

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUL 31 PM 2:05

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 282282**

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

**PETITIONER:** Phiala Shanahan C/O Adam Glassman / GCD Architects

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

**LOCATION OF PROPERTY:** 10 Howland St , Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

A proposed rear 2-story addition within existing non-conforming side setbacks.

**SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

*ADAM GLASSMAN*

(Petitioner (s) / Owner)

ADAM GLASSMAN

(Print Name)

Address:

GCD ARCHITECTS 17 BROWN ST #2 CAMBRIDGE MA 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

**Date:** 7-29-2024

**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 Phiala Shanahan  
\_\_\_\_\_ (OWNER)

Address: 10 Howland St Cambridge

State that I/We own the property located at 10 Howland St Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Phiala Shanahan

\*Pursuant to a deed of duly recorded in the date 7/17/2024, Middlesex South County Registry of Deeds at Book 83014, Page 95; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

p. shanahan  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

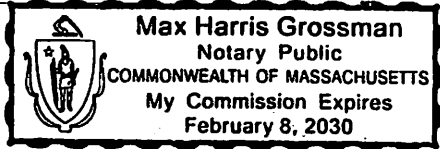
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name PHIALA SHANAHAN personally appeared before me, this 24 of JULY, 2024, and made oath that the above statement is true.

[Signature]  
Notary

My commission expires 2/8/2030 (Notary Seal)



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

Max Harris Grossman  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
February 15, 2016



## **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 10 Howland St., 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 rear addition is very modest, low profile, and it cannot be seen from the street. The FAR, front and rear setbacks all remain conforming. The existing left and right side setbacks will remain non-conforming. No new non-conformities are being created. The building height will not change, the usable open space will remain conforming. The proposed rear addition 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 properites 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 proposed work will maintain the character of the house and the scale of the neighborhood. The proposed enlarged house will continue to match the style and scale of the surrounding structures and local streetscape.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Phiala Shanahan  
**Location:** 10 Howland St., Cambridge, MA  
**Phone:** 617-412-8450

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** No Change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,107.00	2,696.00	3,675.00	(max.)
<u>LOT AREA:</u>		4,901.00	No Change	5,000.00	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		.43	.70	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,901.0	No Change	1,500.00	
<u>SIZE OF LOT:</u>	WIDTH	50.0'	No Change	50.0'	
	DEPTH	114.0'	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	38.8	No Change	14.0'	
	REAR	54.6	40.3	23.5'	
	LEFT SIDE	3.3'	2.4'	15.4'	
	RIGHT SIDE	12.9'	No Change	15.4'	
<u>SIZE OF BUILDING:</u>	HEIGHT	36'	No Change	35'	
	WIDTH	47'-11"	51'-10"	N/A	
	LENGTH	26'-4"	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		21%	20%	15%	
<u>NO. OF DWELLING UNITS:</u>		1	1	2 Allowable	
<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>		21.0'	10.14'	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.:

Existing house and the detached wood frame garage to remain 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'.



**EXISTING STREET VIEW FROM LEFT**

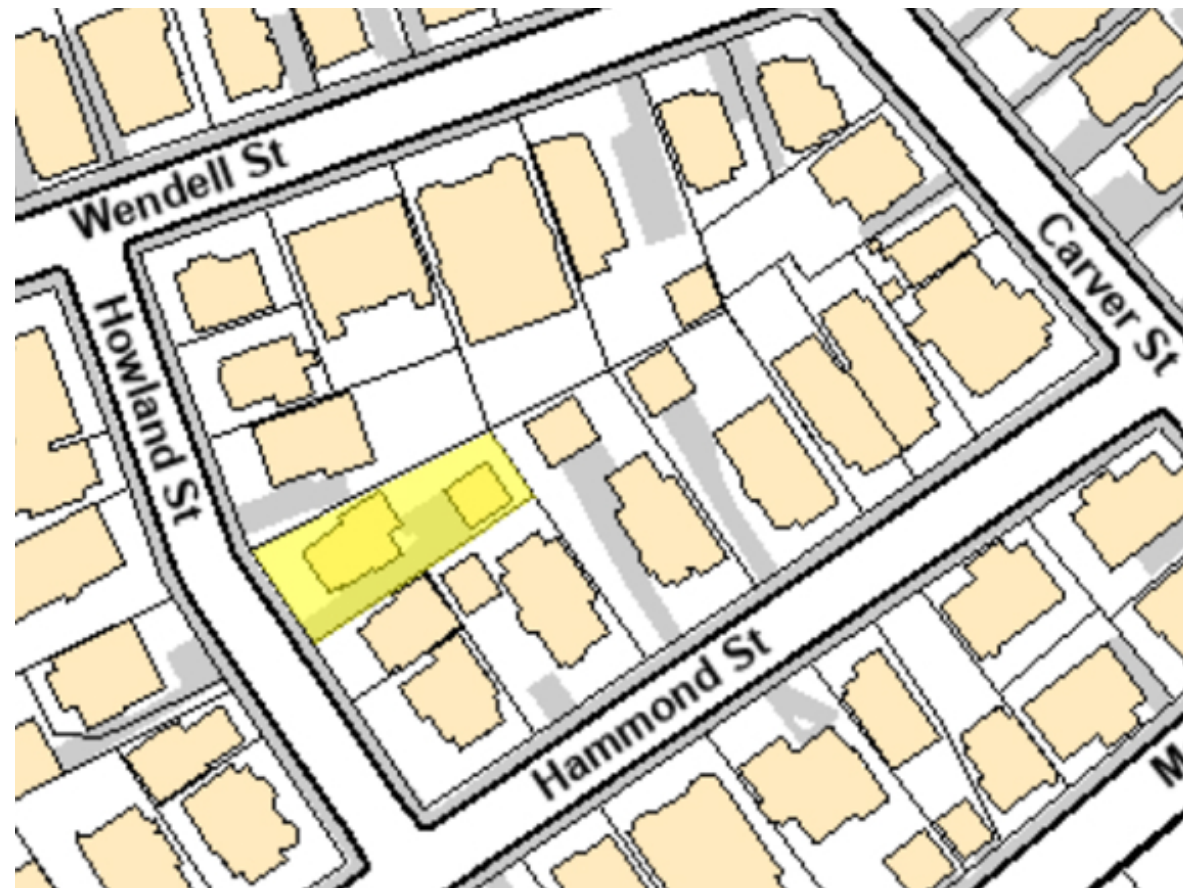


**EXISTING STREET VIEW FROM RIGHT**

**PROJECT: 10 HOWLAND STREET  
SPECIAL PERMT REQUIRED FOR:**

**WORK ASSOCIATED WITH PROPOSED  
2-STORY REAR ADDITION**

- **INCREASE EXISTING NON-CONFORMING LEFT SIDE SETACK**
- **INCREASE EXISTING NON-CONFORMING RIGHT SIDE SETACK**



**LOCUS MAP**

**GCD ARCHITECTS  
27 HURLBUT ST  
CAMBRIDGE MA 02138  
T: 617-412-8450**

**25 JULY 2024**



**VIEW OF REAR**



**VIEW OF REAR**

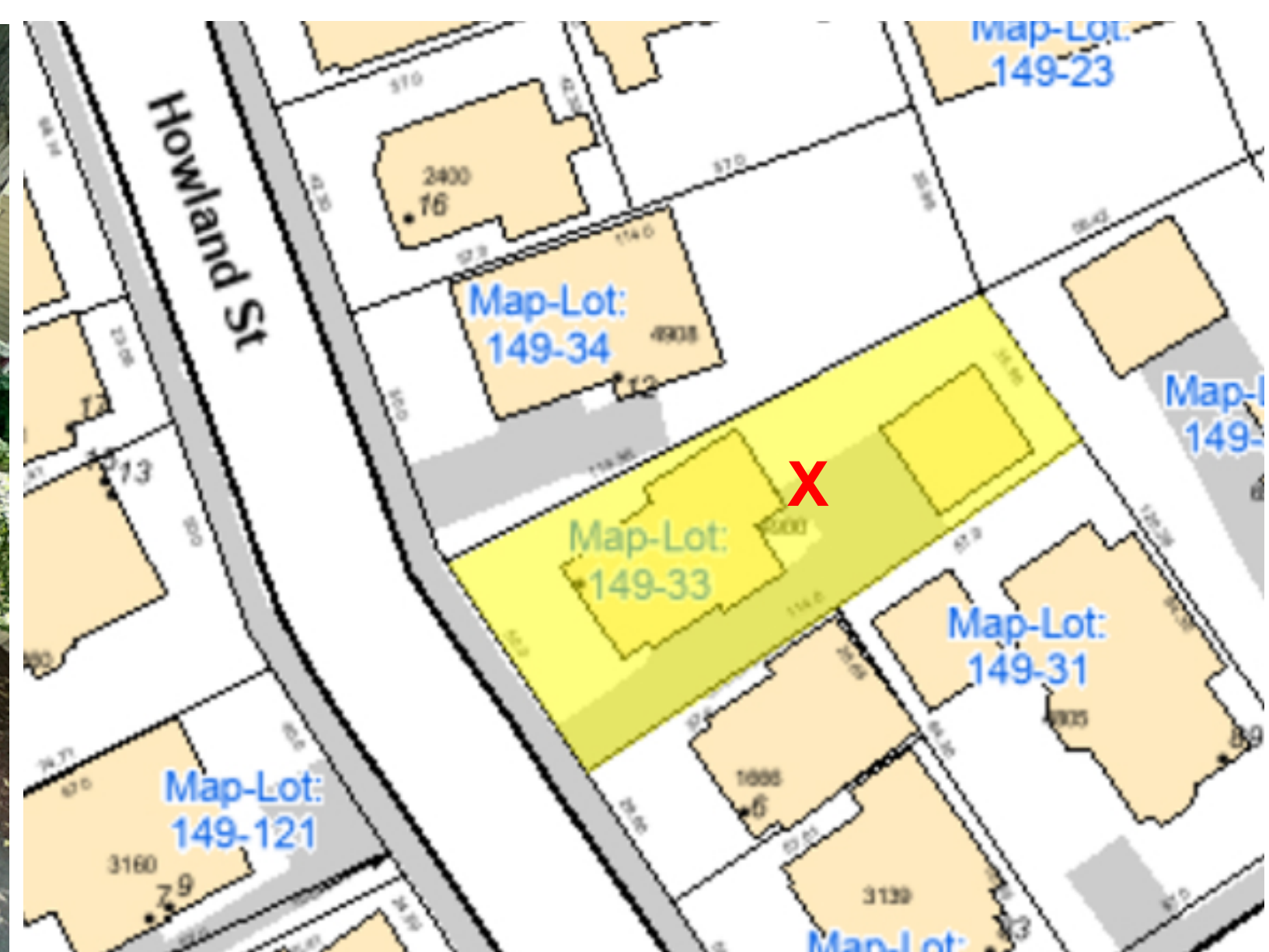
**10 HOWLAND ST  
EXISTING PHOTOS**

**GCD ARCHITECTS  
27 HURLBUT ST  
CAMBRIDGE MA 02138  
T: 617-412-8450**

**26 JULY 2024**



VIEW OF REAR



VIEW OF REAR

**X** = PROPOSED LOCATION  
OF 2-STORY REAR  
ADDITION

10 HOWLAND ST  
EXISTING PHOTOS

GCD ARCHITECTS  
27 HURLBUT ST  
CAMBRIDGE MA 02138  
T: 617-412-8450

26 JULY 2024



Dimension Regulation - ZONE RESIDENCE C1				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	0.58	0.70	0.75	YES
MIN. LOT SIZE	4,901 sq. ft.	4,901 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MIN. LOT AREA PER DWELLING UNIT	2,451 sq.ft.	2,451 sq. ft.	1,500 sq. ft.	YES
MIN. LOT WIDTH	50'	50'	50'	YES
MIN. FRONT SETBACK	38.8'	38.8'	(H+L)/4 MIN.10' = 14'	YES
MIN. LEFT SIDE SETBACK	3.3'	2.4'	(H+L)/5 MIN. 7'-6" = 13.8' EXTG -15.4' PROP.	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	12.9'	12.9'	(H+L)/5 MIN. 7'-6" = 12.3' EXTG - 15.4' PROP.	EXISTING NON CONFORMING
MIN. REAR SETBACK	54.6'	40.3'	EVERY 4' >100' = 23.5'	YES
MAXIMUM HEIGHT	35'	35'	35'	YES
TOT RATIO OF PRIVATE OPEN SPACE TO LOT AREA	50%	49%	30%	YES
PRIVATE OPEN SPACE (15'x15') as per 5.22.3	21%	20%	15%	YES

**EXTG. REQUIRED SETBACKS:**

FRONT =  $(H+L)/4 = (34.6+21.6) / 4 = 14'$   
 RIGHT SIDE =  $(H+L) / 5 = (34.63+27.08) / 5 = 12.3'$   
 LEFT SIDE =  $(H+L) / 5 = (34.63+34.41) / 5 = 13.8'$   
 REAR =  $20' + 1' \text{ EVERY } 4' > 100' = 20' + (14'/4) = 23.5'$

**PROPOSED REQUIRED SETBACKS:**

FRONT =  $(H+L)/4 = (34.6+21.6) / 4 = 14'$   
 RIGHT SIDE =  $(H+L) / 5 = (34.63+42.39) / 5 = 15.4'$   
 LEFT SIDE =  $(H+L) / 5 = (34.63+42.39) / 5 = 15.4'$   
 REAR =  $20' + 1' \text{ EVERY } 4' > 100' = 20' + (14'/4) = 23.5'$

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**GCD ARCHITECTS**

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 617-412-8450  
 www.glassmanchungdesign.com

DATE

7/24/2024

PROJECT

**10 Howland Street**  
  
**Cambridge, MA**

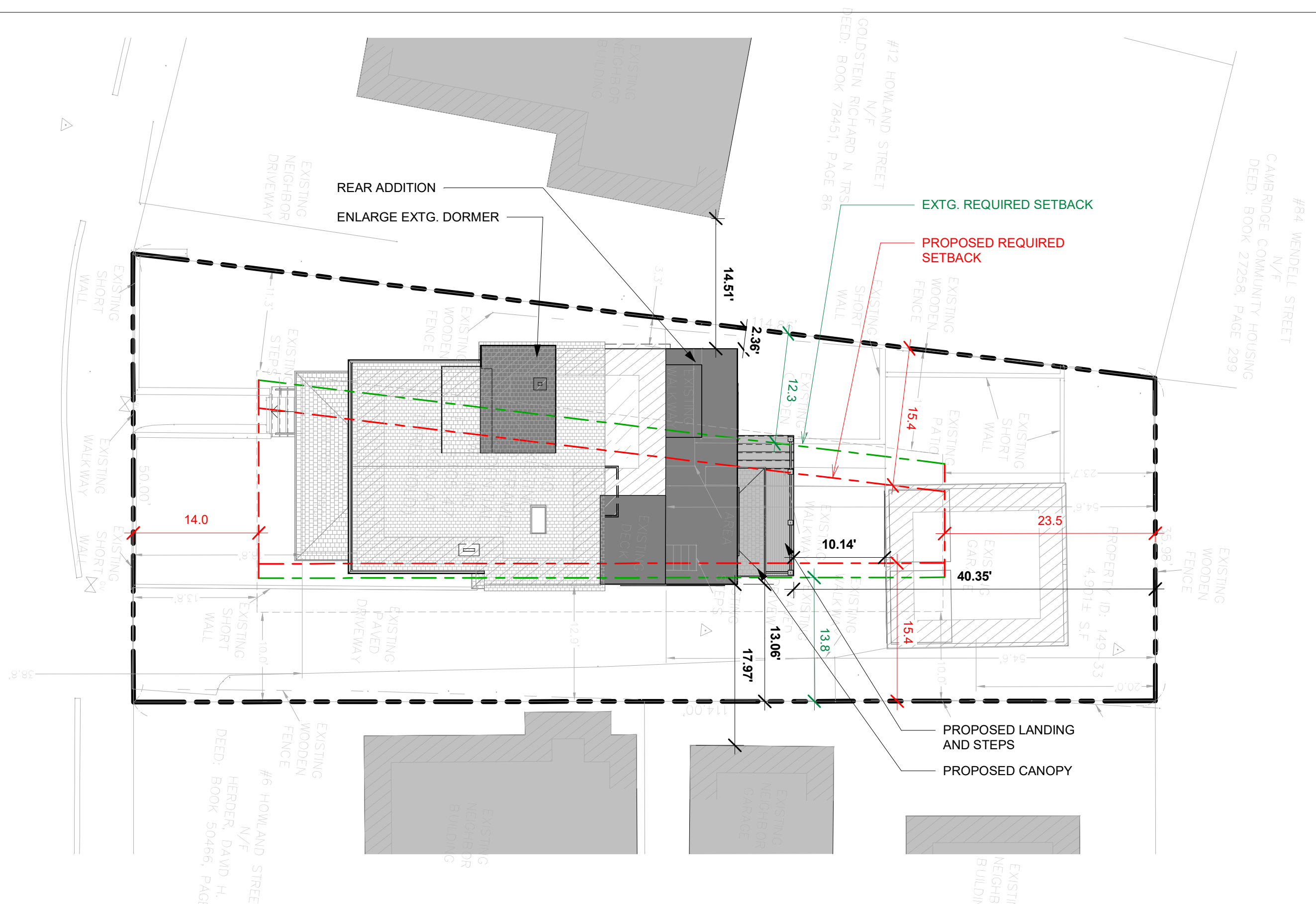
TITLE

**Zoning Analysis**

SCALE

DRAWING

**Z.1**



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 Cambridge, MA

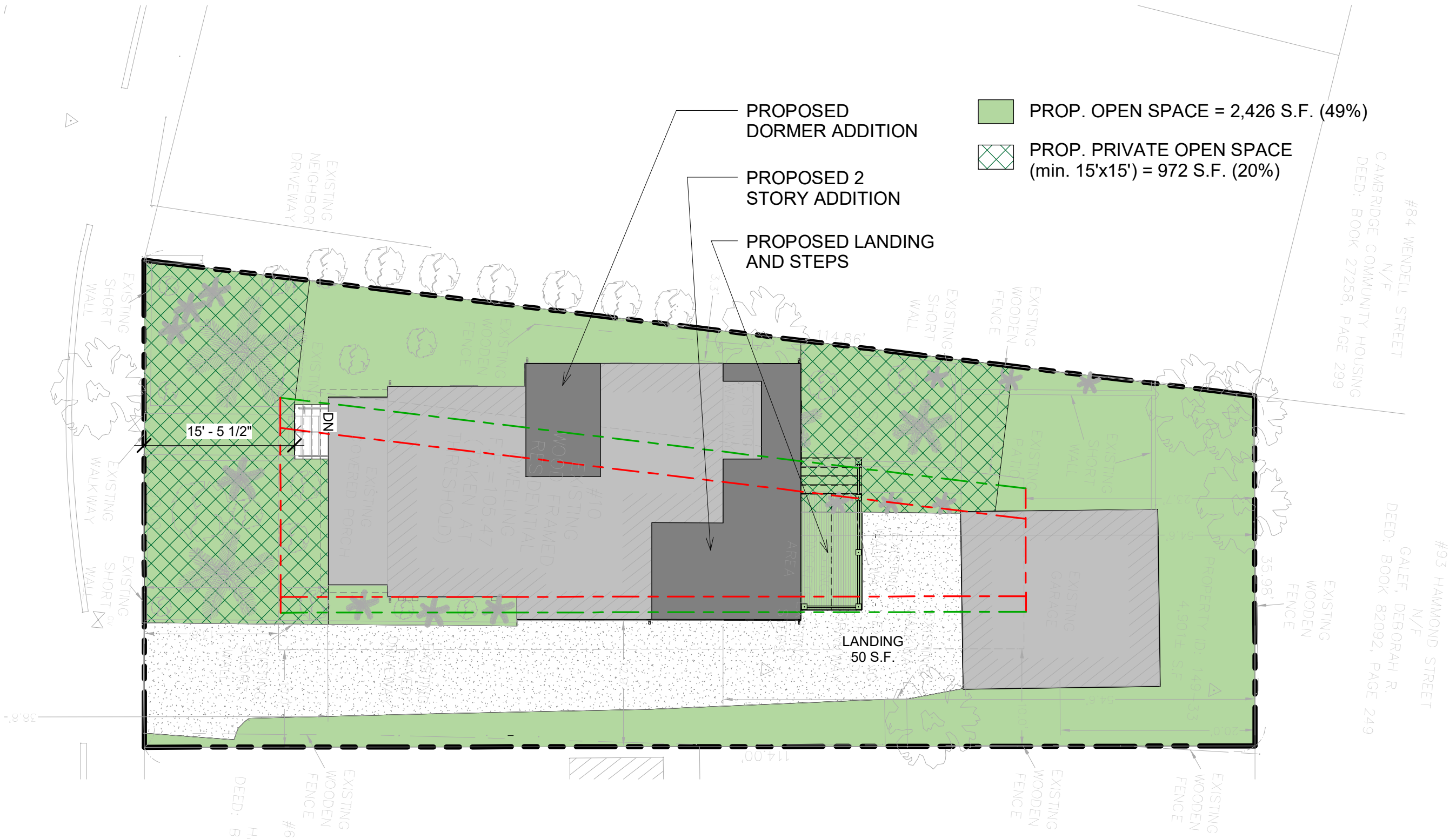
TITLE  
**Zoning - Setback plan-**

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

DRAWING  
**Z.2**







PROPOSED DORMER ADDITION

PROPOSED 2 STORY ADDITION

PROPOSED LANDING AND STEPS

PROP. OPEN SPACE = 2,426 S.F. (49%)

PROP. PRIVATE OPEN SPACE (min. 15'x15') = 972 S.F. (20%)

15' - 5 1/2"

LANDING  
50 S.F.

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**Cambridge, MA**

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**Prop. Open Space  
Analysis**

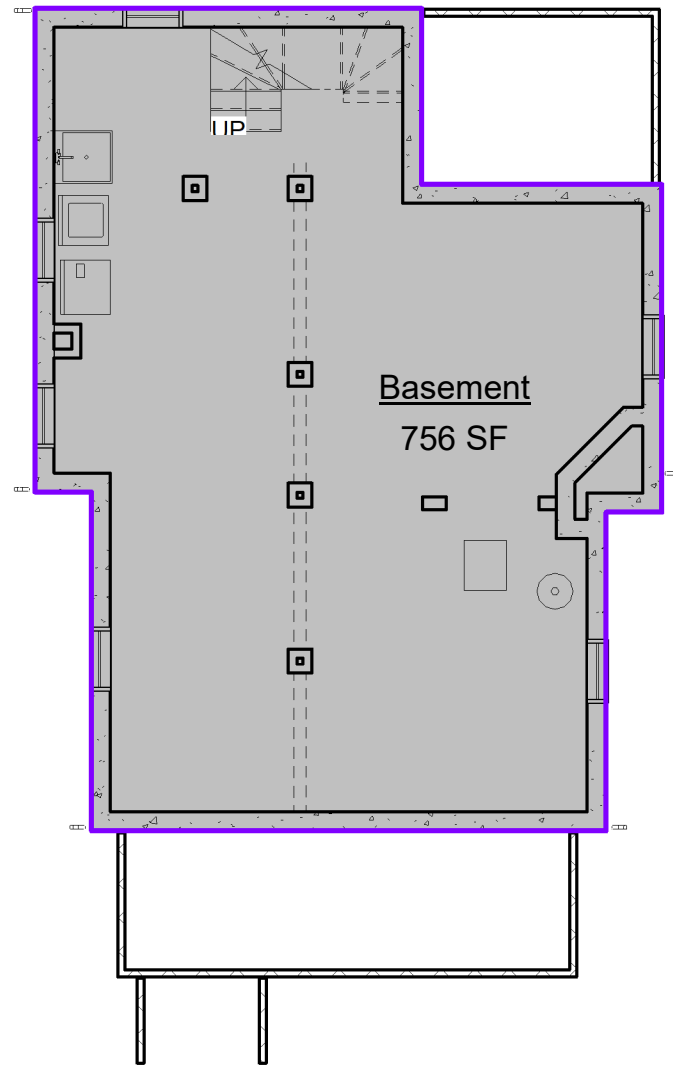
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**3/32" = 1'-0"**

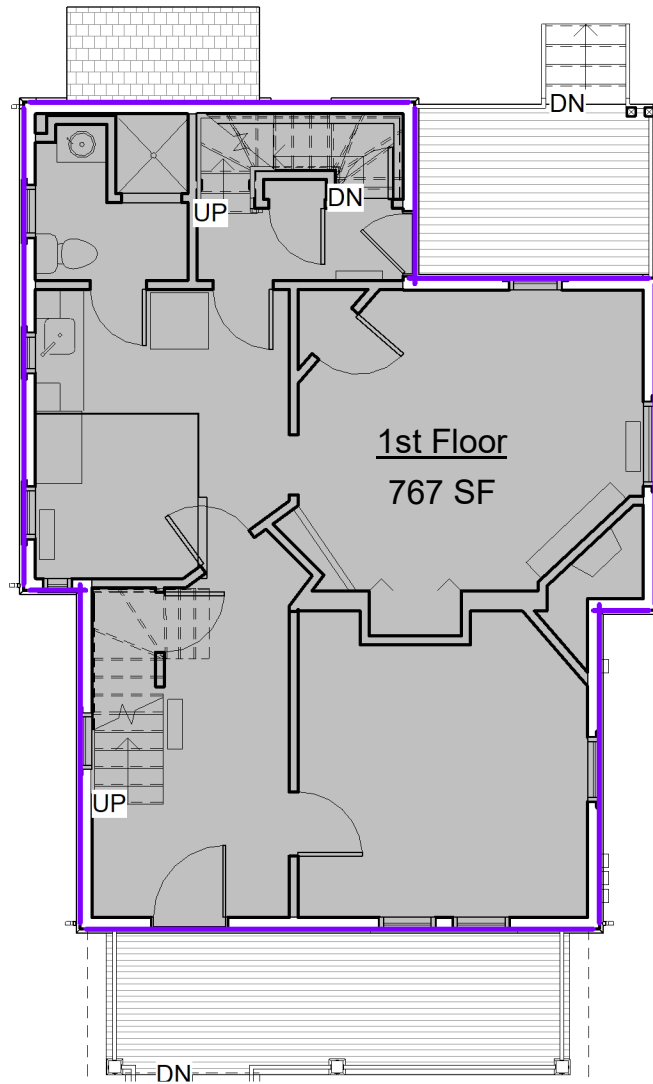
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**Z.3.2**

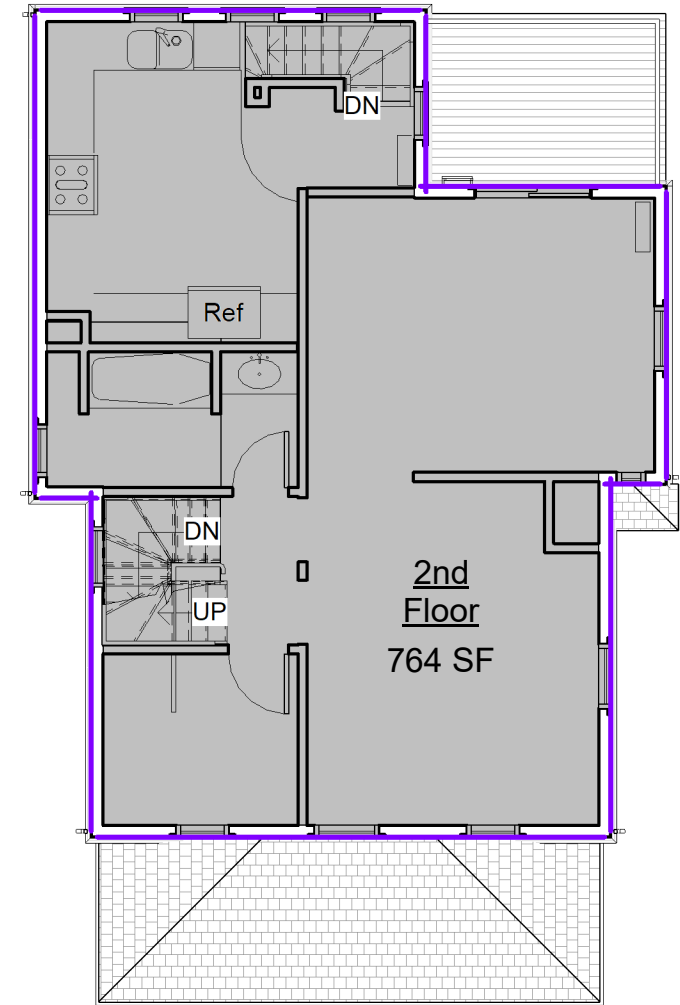
GCD ARCHITECTS



① Basement  
1/8" = 1'-0"



② 1st Floor  
1/8" = 1'-0"



③ 2nd Floor  
1/8" = 1'-0"

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TITLE

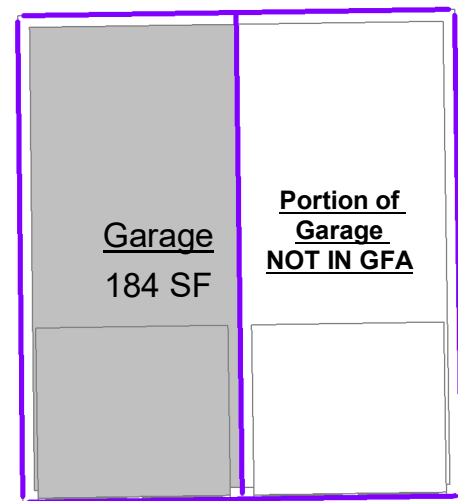
**Zoning - EXTG. GFA  
& FAR Analysis**

SCALE

1/8" = 1'-0"

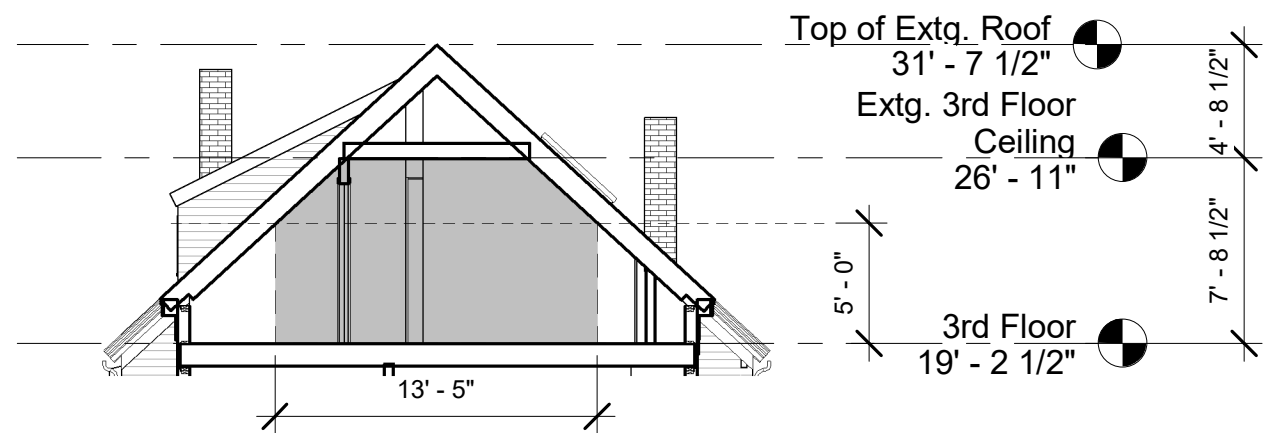
DRAWING

**Z.4**

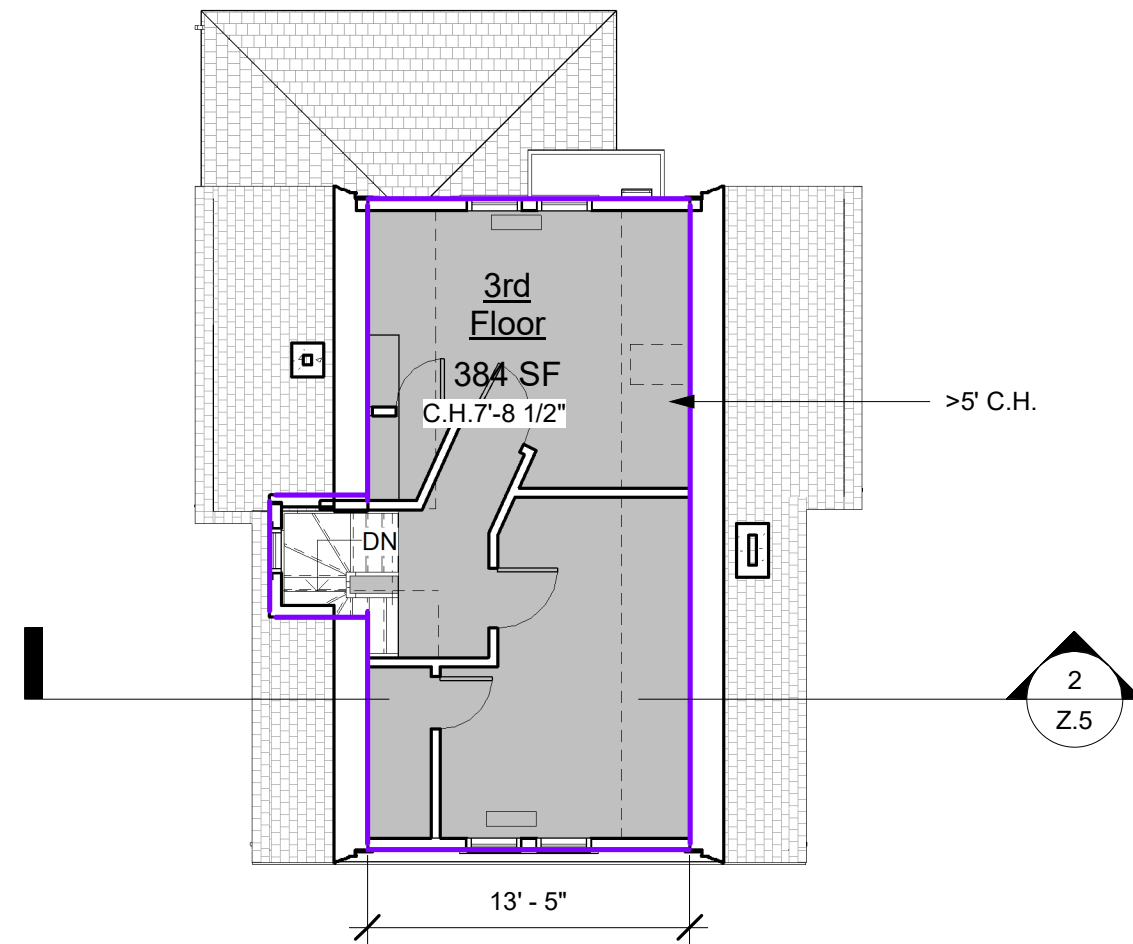


③ Garage  
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
Basement	756 SF	4901 SF	0.154172
1st Floor	767 SF	4901 SF	0.156487
2nd Floor	764 SF	4901 SF	0.155812
3rd Floor	384 SF	4901 SF	0.078373
Garage	184 SF	4901 SF	0.037644
	2855 SF		0.582489



② Section GFA  
1/8" = 1'-0"



① 3rd Floor  
1/8" = 1'-0"

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TITLE

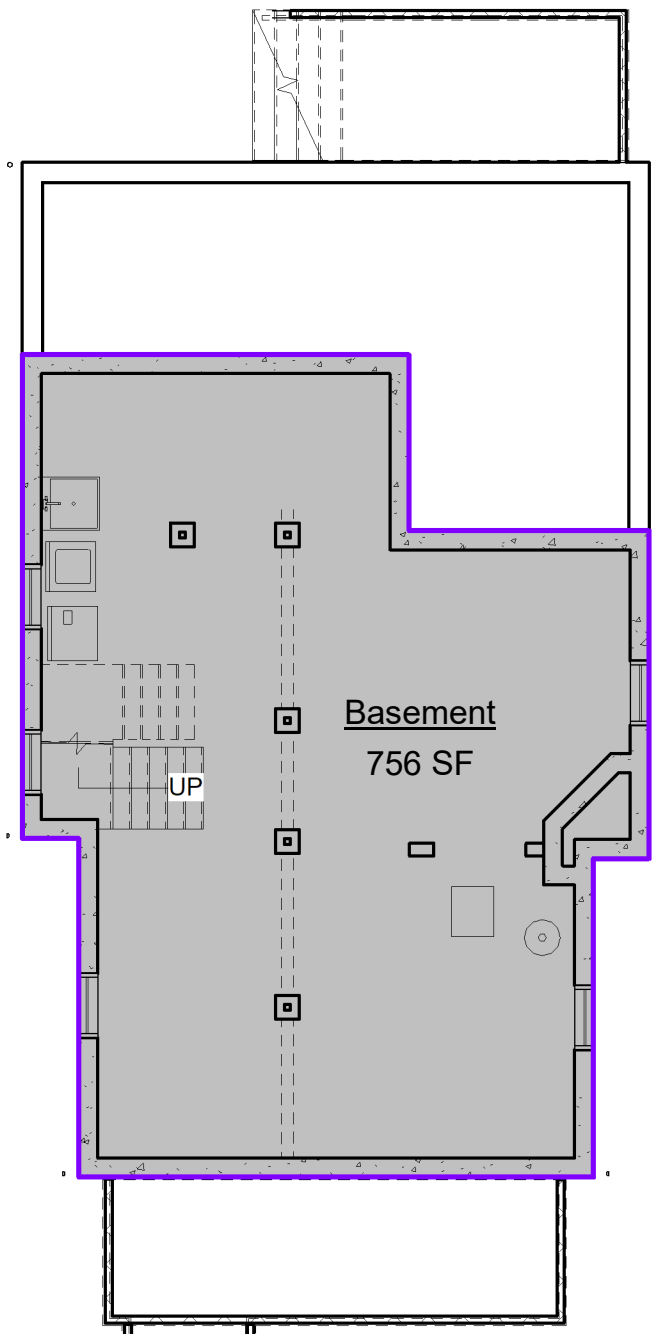
**Zoning - EXTG. GFA  
- FAR Analysis**

SCALE

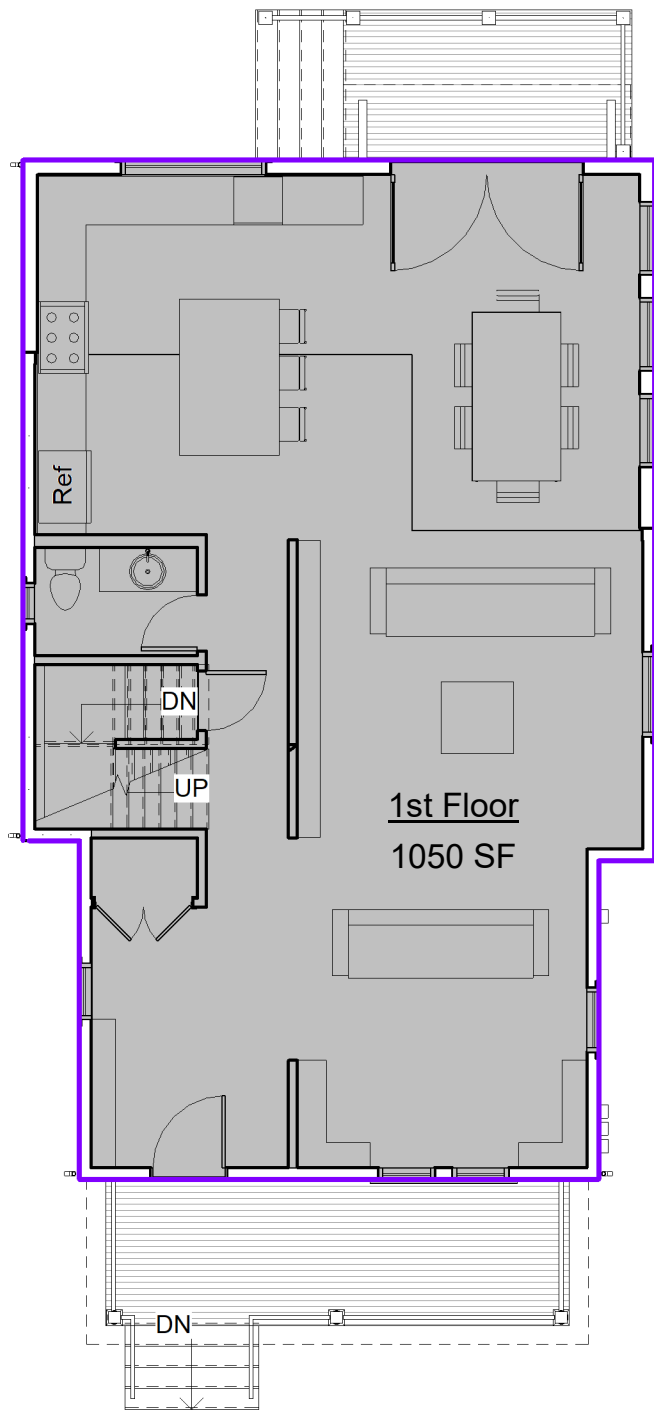
1/8" = 1'-0"

DRAWING

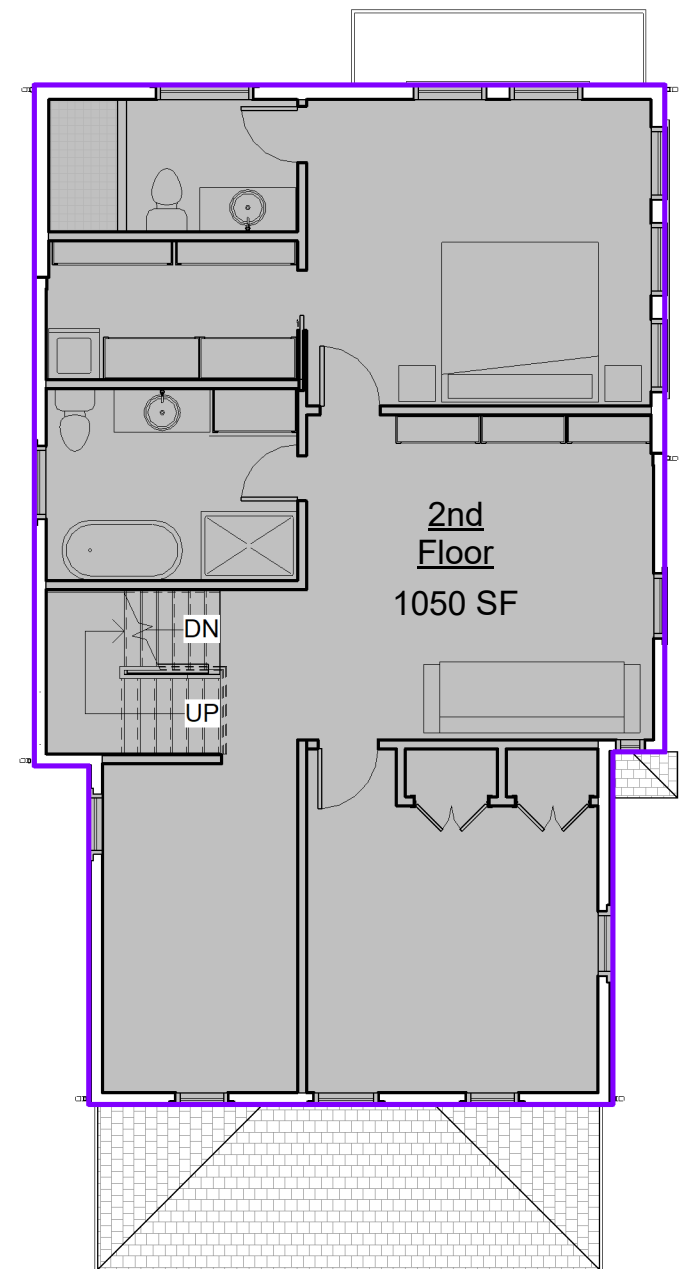
**Z.5**



1 **Basement**  
1/8" = 1'-0"



2 **1st Floor**  
1/8" = 1'-0"



3 **2nd Floor**  
1/8" = 1'-0"

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TITLE

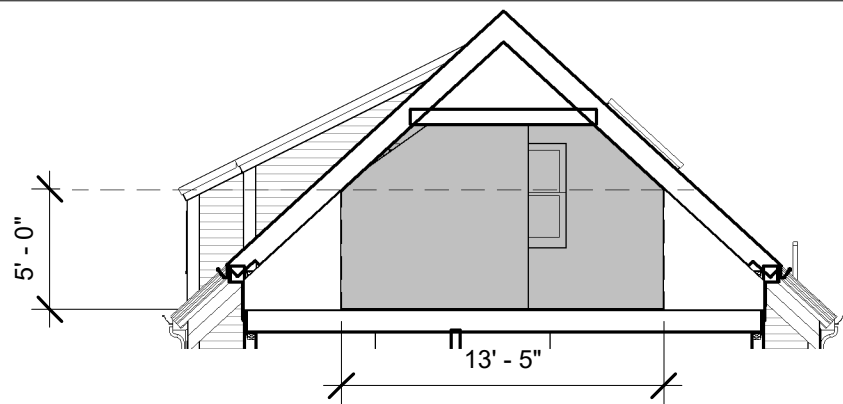
**Zoning - PROP. GFA  
& FAR Analysis**

SCALE

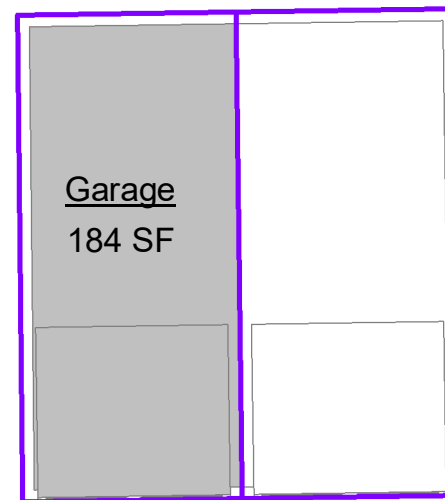
1/8" = 1'-0"

DRAWING

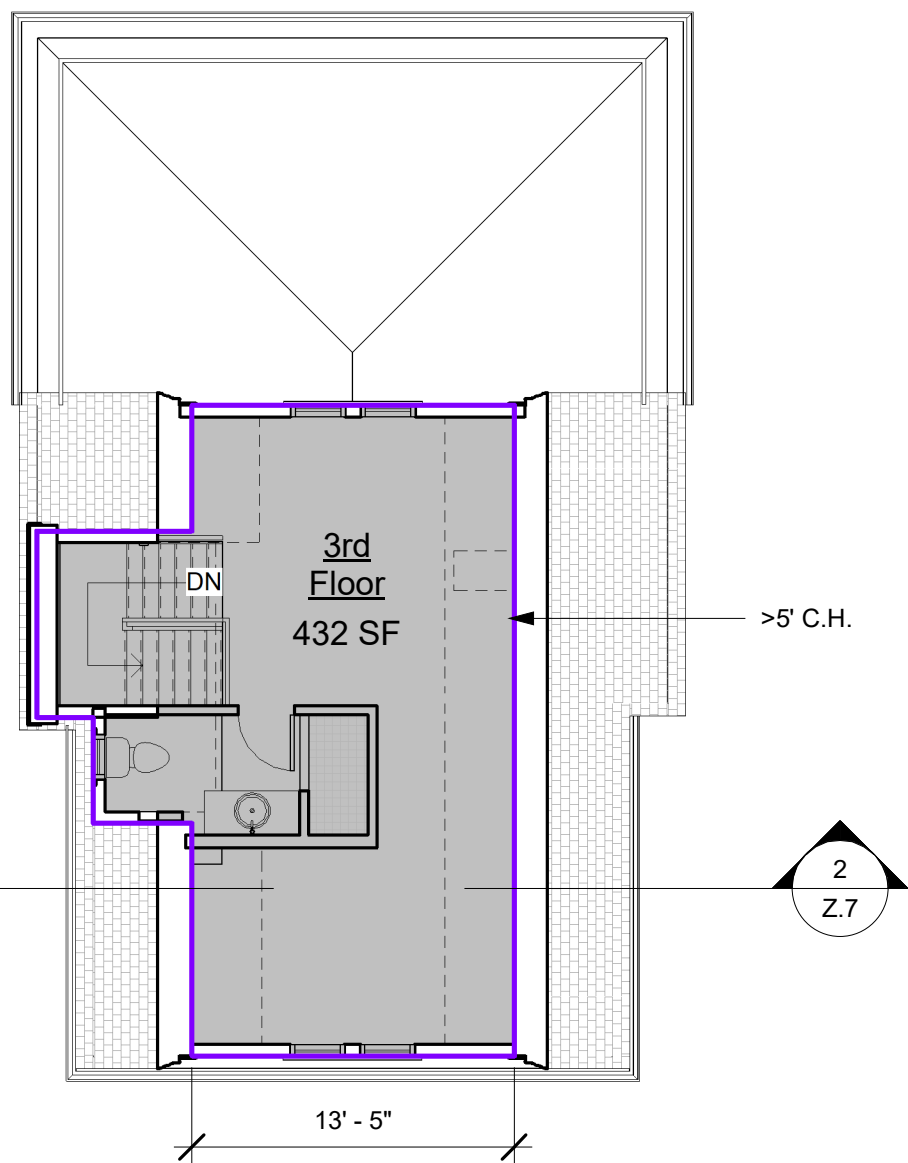
**Z.6**



② Section PROP. GFA  
1/8" = 1'-0"



③ Garage  
1/8" = 1'-0"



① 3rd Floor  
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	1050 SF	4901 SF	0.214312
2nd Floor	1050 SF	4901 SF	0.214143
3rd Floor	432 SF	4901 SF	0.088063
Basement	756 SF	4901 SF	0.154172
Garage	184 SF	4901 SF	0.037644
	3472 SF		0.708335

ARCHITECT

DATE

PROJECT

TITLE

SCALE

DRAWING

**GCD ARCHITECTS**

7/24/2024

**10 Howland Street**

**Zoning - PROP. GFA  
& FAR Analysis**

1/8" = 1'-0"

**Z.7**

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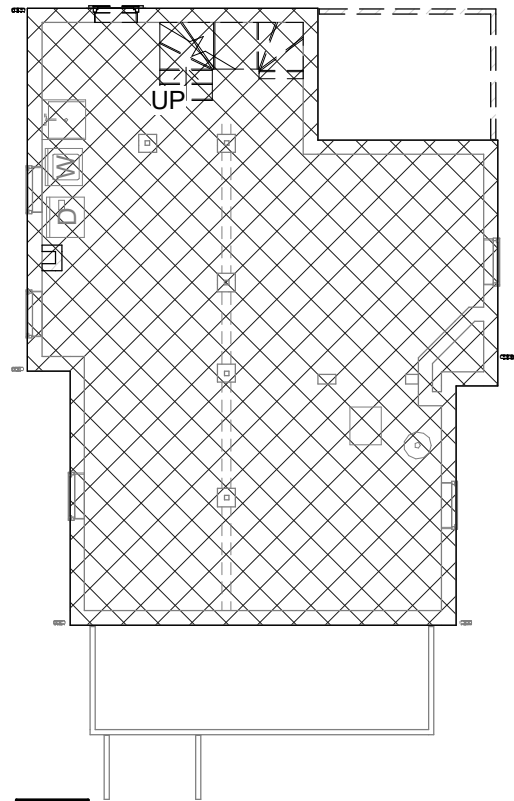
**Cambridge, MA**

GCD ARCHITECTS



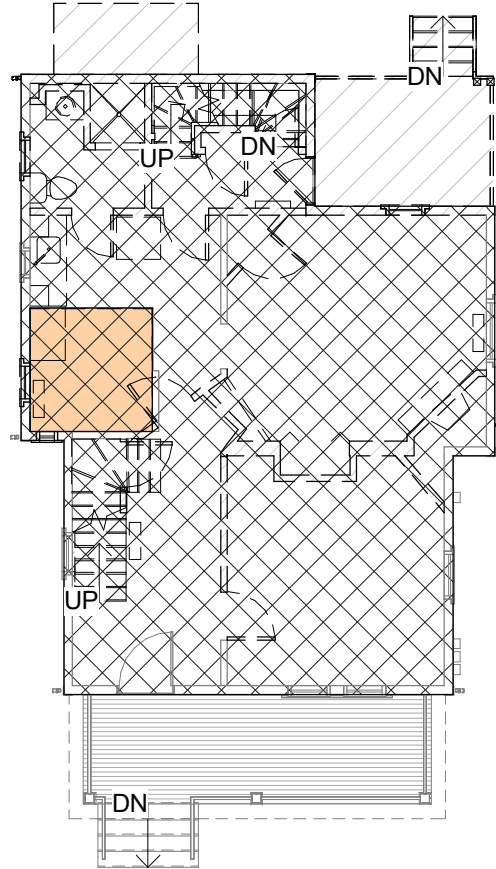
EXTG. FLOOR AND ROOF

PORTION OF EXTG. FLOOR AND ROOF TO BE DEMOLISHED



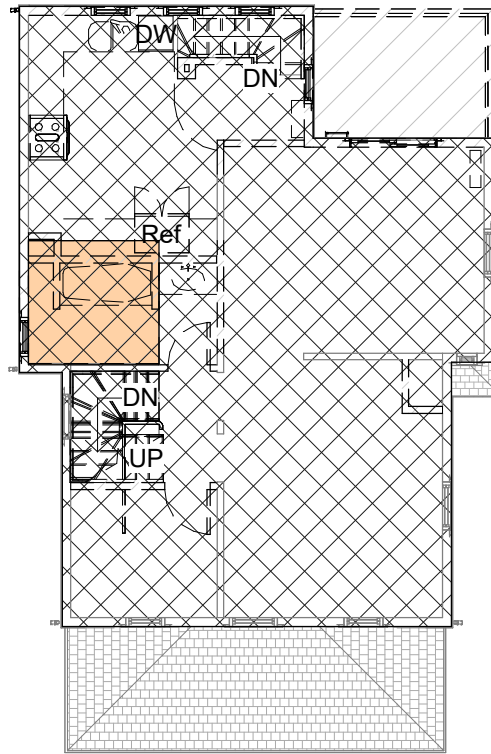
TOT. FLOOR AREA (755 S.F.)  
FLOOR AREA TO BE DEMOLISHED (0 S.F.)

1 GFA DEMO Basement  
3/32" = 1'-0"



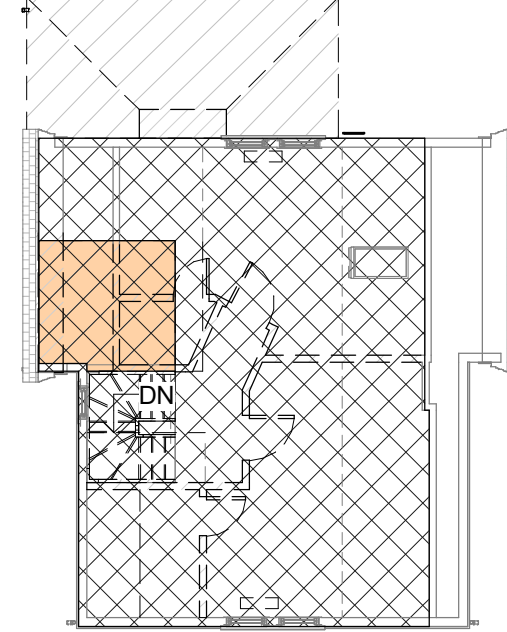
TOT. FLOOR AREA (767 S.F.)  
FLOOR AREA TO BE DEMOLISHED (47 S.F.)

2 GFA DEMO 1st Floor  
3/32" = 1'-0"



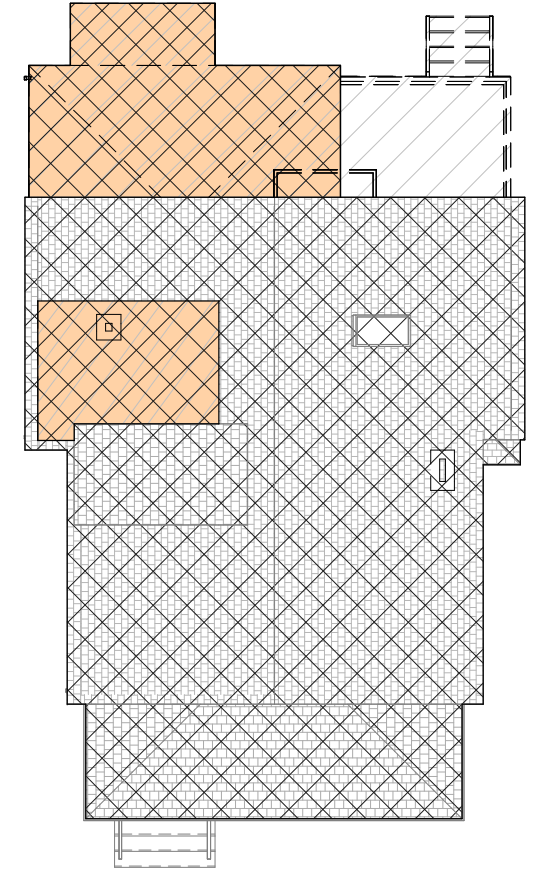
TOT. FLOOR AREA (763 S.F.)  
FLOOR AREA TO BE DEMOLISHED (50 S.F.)

3 GFA DEMO 2nd Floor  
3/32" = 1'-0"



TOT. FLOOR AREA (552 S.F.)  
FLOOR AREA TO BE DEMOLISHED (54 S.F.)

4 GFA DEMO 3rd Floor  
3/32" = 1'-0"



TOT. ROOF AREA (1,002 S.F.)  
ROOF AREA TO BE DEMOLISHED (224 S.F.)

5 Extg. Roof DEMO  
3/32" = 1'-0"

GFA DEMO PERCENTAGE CALCULATION						
	BASEMENT	1ST FLOOR	2NDFLOOR	3RD FLOOR	ROOF	TOT
EXTG. (S.F.)	755	767	763	552	1,002	3,839
DEMO (S.F.)	0	47	50	54	224	375

Percentage of DEMO = 9.77% < 25% CONFORMING

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Cambridge, MA

TITLE

GFA DEMO CALCS

SCALE

3/32" = 1'-0"

DRAWING

Z.8

GCD ARCHITECTS



① Front/Left side view EXTG



② Front/Right side view EXTG

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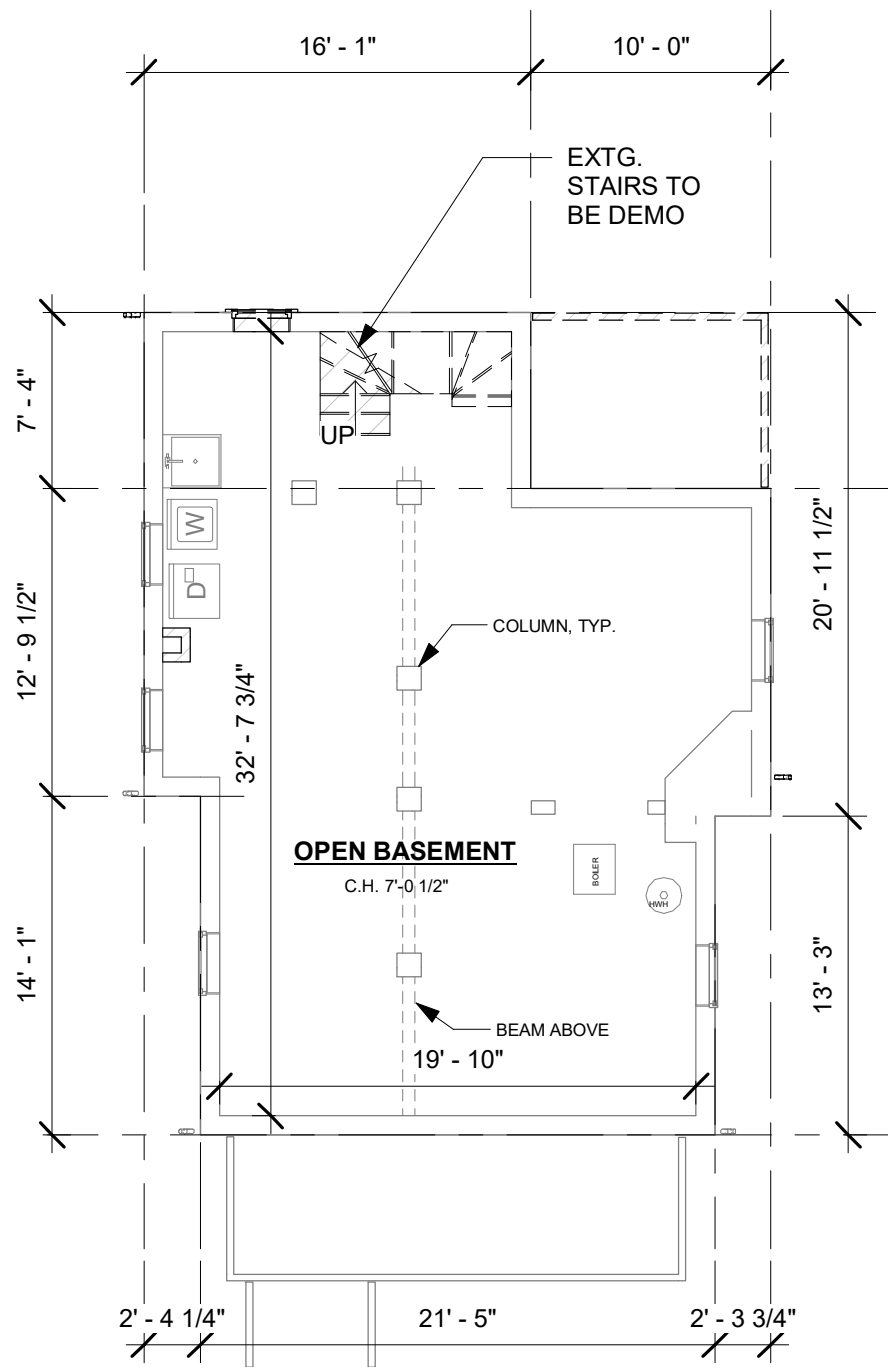
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**Existing 3D Views**

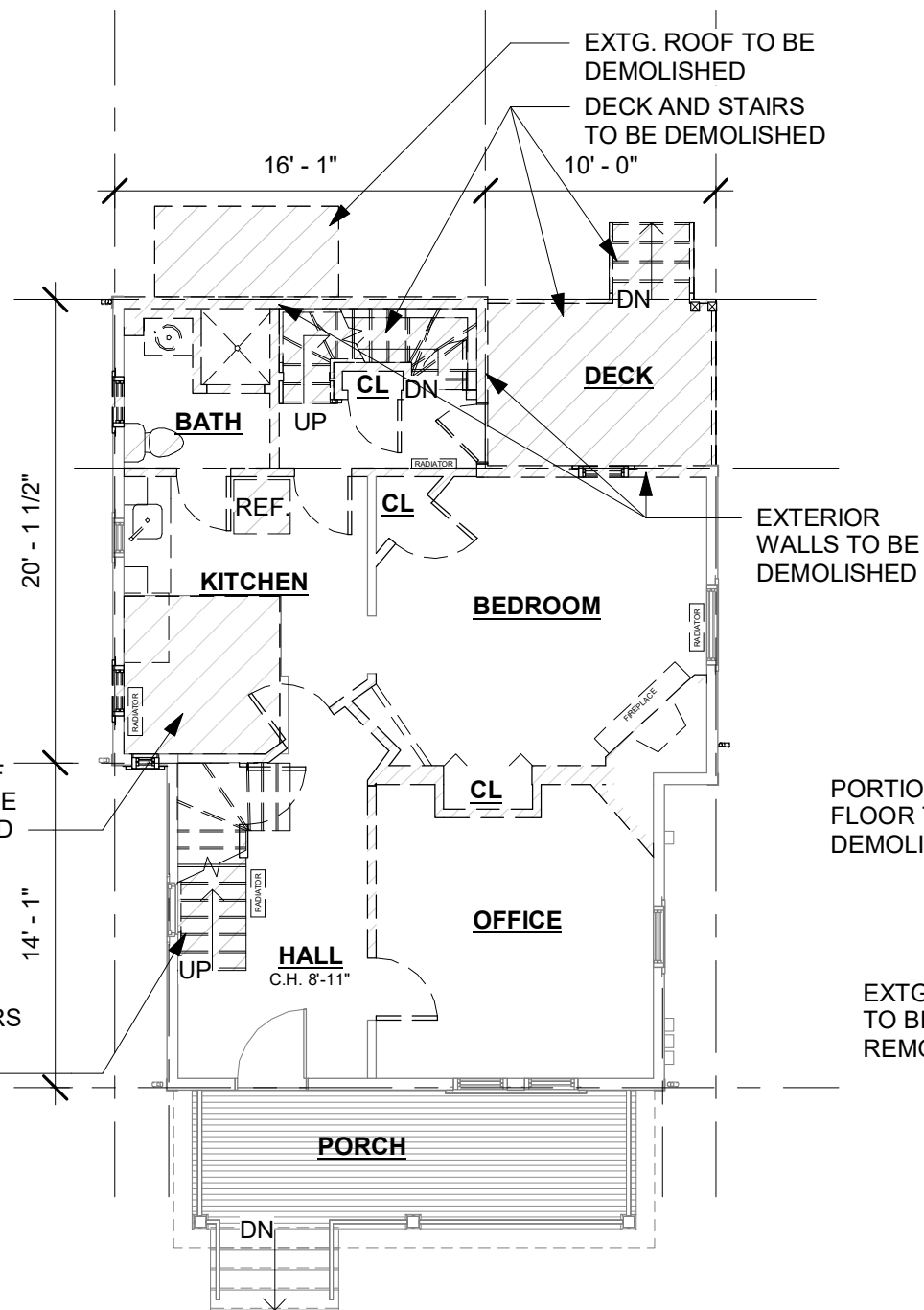
SCALE

DRAWING

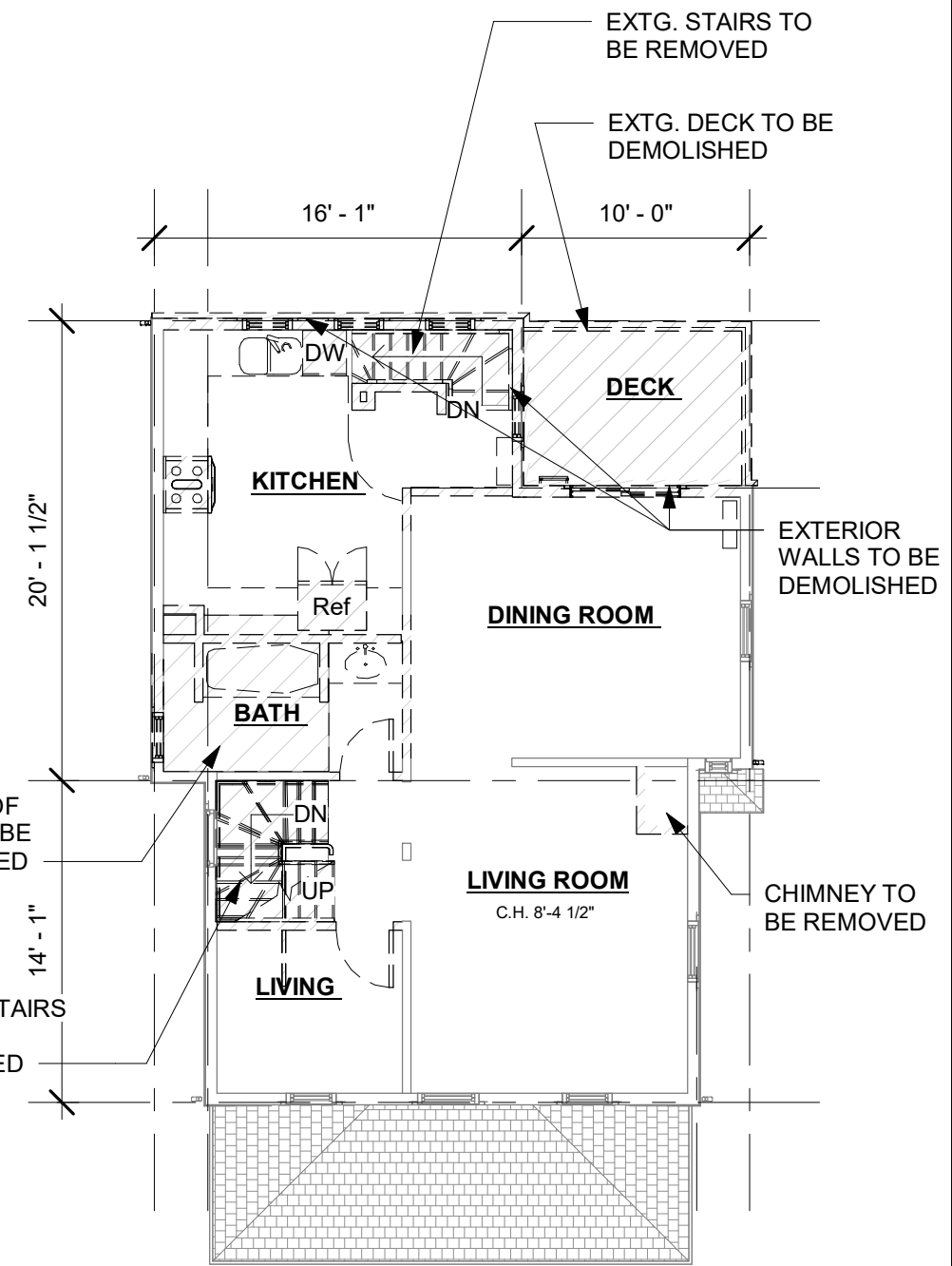
**D0.1**



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



2 Extg. 1st Floor  
1/8" = 1'-0"



3 Extg. 2nd Floor  
1/8" = 1'-0"

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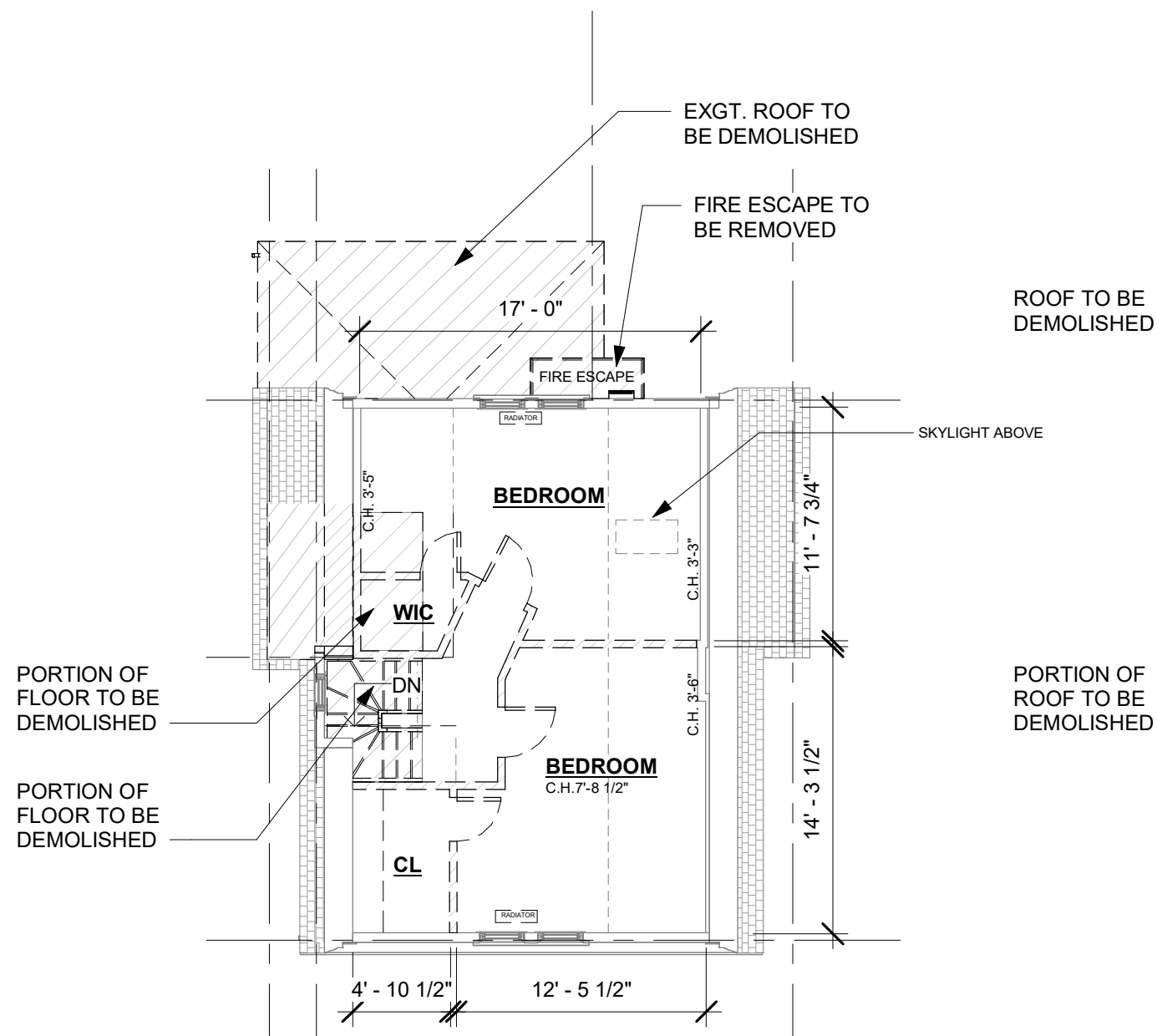
DATE  
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Cambridge, MA

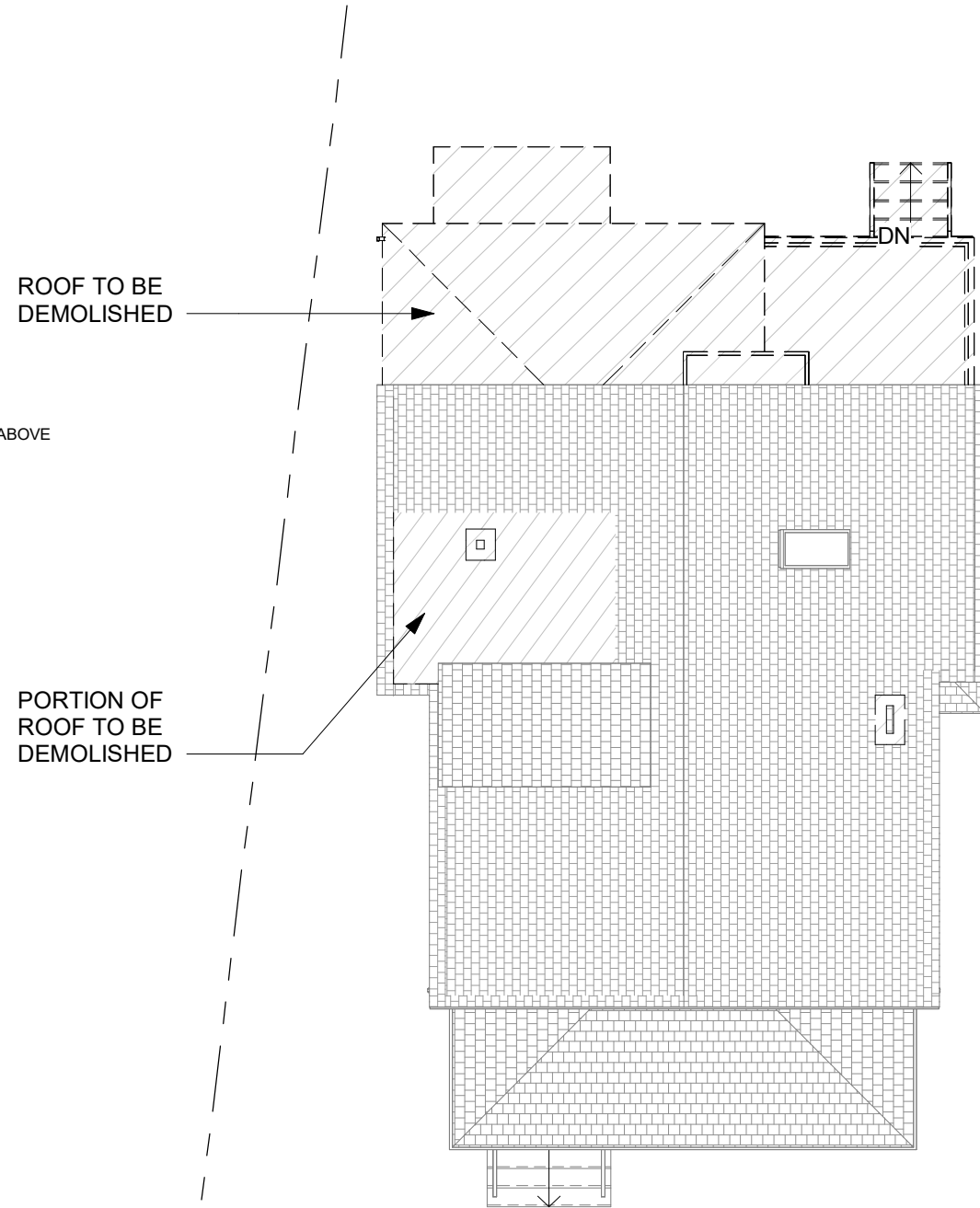
TITLE  
**Extg. Demo Plans**

SCALE  
1/8" = 1'-0"

DRAWING  
**D1.1**



② Extg. 3rd Floor  
1/8" = 1'-0"



③ Extg. Roof  
1/8" = 1'-0"

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**Cambridge, MA**

TITLE

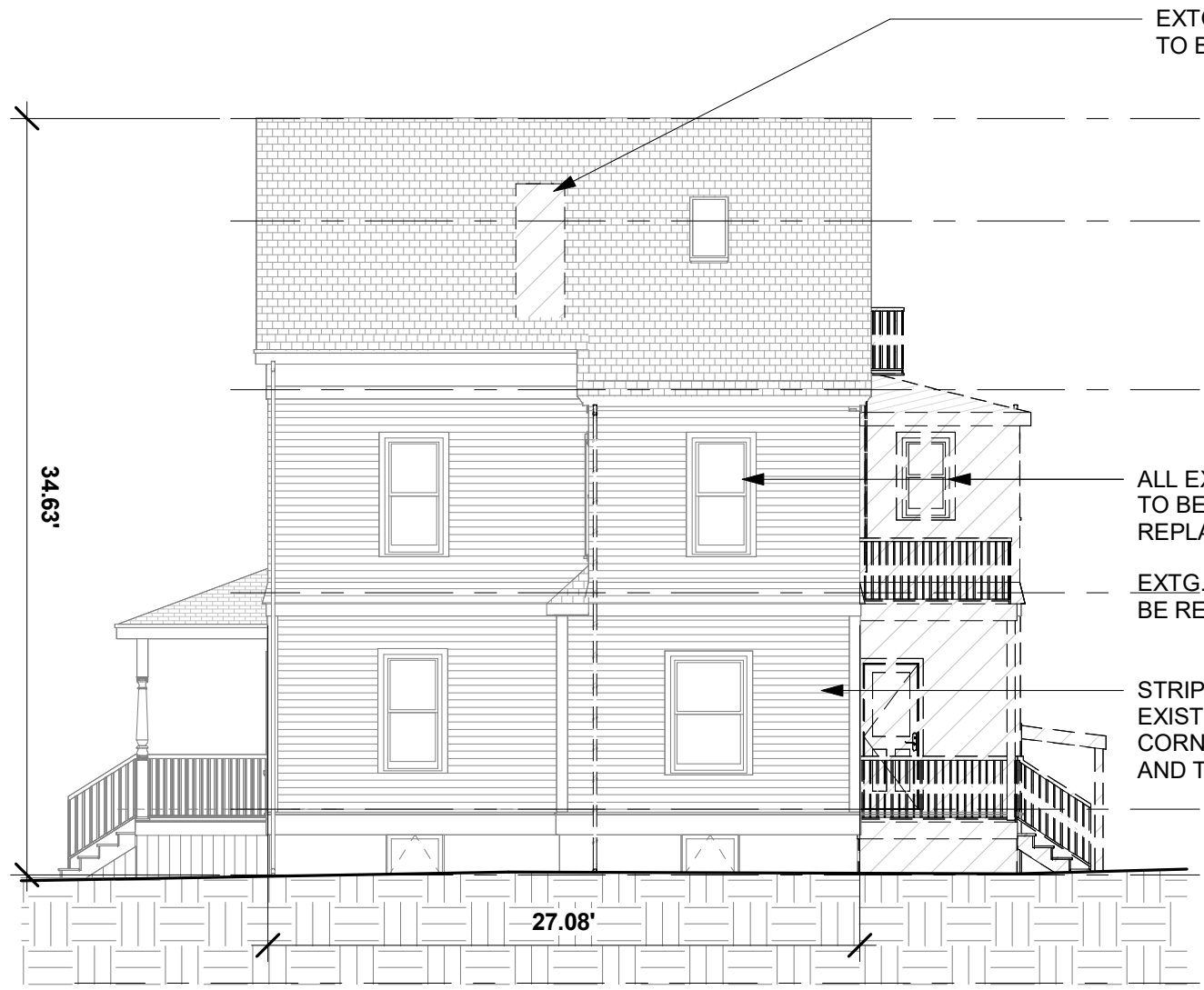
**Extg. Demo Plans**

SCALE

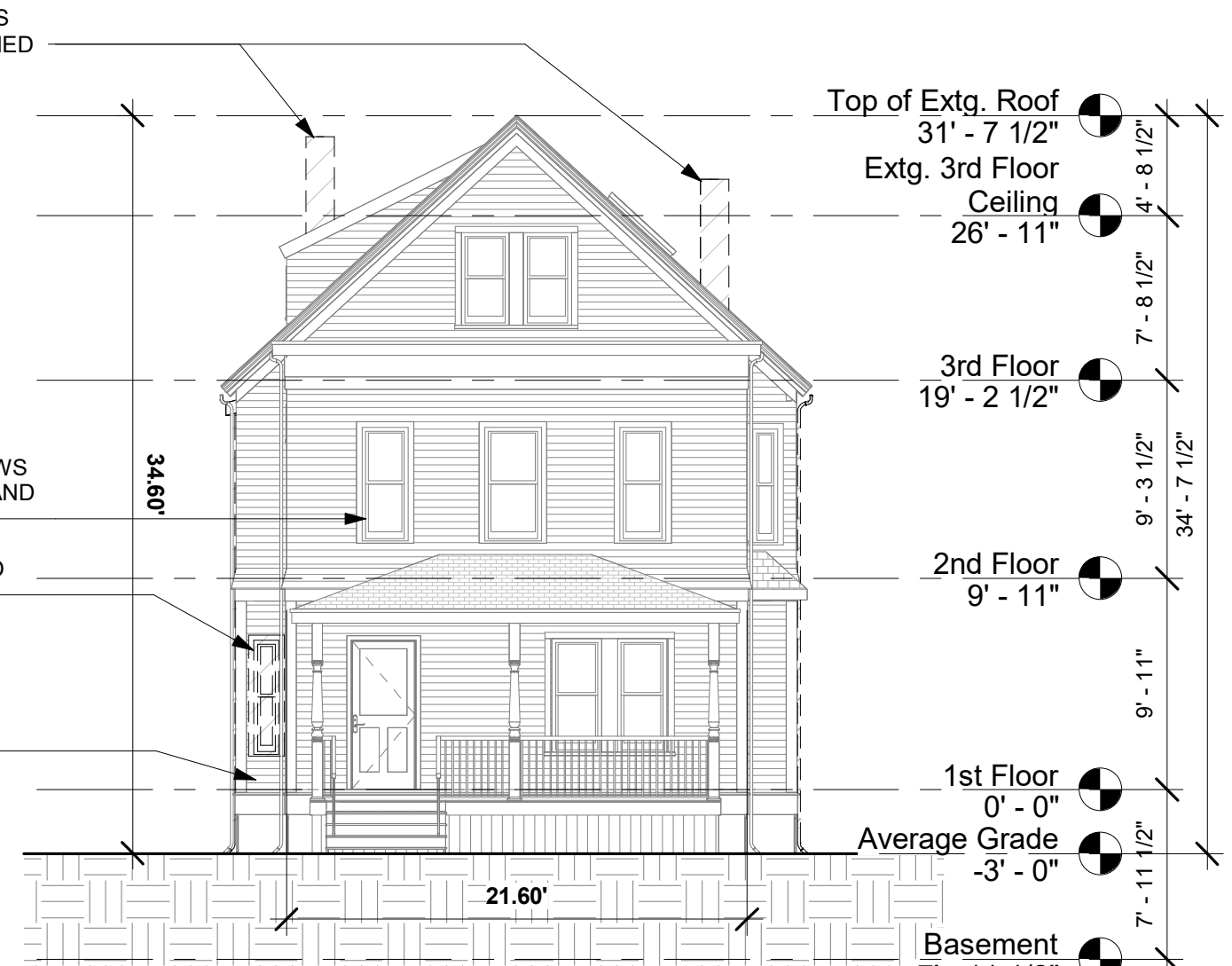
**1/8" = 1'-0"**

DRAWING

**D1.2**

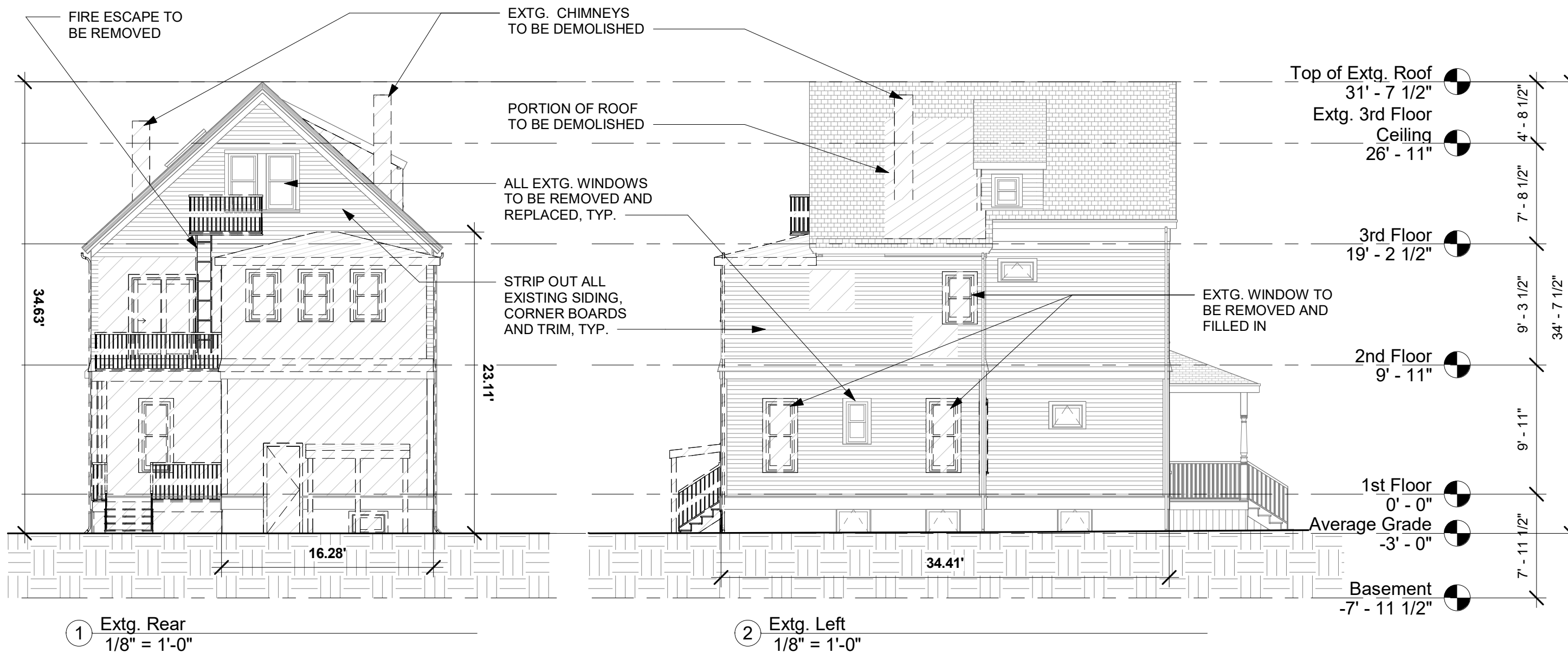


② Extg. Right  
1/8" = 1'-0"



① Extg. Front  
1/8" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p><b>GCD ARCHITECTS</b> 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>7/24/2024</p>	<p><b>10 Howland Street</b> <b>Cambridge, MA</b></p>	<p><b>Extg. Demo Elevations</b></p>	<p><b>1/8" = 1'-0"</b></p>	<p><b>D2.1</b></p>



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

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

ARCHITECT

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DATE

7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

**Extg. Demo Elevations**

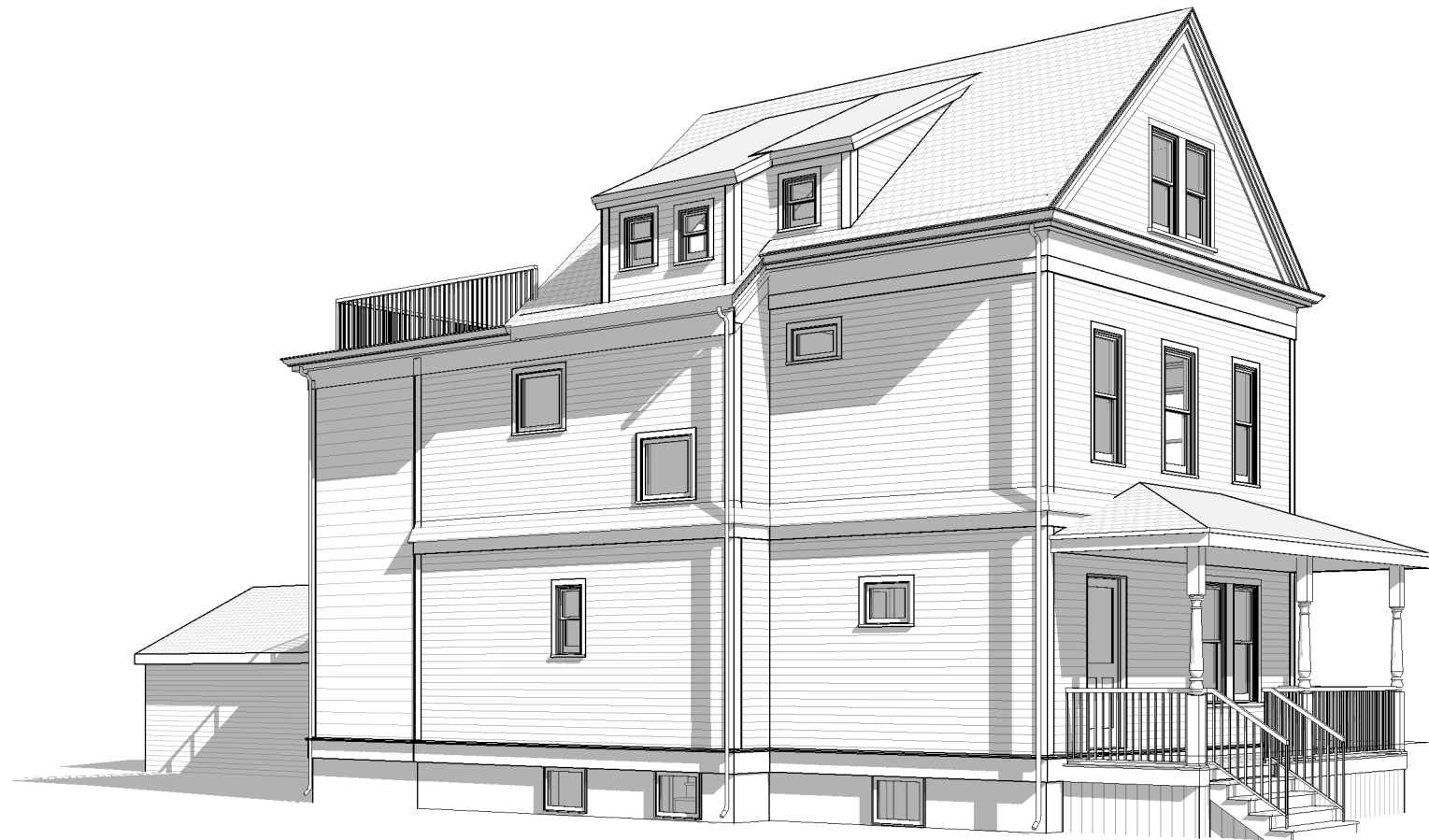
SCALE

1/8" = 1'-0"

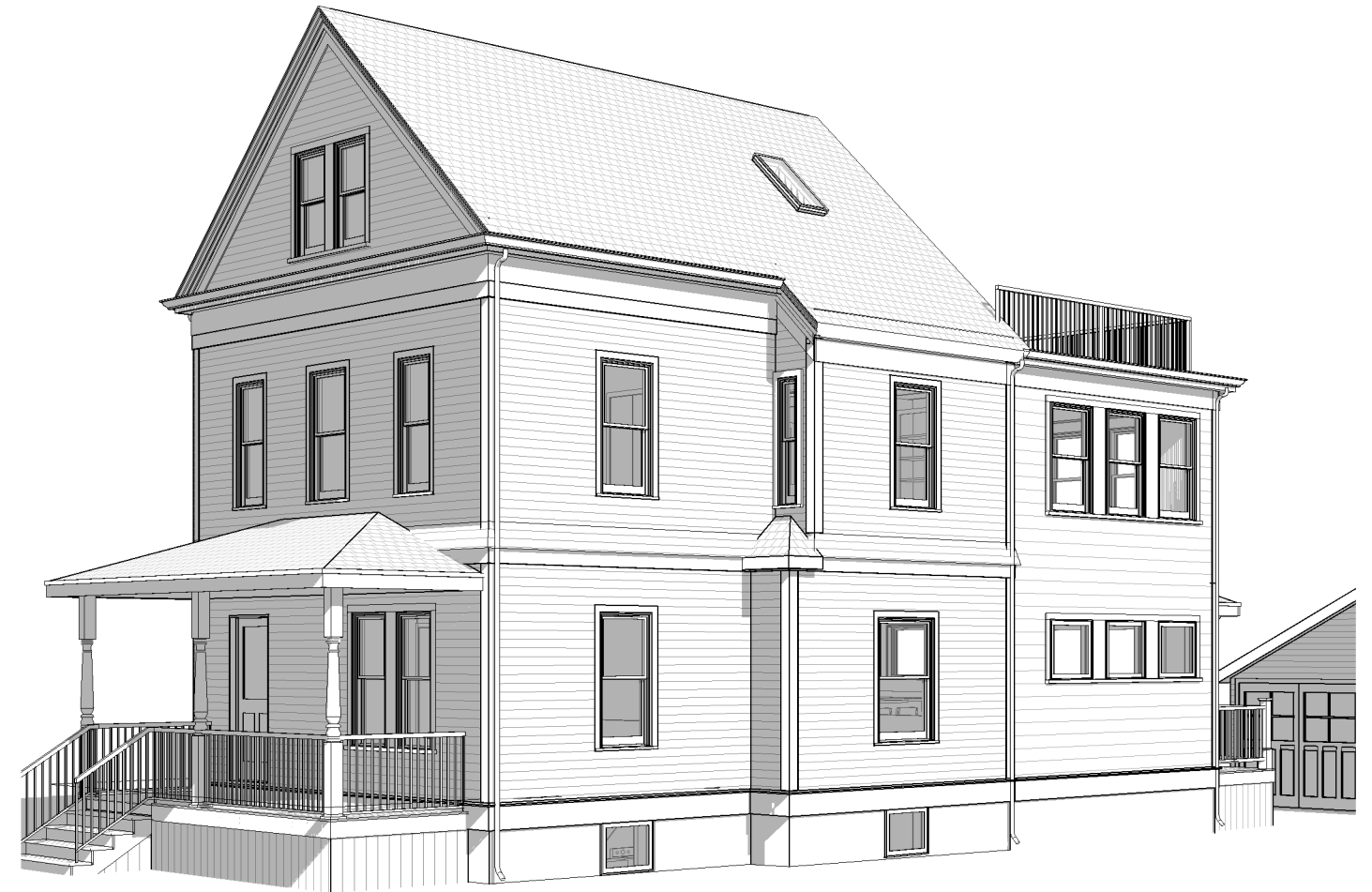
DRAWING

**D2.2**





① Front/Left side view



② Front/Right side view

ARCHITECT

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7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

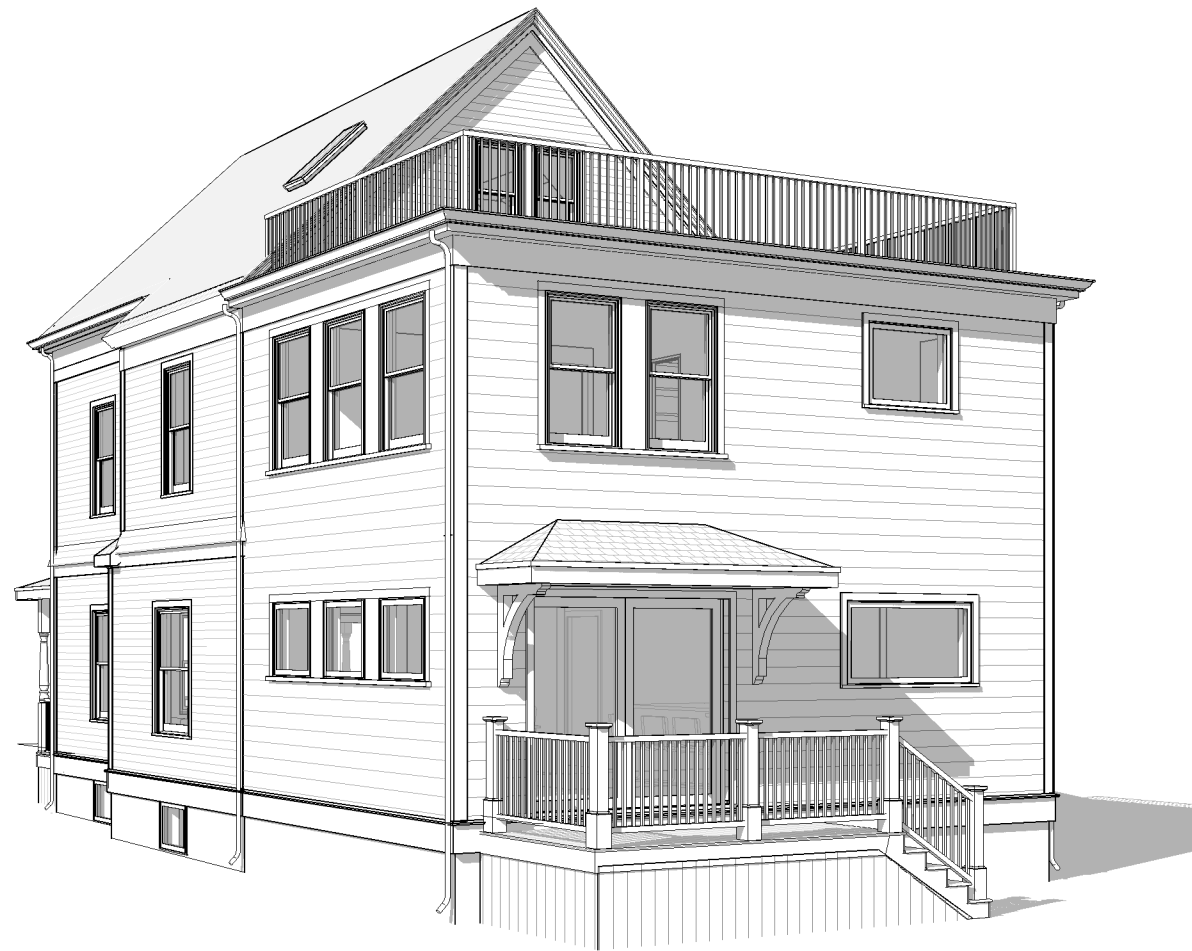
TITLE

**Proposed 3D Views**

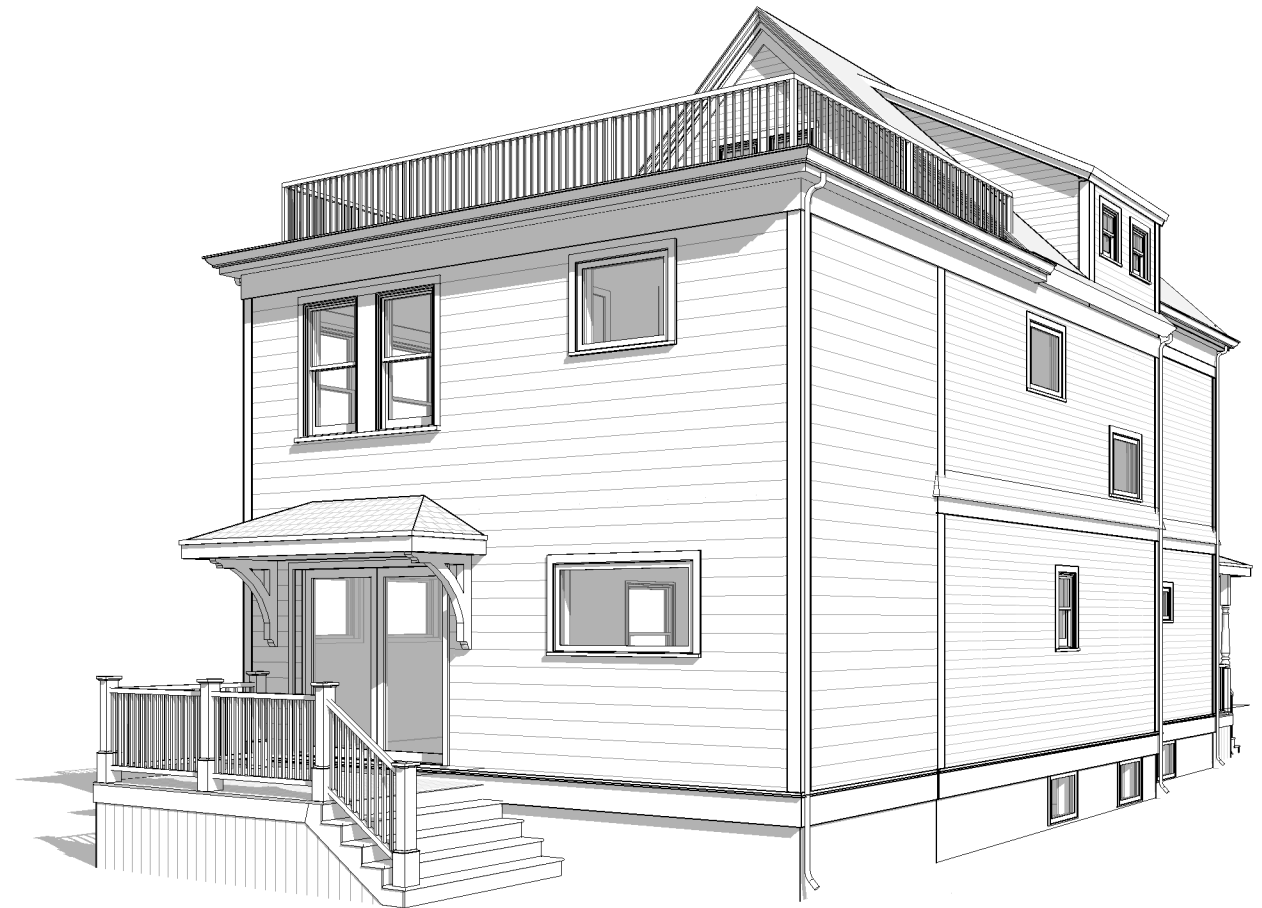
SCALE

DRAWING

**A0.1**



① Rear/ Right side view



② Rear Left View.

ARCHITECT

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7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

**Proposed 3D Views**

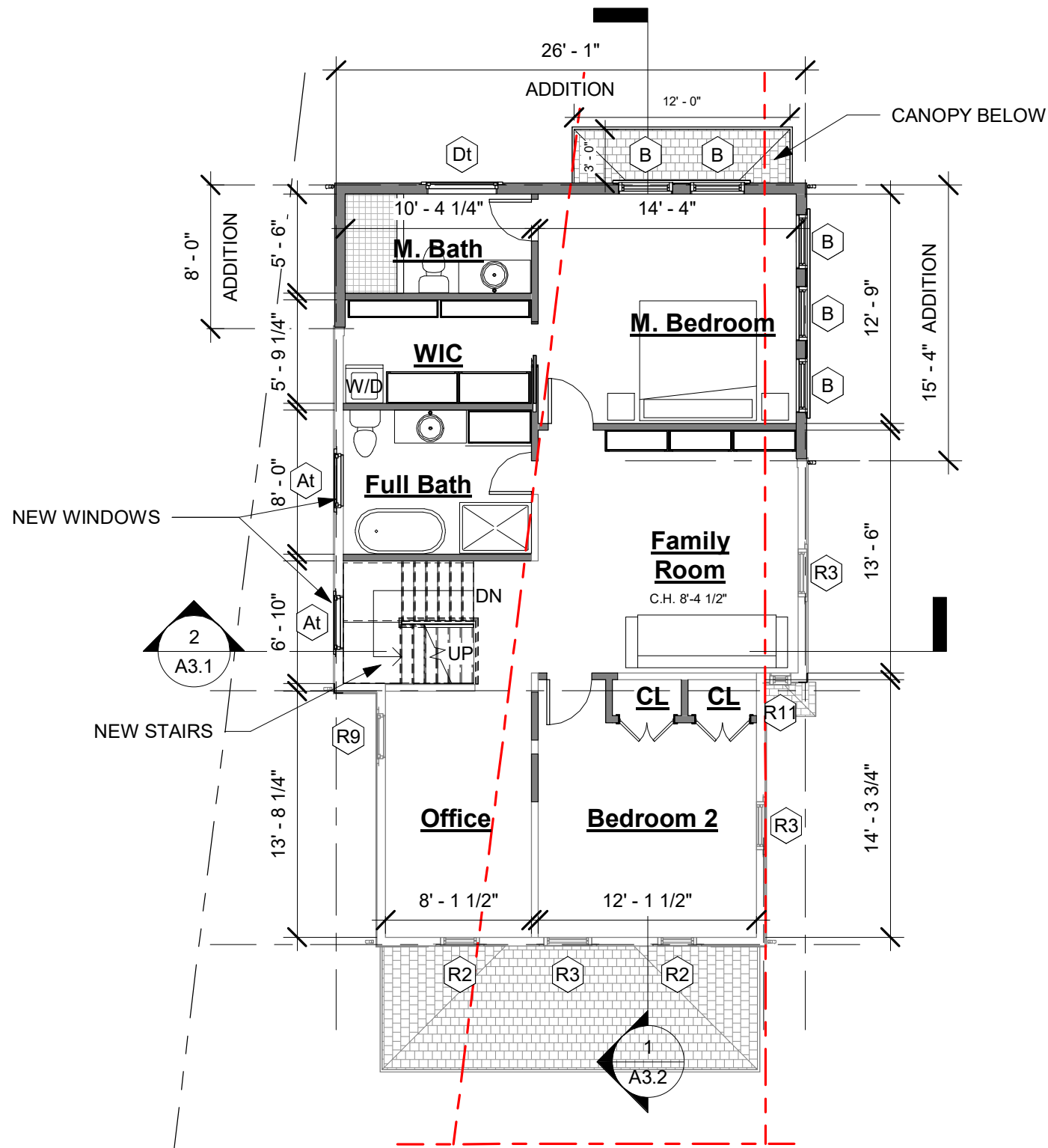
SCALE

DRAWING

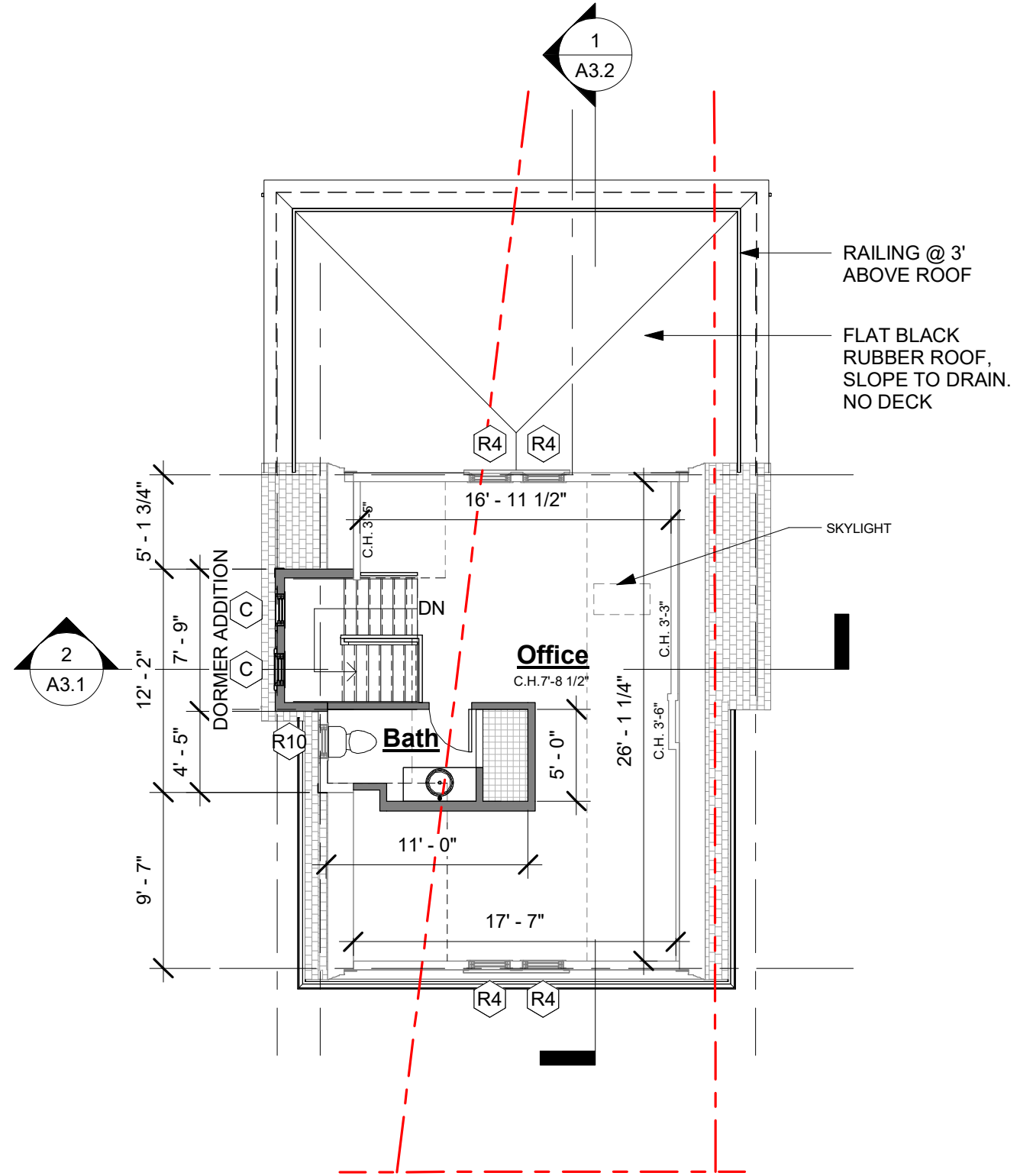
**A0.2**







1 Prop. 2nd Floor  
1/8" = 1'-0"



2 Prop. 3rd Floor  
1/8" = 1'-0"

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7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

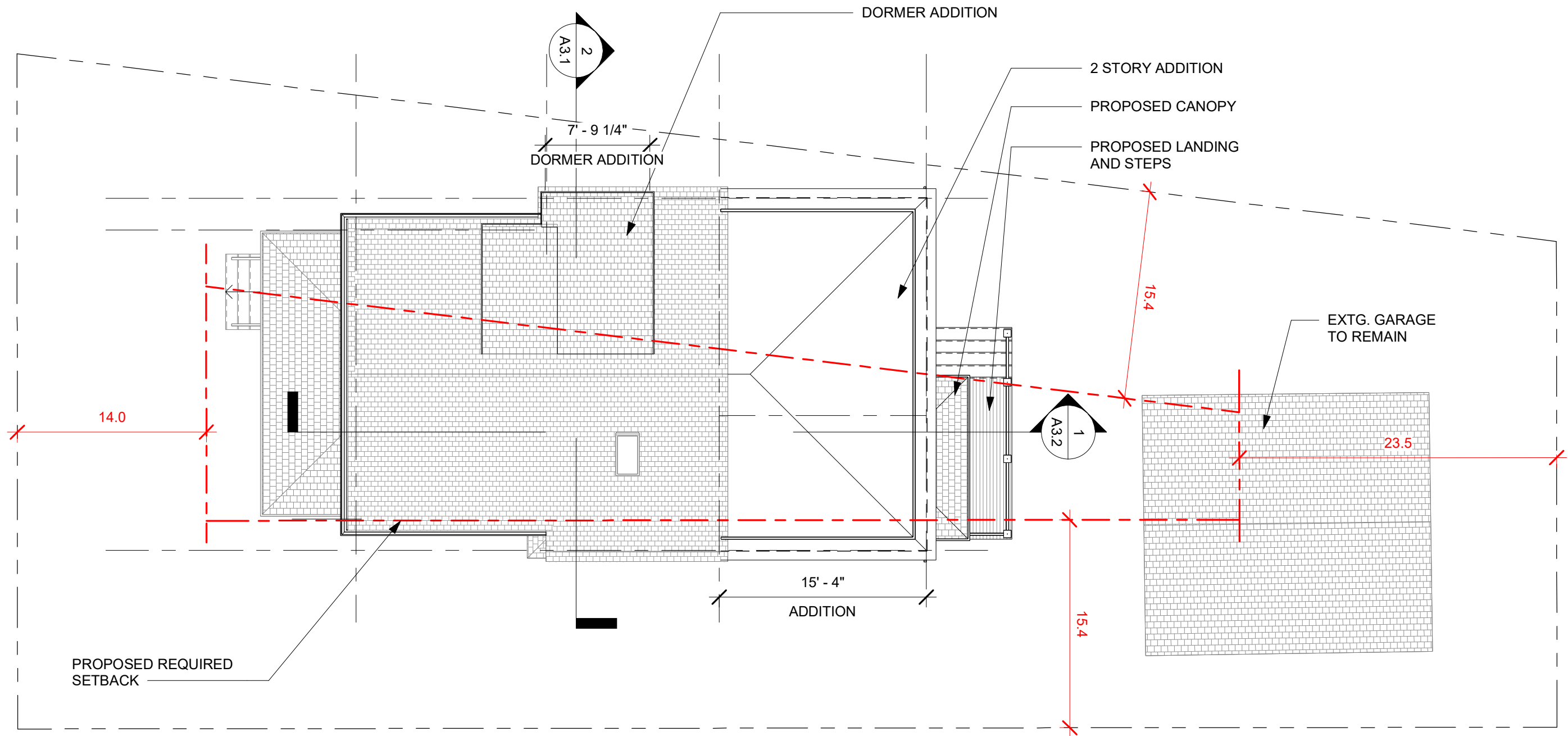
**Proposed Plans**

SCALE

**1/8" = 1'-0"**

DRAWING

**A1.2**



ARCHITECT  
**GCD ARCHITECTS**  
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DATE  
 7/24/2024

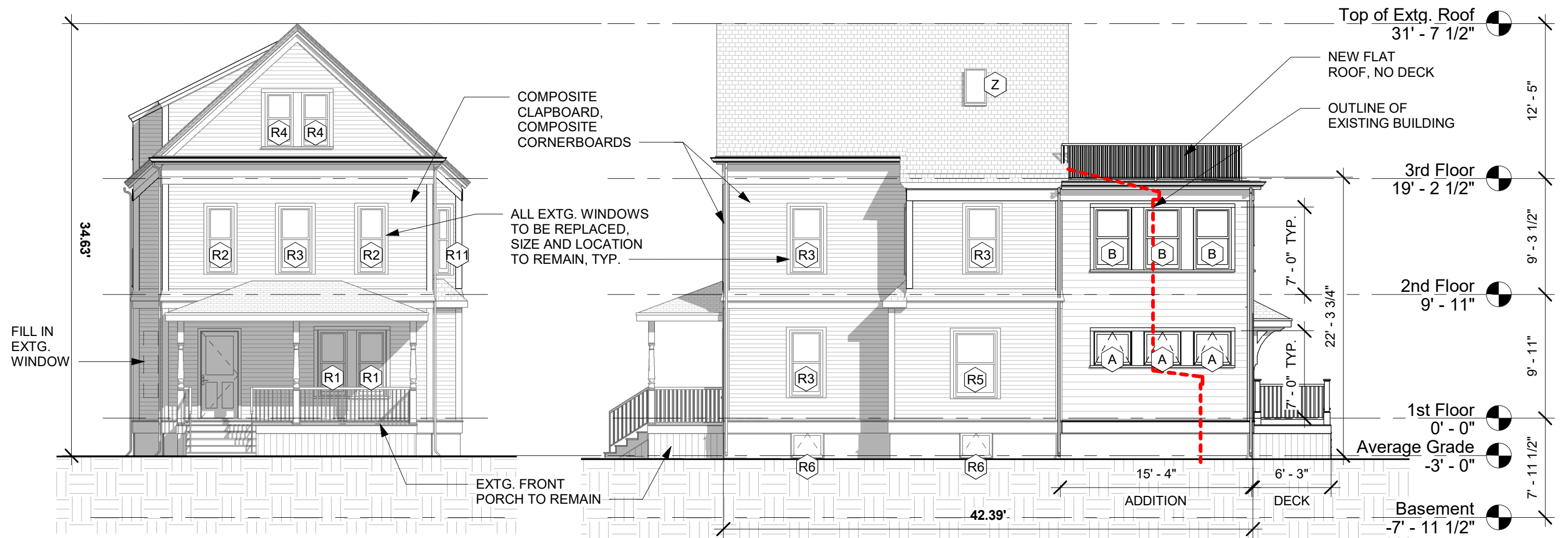
PROJECT  
**10 Howland Street**  
 Cambridge, MA

TITLE  
**Proposed Plans**

SCALE  
 1/8" = 1'-0"

DRAWING  
**A1.3**





① Front Elevation  
1/8" = 1'-0"

② Right Side Elevation  
1/8" = 1'-0"

ARCHITECT

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7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

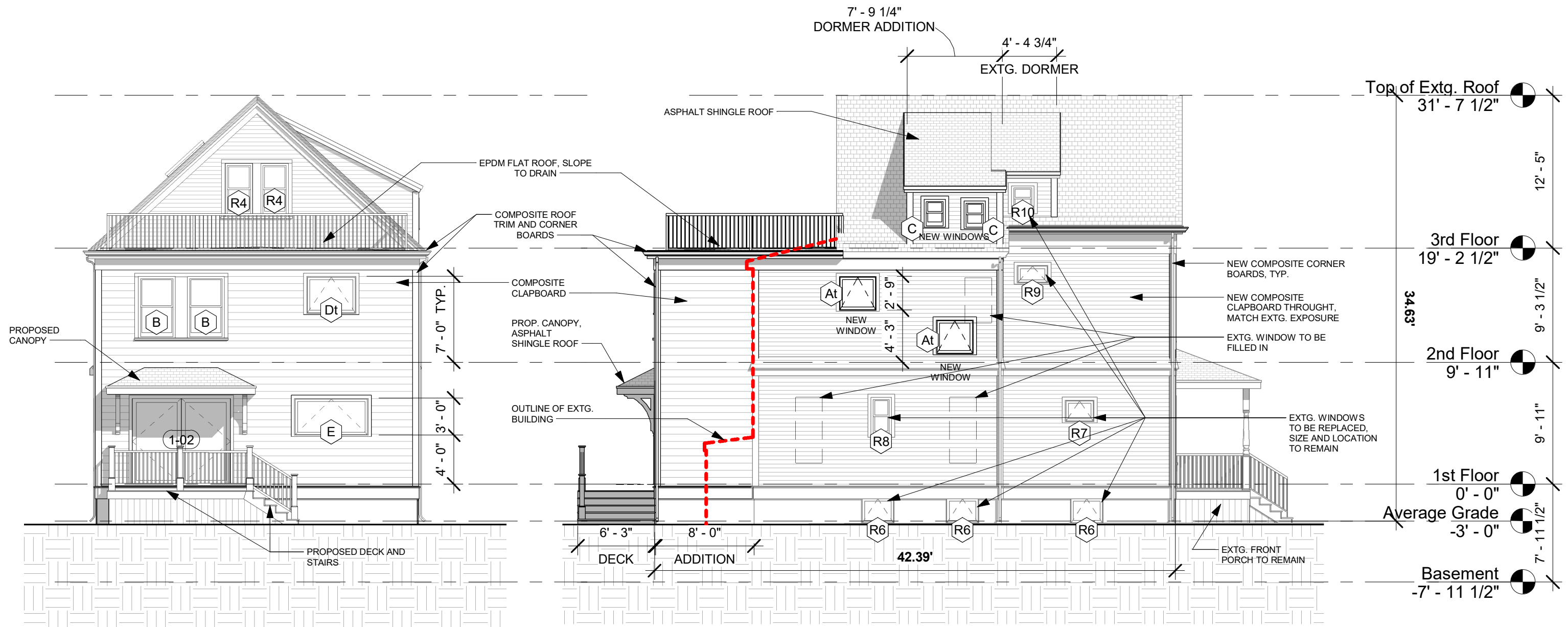
**Proposed Elevations**

SCALE

**1/8" = 1'-0"**

DRAWING

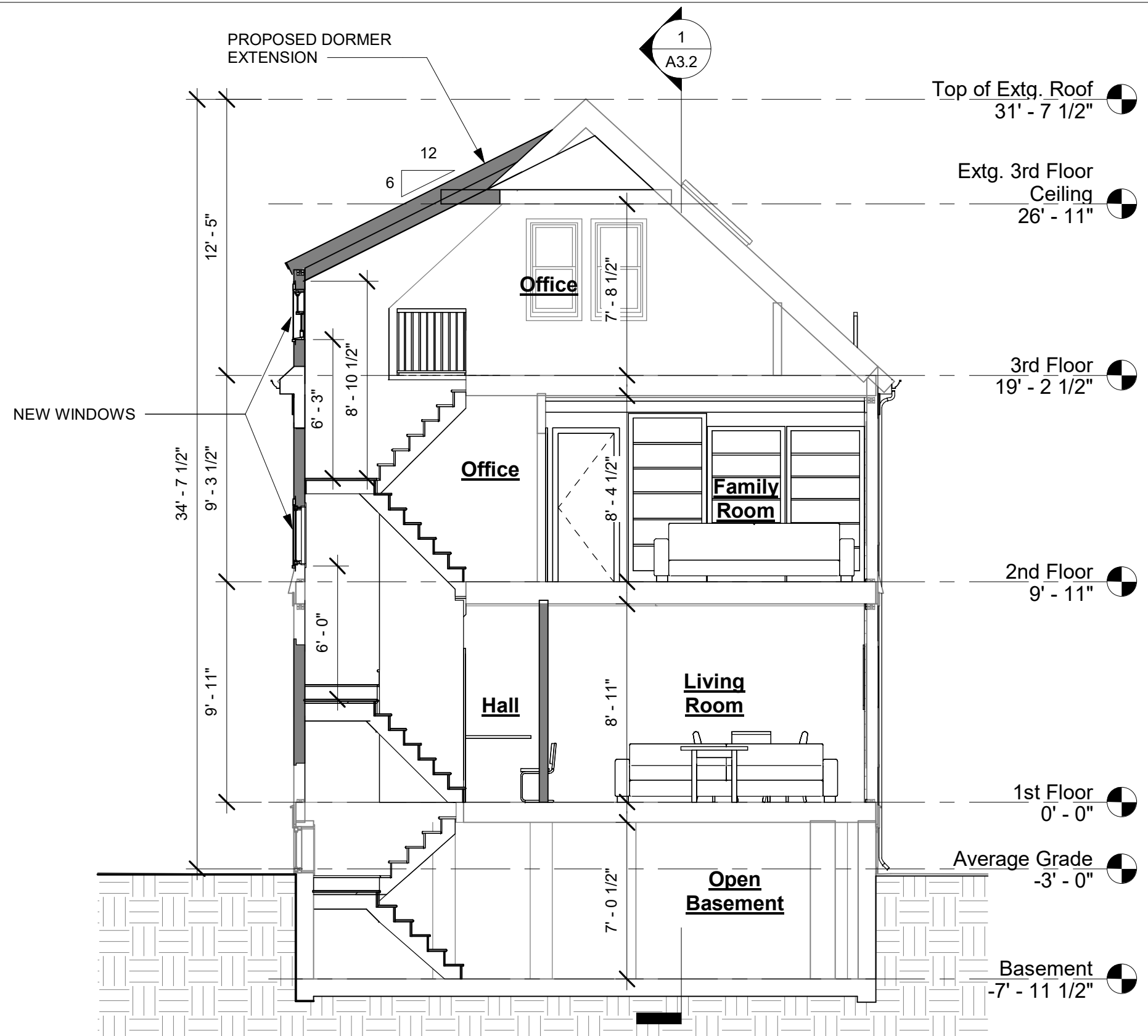
**A2.1**



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

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

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



② Cross Section  
3/16" = 1'-0"

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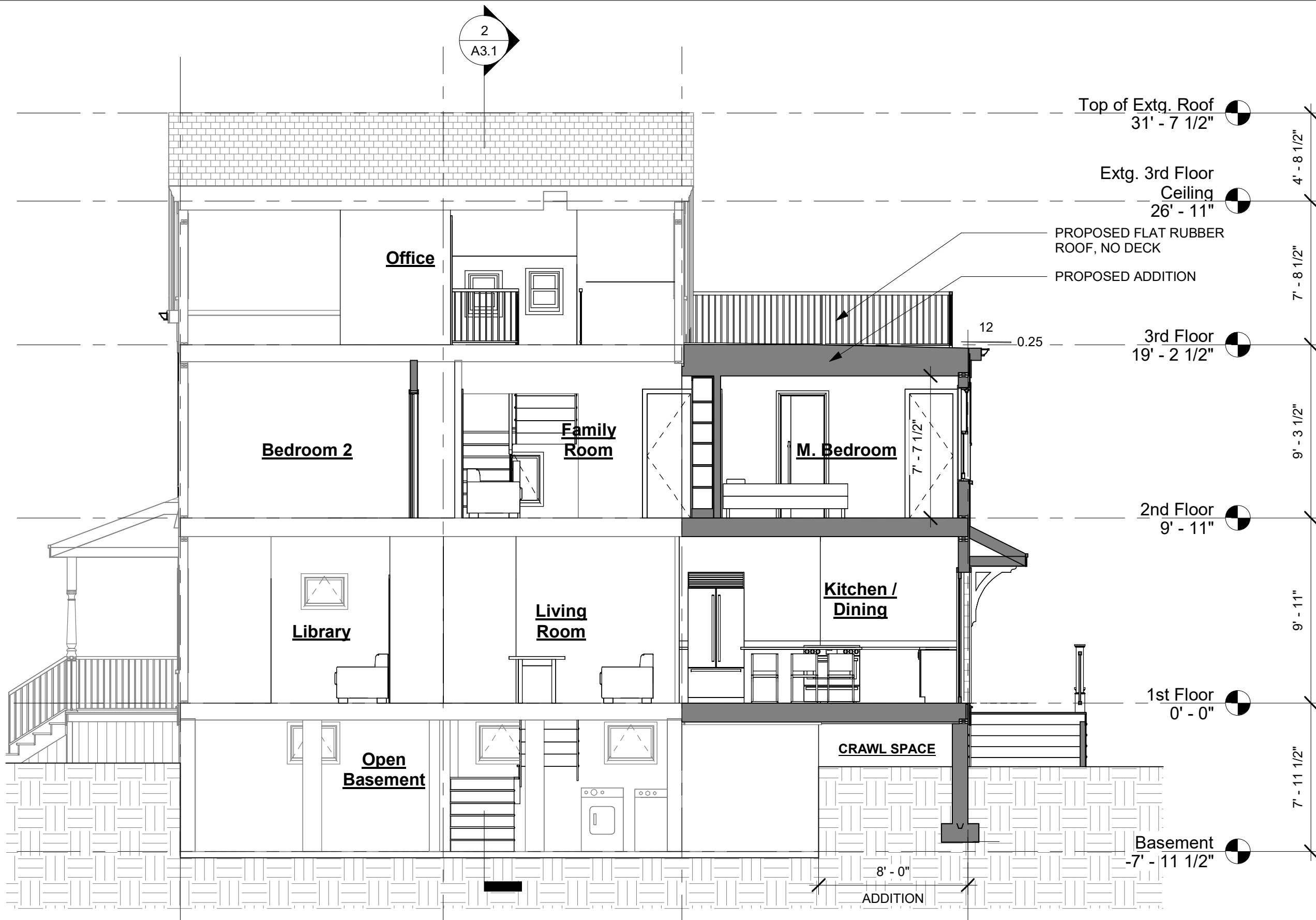
PROJECT  
**10 Howland Street**  
**Cambridge, MA**

TITLE  
**Cross Section**

SCALE  
**3/16" = 1'-0"**

DRAWING  
**A3.1**





ARCHITECT

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PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

**Long Section**

SCALE

**3/16" = 1'-0"**

DRAWING

**A3.2**



① Front/Left side view- EXTG

② Front/Left side view- PROPOSED

ARCHITECT

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7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

**3D views**  
**COMPARISON**

SCALE

DRAWING

**A4.1**





① Front Right View - EXTG



② Front Right View - PROPOSED

ARCHITECT

**GCD ARCHITECTS**

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DATE

7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

**3D Views  
COMPARISON**

SCALE

DRAWING

**A4.2**



① Rear Right View - EXTG



② Rear Right View - PROP.

ARCHITECT

**GCD ARCHITECTS**

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DATE

7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

**3D Views  
COMPARISON**

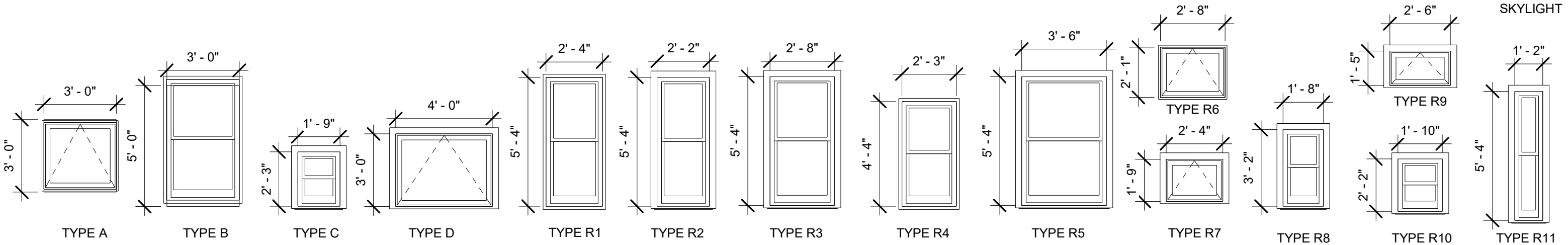
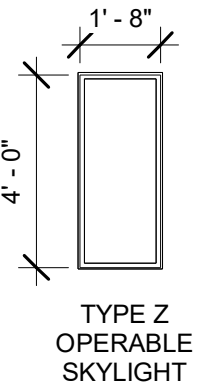
SCALE

DRAWING

**A4.3**

Window Schedule - All windows to have min. Window U factor .32

Type Mark	Count	Description	Type	Width	Height	Tempered	Egress	Comments
A	3	Aluminum-clad wood awning window	3'x2'-9"	3' - 0"	2' - 9"			
At	2	Aluminum-clad wood awning window	3'x2'-9" TEMP	3' - 0"	2' - 9"	<varies>		
B	5	Aluminum-clad wood double hung window	3'-0" x 5'	3' - 0"	5' - 0"		ESCAPE COMPLIANT	
C	2	Aluminum-clad wood double hung window	1'-9"x2'-3"	1' - 9"	2' - 3"			
D	1	Aluminum-clad wood awning window	4'x3'	4' - 0"	3' - 0"			
Dt	1	Aluminum-clad wood awning window	4'x3' TEMP	4' - 0"	3' - 0"	TEMPERED		
R1	2	Aluminum-clad wood double hung window	2'-4" x 5'-4"	2' - 4"	5' - 4"			REPLACEMENT WINDOW
R2	2	Aluminum-clad wood double hung window	2'-2"x5'-4"	2' - 2"	5' - 4"			REPLACEMENT WINDOW
R3	4	Aluminum-clad wood double hung window	2'-8" x 5'-4"	2' - 8"	5' - 4"			REPLACEMENT WINDOW
R4	4	Aluminum-clad wood double hung window	2'-3" x 4'-4"	2' - 3"	4' - 4"			REPLACEMENT WINDOW
R5	1	Aluminum-clad wood double hung window	3'-6"x5'-4"	3' - 6"	5' - 4"			REPLACEMENT WINDOW
R6	5	Aluminum-clad wood awning window	2'-8" x 2'-1"	2' - 8"	2' - 1"			REPLACEMENT WINDOW
R7	1	Aluminum-clad wood awning window	2'-4" x 1'-9"	2' - 4"	1' - 9"			REPLACEMENT WINDOW
R8	1	Aluminum-clad wood double hung window	1'-8"x3'-2"	1' - 8"	3' - 2"			REPLACEMENT WINDOW
R9	1	Aluminum-clad wood awning window	2'-6"x1'-5"	2' - 6"	1' - 5"			REPLACEMENT WINDOW
R10	1	Aluminum-clad wood double hung window	1'-10"x2'-2"	1' - 10"	2' - 2"			REPLACEMENT WINDOW
R11	1	Aluminum-clad wood double hung window	1'-2"x5'-4"	1' - 2"	5' - 4"			REPLACEMENT WINDOW
Z	1	Velux Skylight- Operable	1'-8"x4'	1' - 8"	4' - 0"			

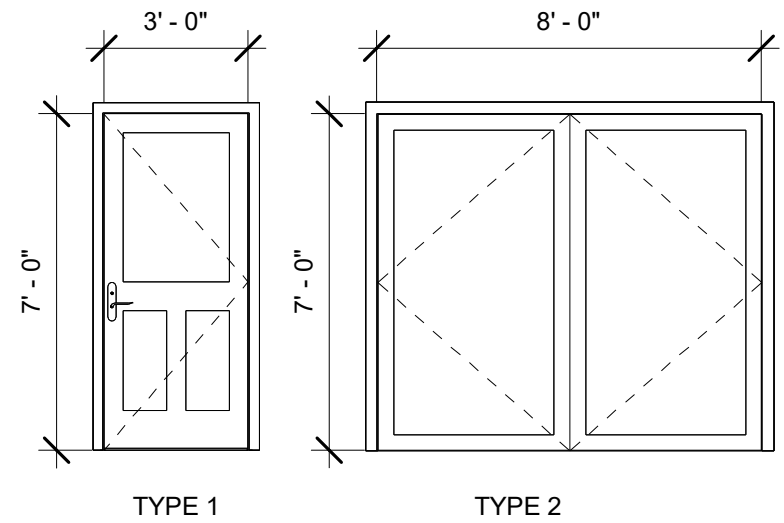


NOTE: Refer to schedule for Tempered Glass requirements

○ Windows type  
1/4" = 1'-0"

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

Door Schedule						
Door Number	Level	Door Size	Family	Doors type	From Room: Name	Finish
						Comments
1-01	1st Floor	36" x 7'	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	EXTERIOR	Entry	TYPE 1
1-02	1st Floor	8'x7'	Double-Glass 1	EXTERIOR	Kitchen / Dining	TYPE 2



○ Door Types  
1/4" = 1'-0"

ARCHITECT

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7/24/2024

PROJECT

**10 Howland Street**  
**Cambridge, MA**

TITLE

**Exterior Glass doors**

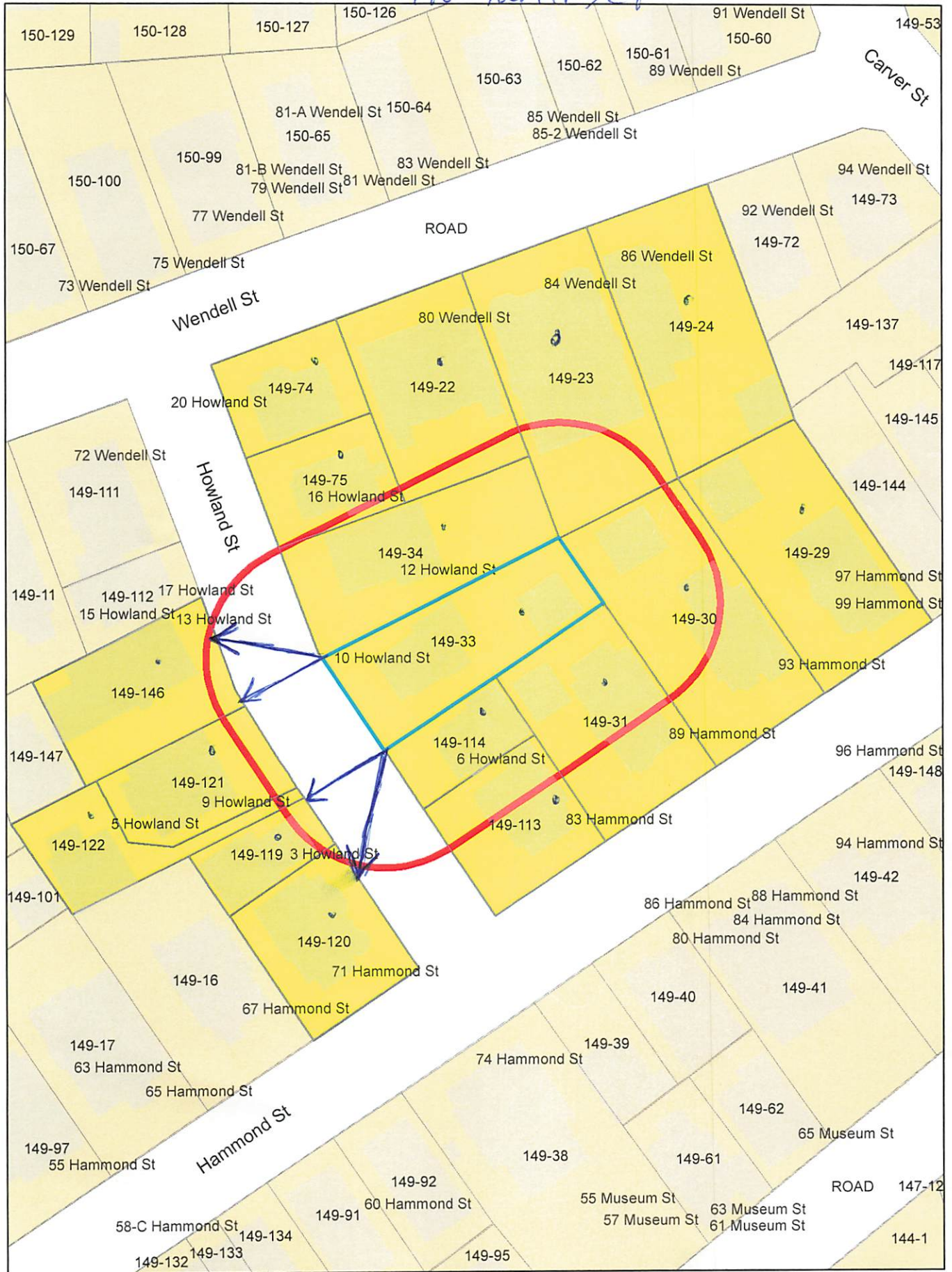
SCALE

**1/4" = 1'-0"**

DRAWING

**WD2**

10 Howland St.



10 Howland St.

Petitioner

149-75  
FULWEILER, HULL P. & CATHERINE A. CHUTE  
16 HOWLAND ST  
CAMBRIDGE, MA 02138-1920

149-114  
HERDER, DAVID H.  
6 HOWLAND ST  
CAMBRIDGE, MA 02138-1920

GCD ARCHITECTS  
C/O ADAM GLASSMAN, ARCHITECT  
17 BROWN STREET - UNIT 2  
CAMBRIDGE, MA 02138

149-22  
BUCKWELL, CHRISTOPHER  
80 WENDELL ST UNIT 1  
CAMBRIDGE, MA 02138

149-22  
TILIA WENDELL #2, LLC  
170-A COOLIDGE HILL  
CAMBRIDGE, MA 02138

PHIALA SHANAHAN  
10 HOWLAND STREET  
CAMBRIDGE, MA 02138

149-119  
SMITH, MARCUS LOVELL &  
STEPHANIE CABOT  
59 CABOT LANE  
WALPOLE, NH 03608

149-121  
EHRENFELD, THOMAS A. &  
HETCHEN K. EHRENFELD  
7 HOWLAND ST  
CAMBRIDGE, MA 02139

149-122  
BALTUS, DONALD G., & MARY J ZIEGLER  
5 HOWLAND ST  
CAMBRIDGE, MA 02138

149-22  
JONES, BARRY  
80 WENDELL ST UNIT 3  
CAMBRIDGE, MA 02138

149-22  
ABRAMS, EADWINE ELISEE LABRECQUE  
80 WENDALL ST UNIT 6  
CAMBRIDGE, MA 02139

149-23  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT, INC.  
810 MEMORIAL DR., SUITE 102  
CAMBRIDGE, MA 02139

149-24  
JOHNSTON, FREDERICK L. III &  
DEBORAH D. S. JOHNSTON  
86 WENDELL ST  
CAMBRIDGE, MA 02138

149-29  
KEUTMANN, FRANCES  
97-99 HAMMOND ST.  
CAMBRIDGE, MA 02138

149-113  
MEYER, MARIA A.,  
TR. THE 83 HAMMOND ST. REALTY TRUST  
83 HAMMOND ST  
CAMBRIDGE, MA 02138-1959

149-31  
ADAMSON SEABRON C.  
TRS ALISON C. SPRAY TRS  
87-89 HAMMOND ST  
CAMBRIDGE, MA 02138

149-33  
BERNHARD WIDDIG NADINE S BERENGUIER  
10 HOWLAND ST  
CAMBRIDGE, MA 02138

149-146  
HEIN, GEORGE E.  
EMILY CULVER ROMNEY TRS  
11 - 13 - 15 HOWLAND ST  
CAMBRIDGE, MA 02138

149-34  
GOLDSTEIN RICHARD N  
TRS THE RICHARD N GOLDSTEIN TR  
12 HOWLAND ST  
CAMBRIDGE, MA 02138

149-22  
LAHEY, WILLIAM L. & LISA LAHEY  
80 WENDELL ST - UNIT 4  
CAMBRIDGE, MA 02138

149-30  
GALEF, DEBORAH R.  
TRS THE DEBORAH R. GALEF TR  
93 HAMMOND ST  
CAMBRIDGE, MA 02138

149-74  
OSTROWSKY, LOUIS S. LAZARO V. ZAYAS TRS  
20 HOWLAND ST  
CAMBRIDGE, MA 02138

149-120  
CAMBRIDGE HOUSING AUTHORITY  
362 GREEN STREET 3RD FLOOR  
CAMBRIDGE, MA 02139

149-22  
JOHNSTON, JULIE ANN & MATTHEW J. ASHE  
80 WENDELL ST UNIT 5  
CAMBRIDGE, MA 02138



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: ADAM GLESSNER Date: 8/13/24  
(Print)

Address: 10 Howland St.

Case No. BZA-282282

Hearing Date: 9/5/24

Thank you,  
Bza Members



Wendell St

Laz Zayas  
Louis Ostrowsky  
Augie<sup>20</sup>

Cathy Chute  
Hull Fulweiler<sup>16</sup>

Richard Goldstein

Deborah  
Galef

George Hein  
Emily Romney<sup>13 15</sup>

Howland St

Ali Spray  
Sean Adamson

David Herder

Susan Keane<sup>17</sup>

Howland St

Ham

71

70

68

72

13

15

11

9

5

12

10

6

87

82

84

20

16

93

