

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: John and Judy Bright - c/o Robert Linn, AIA

PETITIONER'S ADDRESS: 283 Upland Road Unit 2, Cambridge, MA 02138 40

LOCATION OF PROPERTY: 283 Upland Road Unit 2, Cambridge, MA 02138 40

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residence B

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner seeks to build a covered porch and reconfigure a second floor bay on the Upland Road facade.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section 5.31 (Table of dimensional regulations)

Article 8.0 Section 8.22.3 (non-conforming structure)

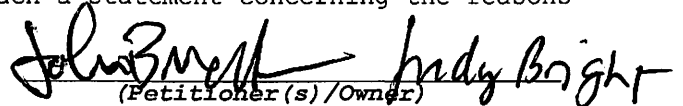
Article 10 Section (variance)

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

John Bright, Judy Bright

(Print Name)

Address: 283 Upland Road Unit 2
Cambridge, MA 02138

Tel. No.: 857-234-6001

E-Mail Address: judycoppolabright@gmail.com

Date: August 7, 2019

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 _____
(OWNER)

Address: _____

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

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

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

See Signed original

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 _____

The above-name _____ personally appeared before me,
this _____ of _____, 20____, and made oath that the above statement is true.

Notary

My commission expires _____ (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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.

I/We John Bright & Judy Bright
(OWNER)

Address: 283 Upland Rd. Cambridge, MA 02140

State that I/We own the property located at 283 Upland Rd.,
which is the subject of this zoning application.

The record title of this property is in the name of _____
John Bright & Judy Bright

*Pursuant to a deed of duly recorded in the date 7/29/19, Middlesex South
County Registry of Deeds at Book 53741, Page 327; or

Middlesex Registry District of Land Court, Certificate No. _____

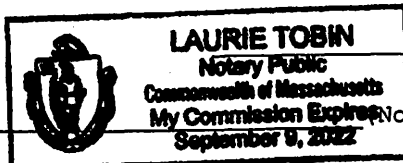
Book _____ Page _____

John Bright & Judy Bright
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 Suffolk

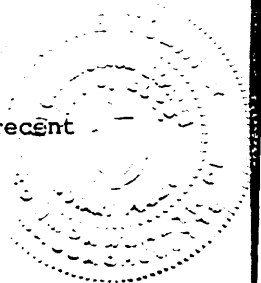
The above-name John Bright personally appeared before me,
this 29 of July, 2019, and made oath that the above statement is true.



My commission expires _____ (Notary Seal).

L. B. Notary

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



LAURIE TORIN
HONORARY FELLOW
University of Massachusetts
Worcester, MA 01601
September 8, 1983



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:

A literal enforcement of the provisions of this Ordinance would preclude the proposed alteration of this dwelling unit that would add a covered front porch, similar to many other homes on the block, large enough to allow the owners to sit outside, providing a better connection to their neighborhood and helping to facilitate community engagement.

- 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 hardship is related to the location of the structure on the lot and the unusual shape of the lot.

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

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

There will be no detriment to the public good as a result of the construction of the proposed addition.

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

The use of the property as a two family dwelling will not change or intensify.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: John and Judy Bright c/o Robert Linn **PRESENT USE/OCCUPANCY:** Two family residential

LOCATION: 283 Upland Road Unit 2 **ZONE:** Residence B

PHONE: 857-234-6001 **REQUESTED USE/OCCUPANCY:** Two family residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>6028</u>	<u>6076.4</u>	<u>3826</u> (max.)
<u>LOT AREA:</u>	<u>8788</u>	<u>no change</u>	<u>5000</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.685</u>	<u>.691</u>	<u>.5/.35</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4,394</u>	<u>no change</u>	<u>2,500/4,000</u> (min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>98.23'</u>	<u>no change</u>	<u>50'</u> (min.)
<u>DEPTH</u>	<u>90.23'</u>	<u>no change</u>	<u>50'</u>
<u>Setbacks in</u> <u>FRONT</u>	<u>10.4' 15.1'</u>	<u>10'</u>	<u>15'/10'min</u> (min.)
<u>Feet:</u> <u>REAR</u>	<u>N/A corner lot</u>	<u>no change</u>	<u>25'+10</u> (min.)
<u>LEFT SIDE</u>	<u>8.9'</u>	<u>no change</u>	<u>7'-6"</u> (min.)
<u>RIGHT SIDE</u>	<u>9.4'</u>	<u>no change</u>	<u>7'-6"</u> (min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>36.3'</u>	<u>no change</u>	<u>35'</u> (max.)
<u>LENGTH</u>	<u>+66.13'</u>	<u>no change</u>	<u>N/A</u>
<u>WIDTH</u>	<u>+70.93</u>	<u>no change</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>51%</u>	<u>50%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>no change</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>no change</u>	<u>2</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (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.

The proposed covered porch and second floor bay will be wood framed.

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: Emily Hudson <emilythudson@gmail.com>
Sent: Wednesday, September 4, 2019 3:00 PM
To: Pacheco, Maria
Subject: Support for 283 Upland Road Variance

Dear Ms. Pacheco,

I am writing to give my enthusiastic support for Judy and John Bright's request for a variance to extend their front porch at 283 Upland Road in Cambridge. I am a resident of 265 Upland Road and have been neighbors of Judy and John since 2011 and they are ideal neighbors: friendly, cheerful, and always ready to give a helping hand. Judy has organized monthly neighborhood dinners, a yearly Upper Upland Road Street party and the summer neighborhood movie night series at the nearby Raymond Park. I believe that extending their front porch will enable Judy, John, their 12-year-old daughter Ripley, and their beloved dog Mimi to better connect to the neighborhood.

Please feel free to contact me if you have any further questions.

Very best,

Emily Hudson

BZA APPLICATION FORM

GENERAL INFORMATION

2019 AUG -8 PM 2:53

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_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
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Article 8.0 Section 8.22.3 (non-conforming structure)

Article 10 Section (variance)

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Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

John Bright Judy Bright
(Petitioner(s)/Owner)

John Bright, Judy Bright

(Print Name)

Address:

283 Upland Road Unit 2

Cambridge, MA 02138

Tel. No.:

857-234-6001

E-Mail Address:

judyccopolabright@gmail.com

Date: August 7, 2019

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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The Secretary of the Board of Zoning Appeals.***

I/We _____
(OWNER)

Address: _____

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

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

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

see signed original

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 _____

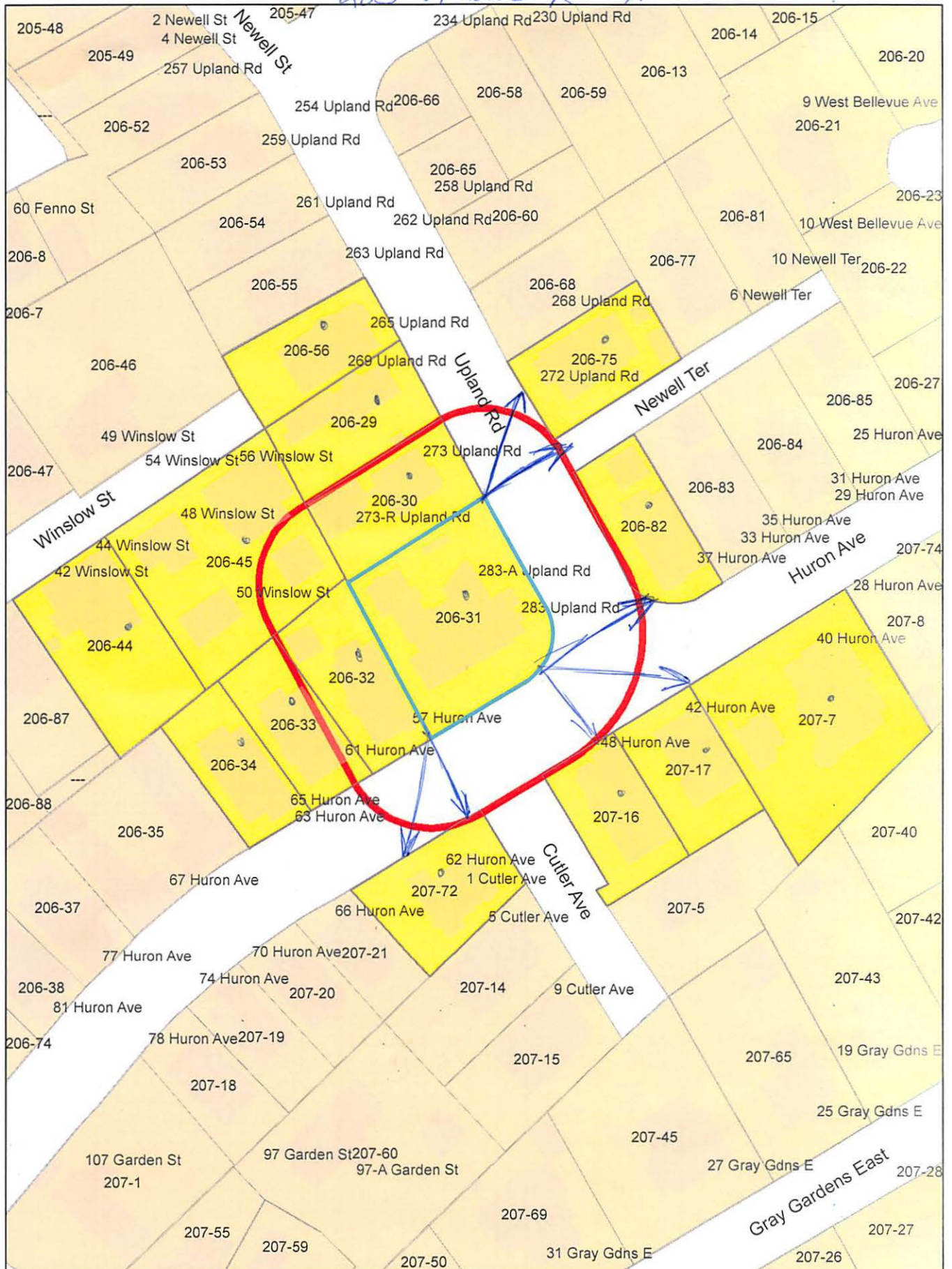
The above-name _____ personally appeared before me,
this _____ of _____, 20____, and made oath that the above statement is true.

Notary

My commission expires _____ (Notary Seal).

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283 Upland Rd. #2



283 Upland Rd. #2 Relinquish

206-29
PEARL, MATTHEW & TOBEY PEARL
269 UPLAND RD
CAMBRIDGE, MA 02140

206-30
HALL, ALICE W.,
TR. OF THE ALICE WICK HALL TRUST 2015
273 UPLAND RD
CAMBRIDGE, MA 02140

206-31
BRIGHT, JOHN & JUDY BRIGHT
283 UPLAND RD. UNIT #2
CAMBRIDGE, MA 02140

206-31
PAYETTE, THOMAS M. & VIRGINIA C. PAYETTE
TRUSTEES/THOMAS M. PAYETTE REVOCABLE TR.
283 UPLAND RD
CAMBRIDGE, MA 02138

206-32
HARRINGTON, JOHN F.
57 HURON AVE.
CAMBRIDGE, MA 02138

MOSKOW LINN ARCHITECTS
C/O ROBERT LINN, AIA
88 BROAD ST. - 5TH FL.
BOSTON, MA 02110

206-33
SULIKOWSKI, ALAN V. & MARISA G. FENOGLIO
40 HURON AVE
CAMBRIDGE, MA 02138

206-34
DAMATO, STEPHEN J.
63-65 HURON AVE
CAMBRIDGE, MA 02138

206-44
ROSENQUIST, KLARA & DIEGO CANDIDA
42-44 WINSLOW ST
CAMBRIDGE, MA 02138

206-56
PATIL, PARIMAL G. & EMILY T. HUDSON
265 UPLAND RD
CAMBRIDGE, MA 02138

206-75
BOWDEN, JULIE D. & RICHARD P. GRUDZINSKI
TRUSTEES, THE JULIE D. BOWDEN, LIV TR
1320 ASYLUM AVE
HARTFORD, CT 06105

206-82
LIEU, TINA T.
37 HURON AVENUE, UNIT #1
CAMBRIDGE, MA 02138

206-82
LOVE, VIRGINIA W.
37 HURON AVE., #2
CAMBRIDGE, MA 02138

207-7
SULIKOWSKI, ALAN V. & MARISA G. SULIKOWS
40 HURON AVE
CAMBRIDGE, MA 02138

207-17
SULLIVAN, MICHAEL A. & DENISE M. SULLIVAN
42 HURON AVE
CAMBRIDGE, MA 02138

207-72
MCCLUSKEY, RICHARD E. & WENDY MCCLUSKEY
56 HURON AVE
CAMBRIDGE, MA 02138

206-45
SHORE, DANIEL S. & ABBIE L. SHORE
54-56 WINSLOW ST., #54
CAMBRIDGE, MA 02138

206-45
ALPERT, HELLE MATHIASSEN,
TRUSTEE THE HELLE MATHIASSEN REV TRUST
54-56 WINSLOW ST., #56
CAMBRIDGE, MA 02138

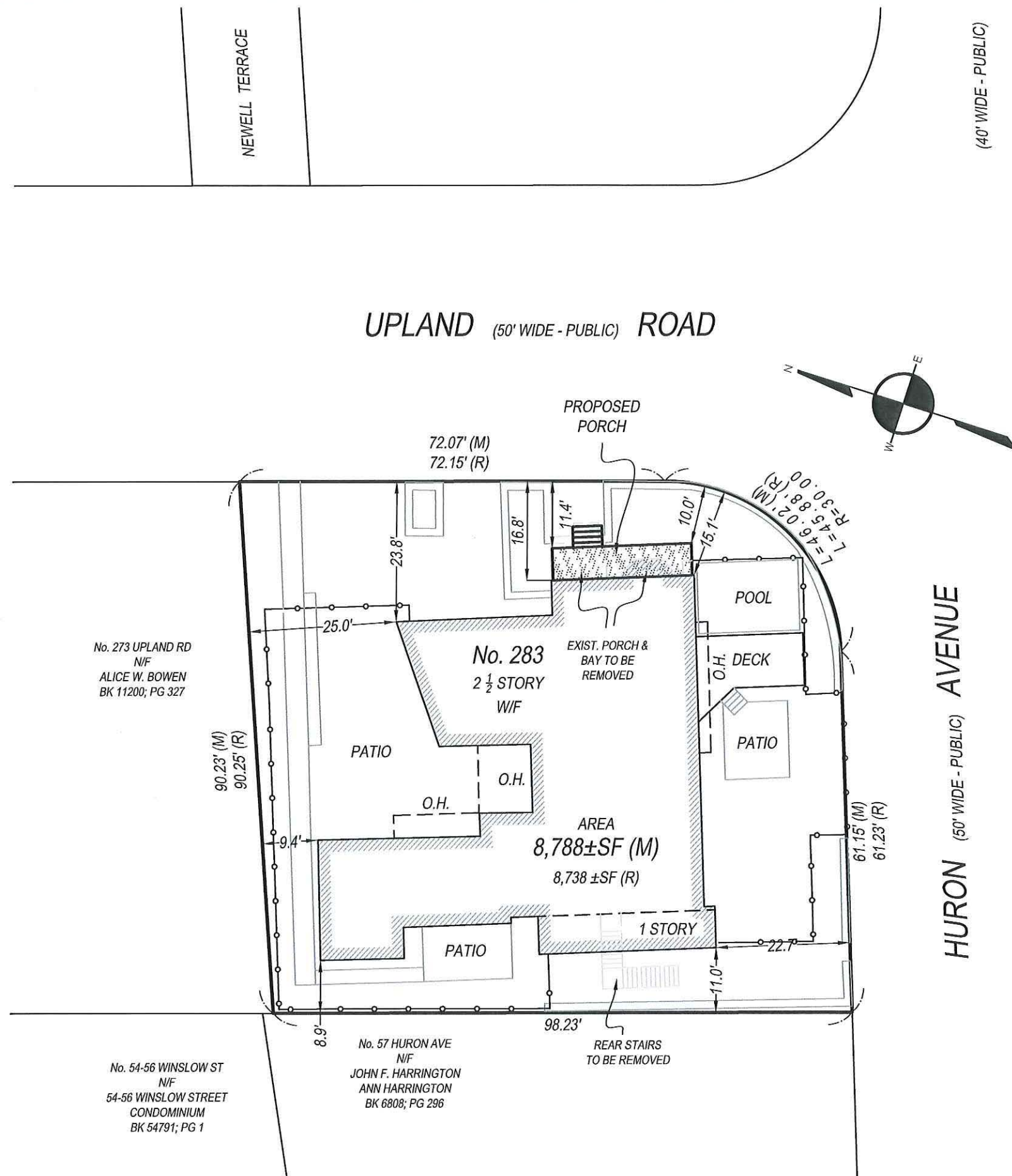
206-45
PYE, VIRGINIA,
TRUSTEE THE VIRGINIA PYE TRUST
48 WINSLOW ST
CAMBRIDGE, MA 02138

206-45
BOSLEY, KATRINE
50 WINSLOW ST
CAMBRIDGE, MA 02138

207-16
WOLF, ROBERT A. & ALICA K. WOLF
48 HURON AVENUE
CAMBRIDGE, MA 02138

207-16
SMITH, STEVEN THOMAS & DANA SINNO
46 HURON AVE
CAMBRIDGE, MA 02138

206-31
MENAND, LOUIS & ALISON SIMMONS
283 UPLAND RD. UNIT #1
CAMBRIDGE, MA 02140



REFERENCES:
DEED: BK 29227; PG 318
PLAN: #1127 OF 1998
 ##350 OF 2010
 PL BK 89; PL 15
 PL BK 51; PL 7
 PL BK 6; PL 133
LCC 1868-E
 10506-A
 11213-A

GEORGE
C.
COLLINS
No. 41784
PROFESSIONAL
LAND SURVEYOR

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 15, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).

COMMUNITY PANEL: #25017C0419E
EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
283 UPLAND ROAD
CONDOMINIUM
283 UPLAND ROAD
CAMBRIDGE, MA 02140

NOTES:
PARCEL ID: 206-31

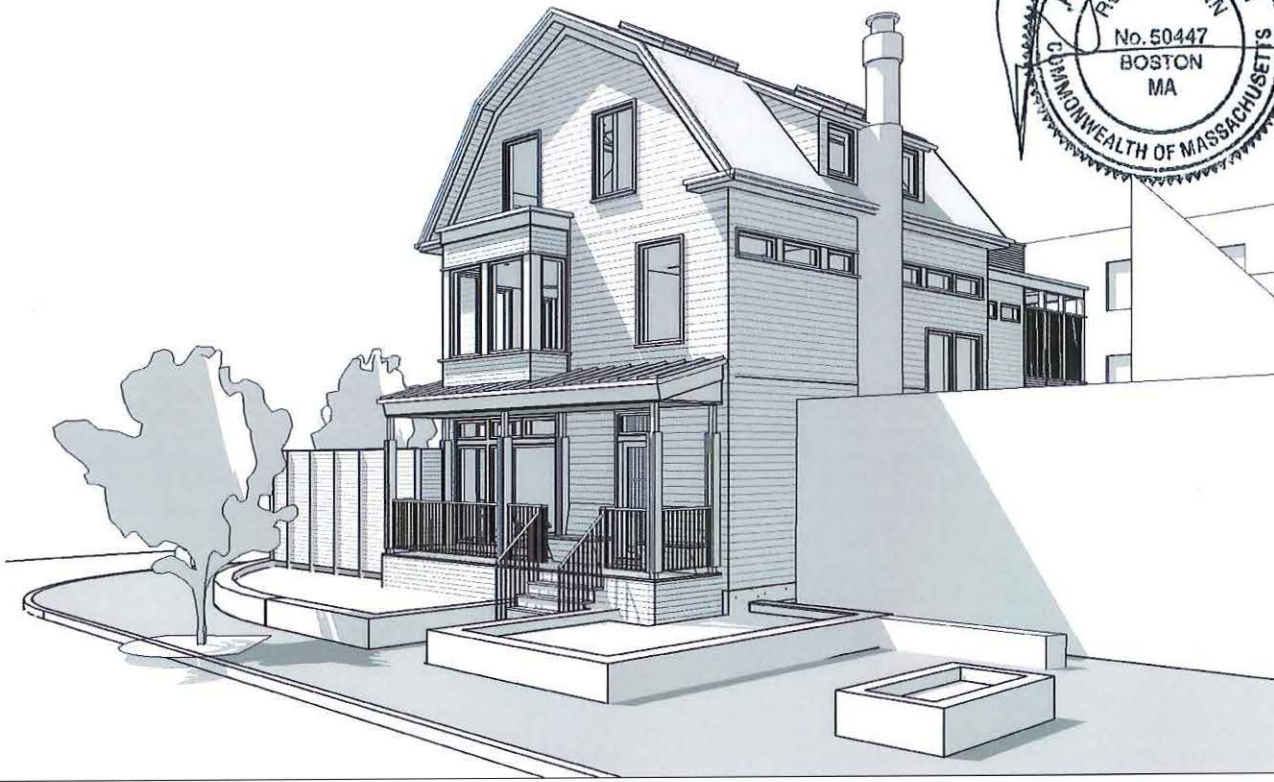
CERTIFIED PLOT PLAN
LOCATED AT
**283 UPLAND ROAD
WATERTOWN, MA**
SCALE: 1 INCH = 20 FEET DATE: AUGUST 7, 2019

**BOSTON
SURVEY, INC.**
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

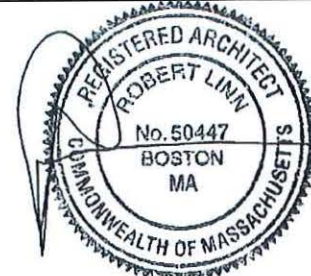
C:\Users\rlinn\Desktop\WORKBAR\283 Upland Road_DD_LOWERED FLOOR_with porch.rvt



① View from Huron Ave



② View from Upland Road



G0.0	Cover Sheet
A0.1	Zoning Compliance
A0.2	Neighborhood Context
A0.3	Photos of Existing House
A0.4	Existing Site Plan
A0.5	Proposed Site Plan
A1.0	Permitted Floor Plans
A1.1	Permitted Floor Plans
A1.2	Permitted Floor Plans
A1.3	Proposed Floor Plans
A1.4	Proposed Floor Plans
A1.5	Proposed Floor Plans
A2.0	Permitted Exterior Elevations
A2.1	Permitted Exterior Elevations
A2.2	Proposed Exterior Elevations
A2.3	Proposed Exterior Elevations
A7.0	Proposed Exterior 3D Views
A7.1	Proposed Exterior 3D Views

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: THE MASSACHUSETTS BUILDING CODE (8TH ADDITION), MASSACHUSETTS FUEL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

Bright Residence

283 Upland Road, Cambridge MA

CLIENT

Bright Family
283 Upland Road
Cambridge, MA
02140

ARCHITECT

Moskow Linn Architects
Robert Linn AIA, Keith Moskow FAIA
88 Broad St. 5th Floor
Boston, MA 02110
p: 617.292.2000

BUILDER

Langione Brothers
37 Border St
Newton, MA 02465
p: 617.964.3649

SCALE: As indicated

DATE: 08.07.2019

DRAWN BY: MLA

G0.0

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

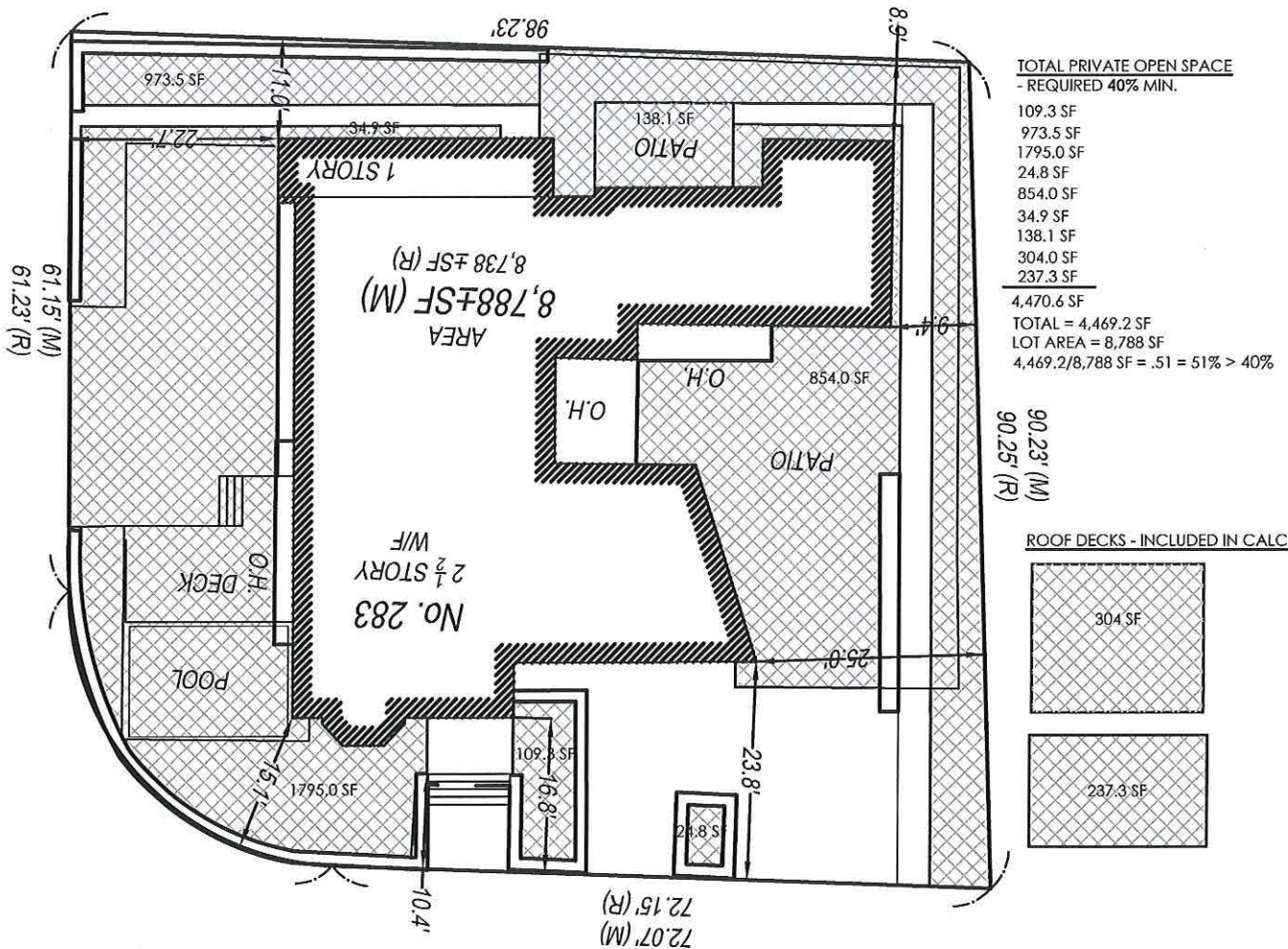
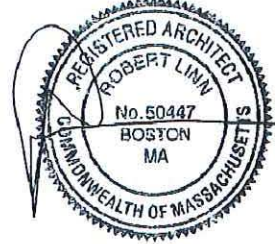
Bright Residence

283 Upland Road #2, Cambridge MA

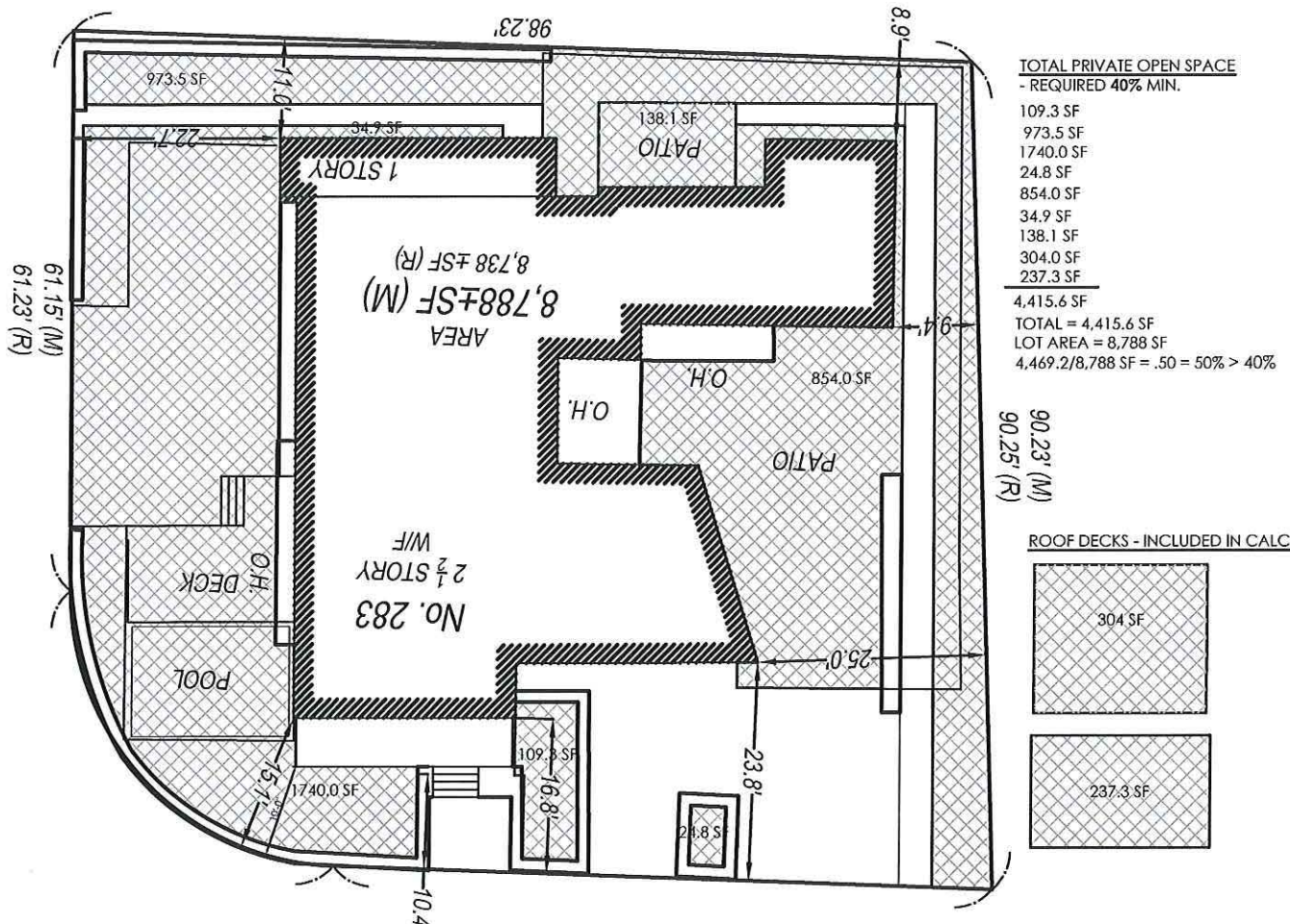
Cover Sheet

283 Upland Road, Cambridge
Zoning District B

	Allowable/Required	Existing	Proposed
FAR	0.5/5000 + 0.35	6028 GFA (.68)	6076.4 GFA (.69)
Min. Lot Size	5000 sq ft	8788 sq ft	no change
Min. Lot Size per DU	2500 / 4000	4394 sq ft	no change
Min. Lot Width	50'	98.23'	no change
Min. Front Yard	15'/10'min	15.1'/10'-4"	10'
Min. Side Yards	7'-6" (sum of 20')	8.9' left 9.4' right	no change
Min. Rear Yard	25' plus 10'	NA corner lot	no change
Max. Height	35'	36.3'	no change
Min. Ratio of Private Open Space to Lot Area	40%	51%	50%
50% to meet Dimensional Limitations per 5.22.1		3812(85%)	3757 (84%)
50% to meet Definition of Permeable Open Space		3741 (83%)	3686 (82%)
Gross Floor Area Breakdown for FAR (GSF)			
Unit 1 Floor Area	na	2788 GFA	no change
Unit 2 Floor Area (including covered outdoor space)	na	3240 GFA	3288.4 GFA
basement space (excluding mechanical)	na	Not counted 2 fam.	Not counted 2 family
Total GFA	na	6028 GFA	6076.4 GFA



Existing Open Space Plan



Proposed Open Space Plan

Moskow Linn Architects inc.

88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A 0.1

SCALE: 3/32" = 1'-0"

Date: 08.07.2019

Drawn by: MLA

283 UPLAND ROAD CAMBRIDGE, MA 02138

ZONING COMPLIANCE



1 Neighborhood Context
1" = 60'-0"



1 Neighbor



2 Neighbor



3 Neighbor



4 Neighbor



5 Neighbor



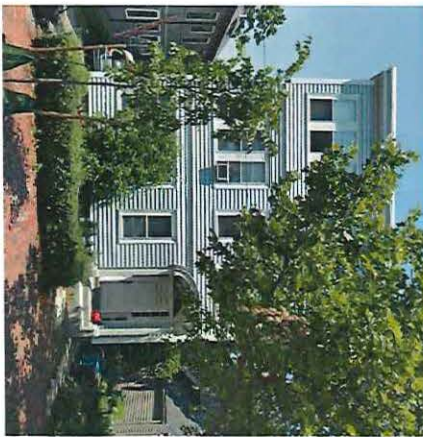
6 Neighbor



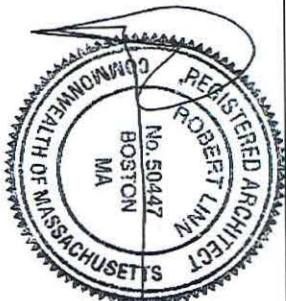
7 Neighbor



8 Neighbor



9 Neighbor



SCALE: 1" = 60'-0"
DATE: 08.07.2019
DRAWN BY: MLA

A0.2

Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

Bright Residence
283 Upland Road #2, Cambridge MA
Neighborhood Context

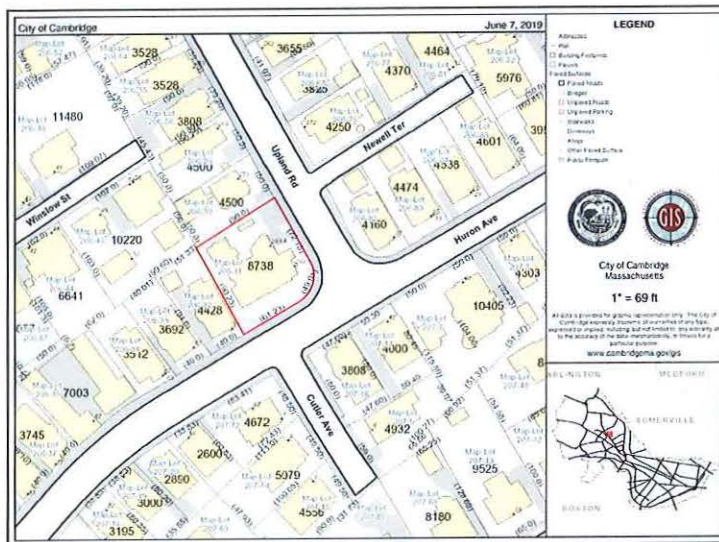


1 VIEWS FROM CORNER AND FRONT UPLAND RD
NTS



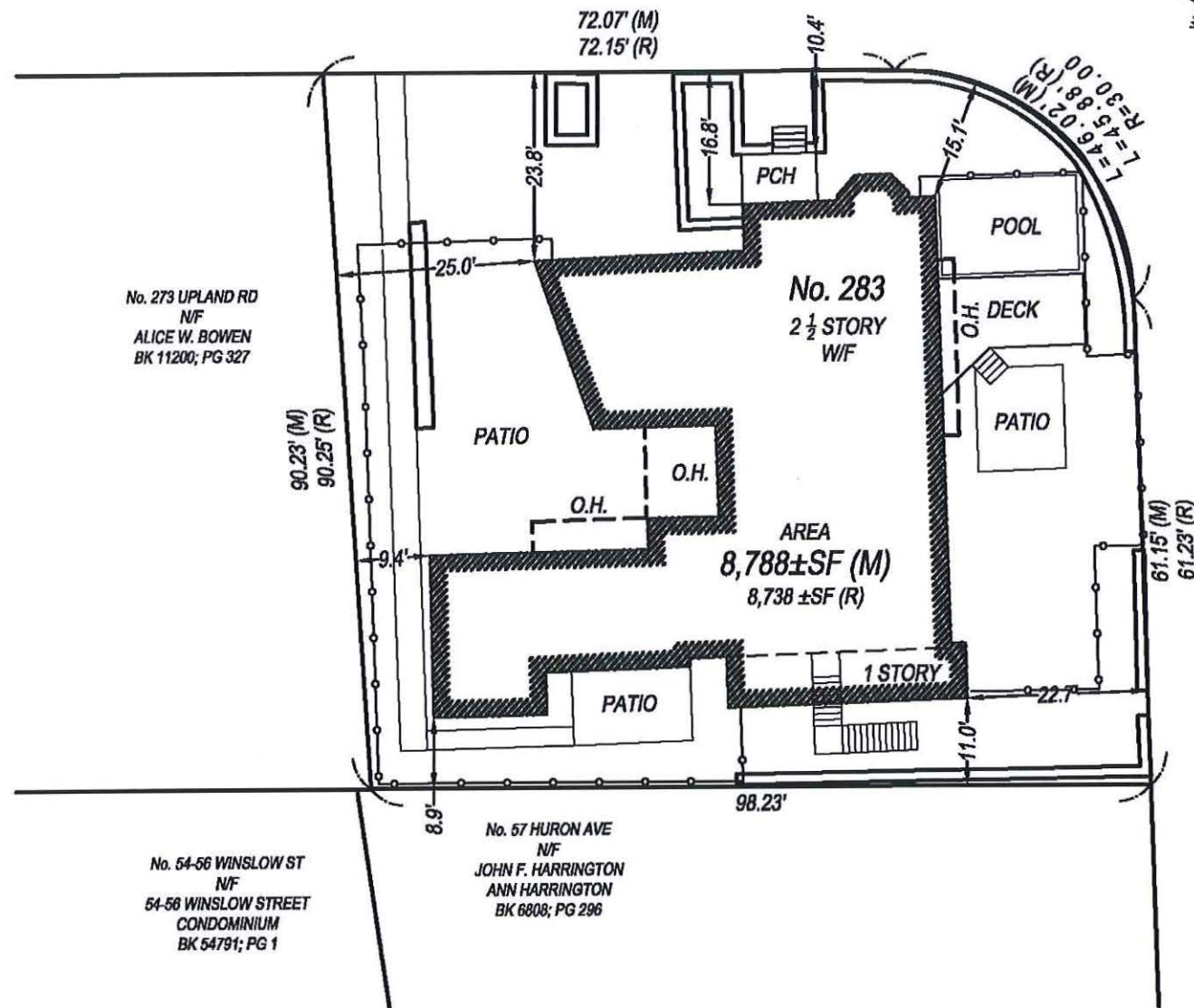
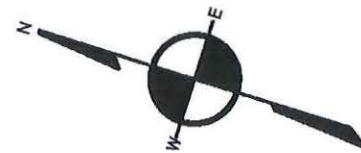
1 VIEW FROM HURON AND GARDEN WITHIN FENCE
NTS

C:\Users\firm\Desktop\WORKBAR\283 Upland Road_DD_LOWERED FLOOR_with porch.rvt



UPLAND (50' WIDE - PUBLIC) ROAD

(40' WIDE - PUBLIC)



REFERENCES:
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##350 OF 2010
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PL BK 51; PL 7
PL BK 6; PL 133
LCC 1868-E
10506-A
11213-A

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 15, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
COMMUNITY PANEL: #25017C0419E
EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
283 UPLAND ROAD
CONDOMINIUM
283 UPLAND ROAD
CAMBRIDGE, MA 02140

NOTES:
PARCEL ID: 206-31

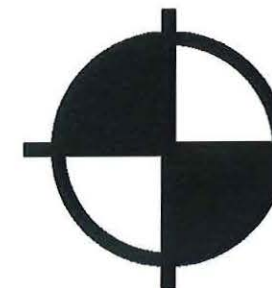
CERTIFIED PLOT PLAN

LOCATED AT

283 UPLAND ROAD
CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET

DATE: JUNE 16, 2016

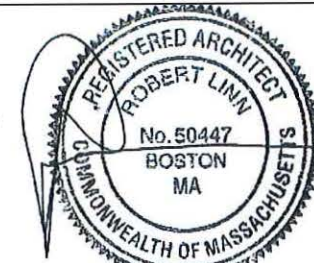


**BOSTON
SURVEY, INC.**

UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

JOB #16-00484

FILE #16-00484 - CPP.DWG



Bright Residence
283 Upland Road #2, Cambridge MA

Existing Site Plan

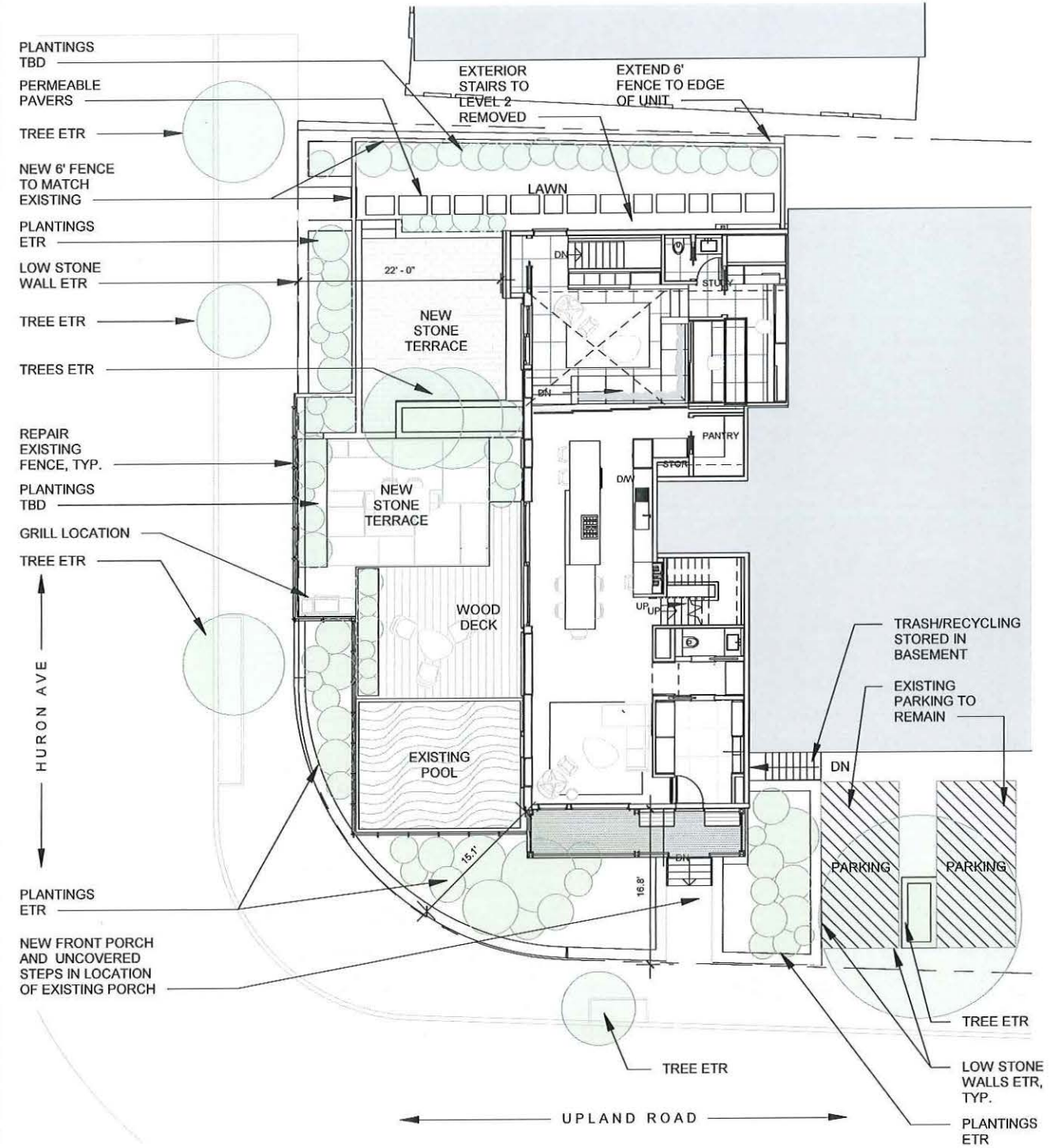
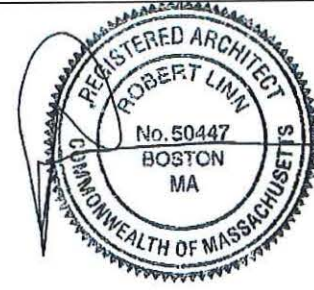
Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A0.4

SCALE:

DATE: 08.07.2019

DRAWN BY: MLA



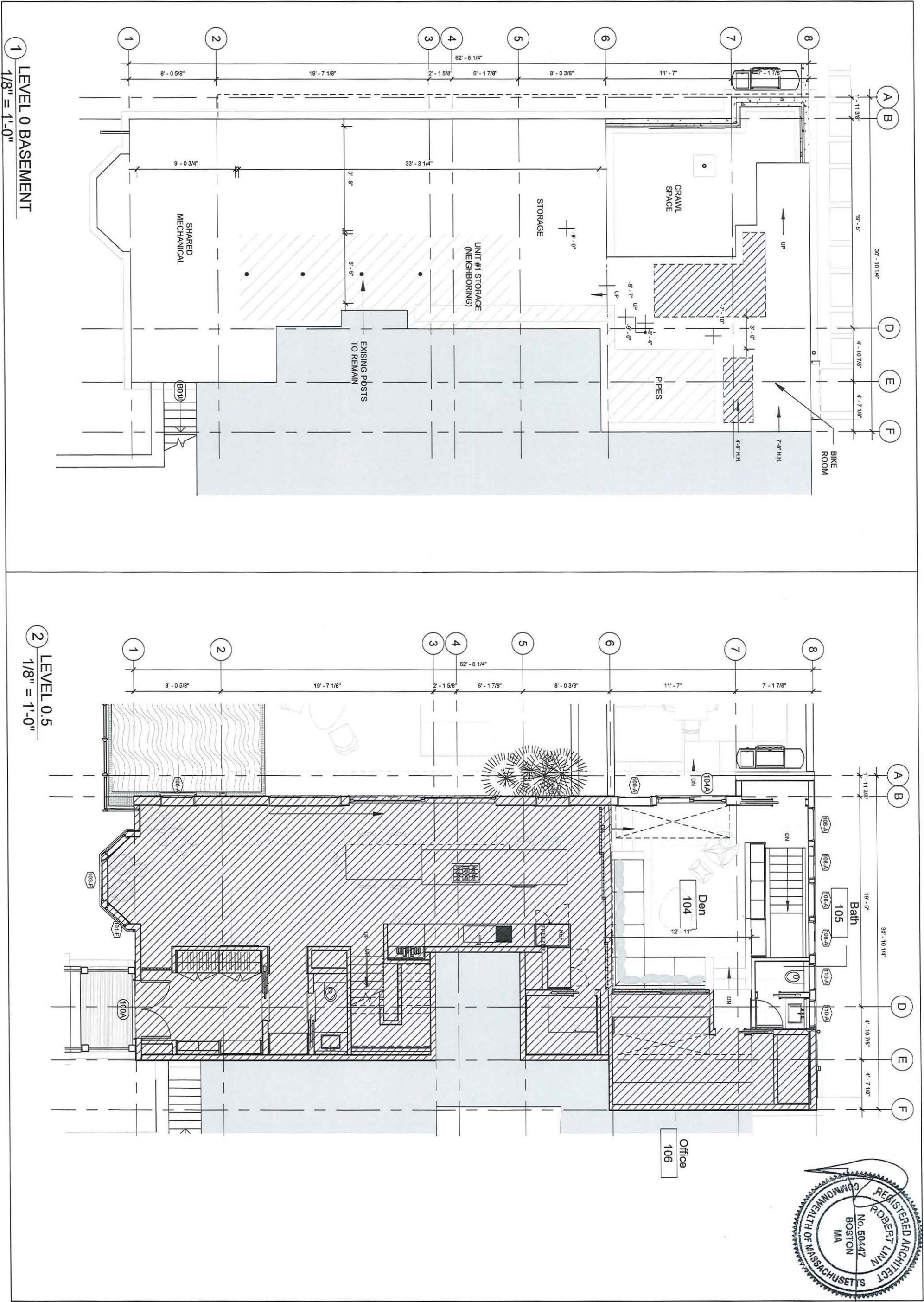
① Proposed Site Plan
1/16" = 1'-0"

Bright Residence 283 Upland Road #2, Cambridge MA	Proposed Site Plan
--	--------------------

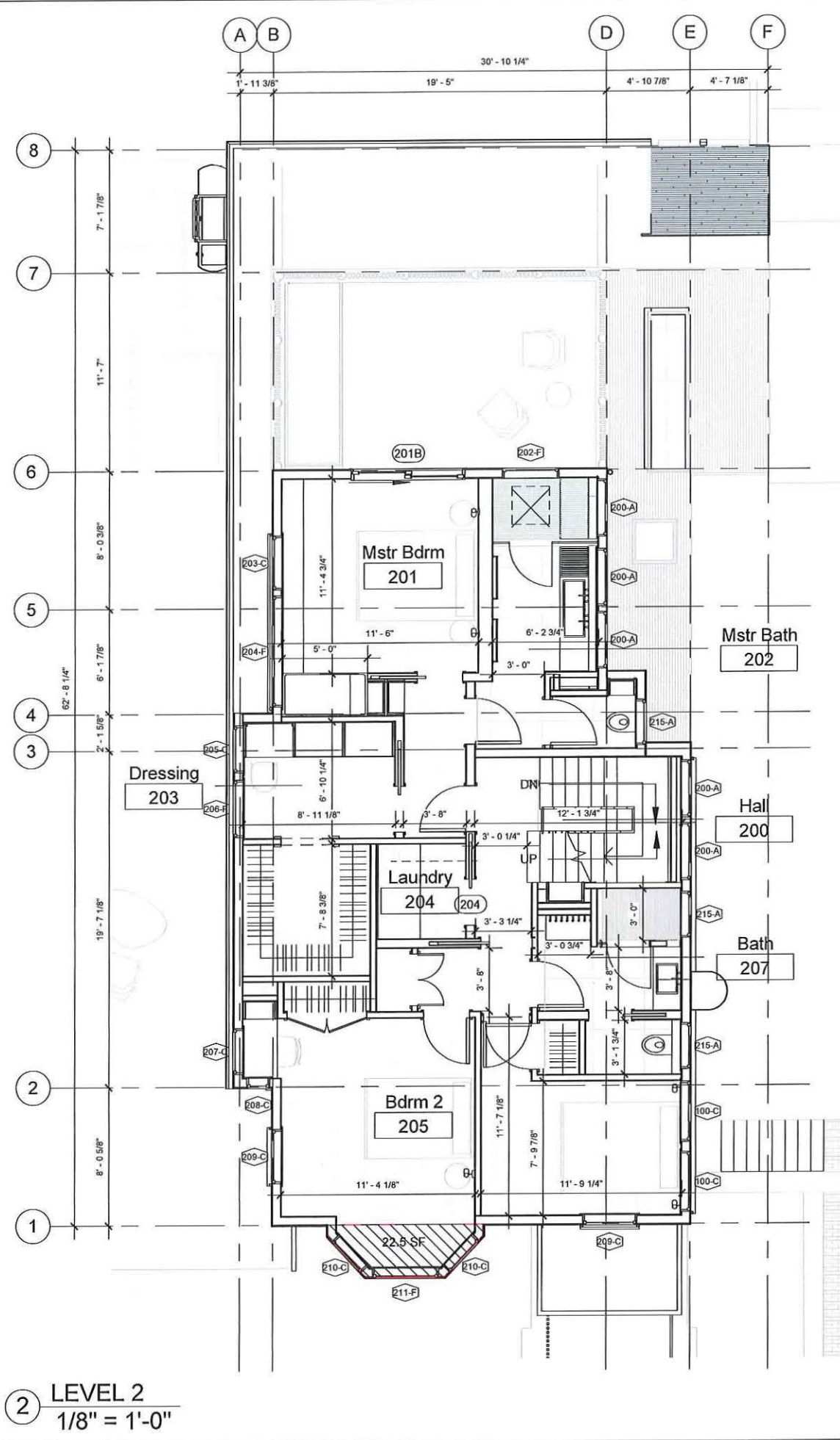
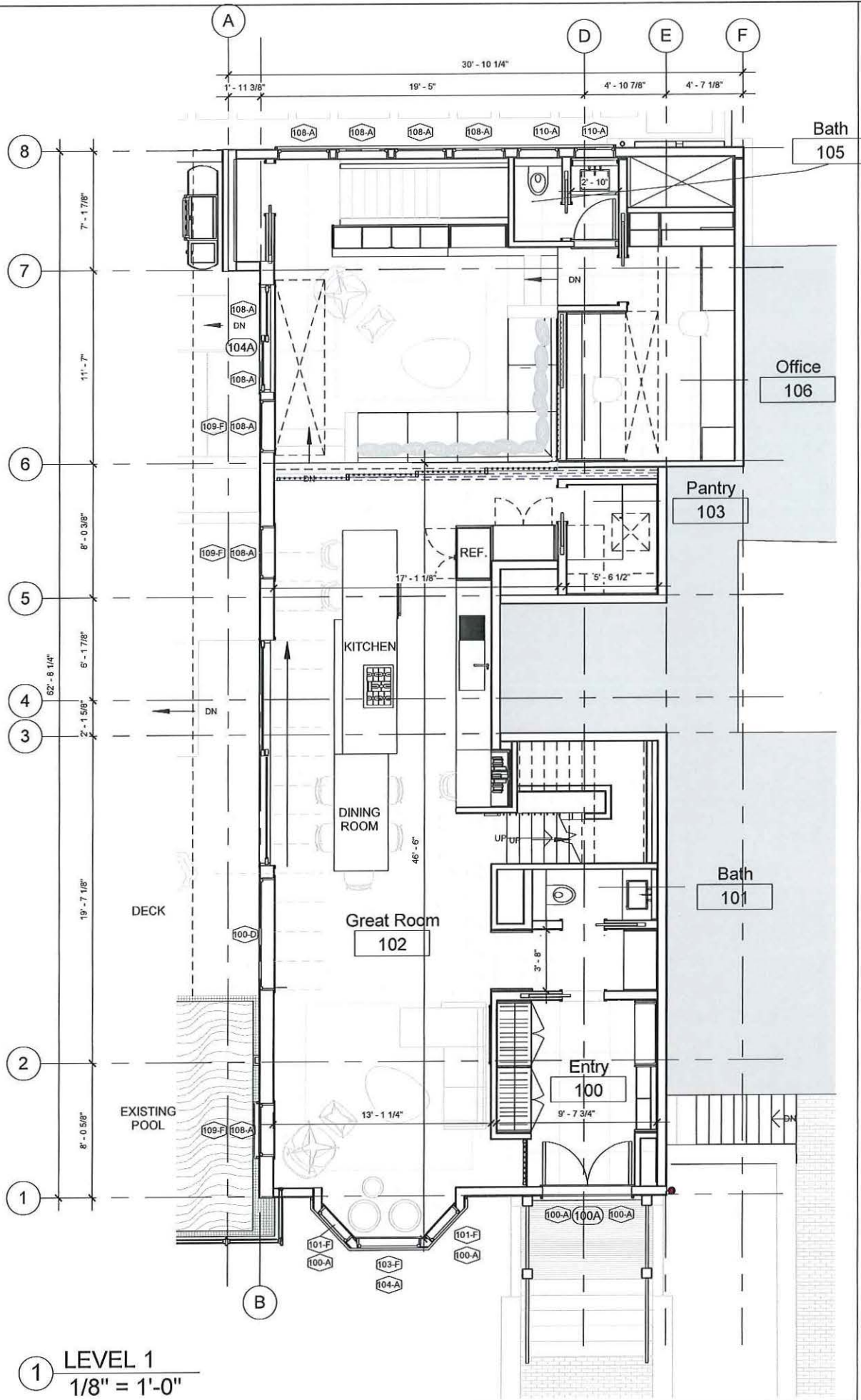
Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A0.5

SCALE:	1/16" = 1'-0"
DATE:	08.07.2019
DRAWN BY: MLA	



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Bright Residence
283 Upland Road #2, Cambridge MA

Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

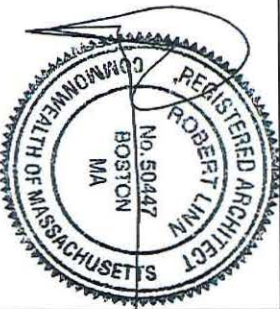
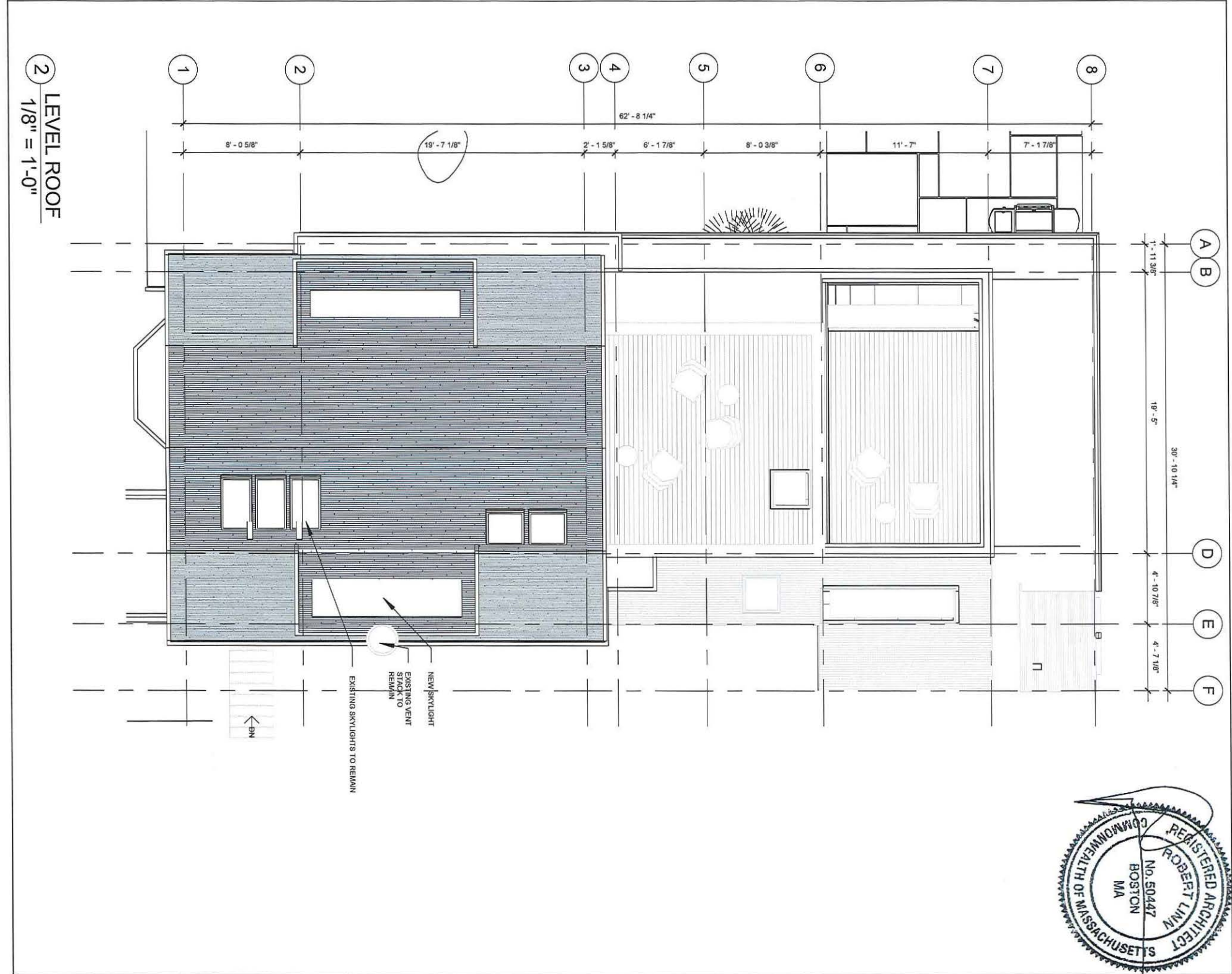
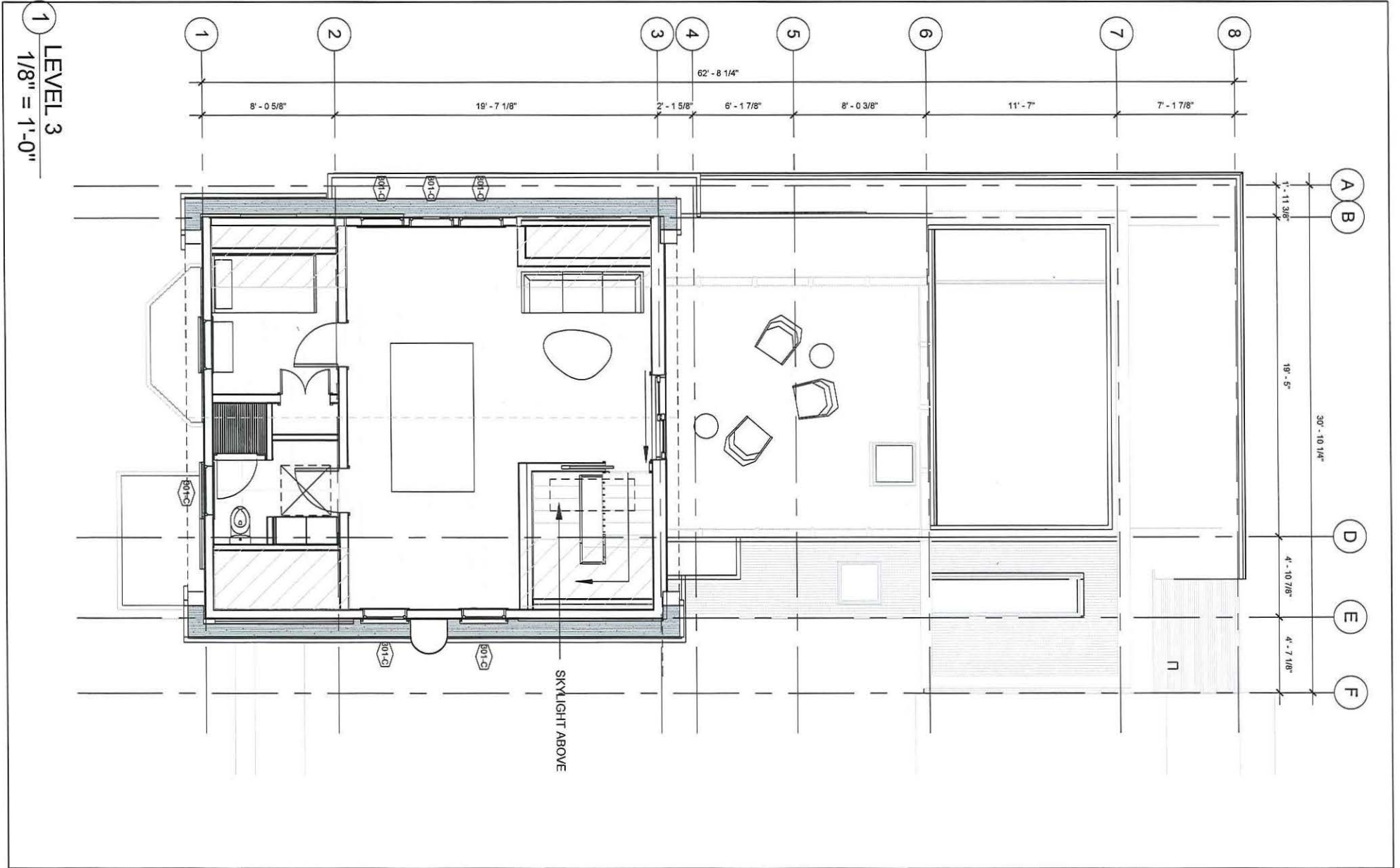
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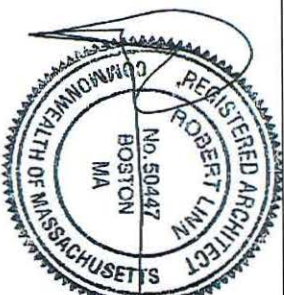
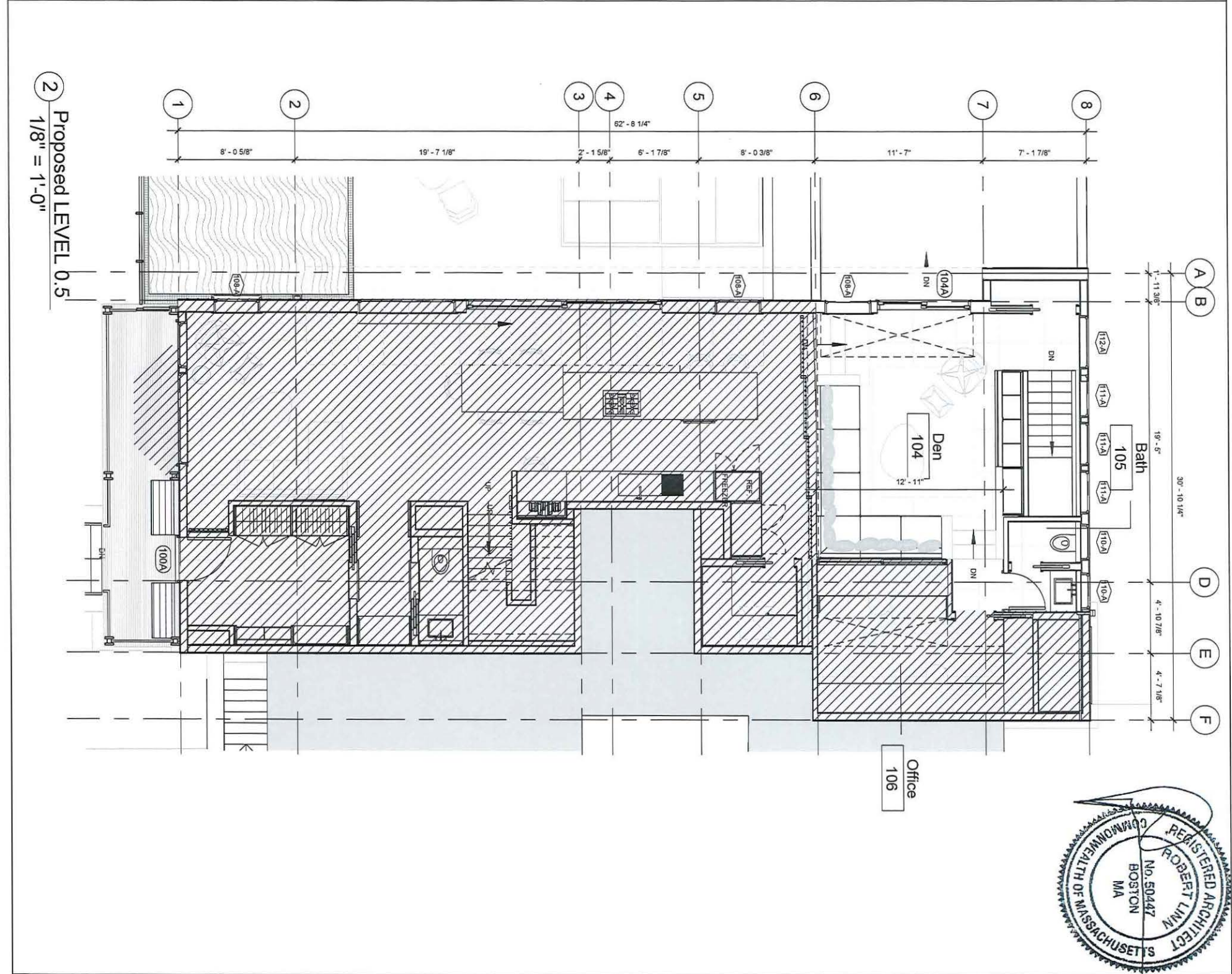
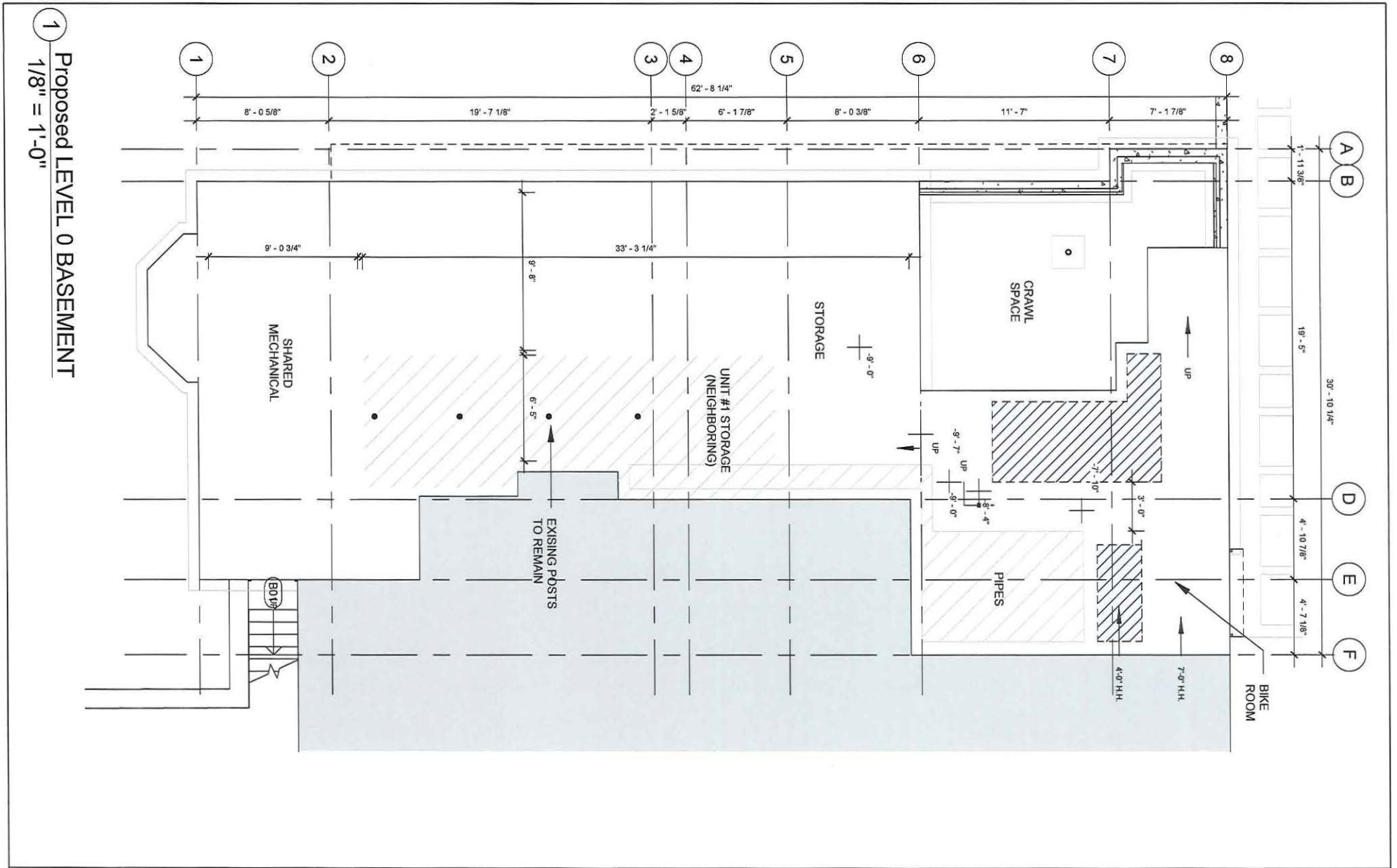
DATE: 07.30.2019

DRAWN BY: MLA

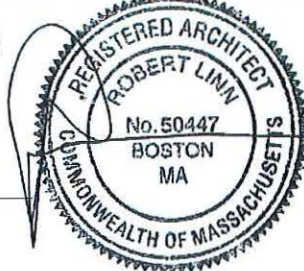
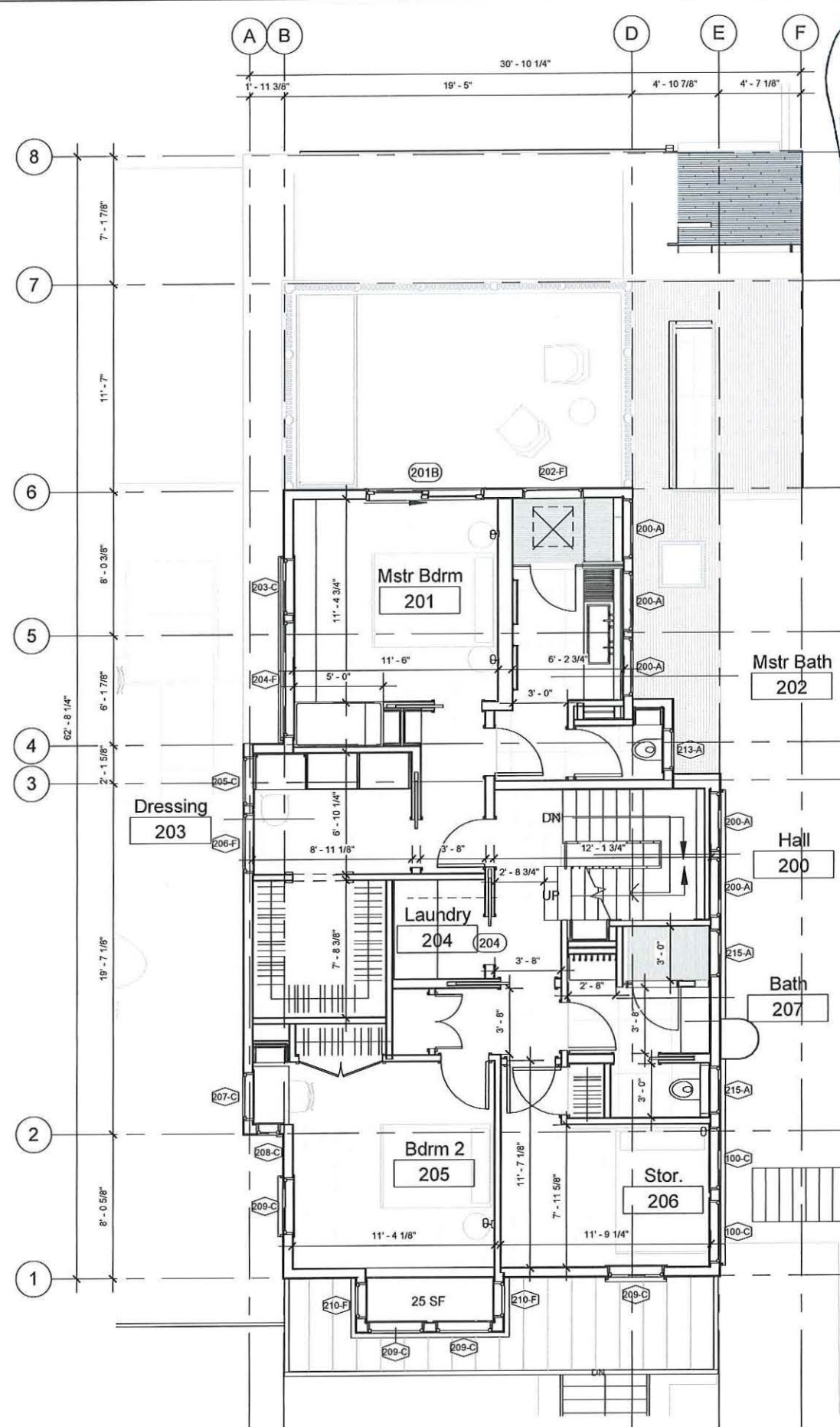
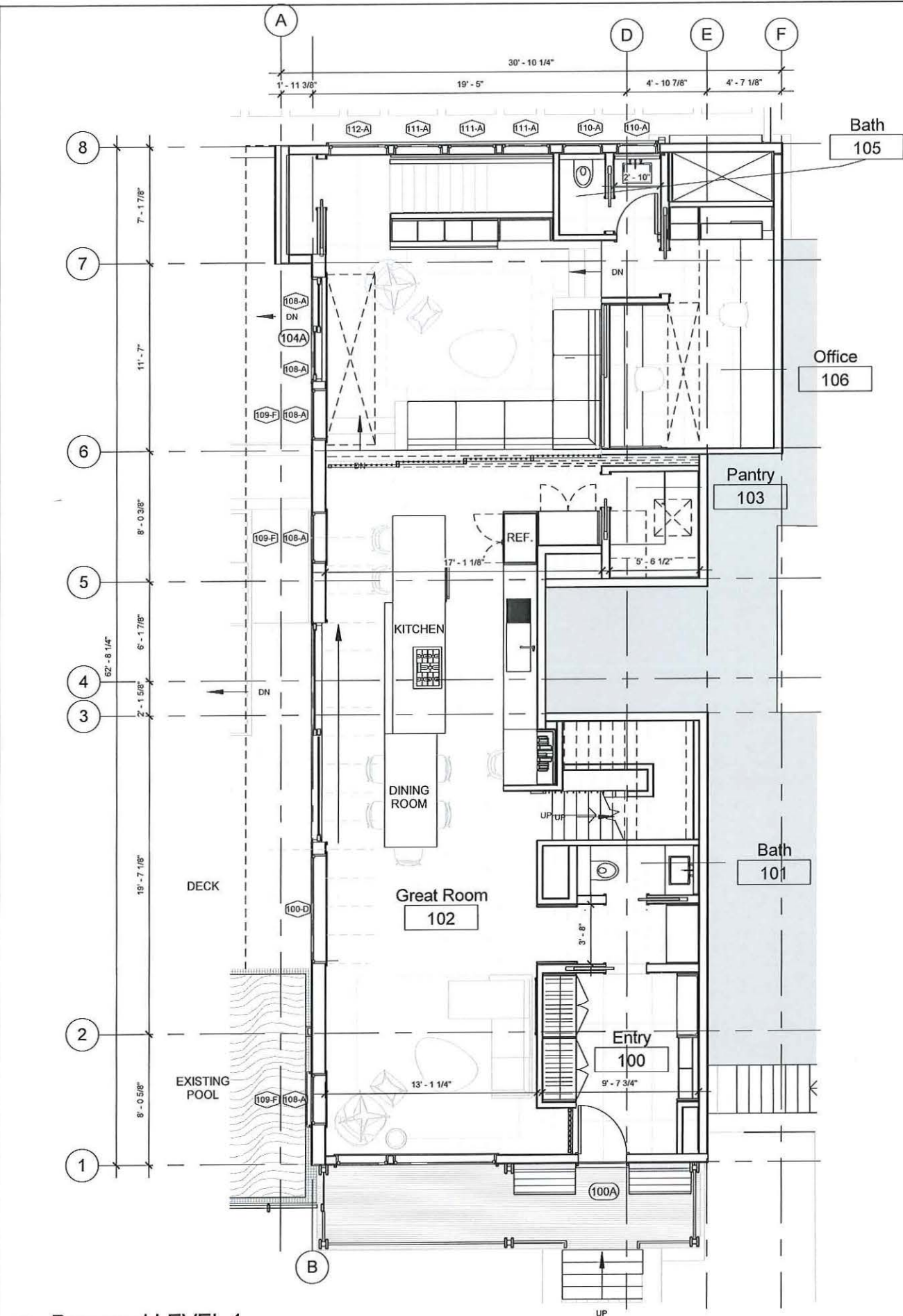
Permitted Floor Plans



SCALE: 1/8" = 1'-0"	A1.2	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	Bright Residence 283 Upland Road #2, Cambridge MA
DATE: 07.30.2019			Permitted Floor Plans
DRAWN BY: MLA			



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Bright Residence
283 Upland Road #2, Cambridge MA

Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

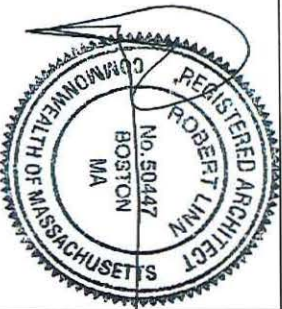
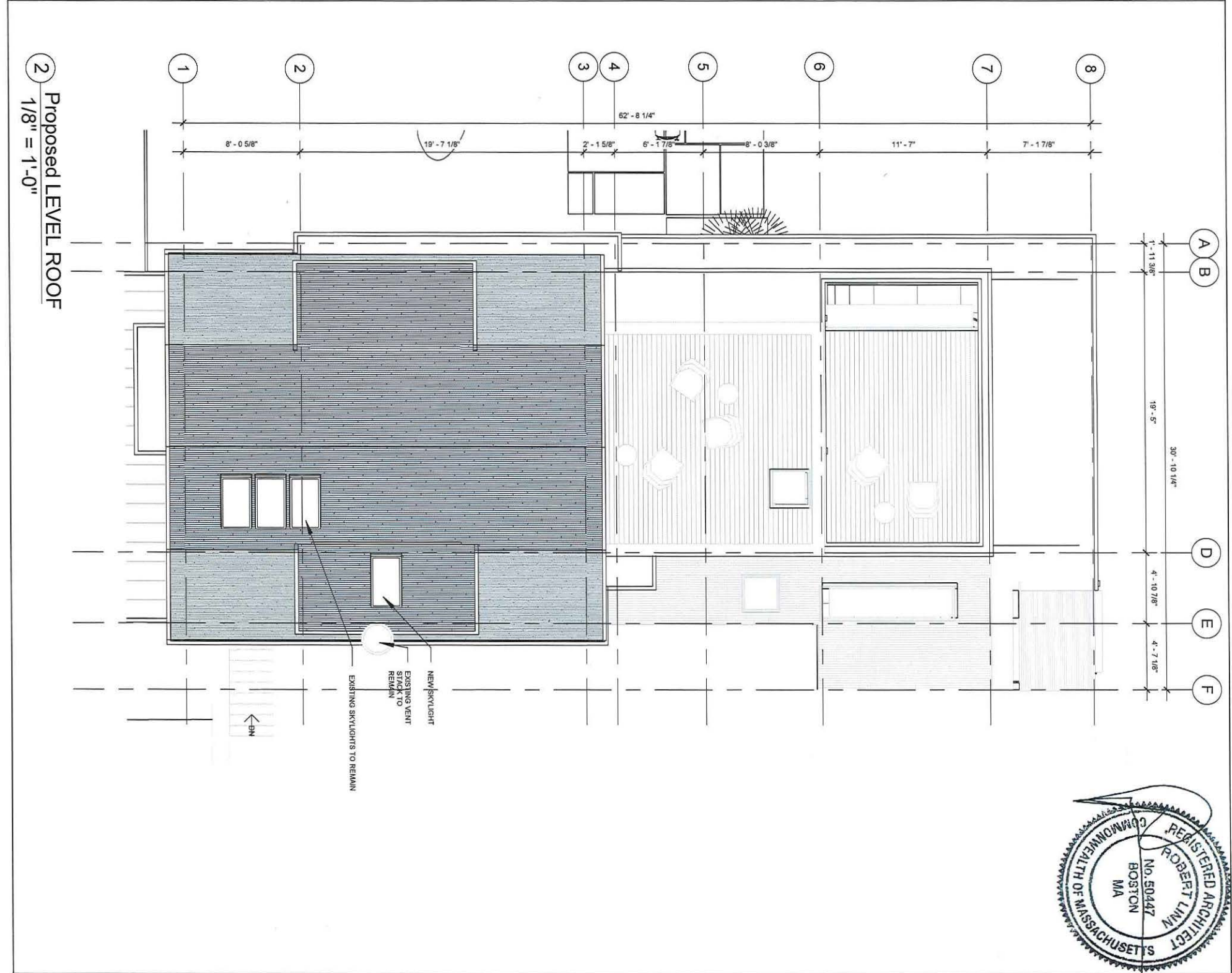
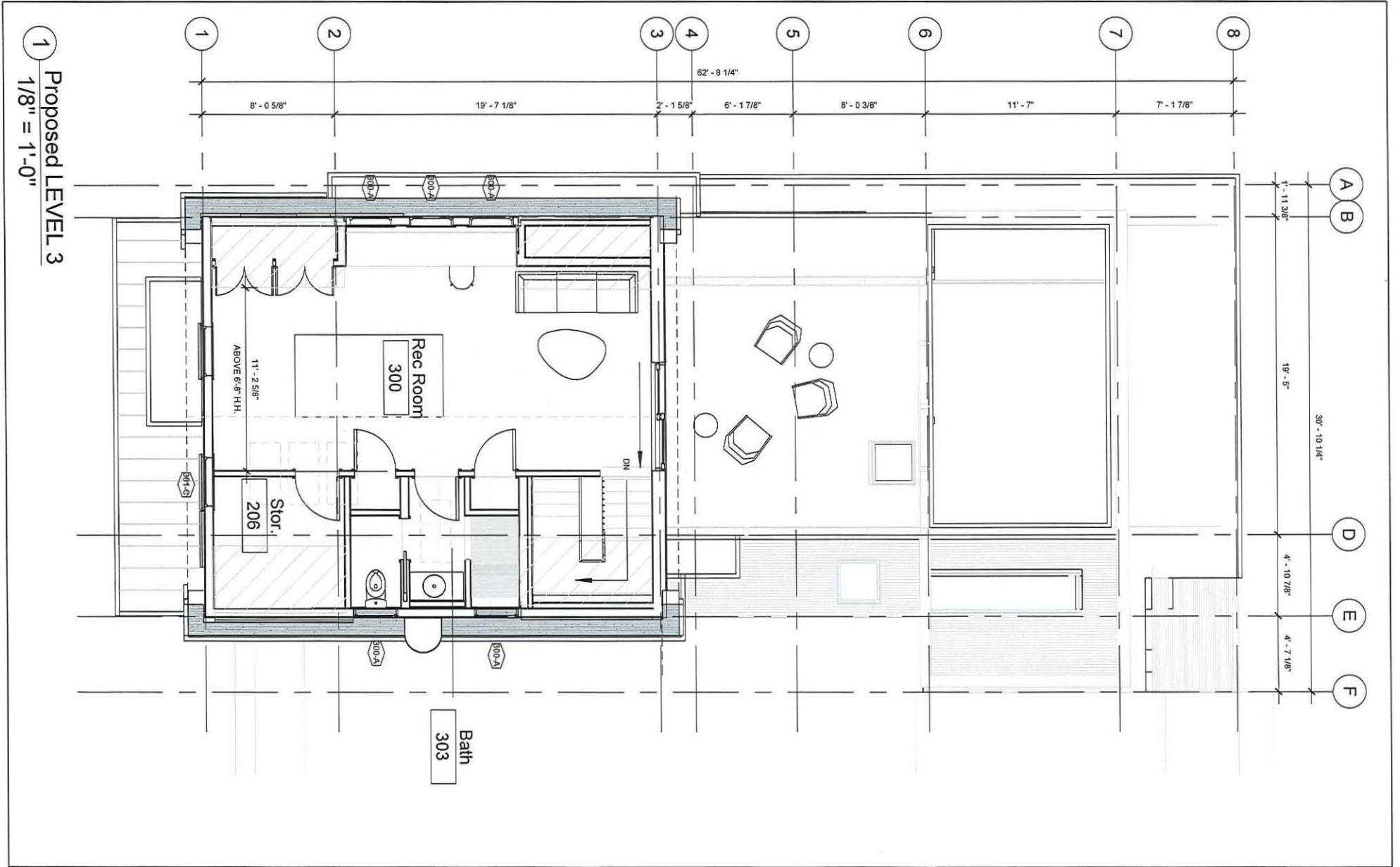
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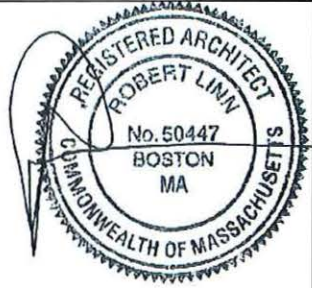
DATE: 08.07.2019

DRAWN BY: MLA

Proposed Floor Plans



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1 East
3/32" = 1'-0"



2 South
3/32" = 1'-0"

Bright Residence
283 Upland Road #2, Cambridge MA
Permitted Exterior Elevations

Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

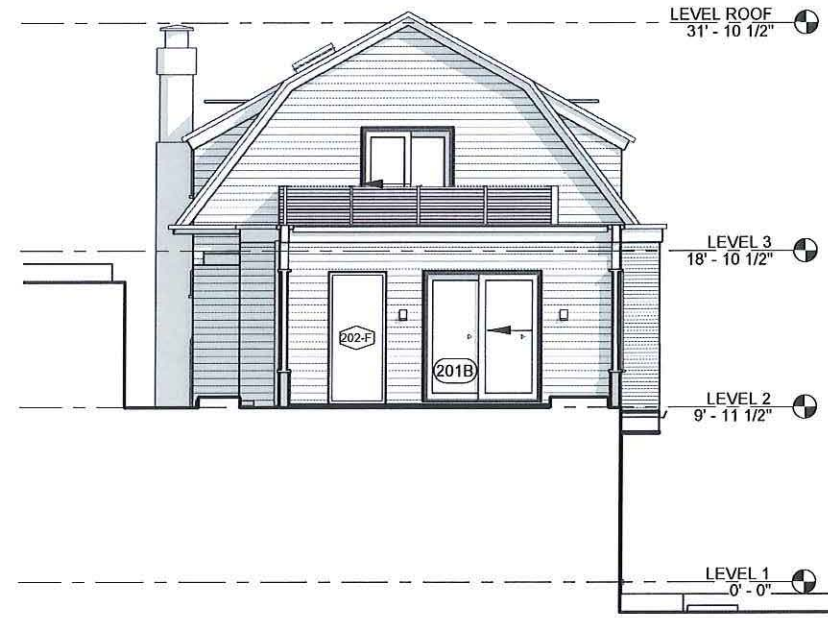
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SCALE: 3/32" = 1'-0"
DATE: 07.30.2019
DRAWN BY: MLA

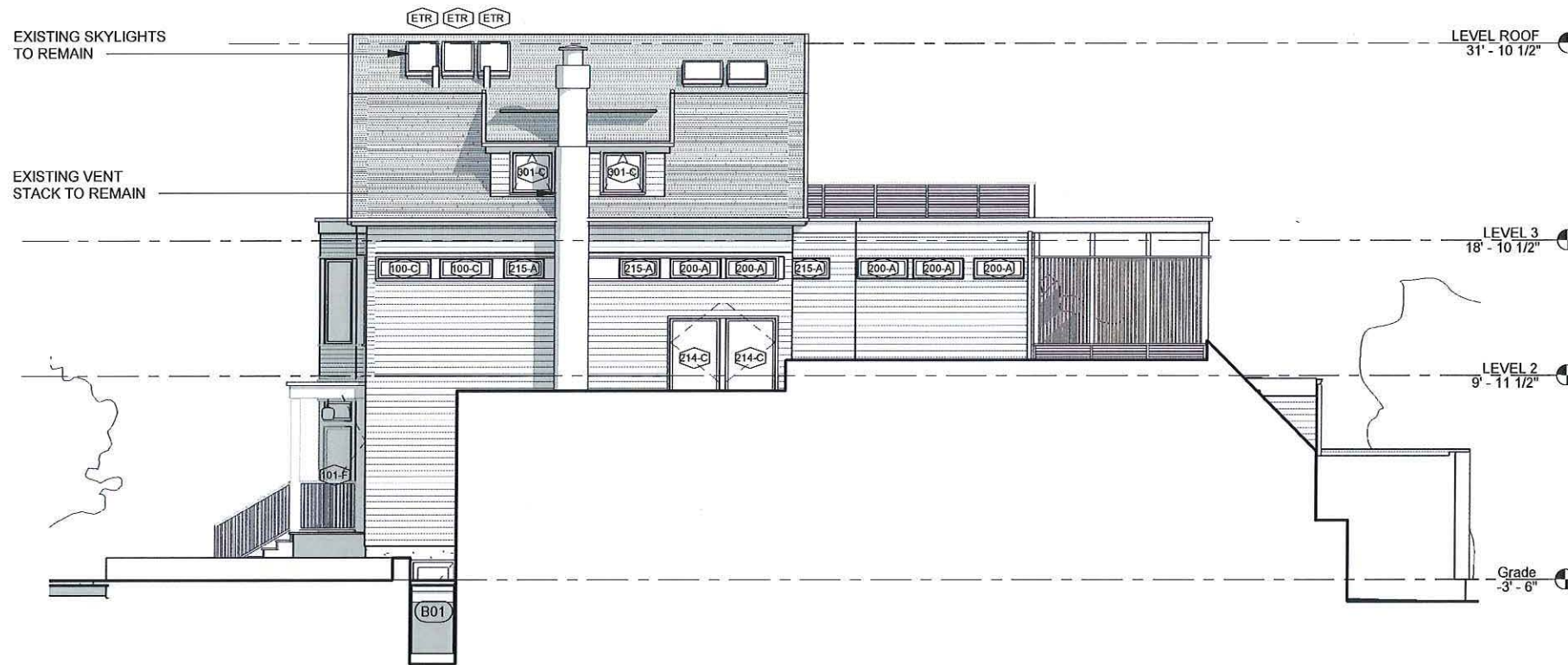
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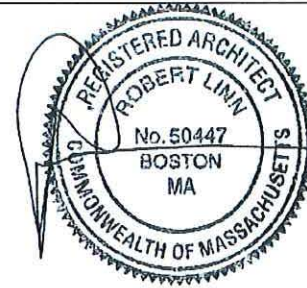
① West
3/32" = 1'-0"



③ West Elevation Upper Levels
3/32" = 1'-0"



② North
3/32" = 1'-0"



Bright Residence
283 Upland Road #2, Cambridge MA

Permitted Exterior Elevations

Moskow Linn Architects, Inc.
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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

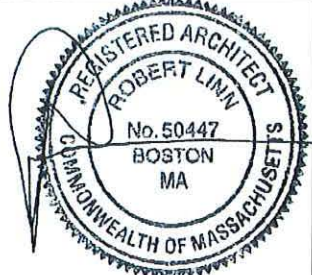
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SCALE: 3/32" = 1'-0"

DATE: 07.30.2019

DRAWN BY: MLA

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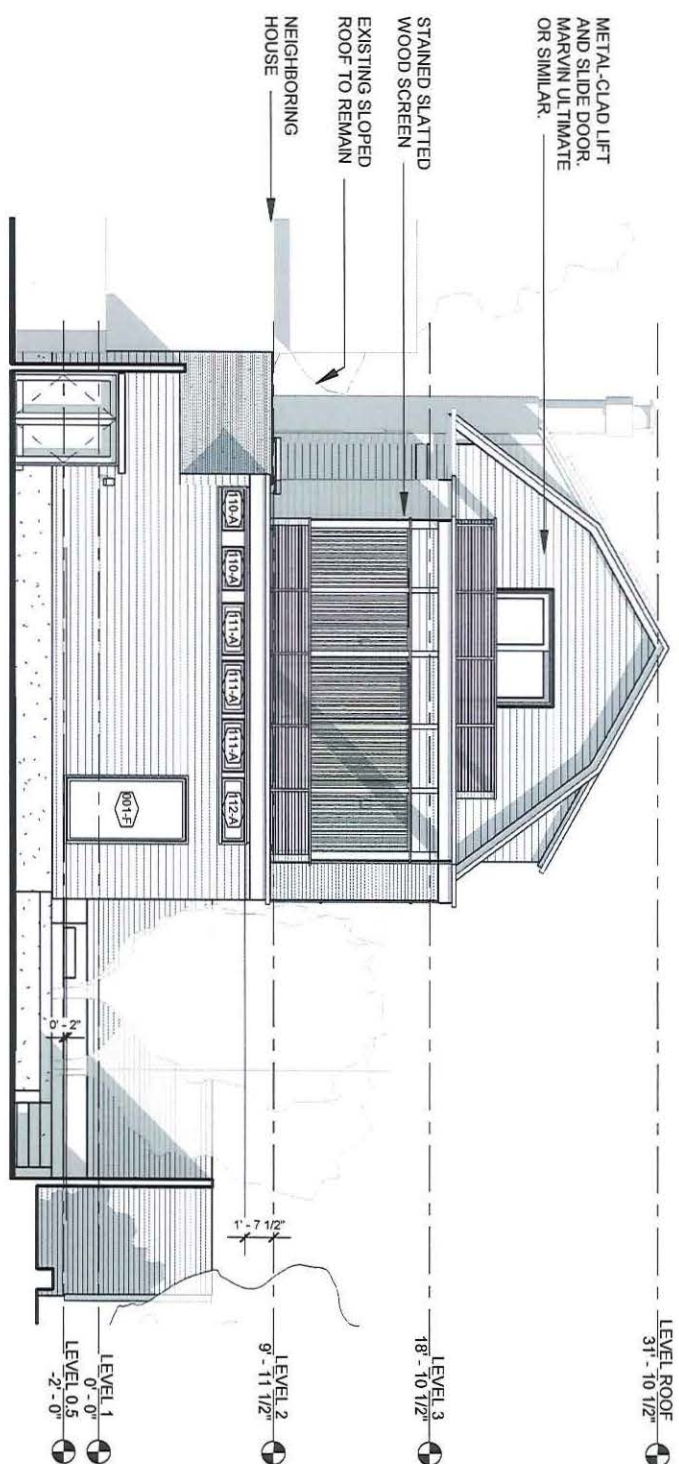


1 Proposed East
3/32" = 1'-0"



2 Proposed South
3/32" = 1'-0"

Bright Residence 283 Upland Road #2, Cambridge MA		Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	
A2.2		SCALE: 3/32" = 1'-0"	
Proposed Exterior Elevations		DATE: 08.07.2019	
		DRAWN BY: MLA	



LEVEL ROOF
31' - 10 1/2" 

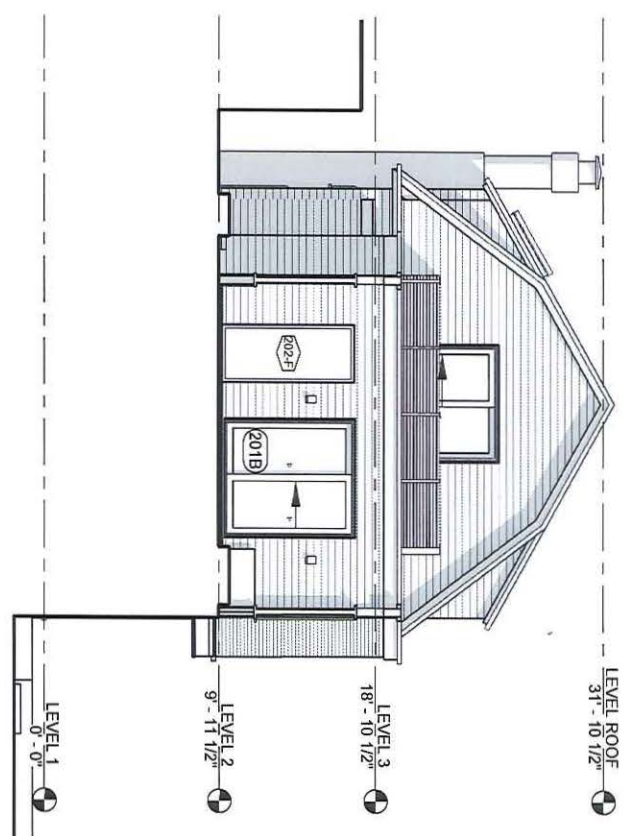
LEVEL 3
18' - 10 1/2" 

LEVEL 2
9'-11 1/2"

LEVEL 1
0' - 0"
LEVEL 0.5
-2' - 0"

$\frac{1}{2} \text{EL } 0.5$
 $-2' - 0"$

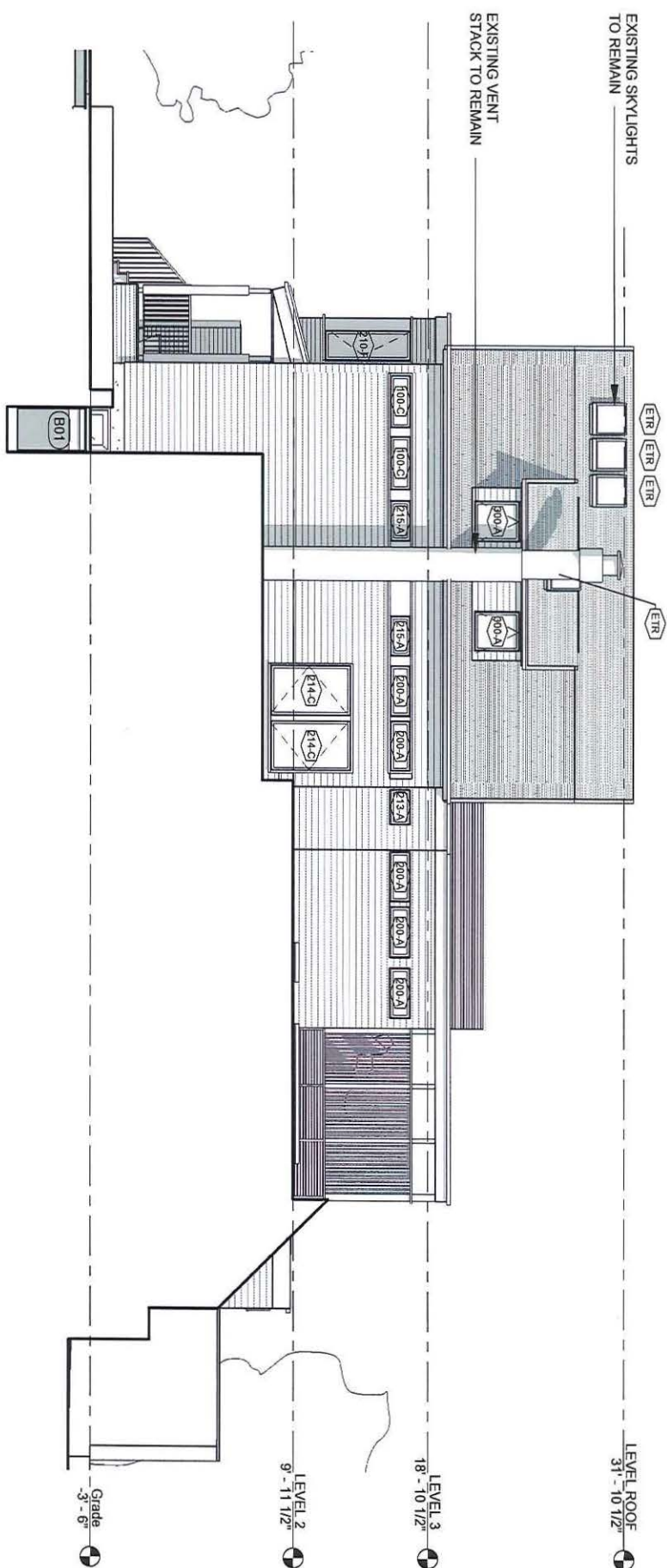
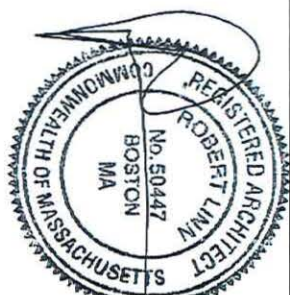
1 Proposed West
3/32" = 1'-0"



LEVEL 3
18' - 10 1/2" 

LEVEL 2
9' - 11 1/2"

LEVEL 1
0" - 0"



LEVEL ROOF
31' - 10 1/2" 

LEVEL 3
18' - 10 1/2" 

LEVEL 2
9' - 11 1/2" 

Grade
-3' - 6"



SCALE: 3/32" = 1'-0"	A2.3	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	Bright Residence 283 Upland Road #2, Cambridge MA
DATE: 08.07.2019			
DRAWN BY: MLA			Proposed Exterior Elevations

Moskow Linn Architects, Inc.

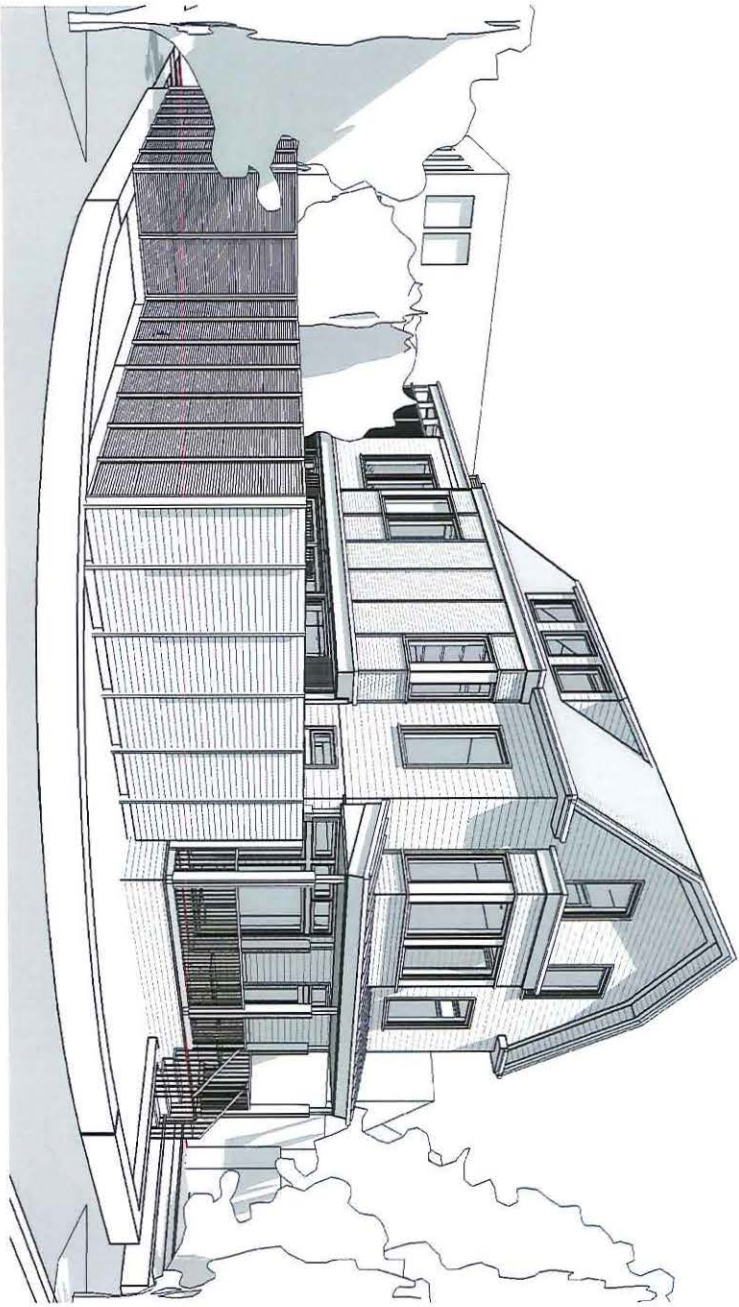
88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

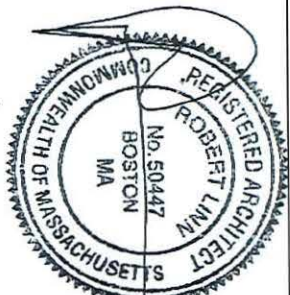
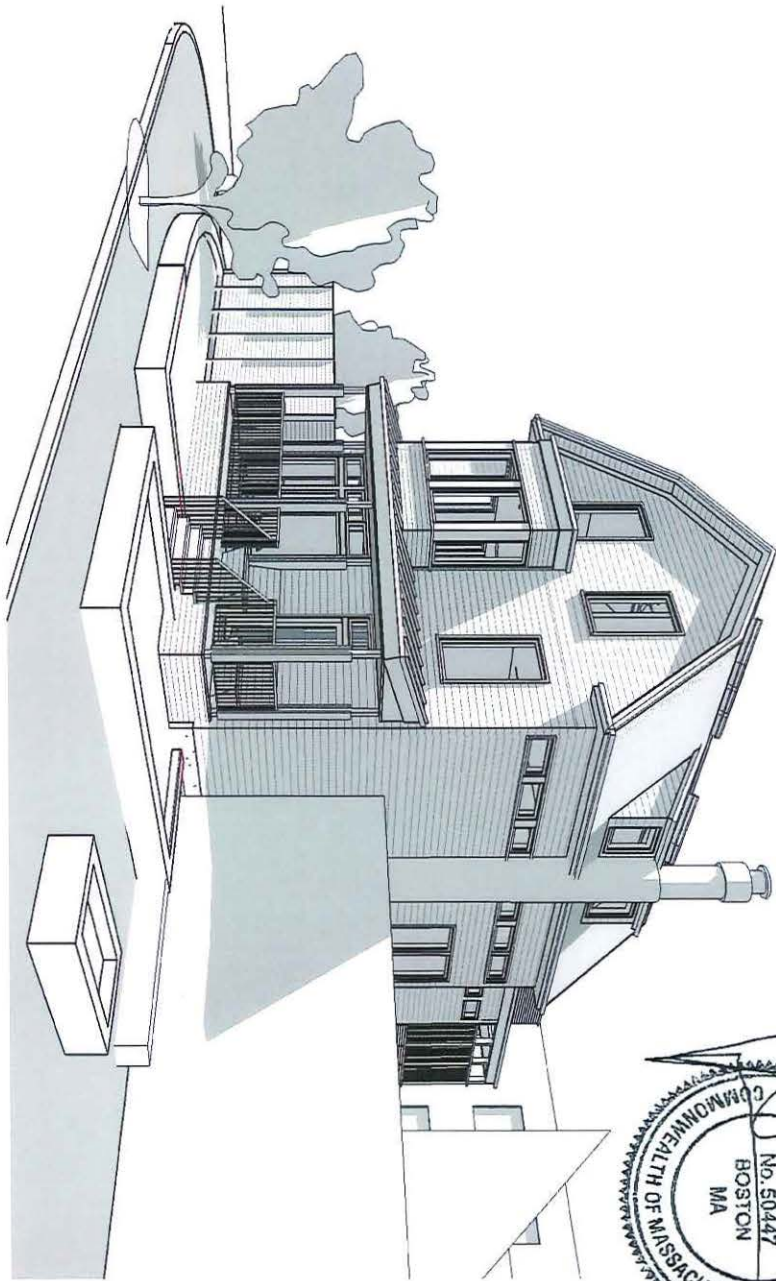
Bright Residence
283 Upland Road #2, Cambridge MA

Proposed Exterior Elevations

1 View from Huron Ave



2 View from Upland Road



3 View from Lawn



4 View from Deck



SCALE:

DATE: 08.07.2019

DRAWN BY: MLA

A7.0

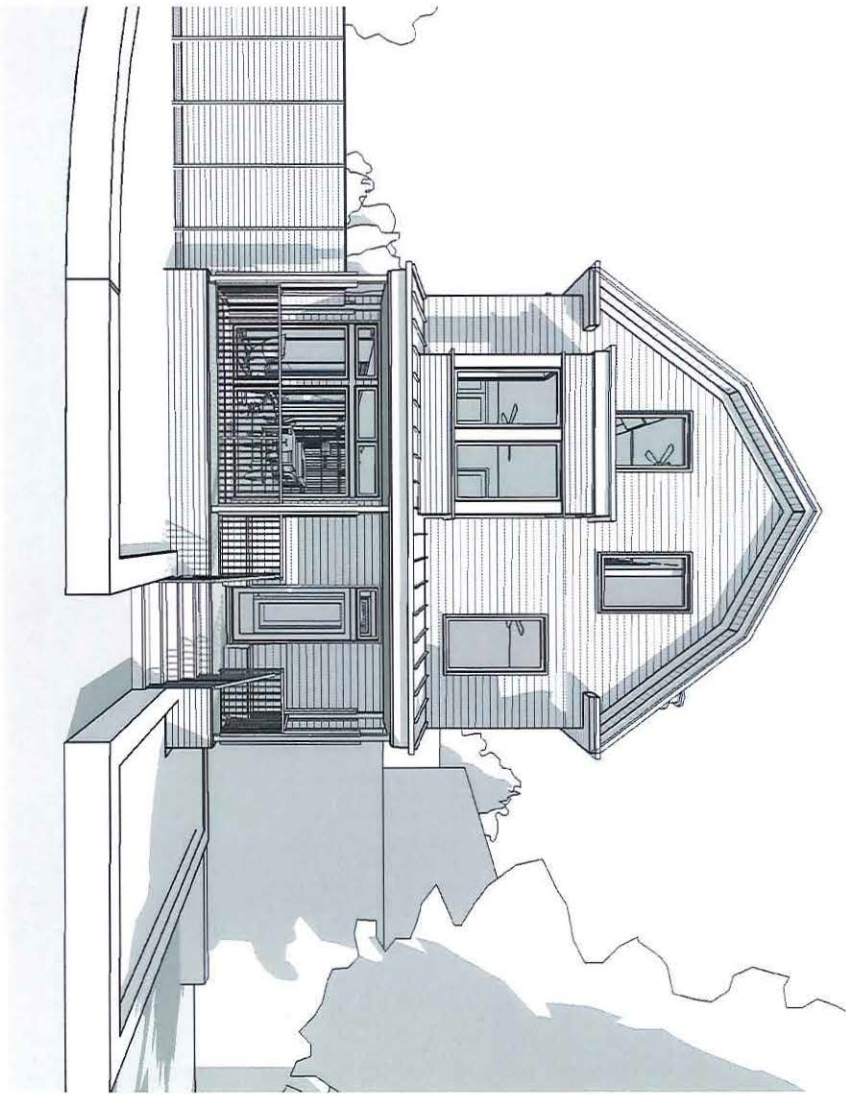
Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

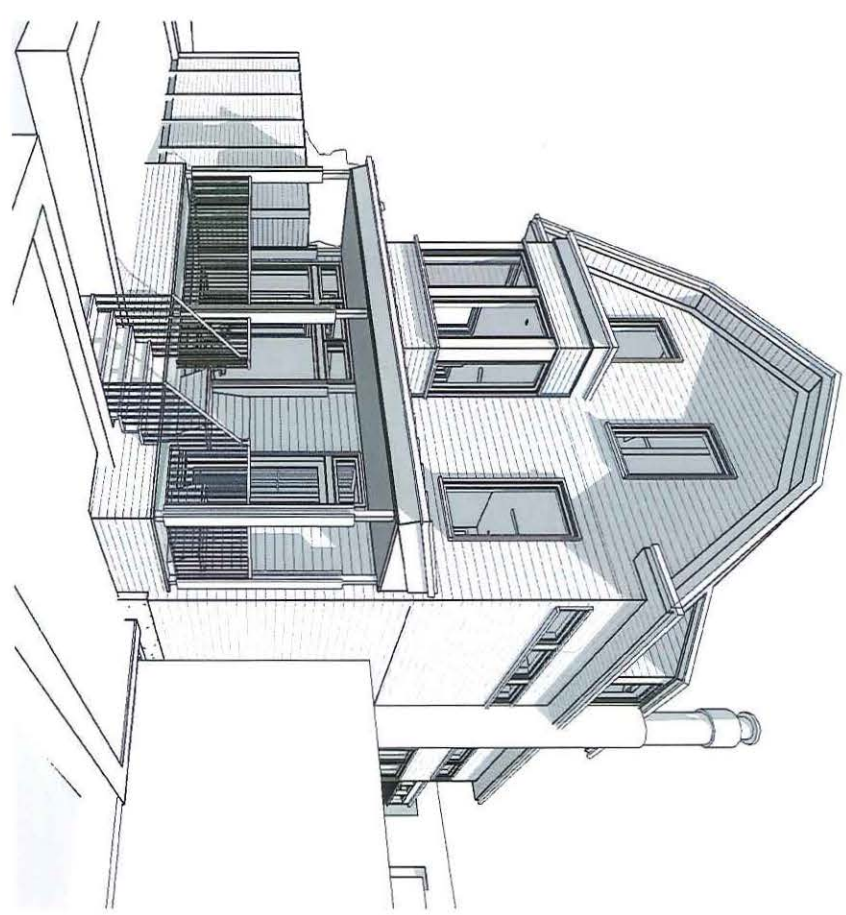
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

Bright Residence
283 Upland Road #2, Cambridge MA

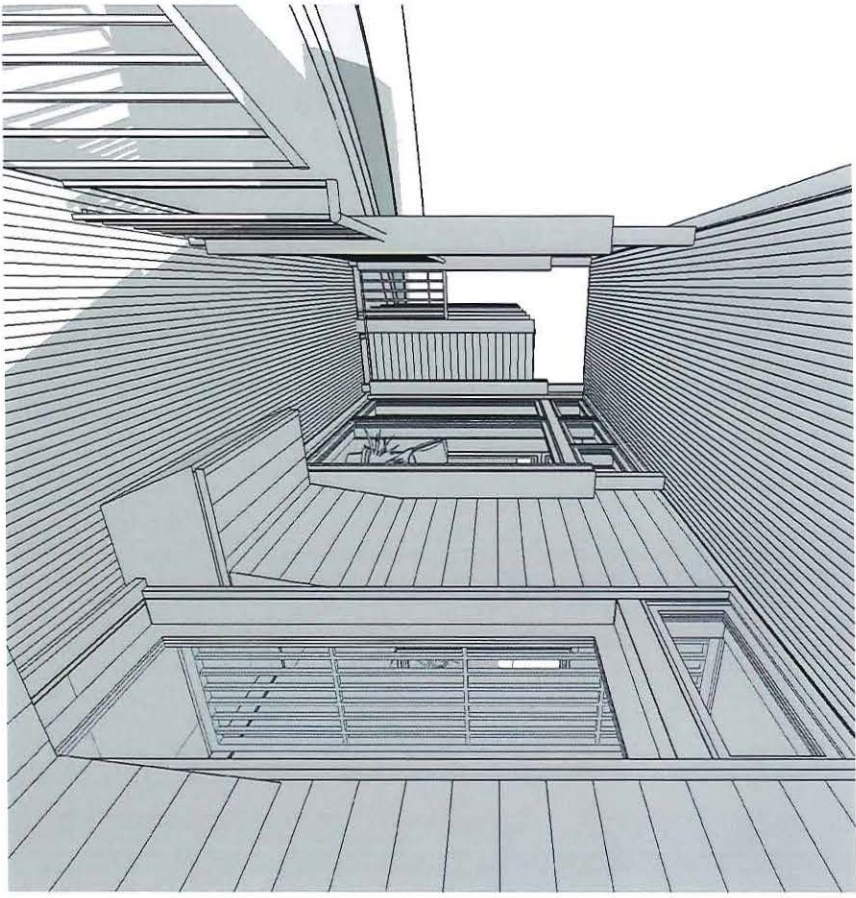
Proposed Exterior 3D Views



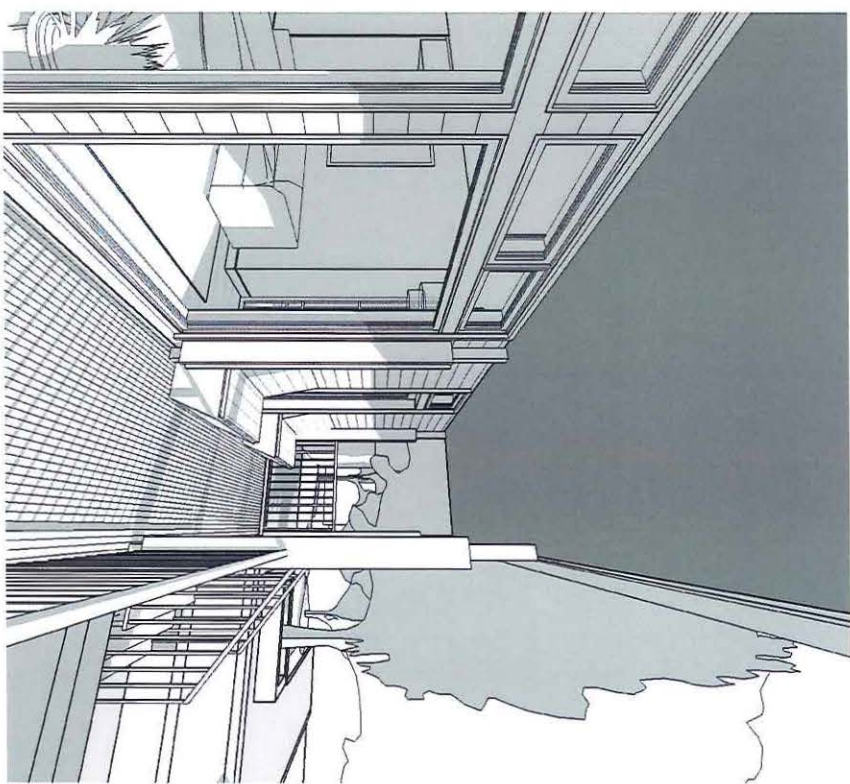
1 Exterior Porch View 1



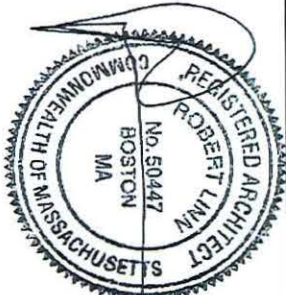
2 Exterior Porch View 2



3 Exterior Porch View 3



4 Exterior Porch View 4



John and Judy Bright
283 Upland Rd., Unit #2 & #3
Cambridge, MA 02140

BZA-017163-2019

Dear John and Judy Bright,

This letter is to inform you that we support the design to modify the front facade of 283 Upland Road per the drawings produced by Moskow Linn Architects dated 8/7/19 submitted to the BZA for a variance approval.

Sincerely,

Handwritten signatures of Alison Simmons and Louis Menand in black ink.

Alison Simmons and Louis Menand
Trustees
283 Upland Road Condominium Trust
Cambridge, MA 02140



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 283 Upland Road

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and is therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application is anticipated.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date August 27, 2019

Received by Uploaded to Energov

Date August 27, 2019

Relationship to project BZA 017163-2019

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

Pacheco, Maria

From: Katherine Wolff <kwolff@mindspring.com>
Sent: Tuesday, September 3, 2019 10:36 AM
To: Pacheco, Maria
Cc: Steve D'Amato
Subject: Variance request for: 283 Upland Rd.

Hi Maria,

Please forward this note to Zoning Board. (Hearing date is Thur. 9/26)

Dear Zoning Board,

I understand that John and Judy Bright are looking to make an adjustment to the front of their home at 283 Upland Rd. to create a front porch and fully support their petition. They are wonderful neighbors, and their sense of community has been and always will be an asset to the neighborhood.

Sincerely,

Kathy Wolff and Steve D'Amato
63 Huron Avenue

Pacheco, Maria

From: Beth Stokes <eanstokes@gmail.com>
Sent: Tuesday, September 3, 2019 10:20 AM
To: Pacheco, Maria
Subject: Variance request for: 283 Upland Rd.

Hi Maria,

Would you please forward this note to Zoning Board? Hearing date is Thur. 9/26 Thank you!

Dear Zoning Board,

I understand that John and Judy Bright are looking to make an adjustment to the front of their home at 283 Upland Rd. to create a front porch and I fully support their petition. This corner is particularly neighborly given its spot at the convergence of the one-way direction of Upland Rd., the crosswalk at 46 Huron, and the two dead-ends of Cutler Ave. and Newell Terrace. A front porch at 283 Upland Rd. would be welcome.

Sincerely,
Beth Stokes
10 Newell Terrace

Beth Stokes | Humanist Celebrant/Officiant of weddings, funerals, and other rites of passage. | 617-682-0570 | [Well Wed by Beth](#) | [Ceremonies For Life and Death](#)

Pacheco, Maria

From: Deepak Singh <Deepak@SpiritualJourneys.net>
Sent: Wednesday, September 4, 2019 6:53 PM
To: Pacheco, Maria
Subject: Variance Request for The Brights, 283 Upland Road, Cambridge, MA 02140

To Whom it May Concern within the Zoning Board:

We have known Mr./Mrs. John and Judy Bright of above address for eight years. They live a few homes from our home, and we meet them often as this is a quiet street, and neighbours know others.

They are friendly, inclusive, and always ready to lend a helping hand. We have organized our street parties together, and Judy Bright is instrumental in bringing the neighbourhood together with her familial efforts at the local (Raymond) Park.

We understand that they are seeking a variance from the city to extend their front stoop a few feet to make a front porch in an effort to better connect our neighborhood / community, which is so important for all of us. We are wholly and totally in support of their request, and see no reason their request for a front porch to not be granted.

We are happy to supply additional information as you see fit.

Thank You

Geeta and Deepak Singh
617-714-4924
262 Upland Road, Cambridge, MA 02140