



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

BZA APPLICATION FORM

Plan No: BZA-017056-2019

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER: Broadway MLD C/O LLC Michael Driscoll

PETITIONER'S ADDRESS : 308 Broadway Cambridge, MA 02139

LOCATION OF PROPERTY: 308 Broadway Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

To add two dormers totaling 20' on fourth floor. To add a door to existing roof top deck. To install a window within rear yard setback where a window used to exist.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Michael Driscoll

(Petitioner(s) / Owner)

Michael Driscoll

(Print Name)

Address :

9 Orchard Crossing
Andover MA 01810

Tel. No. :

978-479-5987

E-Mail Address :

MLD1972us@hotmail.com

Date :

1-2-19

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 Michael Driscoll
(OWNER)

Address: 9 Orchard Crossing, Andover, MA 01810

State that I/We own the property located at 308 Broadway,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Broadway MLD LLC

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book 70406, Page 219; 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 Michael Driscoll personally appeared before me,
this 3 of January, 2019, and made oath that the above statement is true.

 Notary

My commission expires September 05, 2025 (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 building footprint is not being enlarged. The building is nonconforming and is delapidated due to neglect. The walls and floors are to be leveled & brought to current code standards.

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

The lot is unusually small for zoning district. Where the size established for the zone (5000 sq/ft). All dimensional requirements could be met. The building has settled, due to the soil conditions. The shape of lot is narrow.

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

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

The renovation will result in a building that no longer at risk of collapse (will lessen vehicular congestion). Will reduce the demand for street parking and will creat two (safe) renovated units. The proposed alterations and addition will bring the building to safety standards.

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

The proposed changes will not increase the density of people or disturbance in the neighborhood.

The proposal will enhance the character of the neighborhood.

- *** 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

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 308 Broadway 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 addition of the windows in the living room of the left hand unit is entirely typical for a living room and a necessity for light
- 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:
- Will not increase congestion or substantially change the character of the neighborhood
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The changes will not adversely affect adjacent 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:
- Rear facing window will not effect the health and/or welfare of the occupants of the citizens of cambridge
- 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:
- Rear facing windows are typical in residences and there presence will not derogate from the intent of the ordinance



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

2019 JAN -4 AM 10:45
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017056-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Broadway MLD C/O LLC Michael Driscoll

PETITIONER'S ADDRESS : 308 Broadway Cambridge, MA 02139

LOCATION OF PROPERTY : 308 Broadway Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

To add two dormers totaling 20' on fourth floor. To add a door to existing roof top deck. To install a window within rear yard setback where a window used to exist.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

(Petitioner(s) / Owner)

Michael Driscoll

(Print Name)

Address :

9 Orchard Crossing
Andover MA 01810

Tel. No. :

978-479-5987

E-Mail Address :

MLD1972us@hotmail.com

Date :

1-2-19



308 BROADWAY
CAMBRIDGE, MA 02139

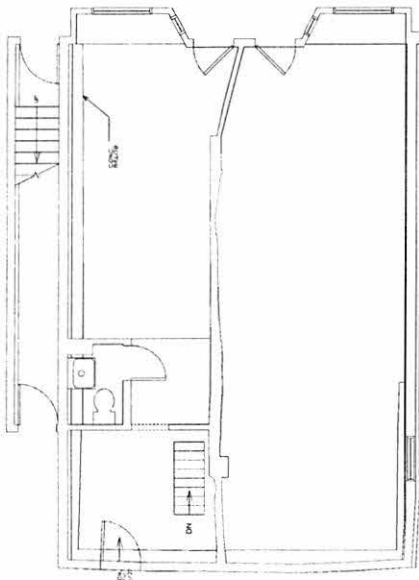
BLACK
RIVER
ARCHITECTS
INC.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007

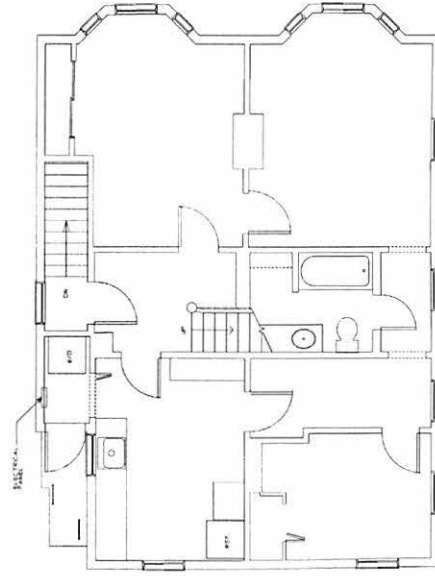


PROJECT: PLANS 1
FOR THE
BOARDING OF
BOATING APPEAL
DATE: AS NOTED
DRAWING NO. 00000-00
DATE: 01/11/00
2008 18 01A.1EC
Drawn by: JF
Checked by: JF
Date: 12/21/2016
Scale: ALL

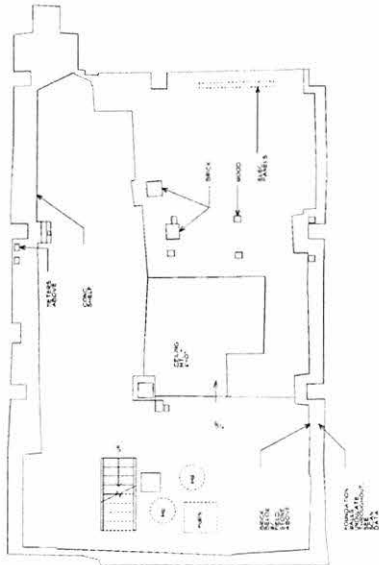
A101



FIRST FLOOR PLAN EXISTING CONDITIONS



SECOND FLOOR PLAN EXISTING CONDITIONS



BASEMENT PLAN EXISTING CONDITIONS



308 BROADWAY
308 BROADWAY
CAMBRIDGE, MA 02139

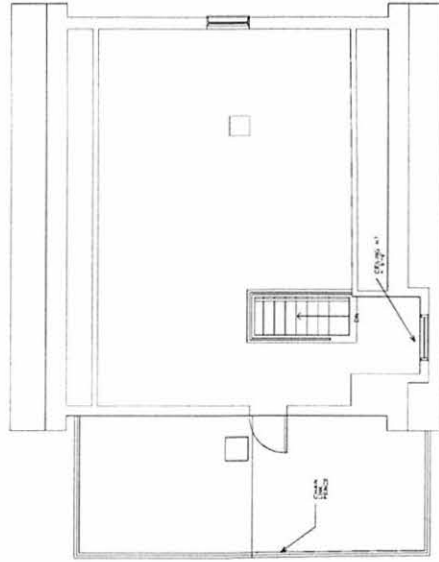
BLACK
RIVER
ARCHITECTS
INC.

1610 Mass Ave
Cambridge, MA
02139
(617) 681-3037

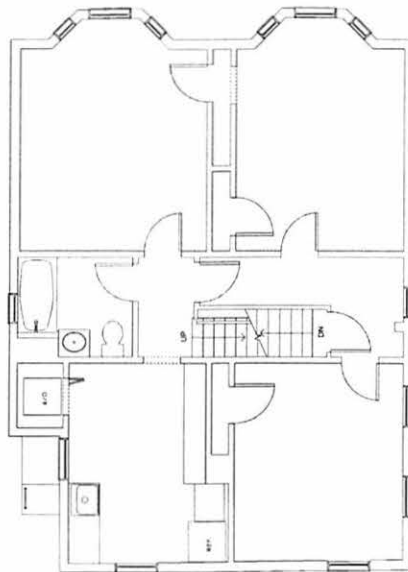


EXISTING
FLOOR PLANS II
BOARDING OF
BOARDING APPEAL
DATE: 03/03/00
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 12/21/2018

A102



ATTIC FLOOR PLAN EXISTING CONDITIONS



THIRD FLOOR PLAN EXISTING CONDITIONS



308 BROADWAY
308 BROADWAY
CAMBRIDGE, MA 02139

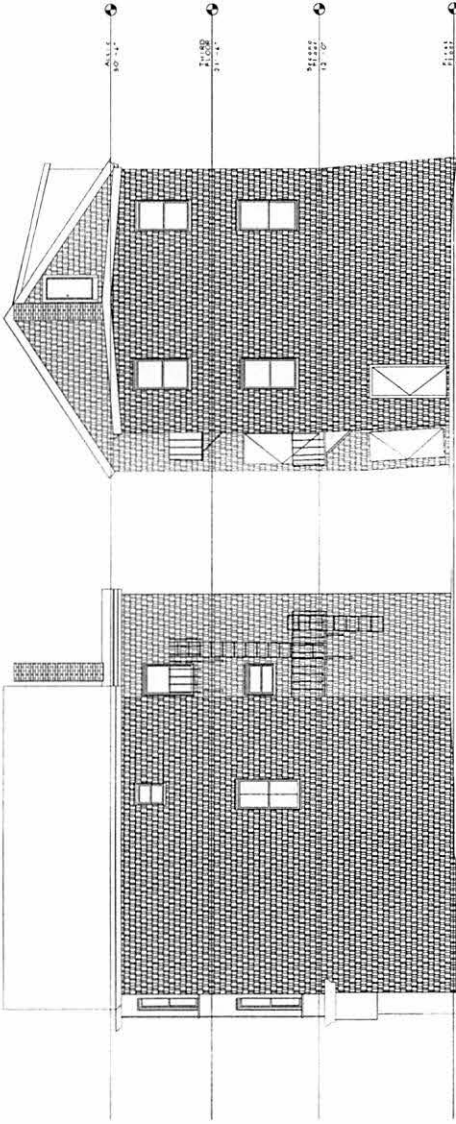
BLACK
RIVER
ARCHITECTS
INC

1643 Mass. Ave.
Cambridge, MA
02138
(617) 451-2027

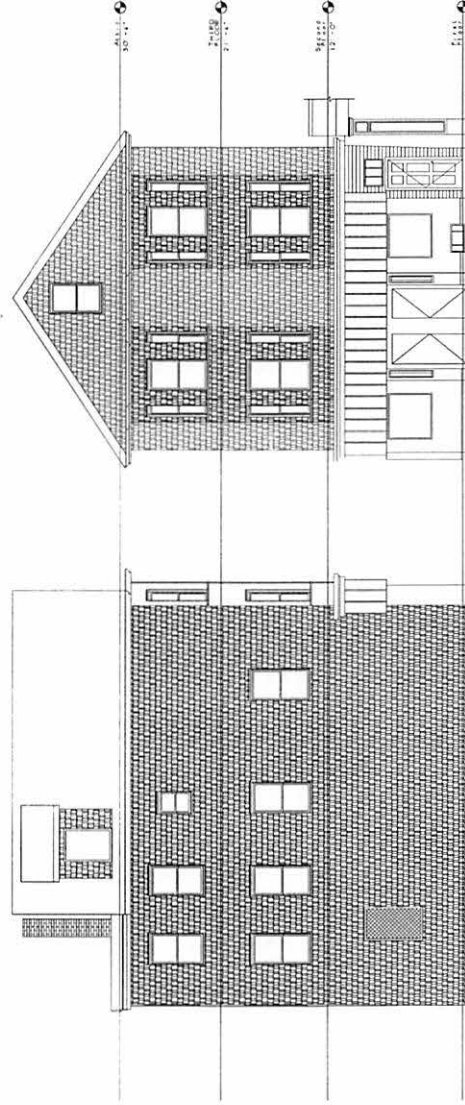


EXISTING
ELEVATIONS
EXPANSION OF
EXISTING ROFFEL
BUILDING
AS NOTED
DATE: 06/05/2018
DRAWN BY: JH
CHECKED BY: JH
DATE: 12/21/2018

A103

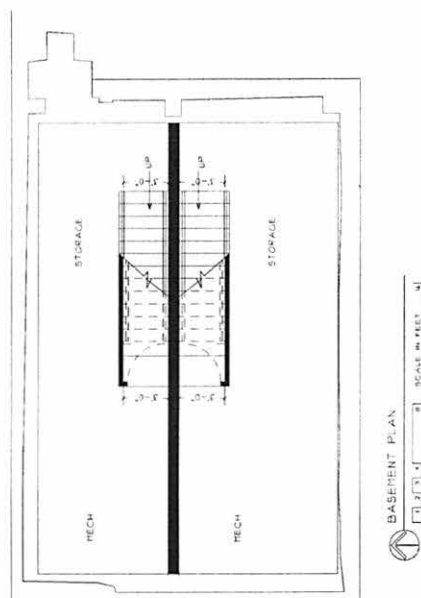


EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



NEW WALLS

NOTE: (3) DENOTES A CEILING MOUNTED, HANDED SHOKE/CO DETECTOR
NOTE: (4) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
UNLESS NOTED OTHERWISE



308 BROADWAY
CAMBRIDGE, MA 02139

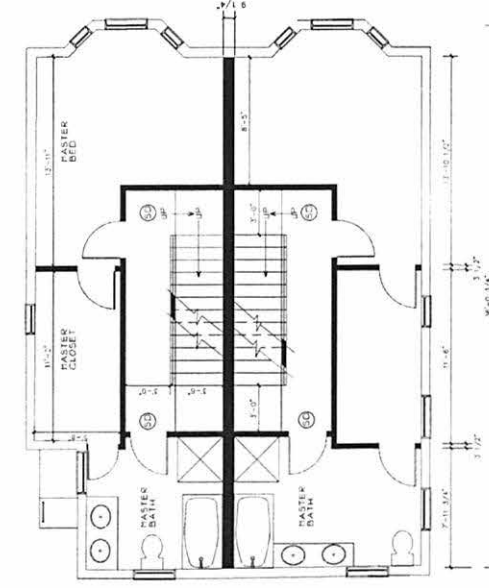
BLACK
RIVER
ARCHITECTS
INC.

1540 Mass Ave
Cambridge, MA
02140
(617) 681-3007



PROJECT: 308 BROADWAY
FLOOR PLANS II
REVISIONS:
REVISION NO. DATE BY
1 02/21/2018 AH

A105

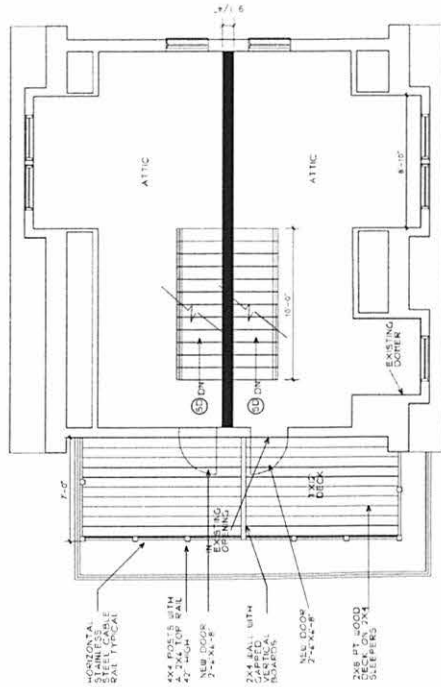


THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

NEW WALLS

NOTE: (1) DENOTES A CEILING MOUNTED, HANDURED SMOKE/CO DETECTOR
NOTE: (2) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD,
UNLESS NOTED OTHERWISE



ATTIC FLOOR PLAN

SCALE: 1/8" = 1'-0"

HARVARD STREET
(PUBLIC - 60' WIDE)

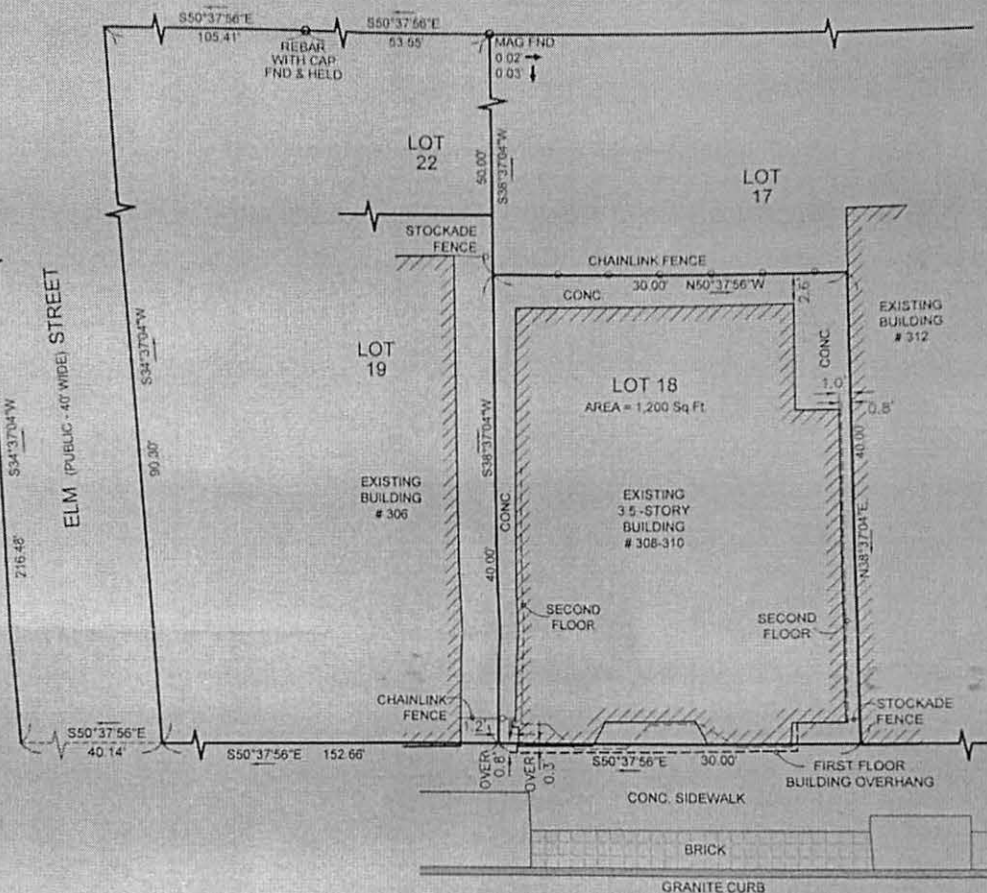
HELD FOR
ROTATION
0.90'

EXISTING
BUILDING
205-207
- 209-211

NORFOLK (PRIVATE WAY - 20' WIDE) COURT

Plan No. 777 of 1993

ELM (PUBLIC - 40' WIDE) STREET

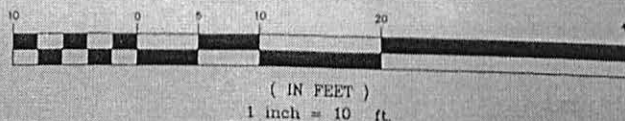


NOTES:

- * Registered Owner: Counter, S. Allen, JR.
- * Assessors Ref.: Map 88, Lot 18
- * Deed Ref.: Book 13899, Page 126
- * Plan Ref.: Plan No. 777 of 1993
 - Plan No. 1486 of 1985
 - Plan No. 673 of 1983
 - LC Plan 5269-A
 - LC Plan 7913-A
 - LC Plan 3611-B
 - LC Plan 9033-2

NEIL J. MURPHY
Professional Land Surveyor
17460

GRAPHIC SCALE



PLOT PLAN

308-310 Broadway
Cambridge, MA 02139

**LAND
MAPPING**

10 Andrew Square, Suite 2018
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

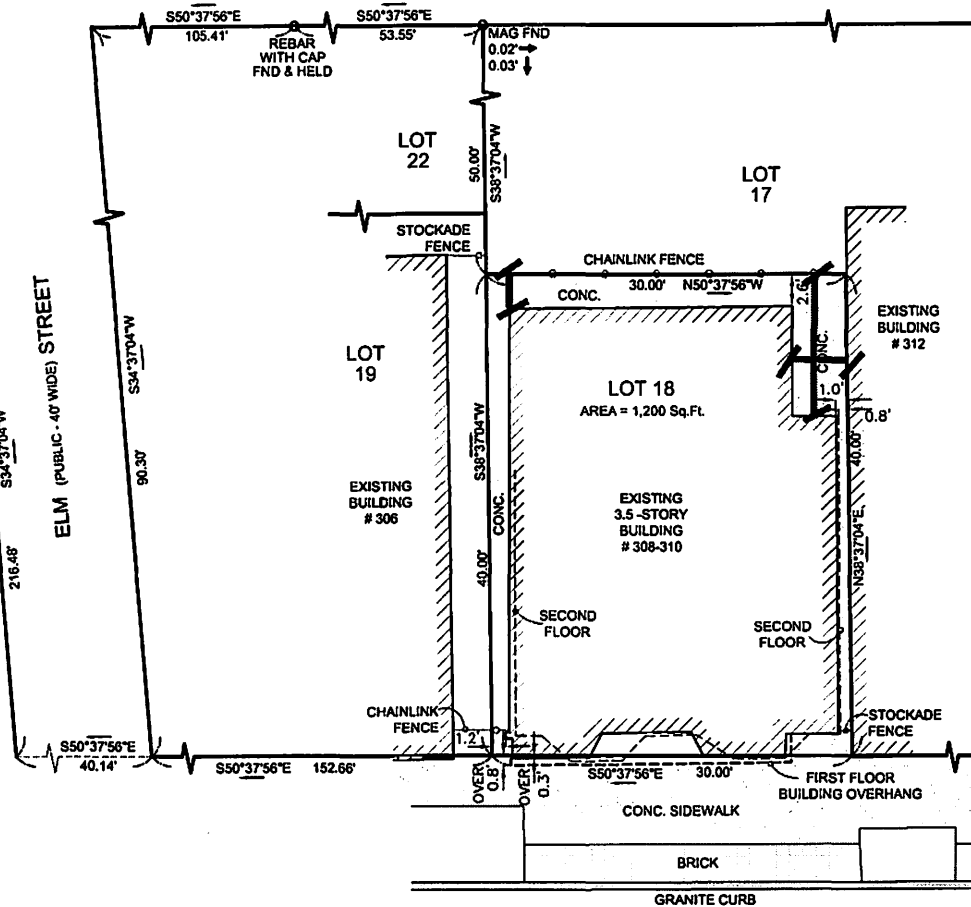
Date: January 24, 2018

HARVARD STREET
(PUBLIC - 50' WIDE)

EXISTING BUILDING
205-207
- 209-211

NORFOLK (PRIVATE WAY - 20' WIDE) COURT

Plan No 777 of 1993



NOTES:

- * Registered Owner: Counter, S. Allen, JR.
- * Assessors Ref.: Map 88, Lot 18
- * Deed Ref.: Book 13899, Page 126
- * Plan Ref.: Plan No. 777 of 1993

Plan No. 1486 of 1985

Plan No. 673 of 1983

LC Plan 5269-A

LC Plan 7913-A

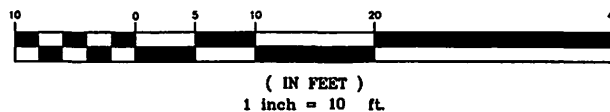
LC Plan 3611-B

LC Plan 9033-2

Neil J. Murphy Lic.#17460
Professional Land Surveyor

BROADWAY
(PUBLIC - 66' WIDE)

GRAPHIC SCALE



PLOT PLAN

308-310 Broadway
Cambridge, MA 02139



10 Andrew Square, Suite 2018
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: January 24, 2018



City of Cambridge
Massachusetts

1" = 141 ft

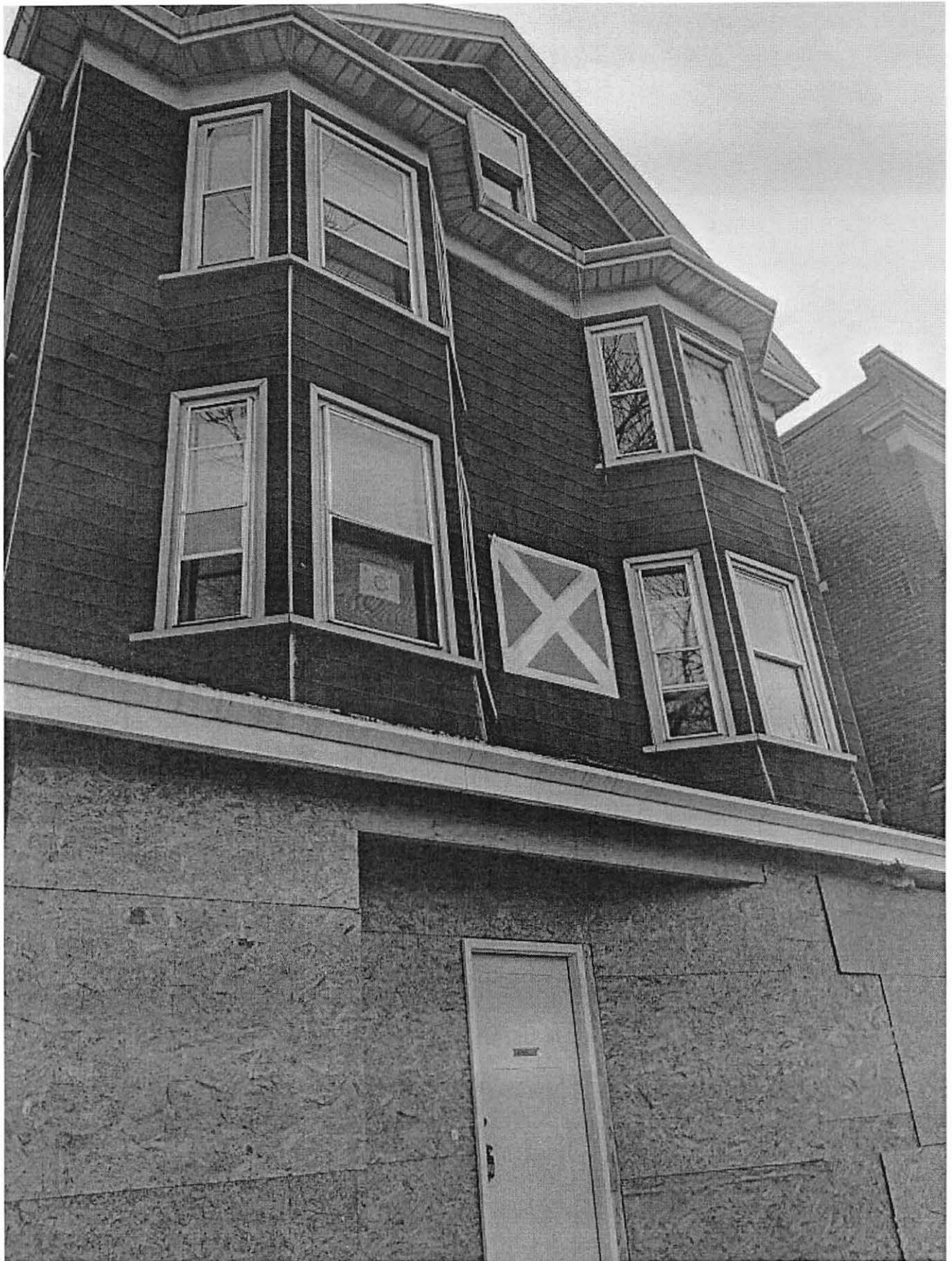
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



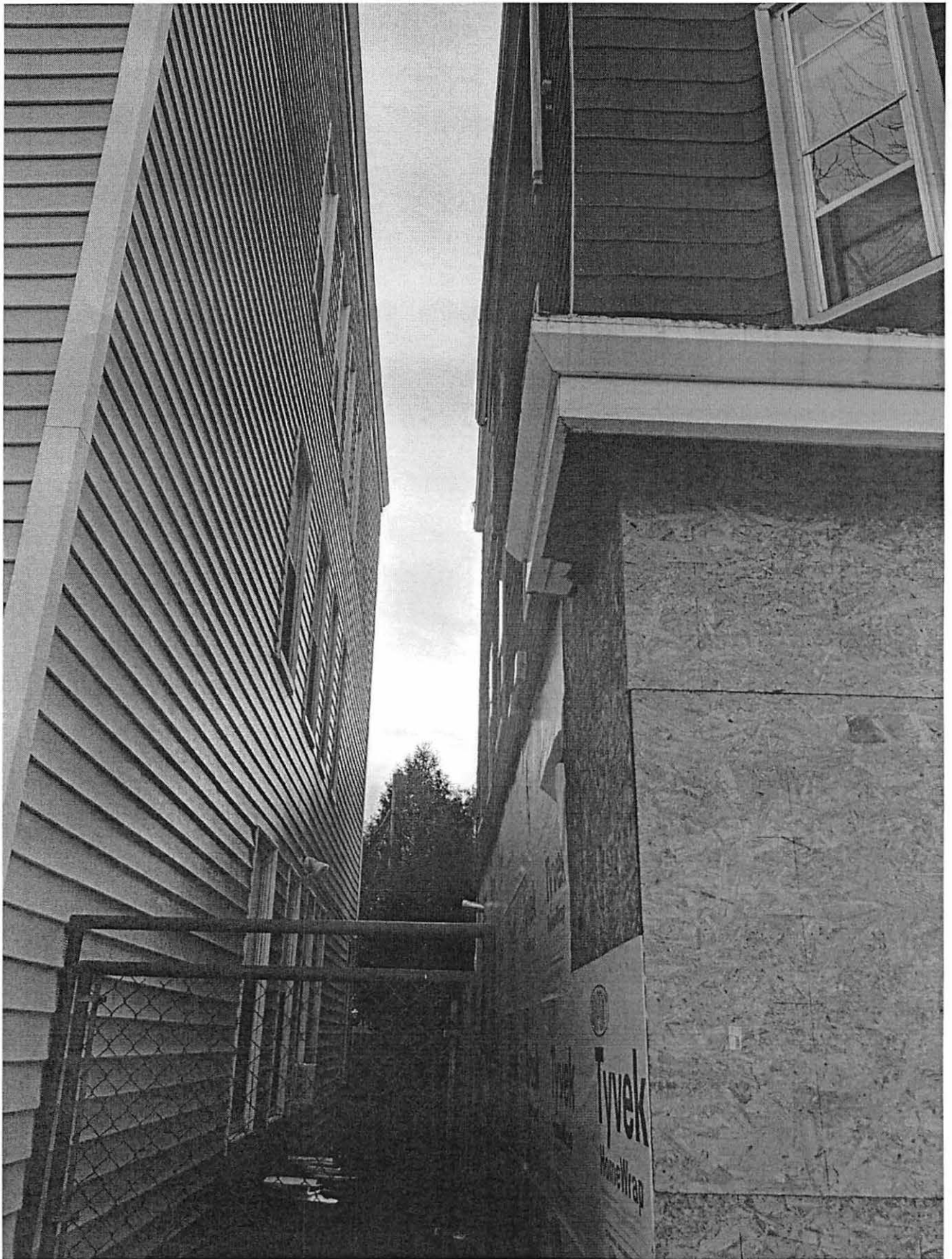
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath













308 Broadway

Petitioner

86-1
DEMARCO, STEVEN &
SHARON R. DEMARCO TRUSTEES
291 BROADWAY
CAMBRIDGE, MA 02139

86-31
LE, PHUOC VAN & MAY CHIEU RICHARD LE
287 BROADWAY
CAMBRIDGE, MA 02139

BROADWAY MLD LLC
C/O MICHAEL DRISCOLL
9 ORCHARD CROSSING
ANDOVER, MA 01810

88-17
SENNOTT PARK ARMS LIMITED PARTNERSHIP
C/O GLENN HEROSIAN
261 MT AUBURN ST.
CAMBRIDGE, MA 02138

88-18
308 BROADWAY CAMBRIDGE LLC,
66 BOULDER RD.
WELLESLEY, MA 02481

BLACK RIVER ARCHITECTS, INC.
C/O ARCH HORST, ARCHITECT
1640 MASS AVENUE
CAMBRIDGE, MA 02138

88-21-22
CAMBRIDGE CITY OF WATER DEPT
250 FRESH POND PKWY
CAMBRIDGE, MA 02138

88-21-22
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

88-21-22
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

88-70
OSORNO, DIEGO A.
304 BROADWAY
CAMBRIDGE, MA 02139

86-32
WANG, WEI FANG & ZHIMIN TIAN
842 MASS AVE.
CAMBRIDGE, MA 02139

88-19
BAPTISTA, JOSE S.
306 BROADWAY
CAMBRIDGE, MA 02139

88-70
TORRENS-SPENCE, MICHAEL P.
302 BROADWAY
CAMBRIDGE, MA 02139

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Michael Driscoll **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 308 Broadway Cambridge, MA **ZONE:** Business A 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>		3228	3316	1200	(max.)
<u>LOT AREA:</u>		1200	1200	1200	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		2.7	2.76	1.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		400	600	600	(min.)
<u>SIZE OF LOT:</u>	WIDTH	30'	N/C	50'	(min.)
	DEPTH	40'	N/C	100'	
<u>SETBACKS IN FEET:</u>	FRONT	.3'	NC	14.5'	(min.)
	REAR	2.6	NC	20	(min.)
	LEFT SIDE	1.2	NC	13.2	(min.)
	RIGHT SIDE	1	NC	13.2	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	40	NC	45	(max.)
	LENGTH	37.5'	37.5'	5.5'	
	WIDTH	27.5'	27.5'	3.6'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	NC	15%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		na	na	NA	(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.

Renovation of an existing wood frame/wood post and beam building with similar construction
* including new dormers

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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

BZA APPLICATION FORM

Plan No: BZA-017056-2019

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER: Broadway MLD C/O LLC Michael Driscoll

PETITIONER'S ADDRESS : 308 Broadway Cambridge, MA 02139

LOCATION OF PROPERTY: 308 Broadway Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

To add two dormers totaling 20' on fourth floor. To add a door to existing roof top deck. To install a window within rear yard setback where a window used to exist.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Michael Driscoll

(Petitioner(s) / Owner)

Michael Driscoll

(Print Name)

Address :

9 Orchard Crossing
Andover MA 01810

Tel. No. :

978-479-5987

E-Mail Address :

MLD1972us@hotmail.com

Date :

1-2-19

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 Michael Driscoll
(OWNER)

Address: 9 Orchard Crossing, Andover, MA 01810

State that I/We own the property located at 308 Broadway,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Broadway MLD LLC

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book 70406, Page 219; 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 Michael Driscoll personally appeared before me,
this 3 of January, 2019, and made oath that the above statement is true.

 Notary

My commission expires September 05, 2025 (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 building footprint is not being enlarged. The building is nonconforming and is delapidated due to neglect. The walls and floors are to be leveled & brought to current code standards.

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

The lot is unusually small for zoning district. Where the size established for the zone (5000 sq/ft). All dimensional requirements could be met. The building has settled, due to the soil conditions. The shape of lot is narrow.

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

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

The renovation will result in a building that no longer at risk of collapse (will lessen vehicular congestion). Will reduce the demand for street parking and will creat two (safe) renovated units. The proposed alterations and addition will bring the building to safety standards.

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

The proposed changes will not increase the density of people or disturbance in the neighborhood.

The proposal will enhance the character of the neighborhood.

- *** 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

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 308 Broadway 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 addition of the windows in the living room of the left hand unit is entirely typical for a living room and a necessity for light
- 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:
- Will not increase congestion or substantially change the character of the neighborhood
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The changes will not adversely affect adjacent 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:
- Rear facing window will not effect the health and/or welfare of the occupants of the citizens of cambridge
- 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:
- Rear facing windows are typical in residences and there presence will not derogate from the intent of the ordinance



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

2019 JAN -4 AM 10:45
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017056-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Broadway MLD C/O LLC Michael Driscoll

PETITIONER'S ADDRESS : 308 Broadway Cambridge, MA 02139

LOCATION OF PROPERTY : 308 Broadway Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

To add two dormers totaling 20' on fourth floor. To add a door to existing roof top deck. To install a window within rear yard setback where a window used to exist.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

(Petitioner(s) / Owner)

Michael Driscoll

(Print Name)

Address :

9 Orchard Crossing
Andover MA 01810

Tel. No. :

978-479-5987

E-Mail Address :

MLD1972us@hotmail.com

Date :

1-2-19



308 BROADWAY
CAMBRIDGE, MA 02139

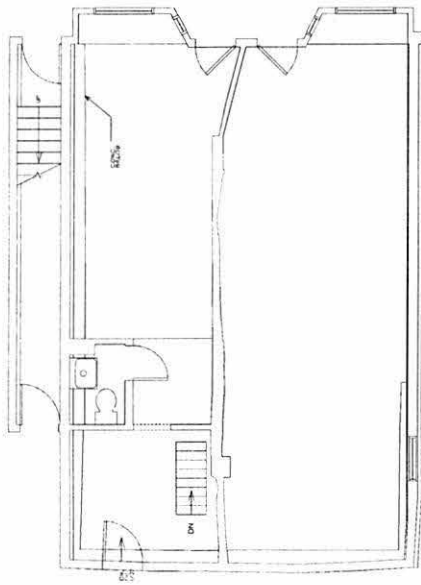
BLACK
RIVER
ARCHITECTS
INC.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007

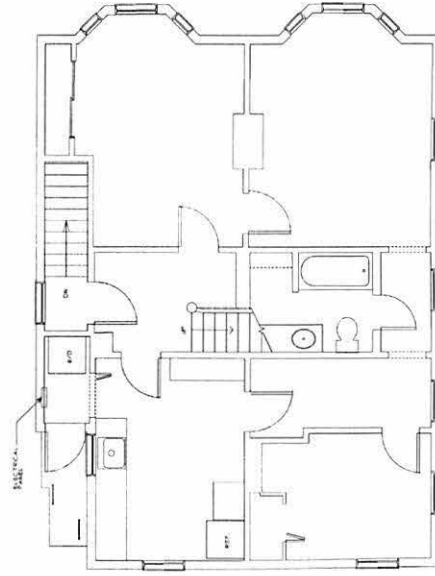


PROJECT: PLANS 1
FOR THE
BOARDING OF
BOATING APPEAL
DATE: AS NOTED
DRAWING NO. 00000-00
DATE: 01/11/00
2008 18 01A.1EC
Drawn by: JF
Checked by: JF
Date: 12/21/2016

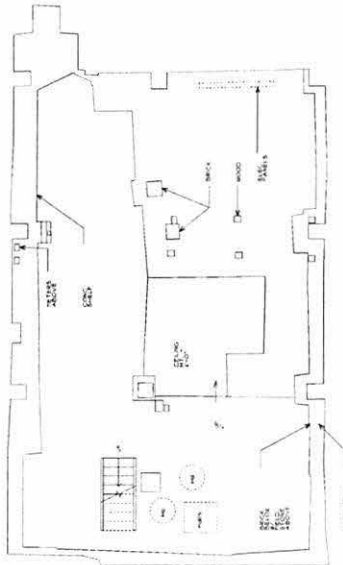
A101



FIRST FLOOR PLAN EXISTING CONDITIONS



SECOND FLOOR PLAN EXISTING CONDITIONS



BASEMENT PLAN EXISTING CONDITIONS



308 BROADWAY
308 BROADWAY
CAMBRIDGE, MA 02139

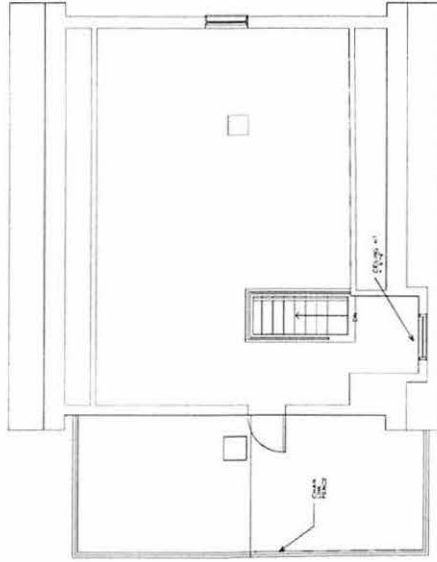
BLACK
RIVER
ARCHITECTS
INC.

1610 Mass Ave
Cambridge, MA
02138
(617) 661-3007

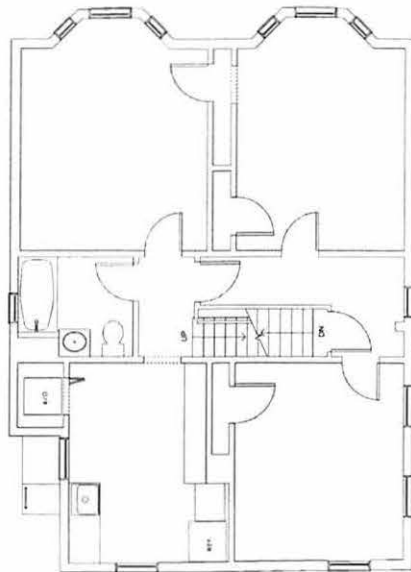


EXISTING
FLOOR PLANS II
BOARDING OF
BOARDING APPEAL
DATE: 01/10/18
AS NOTED
PROJECT NO.
308 IR OIA, AEC
Drawn by:
Checked by:
Date: 12/21/2018
All

A102



ATTIC FLOOR PLAN EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



308 BROADWAY
CAMBRIDGE, MA 02139

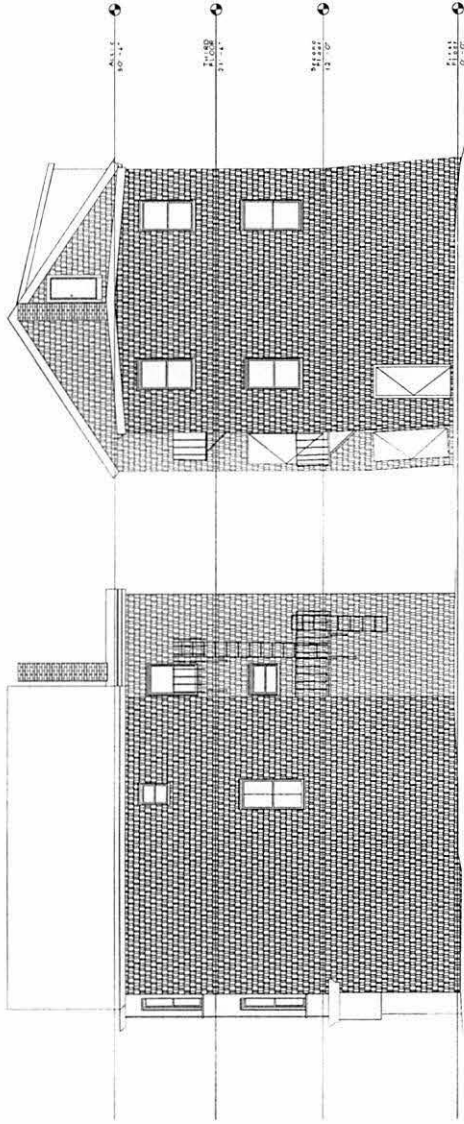
BLACK
RIVER
ARCHITECTS
INC

1640 Mass Ave
Cambridge, MA
02138
(617) 441-2027

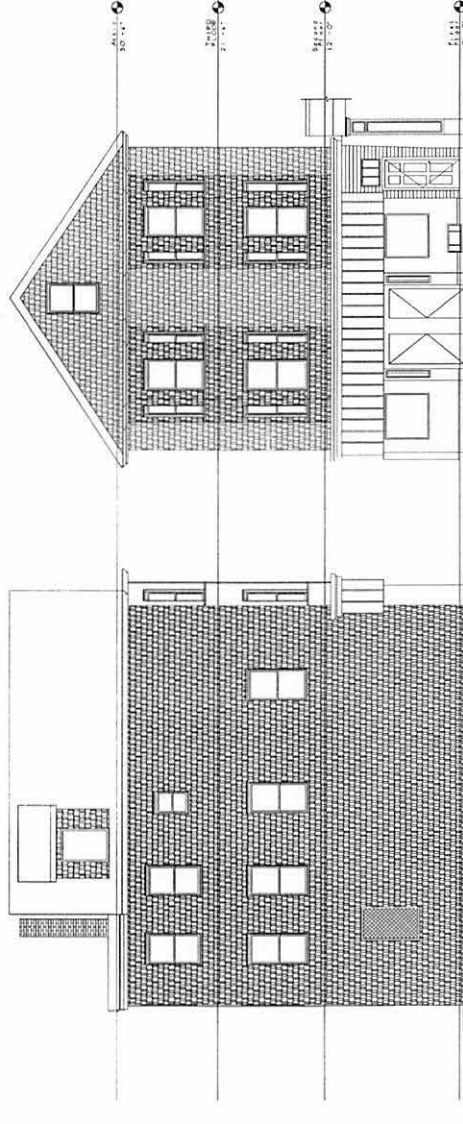


EXISTING
ELEVATIONS
FOR
REPAIRS OF
EXISTING
BUILDING
AS NOTED
DATE: 06/05/2018
PROJECT NO: 18000000
DRAWN BY: JH
CHECKED BY: JH
DATE: 12/21/2018

A103



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



308 BROADWAY
308 BROADWAY
CAMBRIDGE, MA 02139

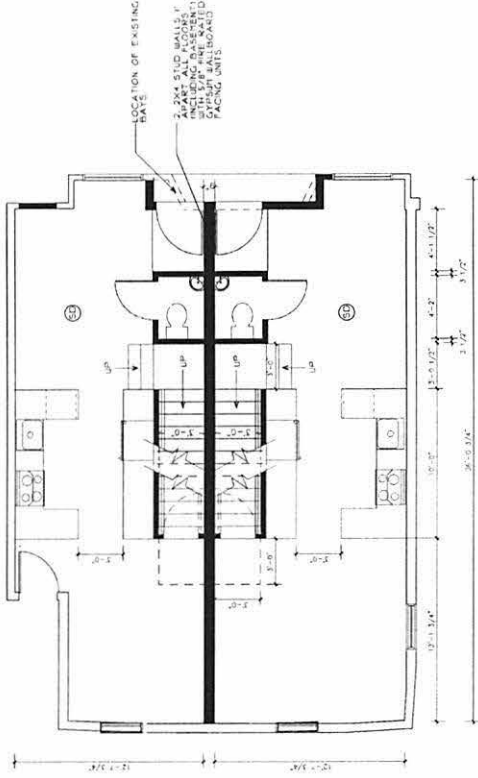
BLACK
RIVER
ARCHITECTS,
INC.

1640 Mass Ave
Cambridge, MA
02140
(617) 661-3007



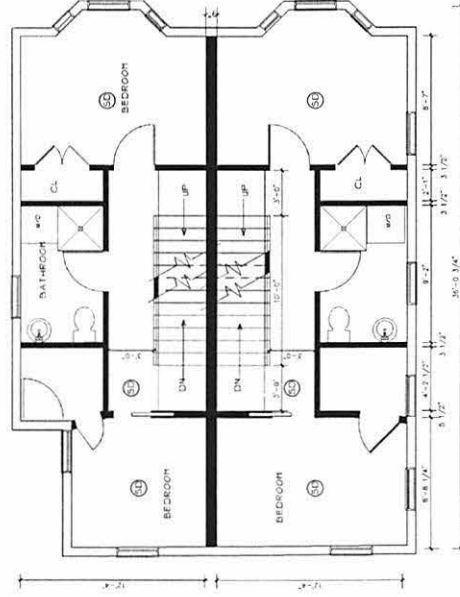
THIS
PROJECT
FLOOR PLANS
DRAWING NO. 000000-00
DATE 12.21.2018
PROJECT 308 BROADWAY
OWNER 308 BROADWAY
DESIGNER BLACK RIVER ARCHITECTS, INC.
CHECKED BY [Signature]
DATE 12.21.2018

A104



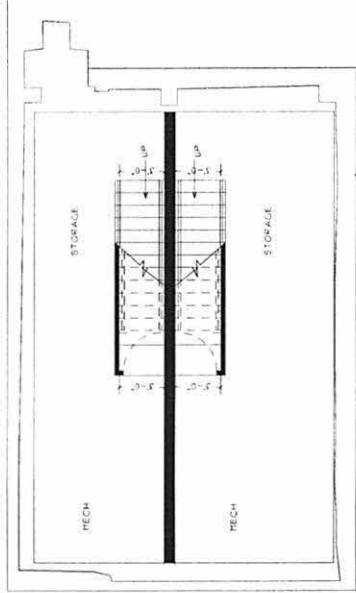
FIRST FLOOR PLAN

SCALE IN FEET 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE IN FEET 1/8" = 1'-0"



BASEMENT PLAN

SCALE IN FEET 1/8" = 1'-0"

NEW WALLS

NOTE: (C) DENOTES A CEILING MOUNTED, HANDHELD SMOKE/CO DETECTOR
NOTE: (S) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD,
UNLESS NOTED OTHERWISE



308 BROADWAY
CAMBRIDGE, MA 02139

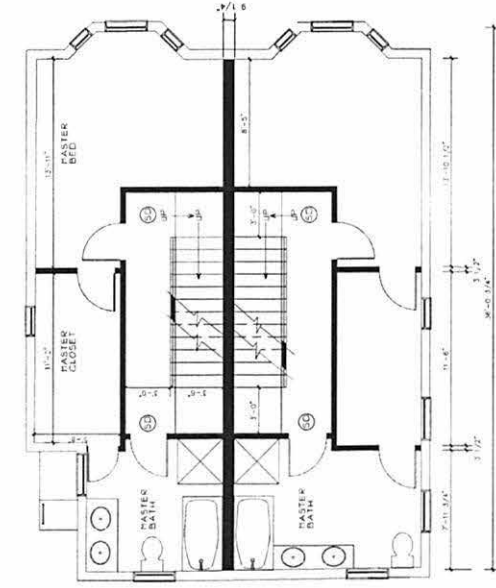
BLACK
RIVER
ARCHITECTS
INC.

1540 Mass Ave
Cambridge, MA
02140
(617) 681-3007



PROJECT: 308 BROADWAY
FLOOR PLAN II
REVISIONS:
DATE: 12-21-2018
BY: AH
CHECKED BY: AH
DATE: 12-21-2018

A105

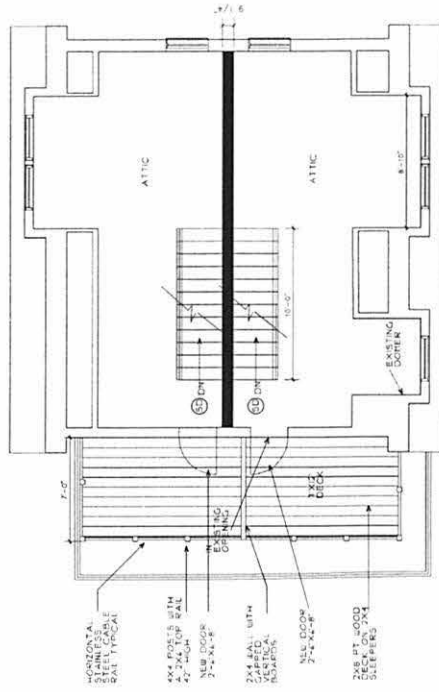


THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

NEW WALLS

NOTE: (1) DENOTES A CEILING MOUNTED, HANDIRED SMOKE/CO DETECTOR
NOTE: (2) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD,
UNLESS NOTED OTHERWISE



ATTIC FLOOR PLAN

SCALE: 1/8" = 1'-0"

HARVARD STREET
(PUBLIC - 60' WIDE)

EXISTING BUILDING
205-207
- 209-211

ELM (PUBLIC - 40' WIDE) STREET

NORFOLK (PRIVATE WAY - 20' WIDE) COURT

LOT 22

LOT 17

LOT 19

LOT 18

AREA = 1,200 Sq Ft

EXISTING
3.5-STORY
BUILDING
308-310

EXISTING BUILDING
312

EXISTING BUILDING
306

SECOND FLOOR

SECOND FLOOR

FIRST FLOOR
BUILDING OVERHANG

CONC. SIDEWALK

GRANITE CURB

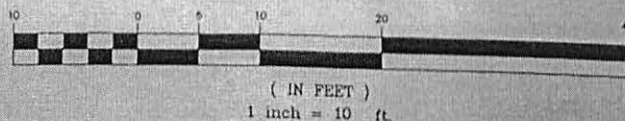
BROADWAY
(PUBLIC - 65' WIDE)

NOTES:

- * Registered Owner: Counter, S. Allen, JR.
- * Assessors Ref.: Map 88, Lot 18
- * Deed Ref.: Book 13899, Page 126
- * Plan Ref.: Plan No. 777 of 1993
- Plan No. 1486 of 1985
- Plan No. 673 of 1983
- LC Plan 5269-A
- LC Plan 7913-A
- LC Plan 3611-B
- LC Plan 9033-2



GRAPHIC SCALE



PLOT PLAN

308-310 Broadway
Cambridge, MA 02139



10 Andrew Square, Suite 2018
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: January 24, 2018

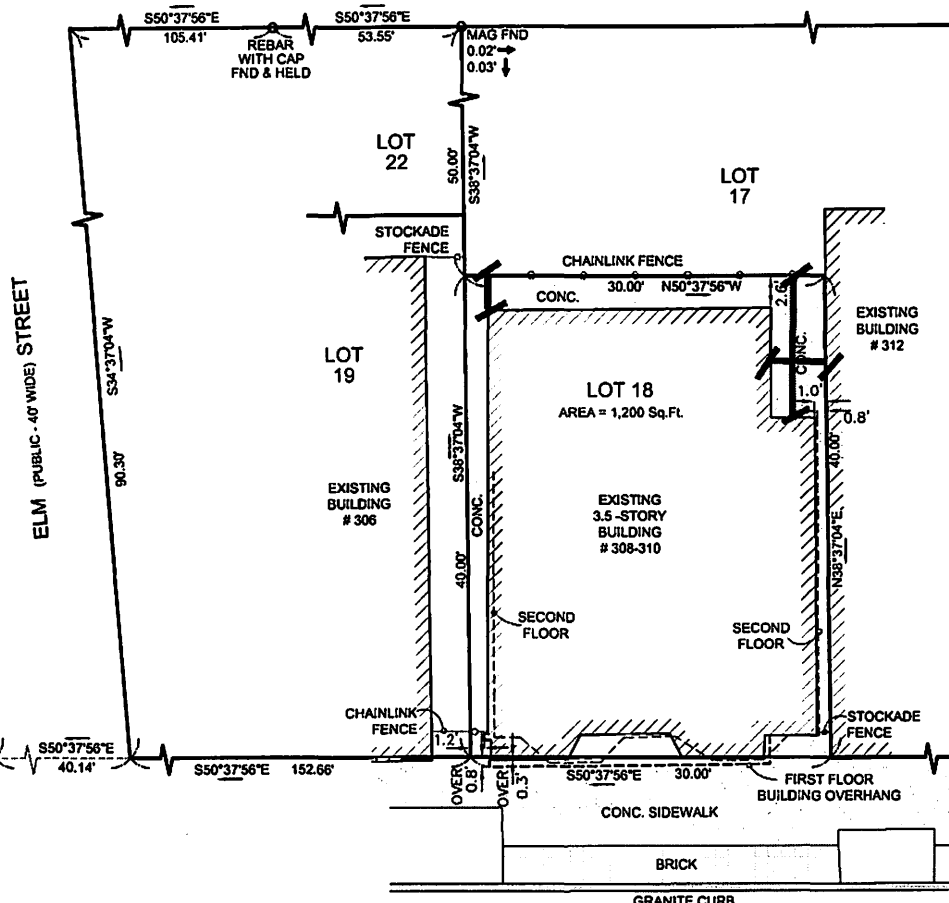
HARVARD STREET
(PUBLIC - 50' WIDE)

EXISTING BUILDING
205-207
- 209-211

HELD FOR
ROTATION
0.90'

NORFOLK (PRIVATE WAY - 20' WIDE) COURT

Plan No 777 of 1993



NOTES:

- * Registered Owner: Counter, S. Allen, JR.
- * Assessors Ref.: Map 88, Lot 18
- * Deed Ref.: Book 13899, Page 126
- * Plan Ref.: Plan No. 777 of 1993

Plan No. 1486 of 1985

Plan No. 673 of 1983

LC Plan 5269-A

LC Plan 7913-A

LC Plan 3611-B

LC Plan 9033-2

Neil J. Murphy Lic.#17460
Professional Land Surveyor

BROADWAY
(PUBLIC - 66' WIDE)

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

PLOT PLAN

308-310 Boradway
Cambridge, MA 02139



10 Andrew Square, Suite 2018
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: January 24, 2018



City of Cambridge
Massachusetts

1" = 141 ft

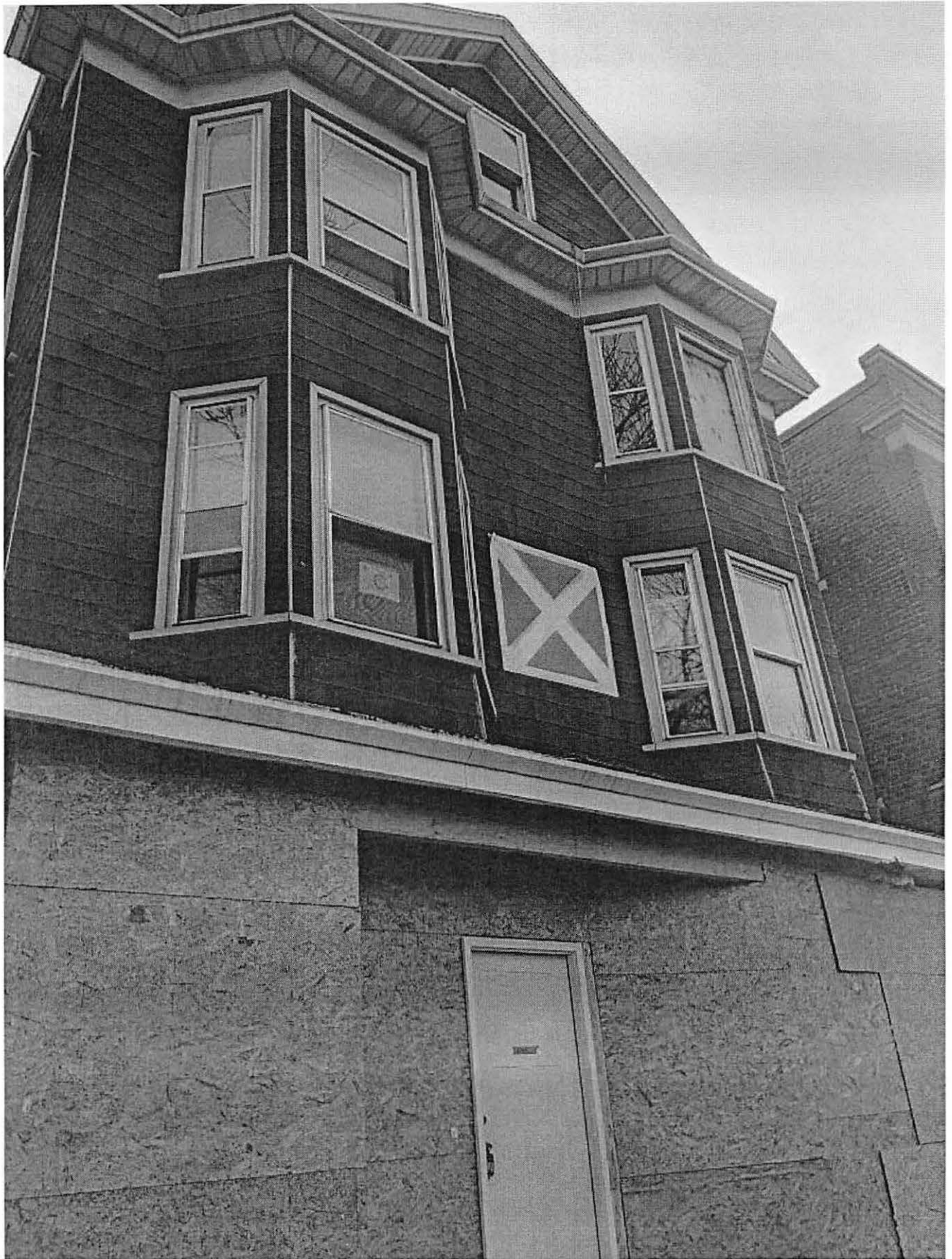
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



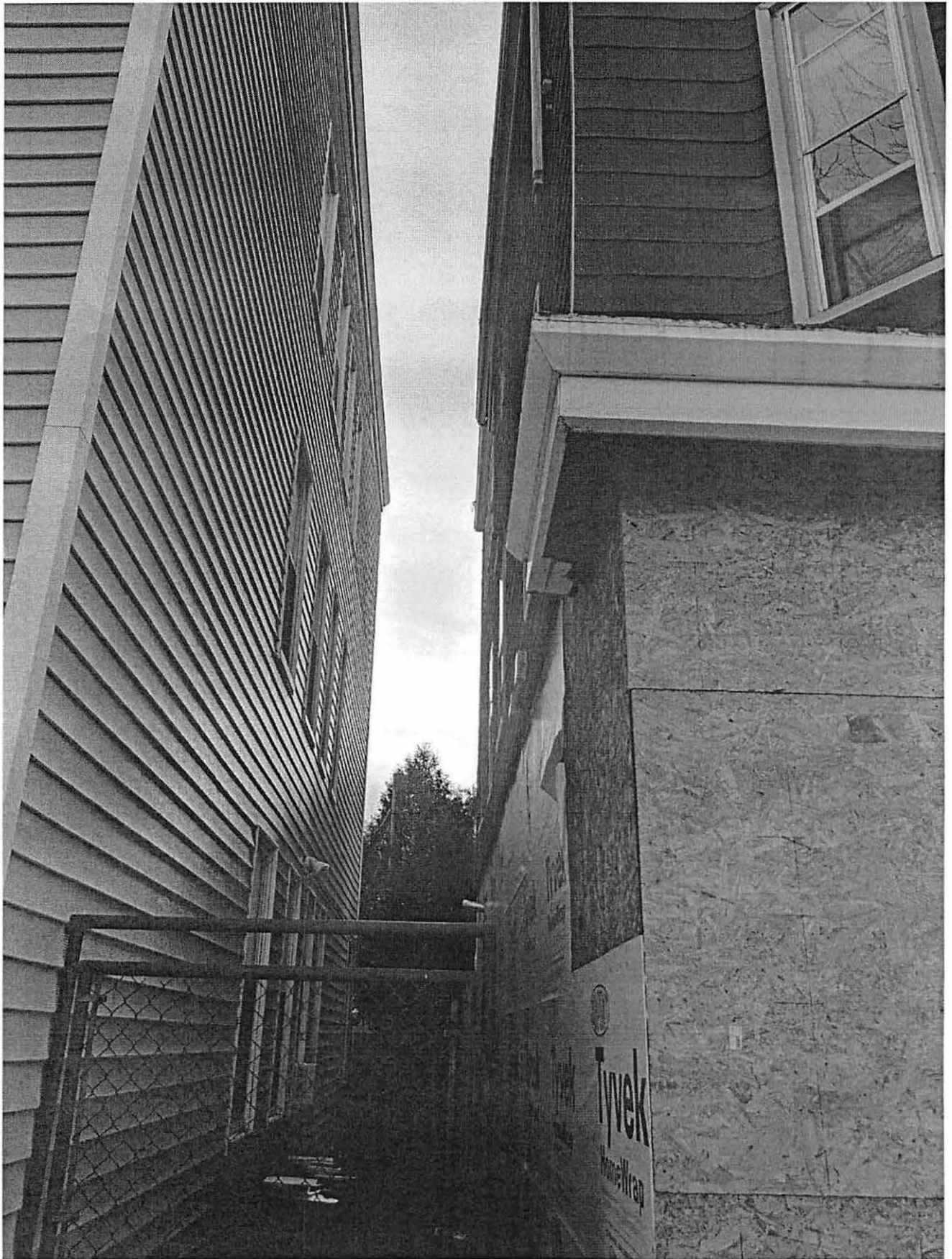
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath













The map displays a neighborhood with several streets and building footprints. A red circle highlights a central area, and a blue circle highlights a smaller area within it. The streets shown include Norfolk St, Broadway, and Elm St. Building numbers and names are labeled throughout the map, including 87-112, 86-74, 86-73, 86-79, 86-91, 86-90, 86-84, 86-71, 86-70, 86-69, 86-68, 86-67, 86-66, 86-65, 86-64, 86-63, 86-62, 86-61, 86-60, 86-59, 86-58, 86-57, 86-56, 86-55, 86-54, 86-53, 86-52, 86-51, 86-50, 86-49, 86-48, 86-47, 86-46, 86-45, 86-44, 86-43, 86-42, 86-41, 86-40, 86-39, 86-38, 86-37, 86-36, 86-35, 86-34, 86-33, 86-32, 86-31, 86-30, 86-29, 86-28, 86-27, 86-26, 86-25, 86-24, 86-23, 86-22, 86-21, 86-20, 86-19, 86-18, 86-17, 86-16, 86-15, 86-14, 86-13, 86-12, 86-11, 86-10, 86-9, 86-8, 86-7, 86-6, 86-5, 86-4, 86-3, 86-2, 86-1, 85-112, 85-111, 85-110, 85-109, 85-108, 85-107, 85-106, 85-105, 85-104, 85-103, 85-102, 85-101, 85-100, 85-99, 85-98, 85-97, 85-96, 85-95, 85-94, 85-93, 85-92, 85-91, 85-90, 85-89, 85-88, 85-87, 85-86, 85-85, 85-84, 85-83, 85-82, 85-81, 85-80, 85-79, 85-78, 85-77, 85-76, 85-75, 85-74, 85-73, 85-72, 85-71, 85-70, 85-69, 85-68, 85-67, 85-66, 85-65, 85-64, 85-63, 85-62, 85-61, 85-60, 85-59, 85-58, 85-57, 85-56, 85-55, 85-54, 85-53, 85-52, 85-51, 85-50, 85-49, 85-48, 85-47, 85-46, 85-45, 85-44, 85-43, 85-42, 85-41, 85-40, 85-39, 85-38, 85-37, 85-36, 85-35, 85-34, 85-33, 85-32, 85-31, 85-30, 85-29, 85-28, 85-27, 85-26, 85-25, 85-24, 85-23, 85-22, 85-21, 85-20, 85-19, 85-18, 85-17, 85-16, 85-15, 85-14, 85-13, 85-12, 85-11, 85-10, 85-9, 85-8, 85-7, 85-6, 85-5, 85-4, 85-3, 85-2, 85-1, 84-112, 84-111, 84-110, 84-109, 84-108, 84-107, 84-106, 84-105, 84-104, 84-103, 84-102, 84-101, 84-100, 84-99, 84-98, 84-97, 84-96, 84-95, 84-94, 84-93, 84-92, 84-91, 84-90, 84-89, 84-88, 84-87, 84-86, 84-85, 84-84, 84-83, 84-82, 84-81, 84-80, 84-79, 84-78, 84-77, 84-76, 84-75, 84-74, 84-73, 84-72, 84-71, 84-70, 84-69, 84-68, 84-67, 84-66, 84-65, 84-64, 84-63, 84-62, 84-61, 84-60, 84-59, 84-58, 84-57, 84-56, 84-55, 84-54, 84-53, 84-52, 84-51, 84-50, 84-49, 84-48, 84-47, 84-46, 84-45, 84-44, 84-43, 84-42, 84-41, 84-40, 84-39, 84-38, 84-37, 84-36, 84-35, 84-34, 84-33, 84-32, 84-31, 84-30, 84-29, 84-28, 84-27, 84-26, 84-25, 84-24, 84-23, 84-22, 84-21, 84-20, 84-19, 84-18, 84-17, 84-16, 84-15, 84-14, 84-13, 84-12, 84-11, 84-10, 84-9, 84-8, 84-7, 84-6, 84-5, 84-4, 84-3, 84-2, 84-1, 83-112, 83-111, 83-110, 83-109, 83-108, 83-107, 83-106, 83-105, 83-104, 83-103, 83-102, 83-101, 83-100, 83-99, 83-98, 83-97, 83-96, 83-95, 83-94, 83-93, 83-92, 83-91, 83-90, 83-89, 83-88, 83-87, 83-86, 83-85, 83-84, 83-83, 83-82, 83-81, 83-80, 83-79, 83-78, 83-77, 83-76, 83-75, 83-74, 83-73, 83-72, 83-71, 83-70, 83-69, 83-68, 83-67, 83-66, 83-65, 83-64, 83-63, 83-62, 83-61, 83-60, 83-59, 83-58, 83-57, 83-56, 83-55, 83-54, 83-53, 83-52, 83-51, 83-50, 83-49, 83-48, 83-47, 83-46, 83-45, 83-44, 83-43, 83-42, 83-41, 83-40, 83-39, 83-38, 83-37, 83-36, 83-35, 83-34, 83-33, 83-32, 83-31, 83-30, 83-29, 83-28, 83-27, 83-26, 83-25, 83-24, 83-23, 83-22, 83-21, 83-20, 83-19, 83-18, 83-17, 83-16, 83-15, 83-14, 83-13, 83-12, 83-11, 83-10, 83-9, 83-8, 83-7, 83-6, 83-5, 83-4, 83-3, 83-2, 83-1, 82-112, 82-111, 82-110, 82-109, 82-108, 82-107, 82-106, 82-105, 82-104, 82-103, 82-102, 82-101, 82-100, 82-99, 82-98, 82-97, 82-96, 82-95, 82-94, 82-93, 82-92, 82-91, 82-90, 82-89, 82-88, 82-87, 82-86, 82-85, 82-84, 82-83, 82-82, 82-81, 82-80, 82-79, 82-78, 82-77, 82-76, 82-75, 82-74, 82-73, 82-72, 82-71, 82-70, 82-69, 82-68, 82-67, 82-66, 82-65, 82-64, 82-63, 82-62, 82-61, 82-60, 82-59, 82-58, 82-57, 82-56, 82-55, 82-54, 82-53, 82-52, 82-51, 82-50, 82-49, 82-48, 82-47, 82-46, 82-45, 82-44, 82-43, 82-42, 82-41, 82-40, 82-39, 82-38, 82-37, 82-36, 82-35, 82-34, 82-33, 82-32, 82-31, 82-30, 82-29, 82-28, 82-27, 82-26, 82-25, 82-24, 82-23, 82-22, 82-21, 82-20, 82-19, 82-18, 82-17, 82-16, 82-15, 82-14, 82-13, 82-12, 82-11, 82-10, 82-9, 82-8, 82-7, 82-6, 82-5, 82-4, 82-3, 82-2, 82-1, 81-112, 81-111, 81-110, 81-109, 81-108, 81-107, 81-106, 81-105, 81-104, 81-103, 81-102, 81-101, 81-100, 81-99, 81-98, 81-97, 81-96, 81-95, 81-94, 81-93, 81-92, 81-91, 81-90, 81-89, 81-88, 81-87, 81-86, 81-85, 81-84, 81-83, 81-82, 81-81, 81-80, 81-79, 81-78, 81-77, 81-76, 81-7

308 Broadway

Petitioner

86-1
DEMARCO, STEVEN &
SHARON R. DEMARCO TRUSTEES
291 BROADWAY
CAMBRIDGE, MA 02139

86-31
LE, PHUOC VAN & MAY CHIEU RICHARD LE
287 BROADWAY
CAMBRIDGE, MA 02139

BROADWAY MLD LLC
C/O MICHAEL DRISCOLL
9 ORCHARD CROSSING
ANDOVER, MA 01810

88-17
SENNOTT PARK ARMS LIMITED PARTNERSHIP
C/O GLENN HEROSIAN
261 MT AUBURN ST.
CAMBRIDGE, MA 02138

88-18
308 BROADWAY CAMBRIDGE LLC,
66 BOULDER RD.
WELLESLEY, MA 02481

BLACK RIVER ARCHITECTS, INC.
C/O ARCH HORST, ARCHITECT
1640 MASS AVENUE
CAMBRIDGE, MA 02138

88-21-22
CAMBRIDGE CITY OF WATER DEPT
250 FRESH POND PKWY
CAMBRIDGE, MA 02138

88-21-22
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

88-21-22
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

88-70
OSORNO, DIEGO A.
304 BROADWAY
CAMBRIDGE, MA 02139

86-32
WANG, WEI FANG & ZHIMIN TIAN
842 MASS AVE.
CAMBRIDGE, MA 02139

88-19
BAPTISTA, JOSE S.
306 BROADWAY
CAMBRIDGE, MA 02139

88-70
TORRENS-SPENCE, MICHAEL P.
302 BROADWAY
CAMBRIDGE, MA 02139

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Michael Driscoll **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 308 Broadway Cambridge, MA **ZONE:** Business A 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>		3228	3316	1200	(max.)
<u>LOT AREA:</u>		1200	1200	1200	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		2.7	2.76	1.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		400	600	600	(min.)
<u>SIZE OF LOT:</u>	WIDTH	30'	N/C	50'	(min.)
	DEPTH	40'	N/C	100'	
<u>SETBACKS IN FEET:</u>	FRONT	.3'	NC	14.5'	(min.)
	REAR	2.6	NC	20	(min.)
	LEFT SIDE	1.2	NC	13.2	(min.)
	RIGHT SIDE	1	NC	13.2	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	40	NC	45	(max.)
	LENGTH	37.5'	37.5'	5.5'	
	WIDTH	27.5'	27.5'	3.6'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	NC	15%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		na	na	NA	(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.

Renovation of an existing wood frame/wood post and beam building with similar construction
* including new dormers

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'.