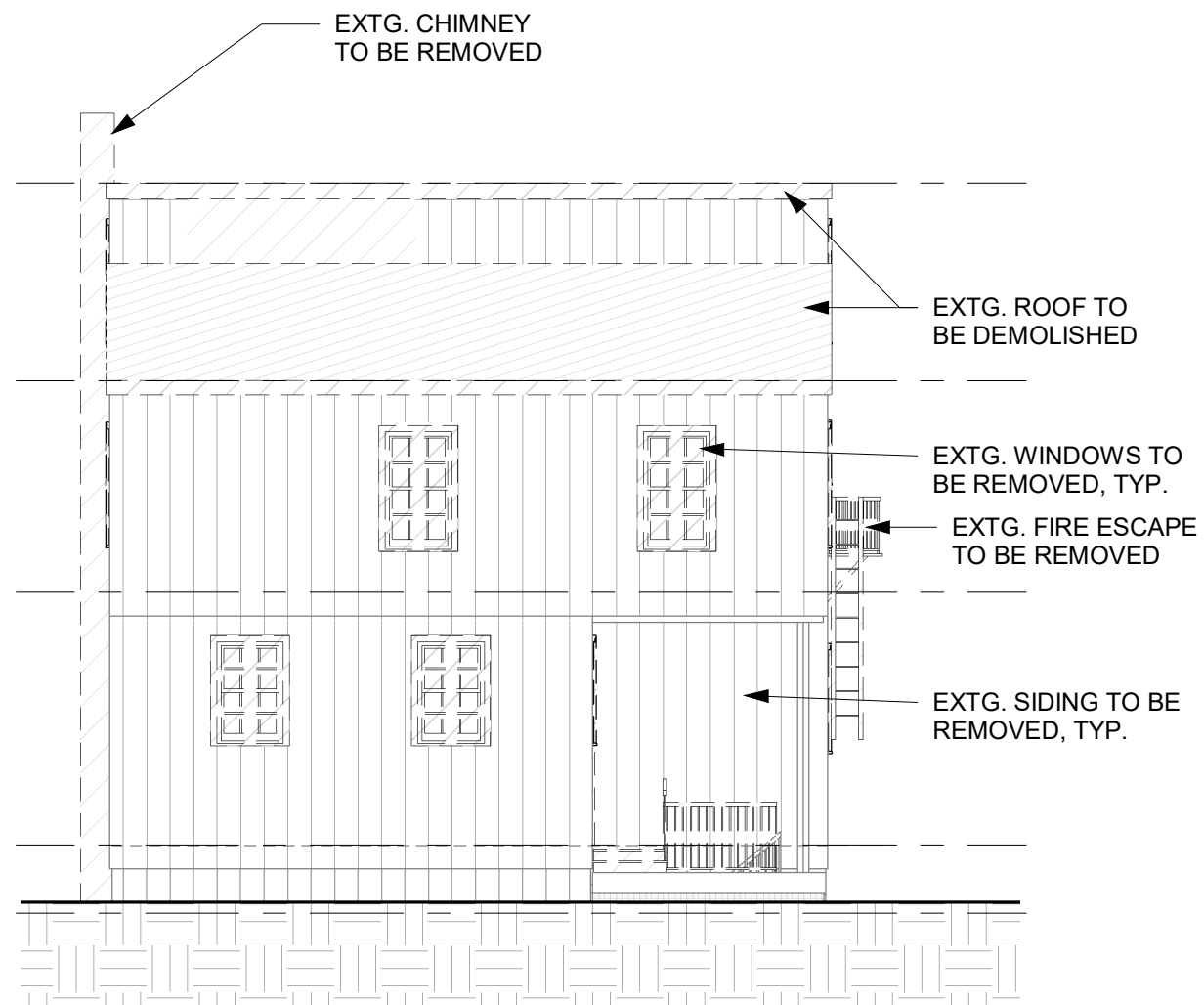
1/8" = 1'-0"

DRAWING

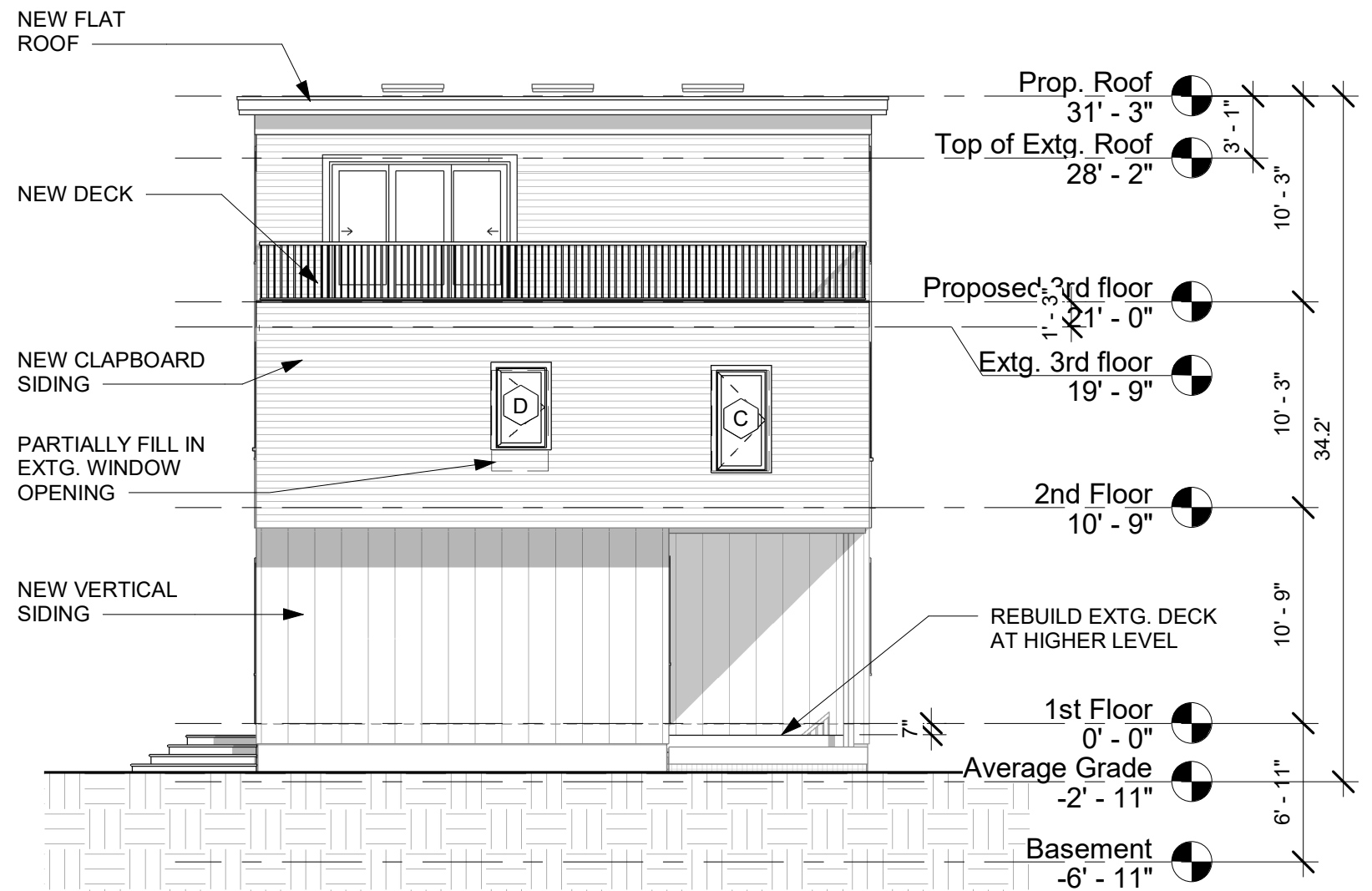
A2.1



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



① Extg. Rear
1/8" = 1'-0"



② Proposed Rear Elevation
1/8" = 1'-0"

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TITLE

Rear Elevations

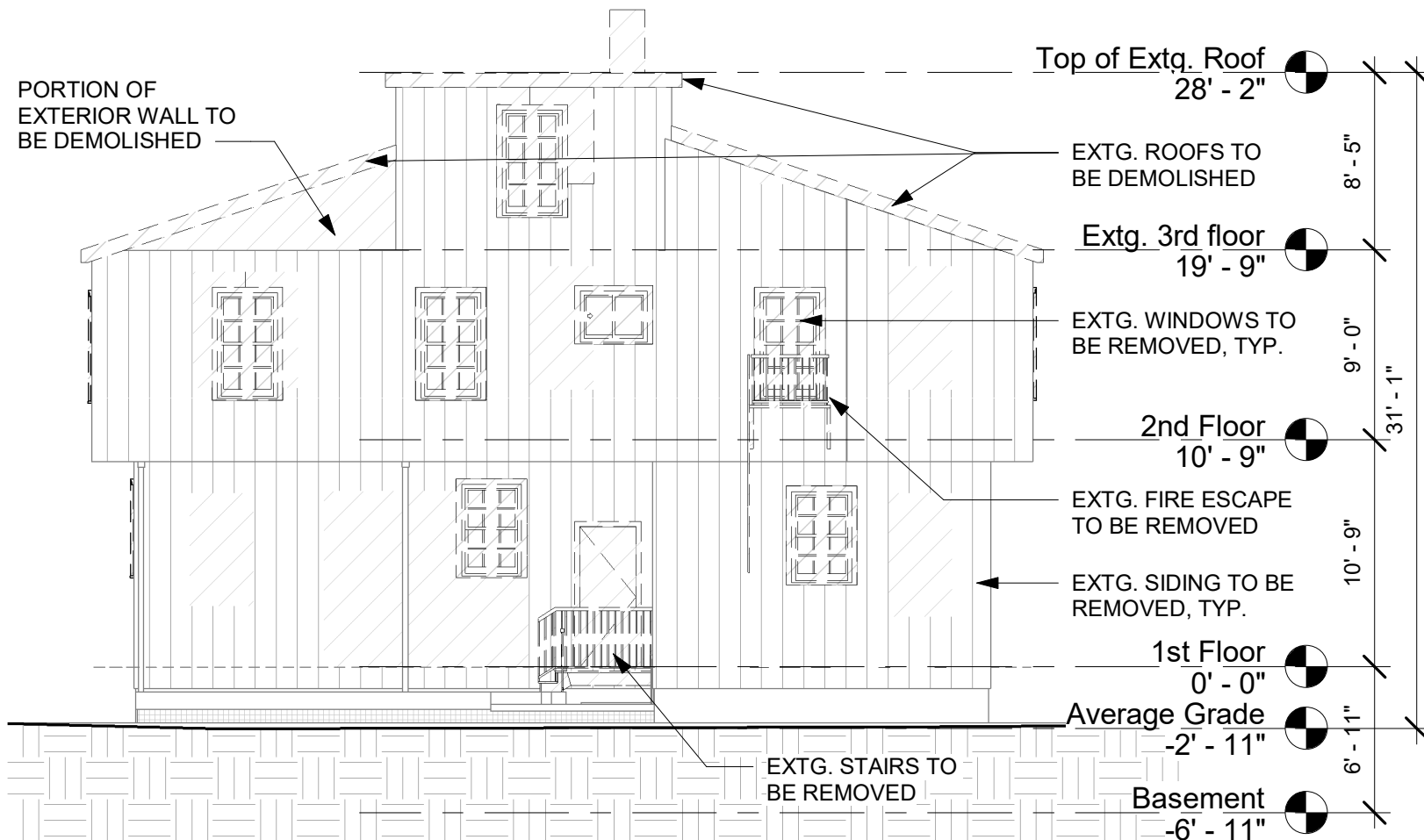
SCALE

1/8" = 1'-0"

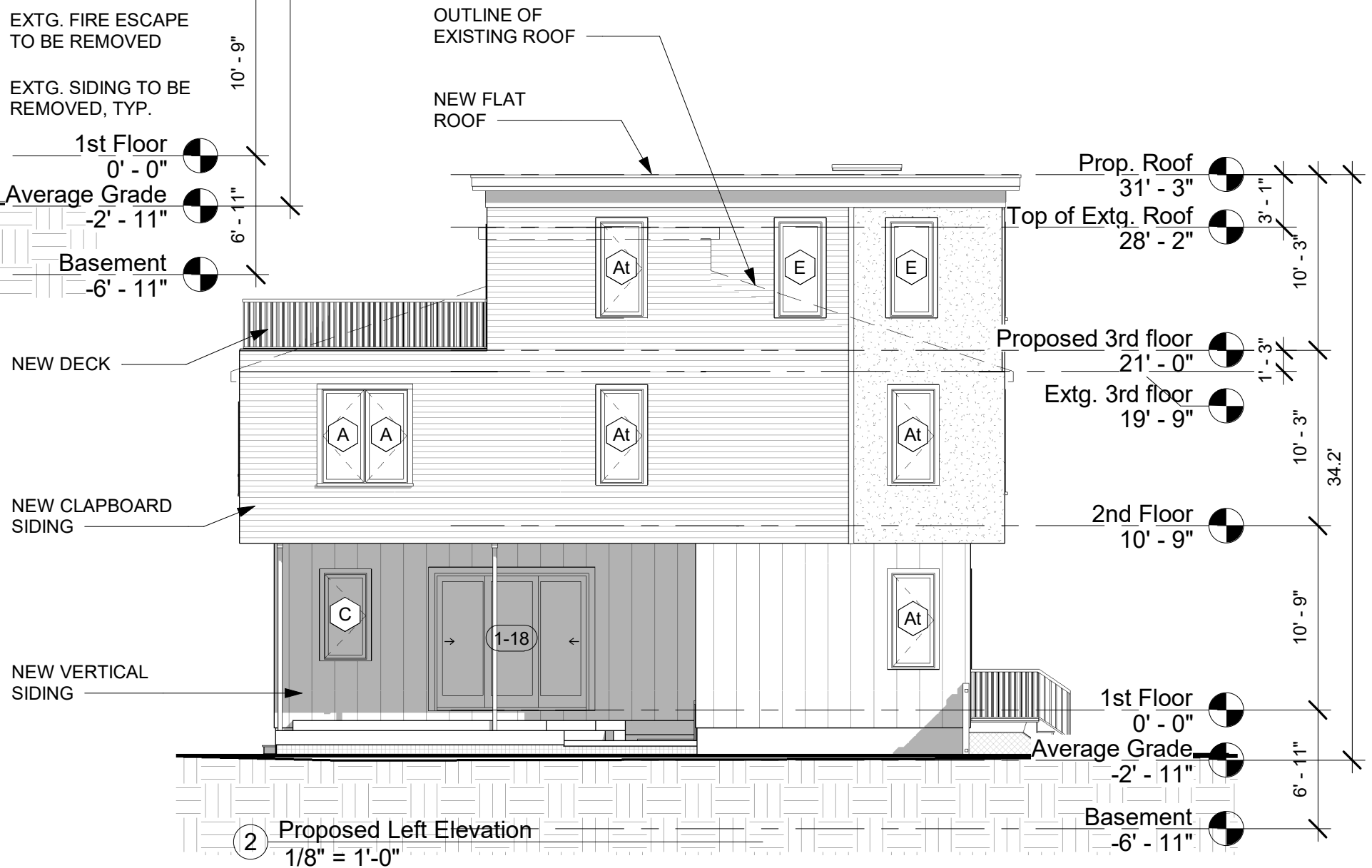
DRAWING

A2.3





1 Extg. Left
1/8" = 1'-0"



2 Proposed Left Elevation
1/8" = 1'-0"

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TITLE

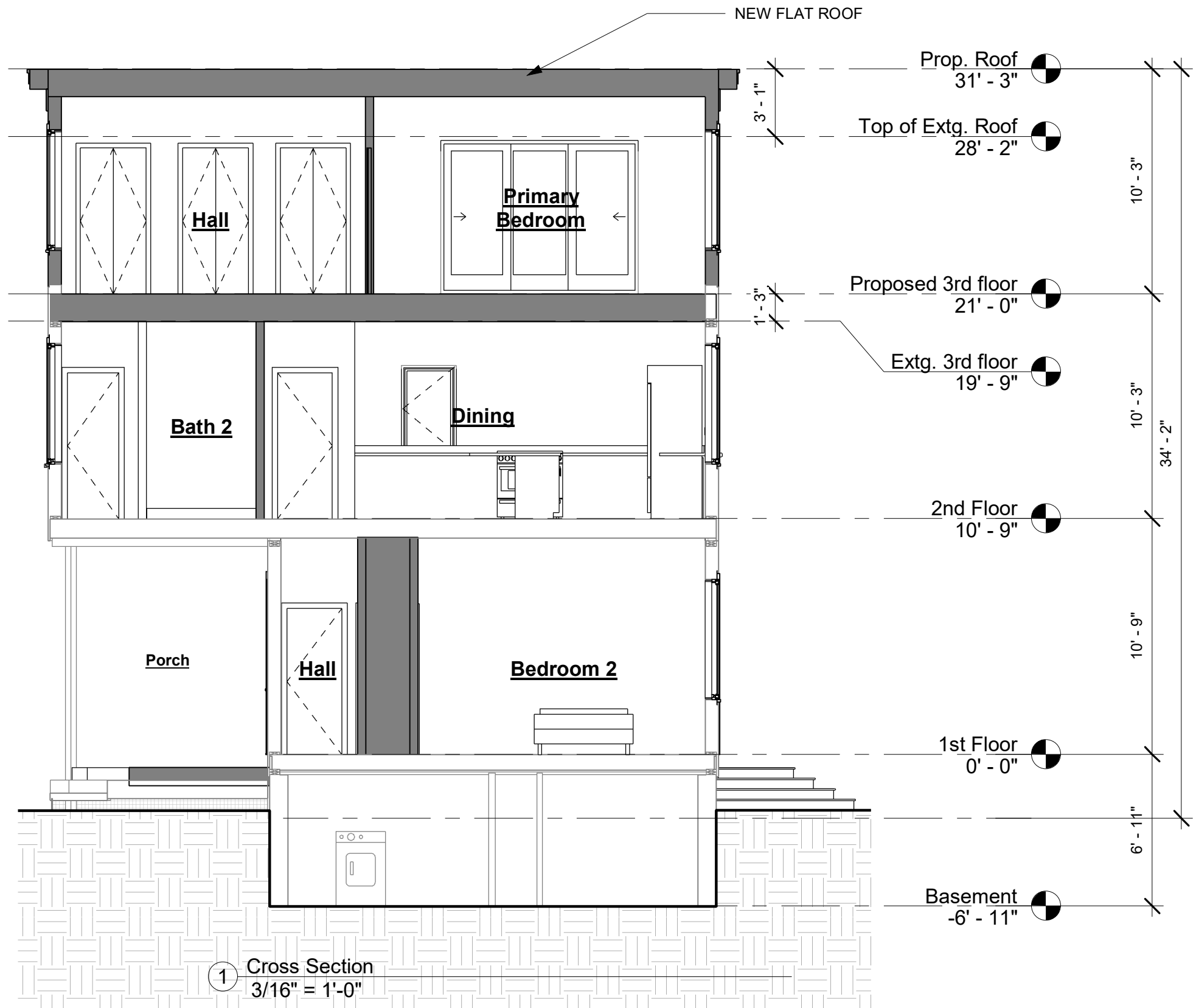
Left Side Elevations

SCALE

1/8" = 1'-0"

DRAWING

A2.4



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TITLE

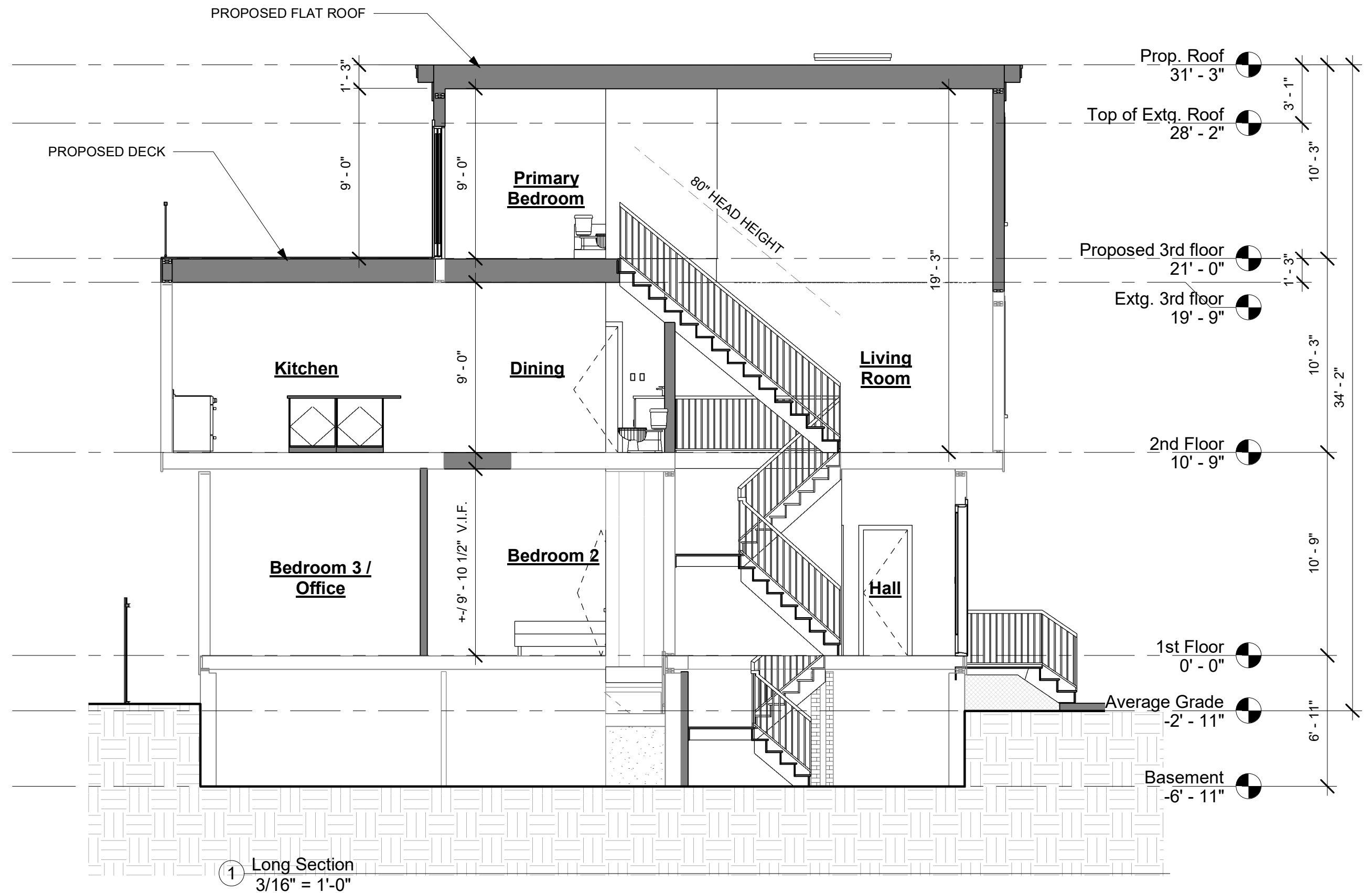
Cross Section

SCALE

3/16" = 1'-0"

DRAWING

A3.1



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TITLE

Long Section

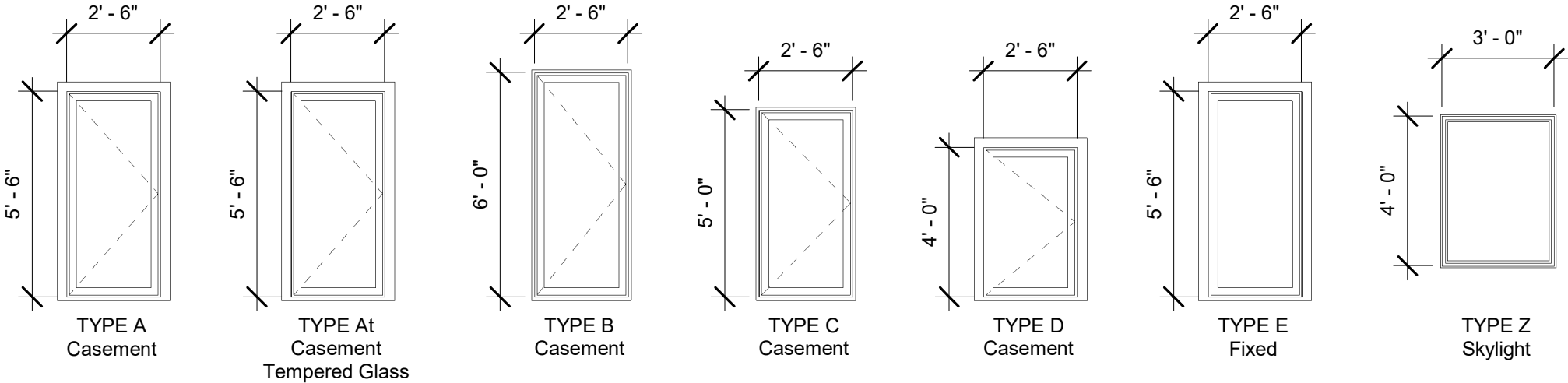
SCALE

3/16" = 1'-0"

DRAWING

A3.2

Window Schedule - All windows to have min. Window U factor .32							
Type Mark	Count	Description	Width	Height	Tempered	Egress	Comments
A	9	Aluminum-clad wood casement window	2' - 6"	5' - 6"		ESCAPE COMPLIANT	
At	5	Aluminum-clad wood casement window	2' - 6"	5' - 6"	TEMPERED		
B	5	Aluminum-clad wood casement window	2' - 6"	6' - 0"			
C	4	Aluminum-clad wood casement window	2' - 6"	5' - 0"			
D	1	Aluminum-clad wood casement window	2' - 6"	4' - 0"			
E	9	Aluminum-clad wood fixed casement window	2' - 6"	5' - 6"			
Z	3	Velux Skylight- Operable	3' - 0"	4' - 0"			



NOTE: Refer to schedule for Swings

○ Windows type
1/4" = 1'-0"



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TITLE

Window Schedule

SCALE

1/4" = 1'-0"

DRAWING

A5.1



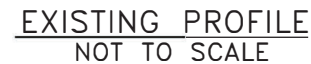
Property Database

















17 Smith Pl

Property Information

[Contact Us](#)

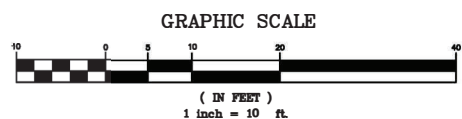
Property Class
SNGL-FAM-RES
State Class Code
101
Zoning (Unofficial)
O-1
Map/Lot
267D-257
Land Area (sq. ft)
3,005



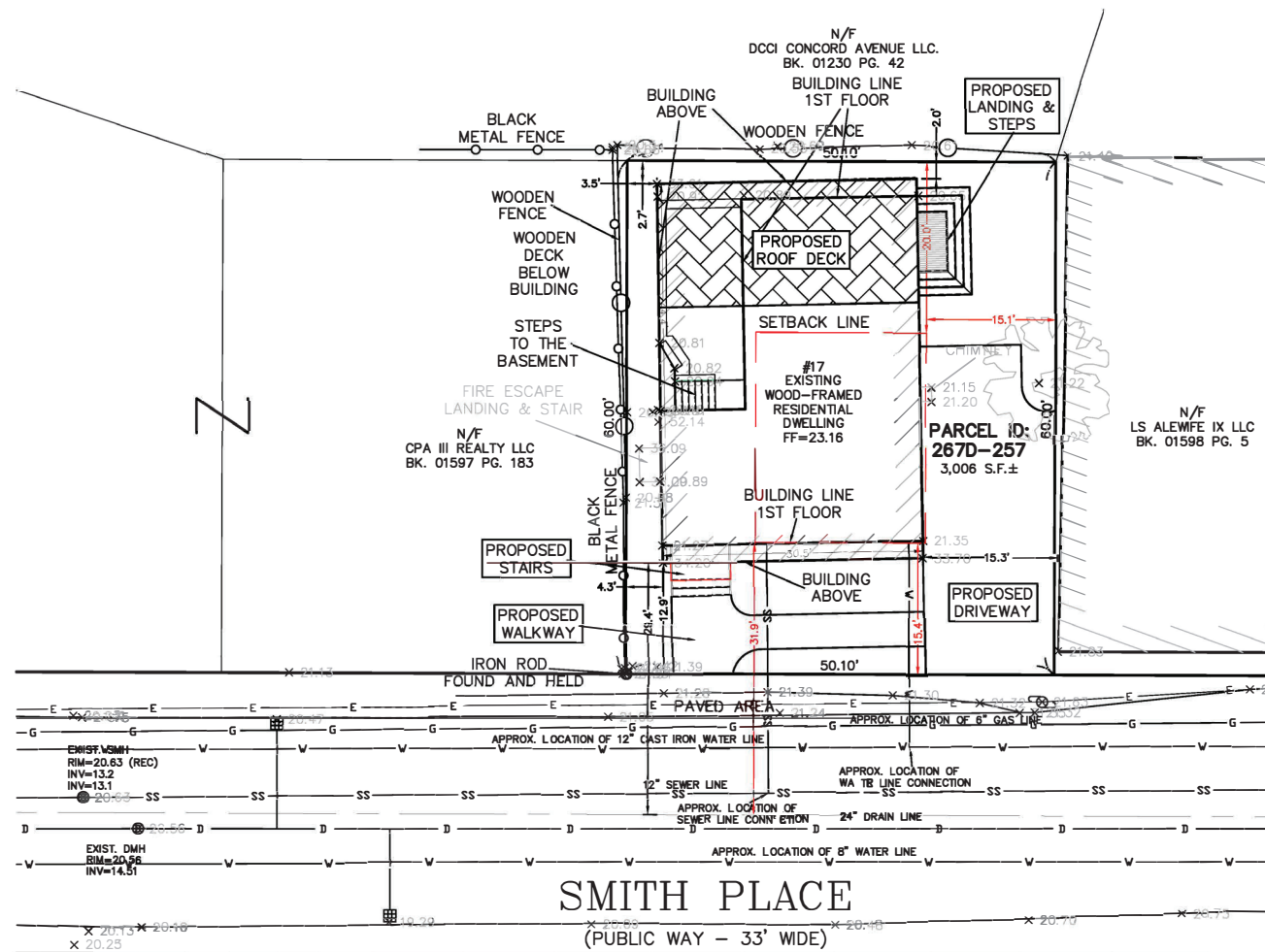
EXISTING LEGEND	
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE

FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CCB) DATUM

Address: 17 Smith Pl	
Ground Elevation Min:	20.2 ft-CCB
Ground Elevation Max:	21.8 ft-CCB
2070 - 1% - SLR/SS	23.3
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	22
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	22.4
FEMA 100-Year	N/A
1% - LTFE	23.3
10% - LTFE	22
Selected Map-Lot: 267D-257	
Selected Address: 17 Smith Pl	



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ZONING LEGEND			
ZONING DISTRICT: OFFICE-1			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.75	—	—
MIN. AREA	5,000 S.F.	3,006± S.F.	3,006± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,200 S.F.	—	—
MIN. LOT WIDTH	50'	50.1'	50.1'
MIN. YARD FRONT	$\frac{(H+L)}{4}=15.4'$ - EXIST. $\frac{(H+L)}{4}=16.2'$ - PROP.	12.9'	12.9'
LEFT SIDE	$(H+L)/5=15.1'$	3.5'	3.5'
RIGHT SIDE	$(H+L)/5=15.1'$	15.3'	15.3'
REAR	$(H+L)/5$ - MIN 20'	2.7	2.7
MAX. BLDG. HEIGHT	35	31.09'	34
MIN. OPEN SPACE	15%	55.1% ±	34.9% ±

ZONING BYLAW FOOTNOTES:

(A) = $H+L/4$ = MEASURED FROM THE CENTERLINE OF THE STREET,
BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN
(10) FEET.

$$(N) = H+L/5$$

(C) = $H+L/4$ = In no case may a building be nearer the rear lot line than twenty (20) feet.

THE ZONING CALCULATIONS WERE PROVIDED BY ARCHITECT:

EXISTING REQUIRED SETBACKS

***REAR = H+L /4= (31.1' + 30.6') /4 = 15.4' - MIN. 20'

PROPOSED REQUIRED SETBACKS

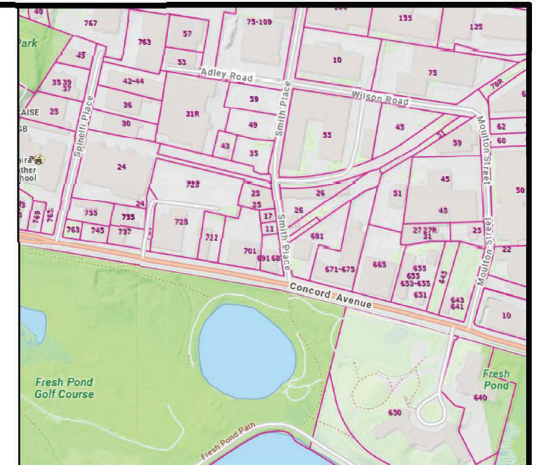
***REAR = H+L /4= (34.2' + 30.6') / 4 = 16.2' - MIN. 20'

$$H_{\text{average}} = (H_1 \times L_1) + (H_2 \times L_2) / L_1 + L_2 = (34.2 \times 30.2) + (23.6 \times 14.4) / (30.2 + 14.4) = (1,032 + 340) / 44.6 = 30.8'$$

NOTE:

NOTE:
THE WATER, SEWER, AND GAS LINES SHOWN ON
THIS PLAN ARE ON AN ASSUMED LOCATION OF
EXISTING LINES BASED ON THE INSPECTION OF THE
BASEMENT AND TIE CARDS.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.



**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 07/11/2024.

2. DEED REFERENCE: BOOK 1597, PAGE 101
LC PLAN 7191-F; 7191-T;
MIDDLESEX SOUTH DISTRICT 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 25017C0419E, 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 BASED ON CAMBRIDGE DATUM.

[illegible]

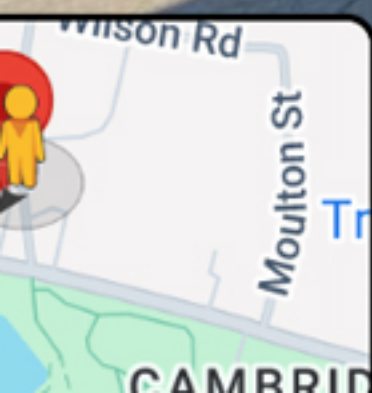
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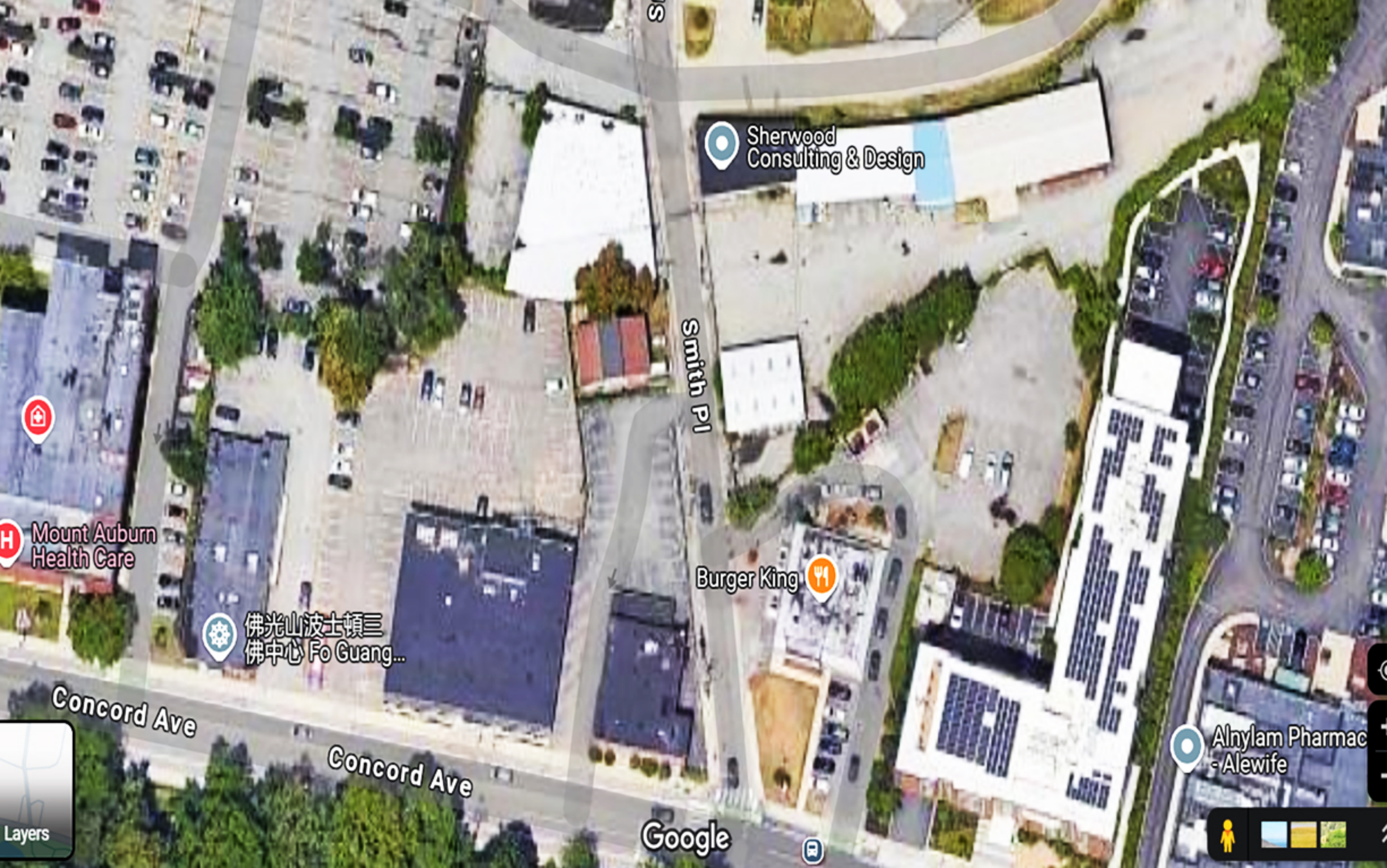
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reet View

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Mount Auburn
Health Care



佛光山波士頓三
佛中心 Fo Guang...



Sherwood
Consulting & Design



Burger King



Alnylam Pharmac
- Alewife

Concord Ave

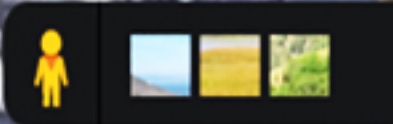
Concord Ave

Smith Pl

Google



Layers





Google

This map displays a residential neighborhood in Concord, MA, with a grid of property lots. The lots are labeled with addresses and lot numbers. Key streets include Spinelli Pl, Adley Rd, Smith Pl, Wilson Rd, and Concord Ave. A large yellow-shaded area covers the central and upper portions of the map. A red circle highlights a specific lot, 267D-256, which is also labeled with '25 Smith Pl'. Other lots in the red circle include 267D-257, 17 Smith Pl, and 267D-258. The map also shows 'Fresh Pond Reservation' and 'Surface Water' areas at the bottom, along with 'Thomas P. O'Neill, Jr. Municipal Golf Course' and 'William G. Maher Park'. The map is titled 'Concord, MA' at the top.

17 Smith place

Petitioner

267D-286
FO GUANG BUDDHIST TEMPLE
711 CONCORD AVE
CAMBRIDGE, MA 02138

267D-310
DCCI CONCORD AVENUE LLC.
C/O SHIVA AYYADURAI
701 CONCORD AVE
CAMBRIDGE, MA 02139

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

267D-305
CPI/KING 733 CONCORD OWNER, LLC
1001 PENNSYLVANIA AVE, NW - SUITE 220
WASHINGTON, DC 20004

267D-257
TUCCERI, CAROLYN
TRS THE CAROLYN TUCCERI REVOCABLE TR
17 SMITH PL
CAMBRIDGE, MA 02138

SCOTT JOHNSON
17 SMITH PLACE
CAMBRIDGE, MA 02138

267D-285
DMP BURLINGTON CONCORD, LLC & DMP
CAUSCA, LLC,
C/O DAVIS MARCUS PARTNERS INC.
125 HIGH ST, 21ST FL.
BOSTON, MA 02110

267D-256-258-311 & 267E-294
LS ALEWIFE IX LLC
5050 S SYRACUSE ST - STE 800
DENVER, CO 80237

CEDAR HILL RESIDENTIAL LLC
840 SUMMER STREET #305B
BOSTON, MA 02127