



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 250764

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 33 Hurlbut LLC (Scott Zink) C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 17 Brown St, Cambridge, MA 02138

LOCATION OF PROPERTY: 33 Hurlbut St , Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New 2-story rear addition, new stair and window wells

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman

(Print Name)

Address:

17 Brown St #2 Cambridge MA 02138

Tel. No.

617-412-8450

E-Mail Address:

AJGLASSMAN@HOTMAIL.COM

Date: 12/6/2023

2023 DEC - 8 AM 10:42
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 33 Hurlbut Street LLC (Scott Zink)
(OWNER)

Address: P.O. Box 391975 Cambridge MA 02139

State that I/We own the property located at 33 Hurlbut Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of 33 Hurlbut Street LLC (Scott Zink)

*Pursuant to a deed of duly recorded in the date 11/01/2023, Middlesex South County Registry of Deeds at Book 82162, Page 384; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.



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

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

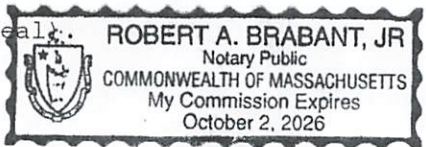
Commonwealth of Massachusetts, County of Middlesex

The above-name Scott Zink personally appeared before me, this 29 of November, 2023, and made oath that the above statement is true.



Notary

My commission expires 10/02/2026 (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 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 33 Hurlbut 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 modest increase in the non-conforming FAR per the proposed rear addition will have no negative impact on the abutters for whom there will be no loss of privacy, no increase in noise or light pollution, and no impact on neighborhood density. The addition itself will be conforming relative to open space, all set backs and building height requirements.

The proposed new left side stairwell and front window well will technically increase the existing non-conforming building height relative to the average grade, but the actual building height will remain the same.

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 the existing traffic patterns or on street parking.

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

The proposed work will have no adverse affect on the development of the 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:

The proposed work will cause no detriment to the citizens of the city, their safety or their welfare.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed work will maintain the scale and character of the the house and the neighborhood and will not be visible from the street.

***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: 33 Huribut LLC (Scott Zink)
Location: 33 Huribut St., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: Single Family
Zone: Residence B Zone
Requested Use/Occupancy: No Change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,066.00	3,644.50	2,892.50	(max.)
<u>LOT AREA:</u>		5,785.0	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.53	.63	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,785.0	No Change	2,500.00	
<u>SIZE OF LOT:</u>	WIDTH	65	No Change	50	
	DEPTH	89	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	9.8	No Change	15	
	REAR	31.7	25.4	25	
	LEFT SIDE	30.2	No Change	12.5	
	RIGHT SIDE	3.4	No Change	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	37.5	39.5	35	
	WIDTH	43'-8"	50'-2" plus 10'-0" deck	N/A	
	LENGTH	28'-1"	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		61%	41%	20%	
<u>NO. OF DWELLING UNITS:</u>		1	No Change	N/A	
<u>NO. OF PARKING SPACES:</u>		1	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	No Change	10	

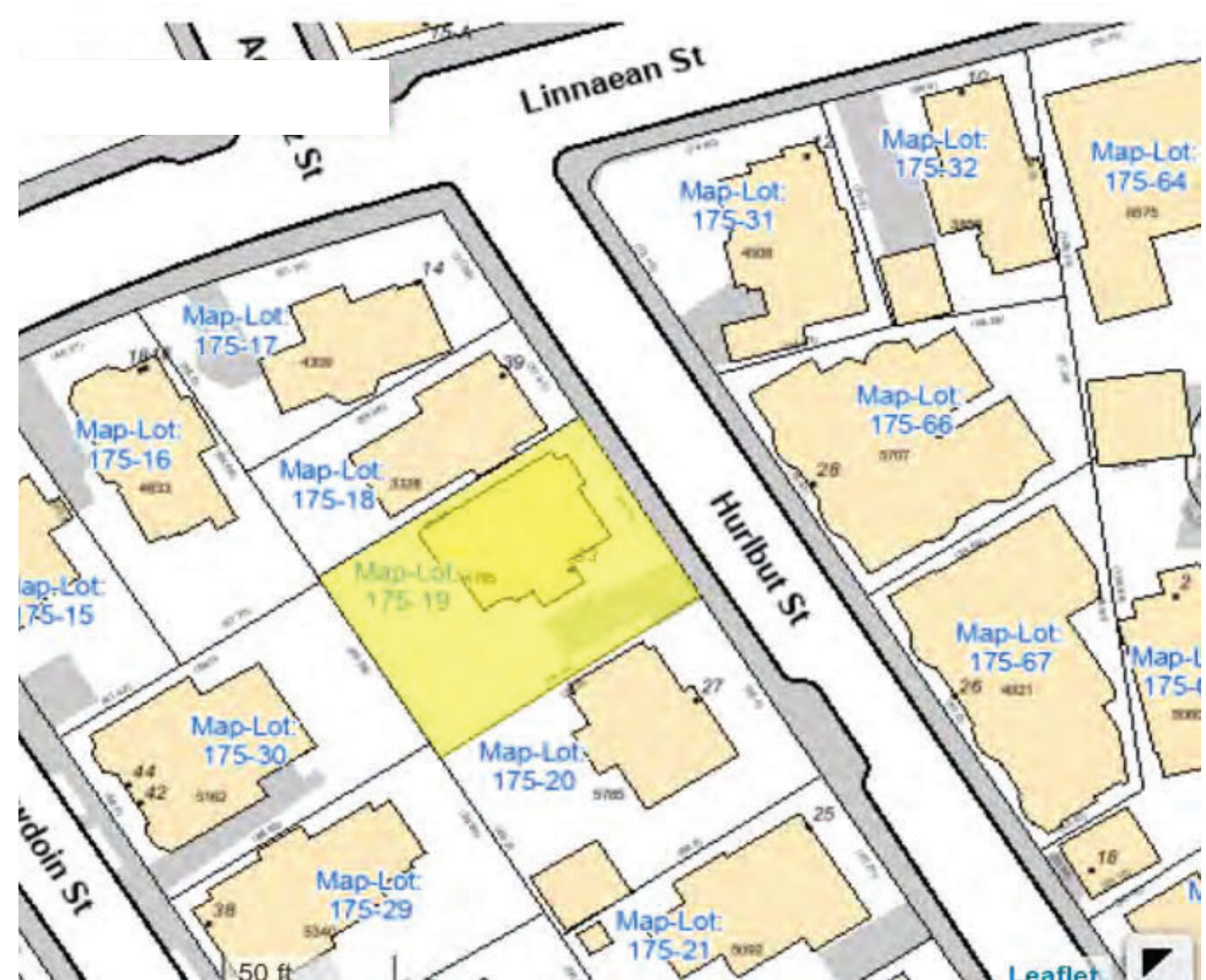
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Existing house and proposed addition are 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'.



33 HURLBUT EXISTING STREET VIEW

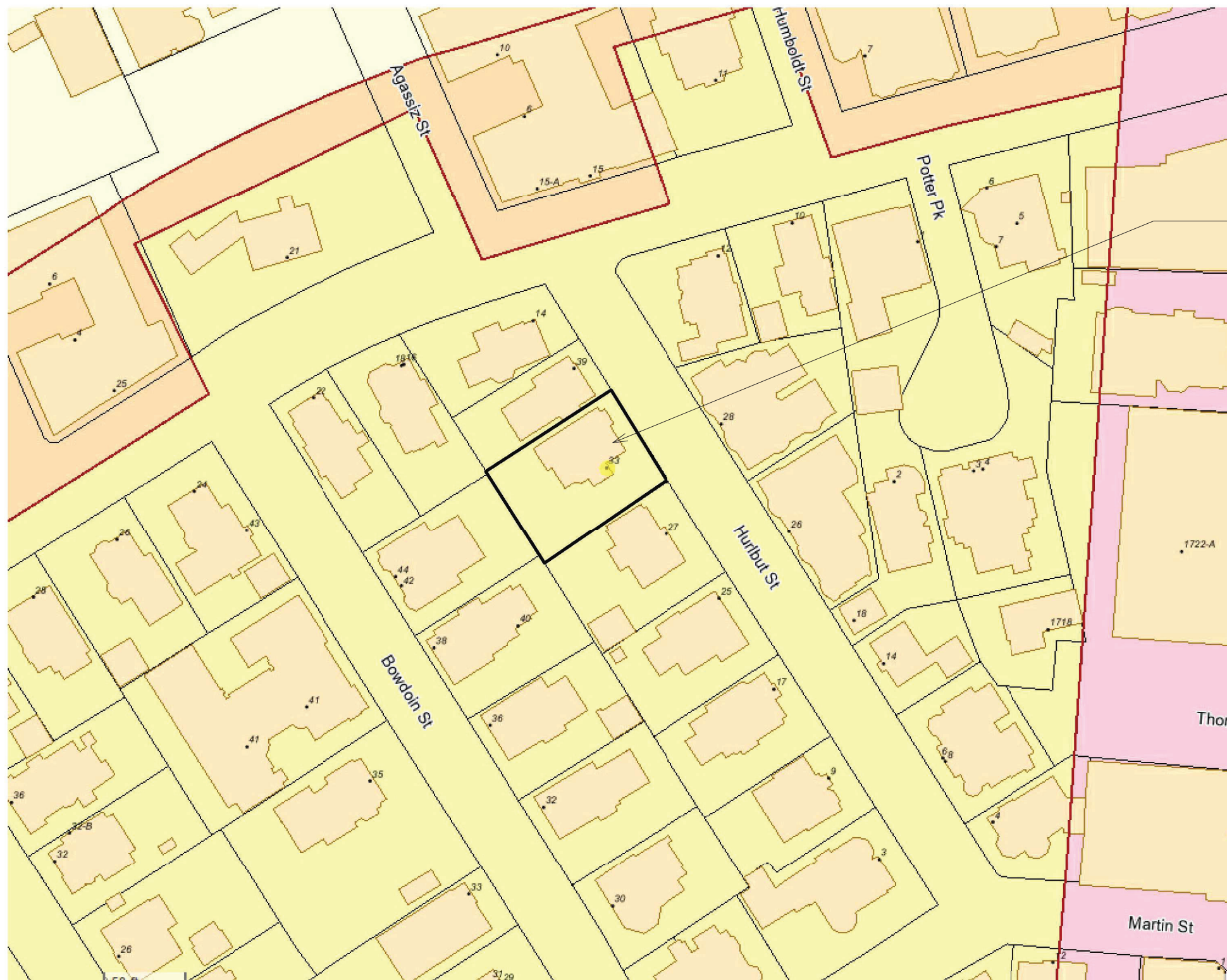


33 HURLBUT LOCUS MAP

SPECIAL PERMIT REQUIRED PER:

- 1) PROPOSED REAR 2-STORY ADDITION PER INCREASE OF EXISTING NON-CONFORMING FAR.
- 2) PROPOSED LEFT SIDE BELOW GRADE STAIRWELL AND FRONT WINDOW WELL PER INCREASE OF EXISTING NON-CONFORMING BUILDING HEIGHT
- 3) INCREASE IN EXISTING NON-CONFORMING RIGHT SIDE SETBACK PER PROPOSED REAR ADDITION.

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>12/18/2023</p>	<p>33 Hurlbut Street Cambridge, MA</p>	<p>COVER</p>		<p>C1</p>



33 HURLBUT

ARCHITECT

GCD ARCHITECTS

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

DATE

12/29/23

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

LOCUS MAP

SCALE

DRAWING

C2





33 HURLBUT VIEW OF FRONT AND EXISTING DRIVEWAY



33 HURLBUT VIEW OF FRONT

33 HURLBUT EXISTING PHOTOS

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>11/16/2023</p>	<p>33 Hurlbut Street Cambridge, MA</p>	<p>PHOTOS</p>		<p>C3</p>



EXISTING LEFT SIDE ELEVATION

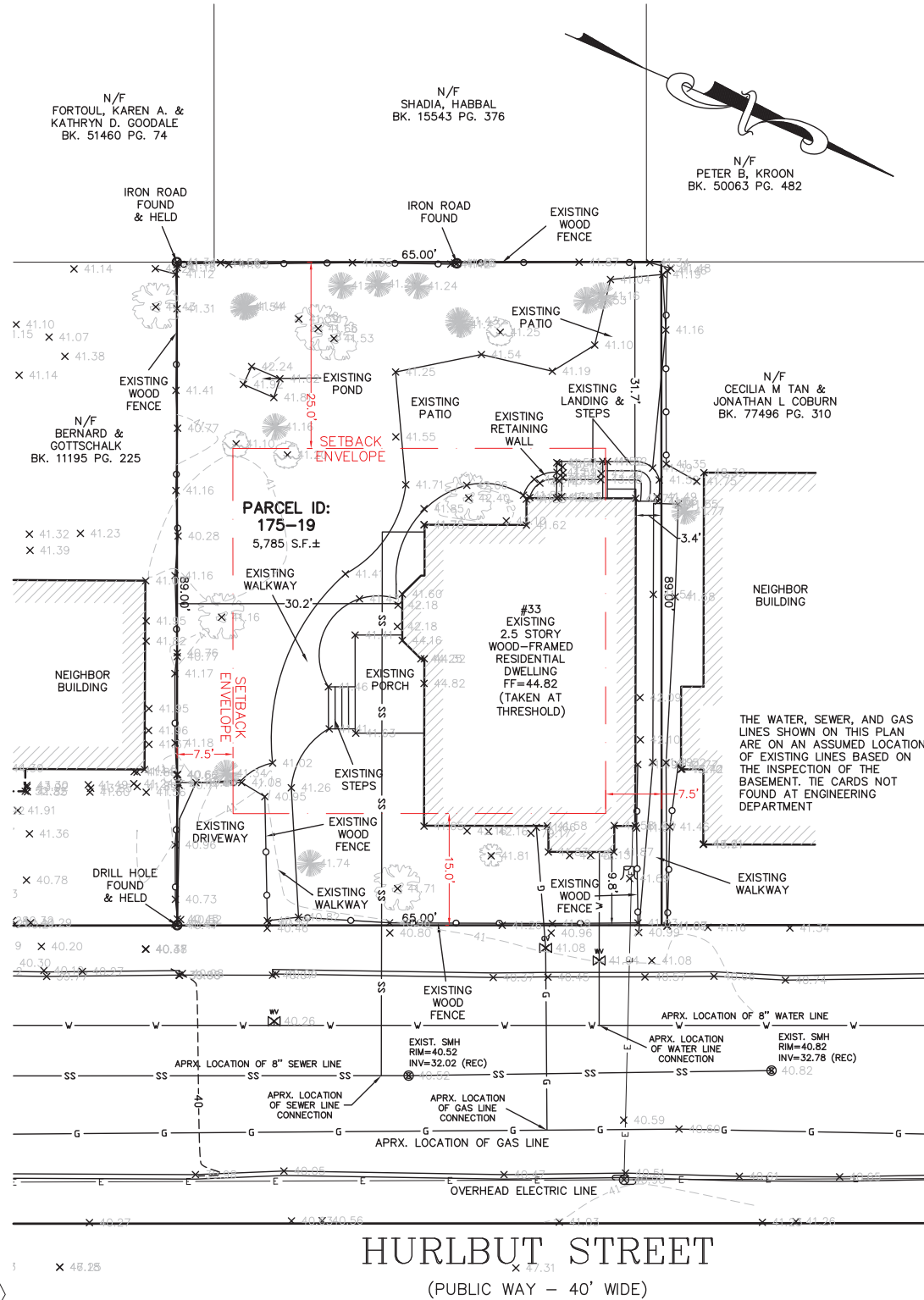


EXISTING REAR ELEVATION

33 HURLBUT EXISTING PHOTOS

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 11/16/2023</p>	<p>PROJECT 33 Hurlbut Street Cambridge, MA</p>	<p>TITLE PHOTOS</p>	<p>SCALE</p>	<p>DRAWING C3</p>
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LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
⊕	TREE
⊖	TREE STUMP
⊗	SHRUBS/FLOWERS
⊘	SIGN
○	BOLLARD
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
⊖	CATCH BASIN
⊗	WATER MANHOLE
⊘	WATER VALVE
⊙	HYDRANT
⊖	GAS VALVE
⊗	ELECTRIC MANHOLE
⊘	ELECTRIC HANDHOLE
⊕	UTILITY POLE
⊖	LIGHT POLE
⊗	MANHOLE
X 148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▩	RETAINING WALL
⊖	STONE WALL
—○—	FENCE
—○—	TREE LINE
—S—	SEWER LINE
—D—	DRAIN LINE
—V—	WATER LINE
—G—	GAS LINE
—E—	UNDERGROUND ELECTRIC LINE
—OHW—	OVERHEAD WIRES
—145—	CONTOUR LINE (MJR)
—146—	CONTOUR LINE (MNR)



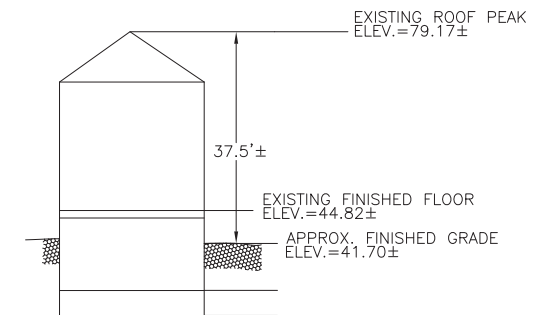
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/10/2023.
 2. DEED REFERENCE: BOOK 21741, PAGE 148
PLAN REFERENCE 1: PLAN 833 OF 1947
PLAN REFERENCE 2: PLAN 1108 OF 1962
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C043BE, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVULES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
 9. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
 10. ZONING DISTRICT: RESIDENCE B

Address: 33 Hurlbut St

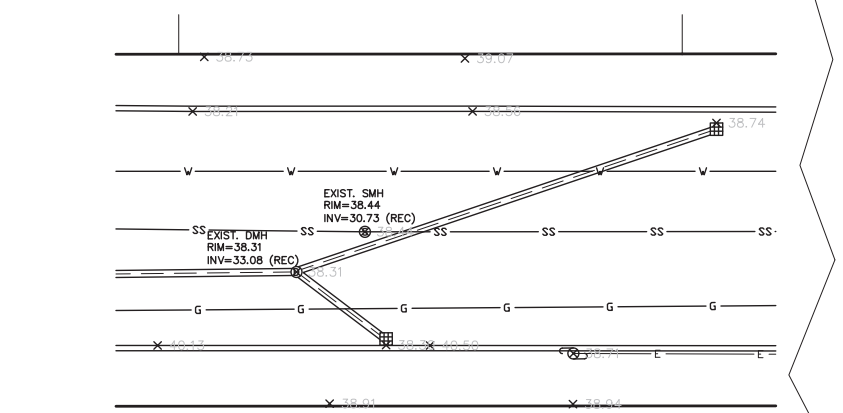
Ground Elevation Min:	40.1 ft-CCB
Ground Elevation Max:	42.1 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 175-19

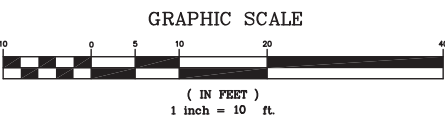
Selected Address: 33 Hurlbut St



EXISTING PROFILE NOT TO SCALE



ZONING LEGEND		
ZONING DISTRICT: RESIDENCE B		
	REQUIRED	EXISTING
MAX. F.A.R.	0.5	-
MIN. AREA	5,000 S.F.	5,785± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	2,500 S.F.	-
MIN. LOT WIDTH	50'	65'
MIN. YARD FRONT	15'	9.8'
SIDE (RIGHT)	7.5'	3.4'
REAR	25'	31.7'
MAX. BLDG. HEIGHT	35	37.5'
MIN. OPEN SPACE	40%	77.5%



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

THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

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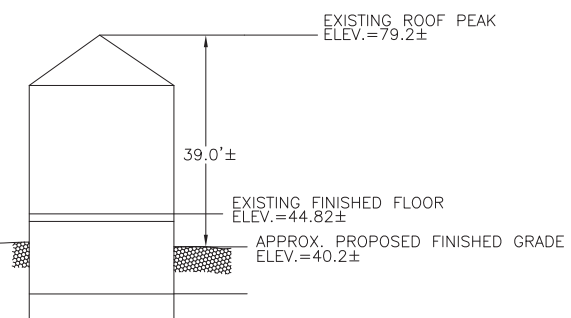
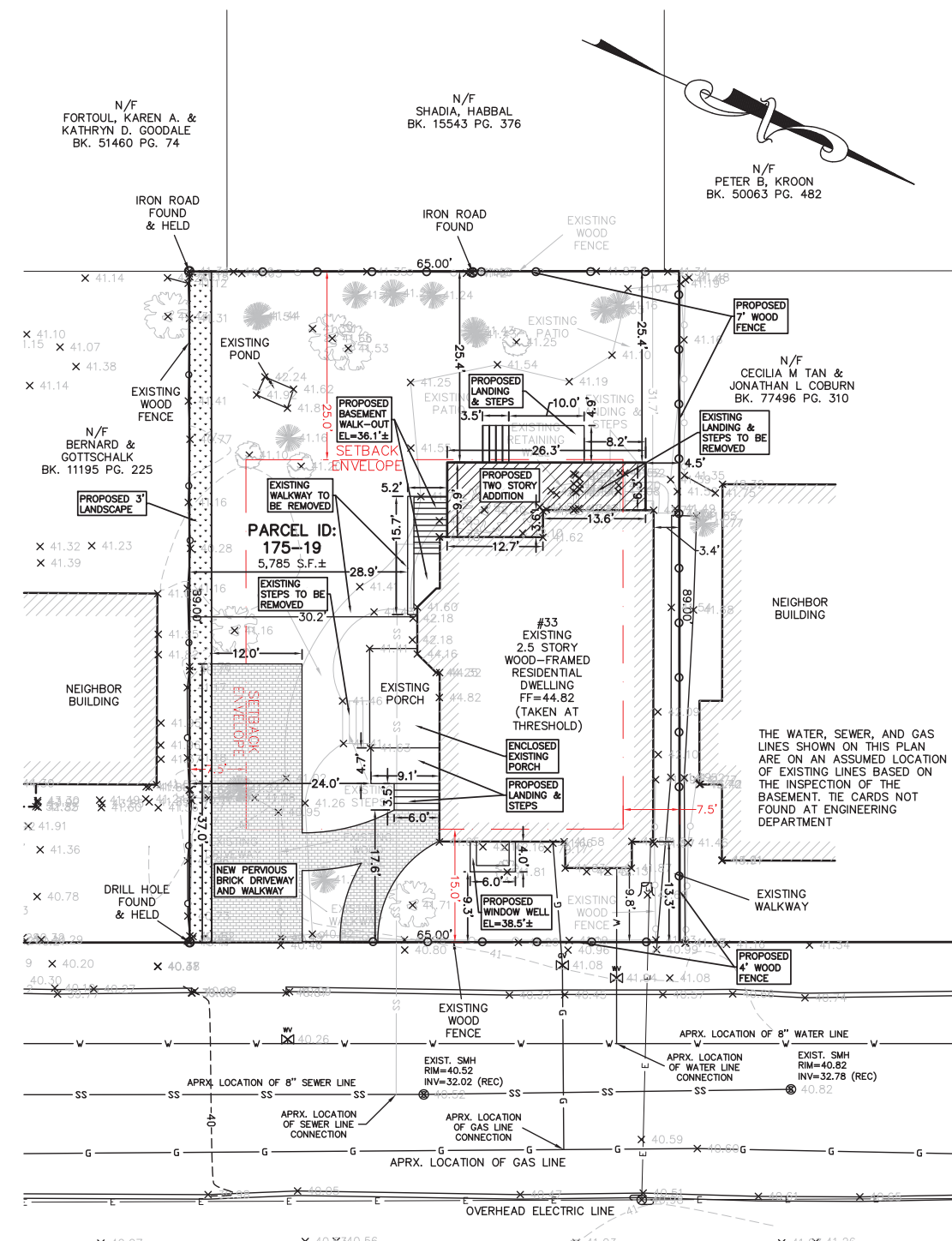
SCALE	1"=10'		
DATE	10/13/2023		
REV	DATE	REVISION	BY
SHEET	33 HURLBUT STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITION		
DRAWN BY	JRH	PETER NOLAN & ASSOCIATES LLC	
CHKD BY	PJN	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS	
APPD BY	PJN	80 JEWETT ST, SUITE 1, NEWTON, MA 02458	
		PHONE: 857 891 7478/617 782 1533	
		EMAIL: pnolan@pnasurveyors.com	

SHEET NO.

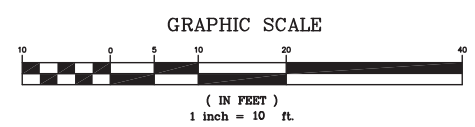
1

LEGEND	
□	BOUND
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OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

UPDATED PROPOSED PLOT PLAN WITH 10' X 5' REAR LANDING INSTEAD OF A 26' X 10' DECK



PROPOSED PROFILE
NOT TO SCALE



ZONING LEGEND			
ZONING DISTRICT: RESIDENCE B			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.5	0.53	0.63
MIN. AREA	5,000 S.F.	5,785± S.F.	5,785± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	2,500 S.F.	2,500 S.F.	2,500 S.F.
MIN. LOT WIDTH	50'	65'	65'
MIN. YARD FRONT	15'	9.8'	9.8'
SIDE (LEFT)	12.5'	30.2'	30.2'
SIDE (RIGHT)	7.5'	3.4'	3.4'
REAR	25'	31.7'	25.4'
MAX. BLDG. HEIGHT	35	37.5'	39.0'±
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	40%	71%	58%
PRIVATE OPEN ESPACE	20%	61%	41%

- NOTES:
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PLAN REFERENCE 1: PLAN 833 OF 1947
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 - THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
 - ZONING DISTRICT: RESIDENCE B

Address: 33 Hurlbut St

Ground Elevation Min:	40,1 ft-CCB
Ground Elevation Max:	42,1 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 175-19

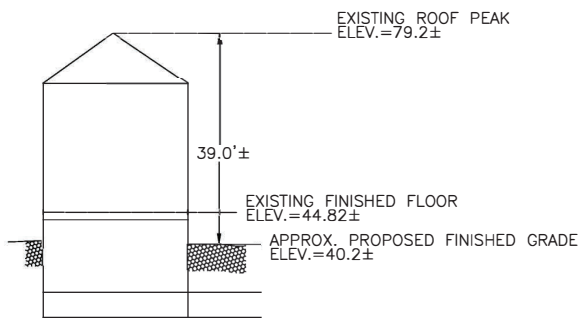
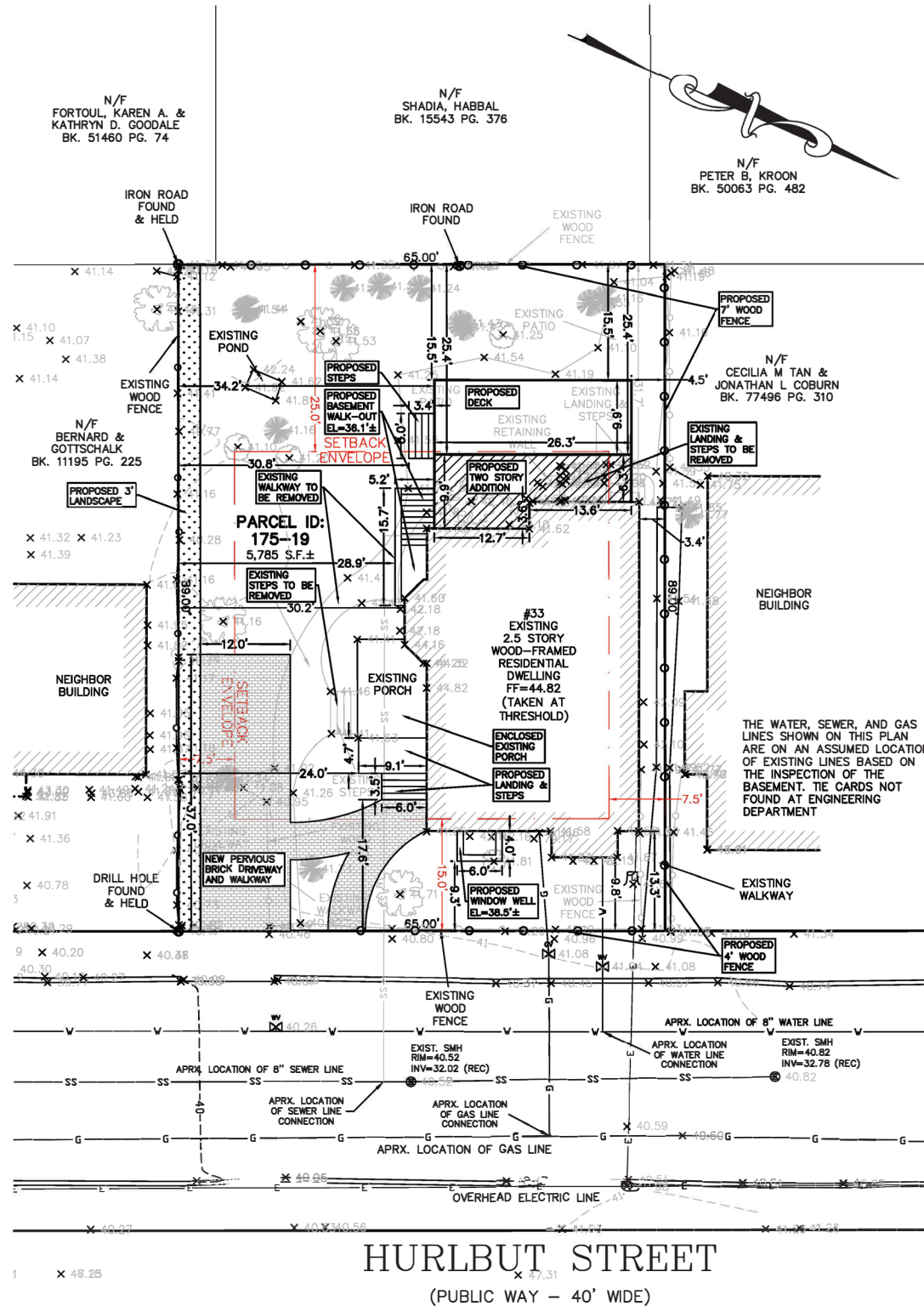
Selected Address: 33 Hurlbut St

SCALE	1"=10'		
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REV	DATE	REVISION	BY
SHEET	33 HURLBUT STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	PROPOSED PLOT PLAN		
DRAWN BY	JRH		
CHKD BY	PUN		
APPD BY	PUN		
SHEET NO.		1	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			

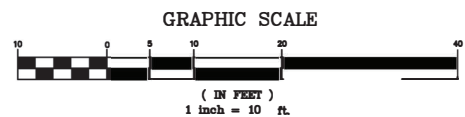
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THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
🌳	TREE
🌳	TREE STUMP
🌿	SHRUBS/FLOWERS
♣	SIGN
●	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
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W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

PREVIOUS PROPOSED PLOT PLAN WITH A 26' X 10' PROPOSED DECK. THIS HAS BEEN REDUCED TO A 10' X 5' REAR LANDING.



PROPOSED PROFILE
NOT TO SCALE



ZONING LEGEND			
ZONING DISTRICT: RESIDENCE B			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.5	0.53	0.63
MIN. AREA	5,000 S.F.	5,785± S.F.	5,785± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	2,500 S.F.	2,500 S.F.	2,500 S.F.
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MIN. YARD FRONT	15'	9.8'	9.8'
SIDE (LEFT)	12.5'	30.2'	30.2'
SIDE (RIGHT)	7.5'	3.4'	3.4'
REAR	25'	31.7'	25.4'
MAX. BLDG. HEIGHT	35	37.5'	39.0'±
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	40%	71%	58%
PRIVATE OPEN SPACE	20%	61%	41%

NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/10/2023.
- DEED REFERENCE: BOOK 21741, PAGE 148
PLAN REFERENCE 1: PLAN 833 OF 1947
PLAN REFERENCE 2: PLAN 1108 OF 1982
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVULES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
- THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
- ZONING DISTRICT: RESIDENCE B

Address: 33 Hurlbut St

Ground Elevation Min:	40,1 ft-CCB
Ground Elevation Max:	42,1 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 175-19

Selected Address: 33 Hurlbut St

SCALE	1"=10'		
DATE	01/2/2023		
REV	DATE	REVISION	BY
SHEET	33 HURLBUT STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	PROPOSED PLOT PLAN		
DRAWN BY	JRH		
CHKD BY	PUN		
APPD BY	PUN		
SHEET NO.		1	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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Dimension Regulation - ZONE RESIDENCE B				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	0.53	0.63	0.5	EXISTING NON CONFORMING
MIN. LOT SIZE	5,785 sq. ft.	5,785 sq. ft.	5,000 sq. ft.	YES
MIN. LOT AREA PER DWELLING UNIT	2,500 sq. ft.	2,500 sq. ft.	2,500 sq. ft.	YES
MIN. LOT WIDTH	65'	65'	50'	YES
MIN. FRONT SETBACK	9.8'	9.8'	15'	EXISTING NON CONFORMING
MIN. LEFT SIDE SETBACK	30.2'	30.2'	12.5' (sum of 20')	YES
MIN. RIGHT SIDE SETBACK	3.4'	3.4'	7.5' (sum of 20')	EXISTING NON CONFORMING
MIN. REAR SETBACK	31.7'	25.4'	25'	YES
MAXIMUM HEIGHT	37.5'	37.5'	35'	EXISTING NON CONFORMING
TOT RATIO OF PRIVATE OPEN SPACE TO LOT AREA	71%	59%	40%	YES
PRIVATE OPEN SPACE (15'x15') as per 5.22.3	61%	42%	20%	YES

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DATE

12/18/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

**Zoning Analysis -
Zone B**

SCALE

DRAWING

Z.1

REVISIONS MADE AND CONDITONS ADDED TO ORIGINAL SUBMISSION PER ABUTTER CONCERNS:

1. **ORIGINALLY PROPOSED 26' X 10' REAR DECK AT FIRST FLOOR REDUCED TO 5' X 10' LANDING WITH SMALL SUNSHADE PER ABUTTER CONCERNS OVER LOSS OF PRIVACY.**
2. **ALL EXISTING TREES AND SHRUBS ALONG REAR LOT LINE TO BE PROTECTED AND MAINTAINED PER ABUTTER CONCERNS ABOUT THE MAINTENANCE OF THE LANDSCAPE BUFFER.**
3. **NEW EVERGREEN SHRUBS TO BE ADDED TO REAR AND RIGHT SIDE LOT LINES ALONG NEW FENCE TO INCREASE LANDSCAPE BUFFER PER ABUTTER REQUEST.**
4. **NEW WOOD FENCE MIN 6'-0" TALL TO REPLACE EXISTING REAR AND RIGHT SIDE FENCES PER ABUTTER CONCERNS ABOUT LOSS OF PRIVACY AND CORRECTING THE EXISTING EYESORES.**
5. **NO NEW FENCE ALONG THE RIGHT SIDE ALLEY TO MAINTAIN EXISTING YARD ACCESS PER ABUTTER REQUEST.**
6. **ALL EXTERIOR LIGHTING TO BE SHIELDED TO KEEP ALL DIRECT ILLUMINATION WITHIN THE CONFINES OF THE LOT WITH NO EXPOSED BULBS VISIBLE TO THE NAKED EYE PER ABUTTER CONCERNS ABOUT ADDED LIGHT POLLUTION.**
7. **NEW SUBSTANTIAL EVERGREEN TREE PLANTED ON LEFT SIDE TO REPLACE EXISTING HEMLOCK TREE TO BE REMOVED PER ABUTTER CONCERNS ABOUT LOSS OF EXISTING TREE CANOPY.**
8. **EXTENDED DRIVEWAY TO BE BRICK PAVERS TO MATCH EXISTING PER ABUTTER CONCERNS ABOUT ADDING ASHPALT.**
9. **NO ROOF DECK OVER THE NEW ADDITION PER ABUTTER CONCERNS ABOUT PRIVACY AND NOISE.**
10. **AMOUNT OF GLAZING IN THE REAR ELEVATION INCREASED ONLY 8.0 SF BEYOND EXISTING GLAZING PER ABUTTER CONCERNS ABOUT LOSS OF PRIVACY AND LIGHT POLLUTION.**
11. **EXISTING 65' TALL REAR TREE 1'-0" AWAY FROM THE REAR ELEVATION MUST BE REMOVED PER ENGINEER'S INSPECTION AND REPORT, IT CANNOT BE SAVED DESPITE ABUTTER REQUEST TO KEEP IT.**
12. **APPLICANT HAS OFFERED TO PLANT ADDITIONAL SHRUBS ALONG THE REAR FENCE ON THE ABUUTERS SIDE TO ADD MORE LANDSCAPE BUFFER AS THAT SIDE OF THE FENCE CURRENTLY HAS NO TALL PLANTINGS.**

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33 HURLBUT EXISTING VIEW OF REAR YARD

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33 HURLBUT EXISTING REAR YARD LANDSCAPE BUFFER

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Cambridge, MA

TITLE

PHOTOS

SCALE


DRAWING

Z.4

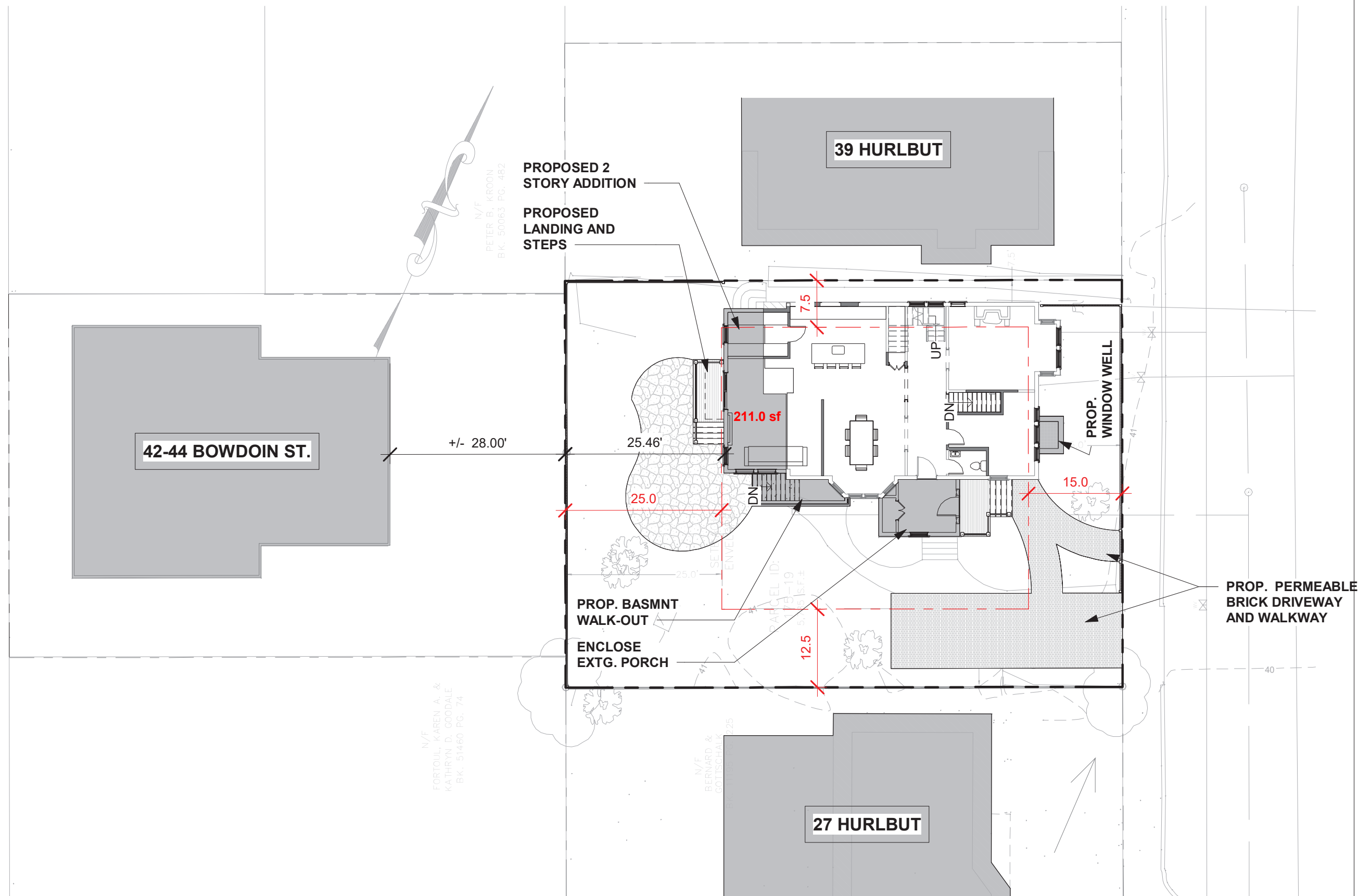


APPLICANT HAS OFFERED TO PLANT SHRUBS ALONG THE REAR FENCE ON THE ABUTTERS' SIDE WHICH CURRENTLY HAS NO TALL PLANTINGS.

EXISTING PHOTOS OF REAR ABUTTERS' BACK YARD

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

BOWDOIN STREET
(PUBLIC WAY - 40' WIDE)



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DATE

12/29/23

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

Site Plan

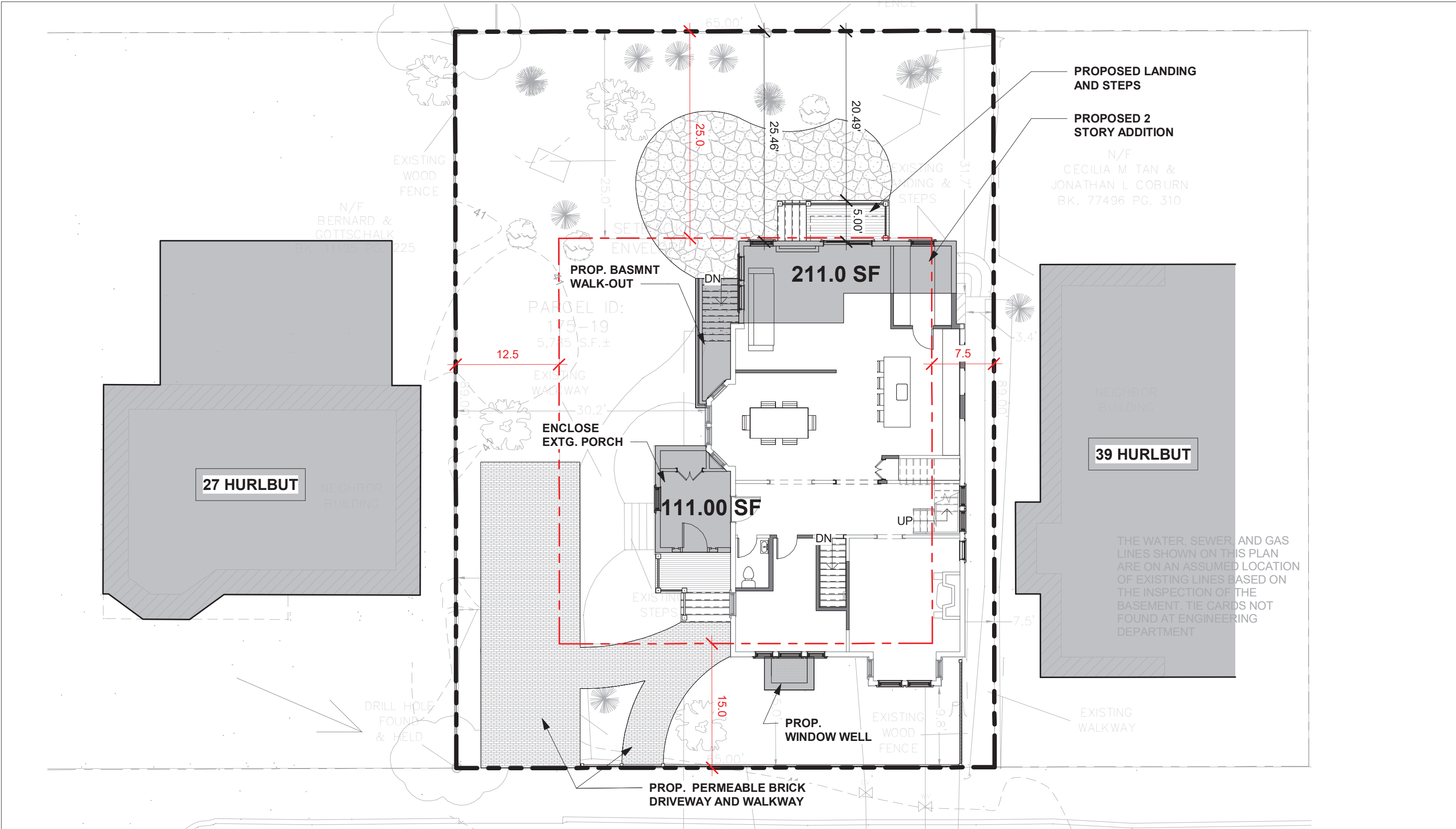
SCALE

1/16" = 1'-0"

DRAWING

Z.6

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DATE

12/18/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

Zoning - Setback
plan- Zone B

SCALE

3/32" = 1'-0"

DRAWING

Z.7



EXTG. TOT. PRIVATE OPEN SPACE = 4,141 S.F.(71%)

EXTG. PRIVATE OPEN SPACE (min. 15'x15') = 3,565 S.F. (61%)



N/F
CECILIA M TAN &
JONATHAN L COBURN
BK. 77496 PG. 310

N/F
BERNARD &
GOTTSCHALK
BK. 11195 PG. 225

39 HURLBUT

27 HURLBUT

#33
EXISTING
2.5 STORY
WOOD-FRAMED
RESIDENTIAL
DWELLING
FF=44.82
(TAKEN AT
THRESHOLD)

THE WATER, SEWER, AND GAS
LINES SHOWN ON THIS PLAN
ARE ON AN ASSUMED LOCATION
OF EXISTING LINES BASED ON
THE INSPECTION OF THE
BASEMENT. TIE CARDS NOT
FOUND AT ENGINEERING
DEPARTMENT

EXTG. TREE TO
BE REMOVED

DRILL HOLE
FOUND
& HELD

EXISTING
DRIVEWAY

EXISTING
PORCH

EXISTING
WOOD
FENCE

EXISTING
WALKWAY

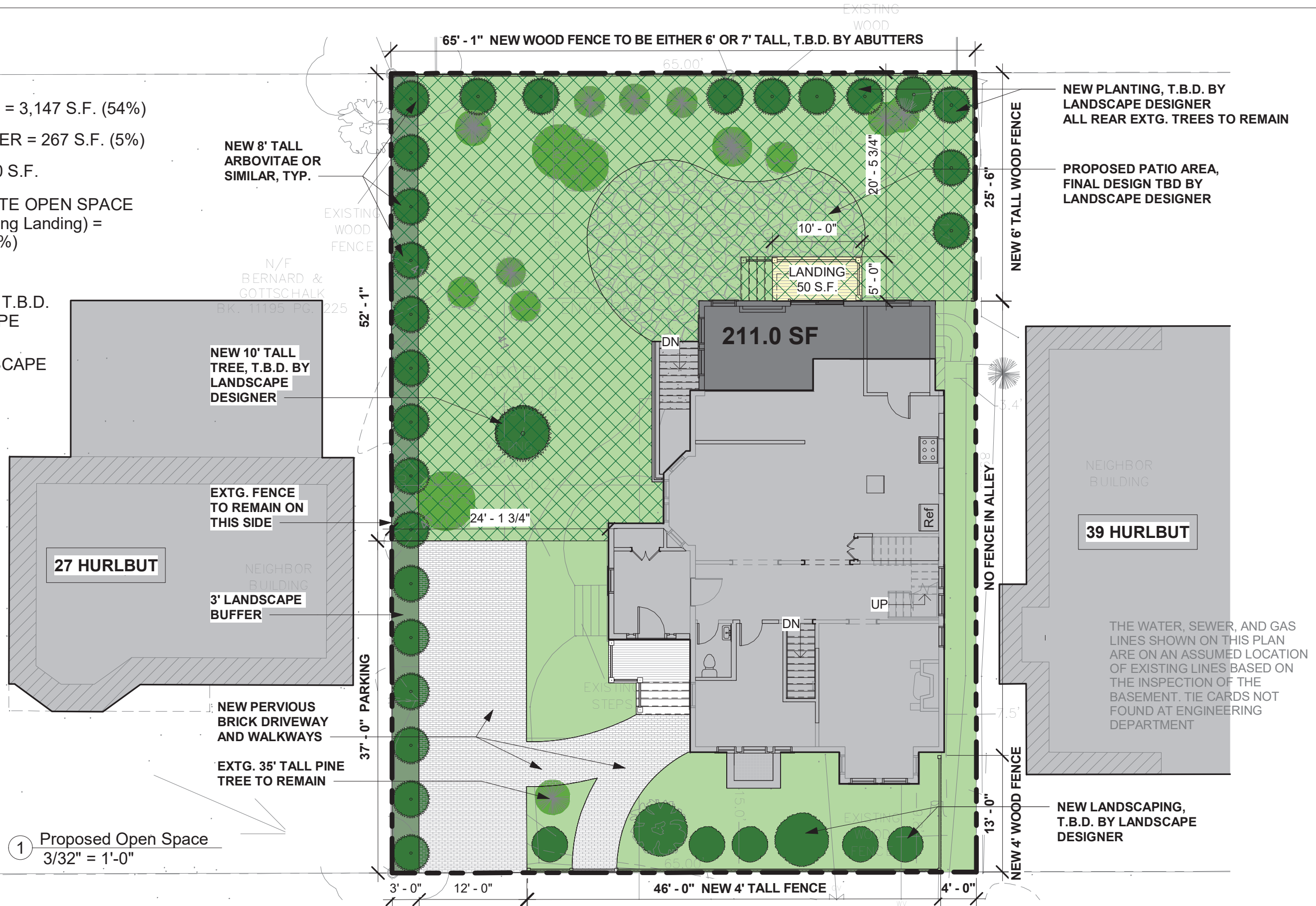
20' - 11 3/4"

41'

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- OPEN SPACE = 3,147 S.F. (54%)
- GREEN BUFFER = 267 S.F. (5%)
- LANDING = 50 S.F.
- PROP. PRIVATE OPEN SPACE 15'x15' (including Landing) = 2,446 S.F. (42%)

- PROPOSED LANDSCAPE, T.B.D. BY LANDSCAPE DESIGNER
- EXTG. LANDSCAPE TO REMAIN, APPROX. LOCATION



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1/2/2024

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

Prop. Open Space Analysis

SCALE

3/32" = 1'-0"

DRAWING

Z.9

EXTG. FENESTRATION @ REAR ELEVATION = 132 S.F.

PROPOSED FENESTRATION @ REAR ELEVATION = 140 S.F.



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

2 Prop. Rear Elevation Fenestration
1/8" = 1'-0"

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01/02/24

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

**Extg. and Proposed
Rear Fenestration**

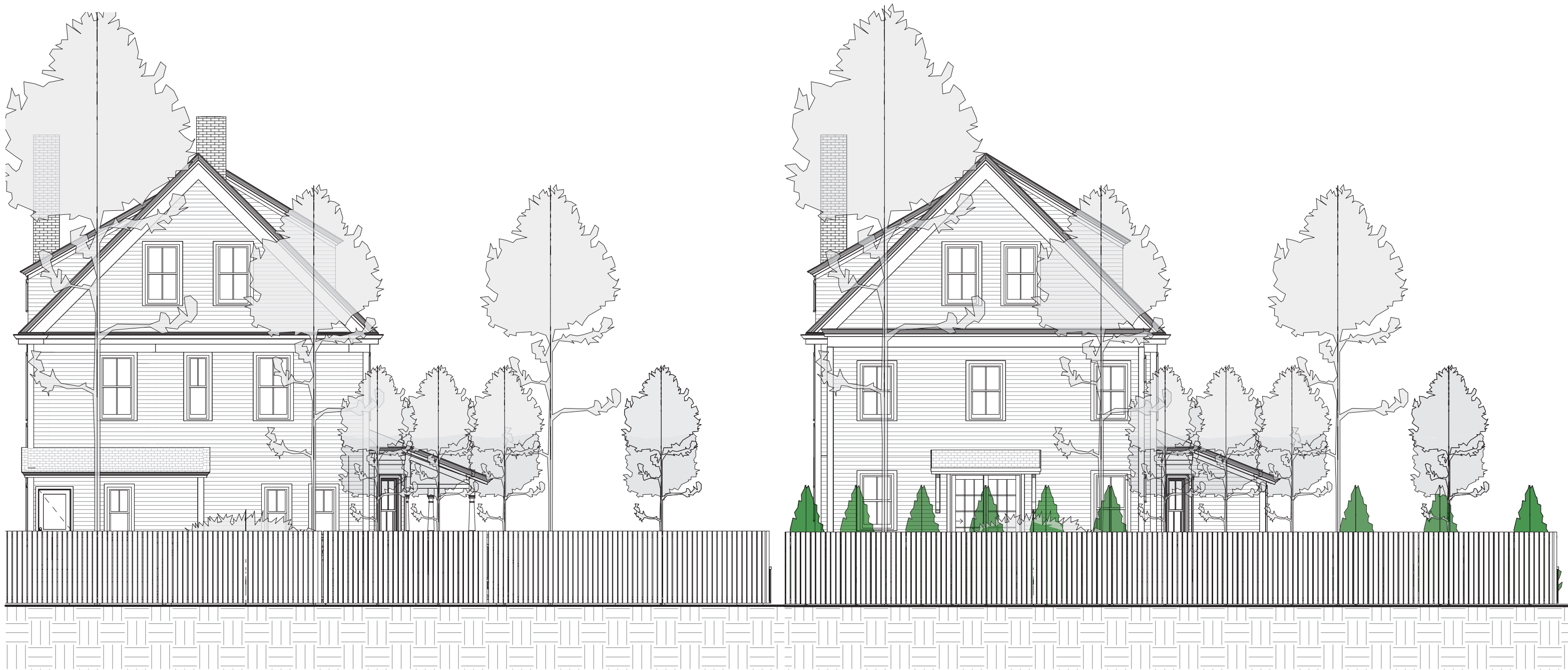
SCALE

1/8" = 1'-0"

DRAWING

Z.10

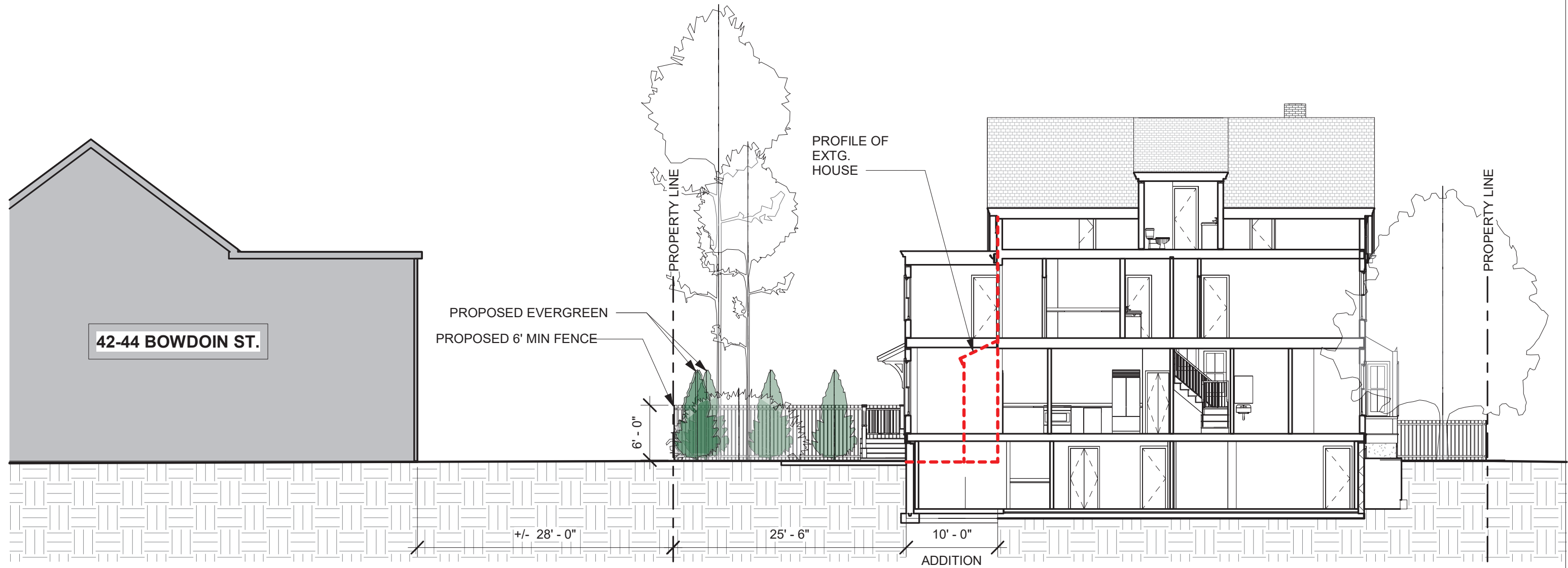
GCD ARCHITECTS



① Extg. Rear Elevation w/approx. trees
1/8" = 1'-0"

② Prop. Rear Elevation w/approx. trees
1/8" = 1'-0"

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① Section w/rear neighbors
3/32" = 1'-0"

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1/2/2024

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

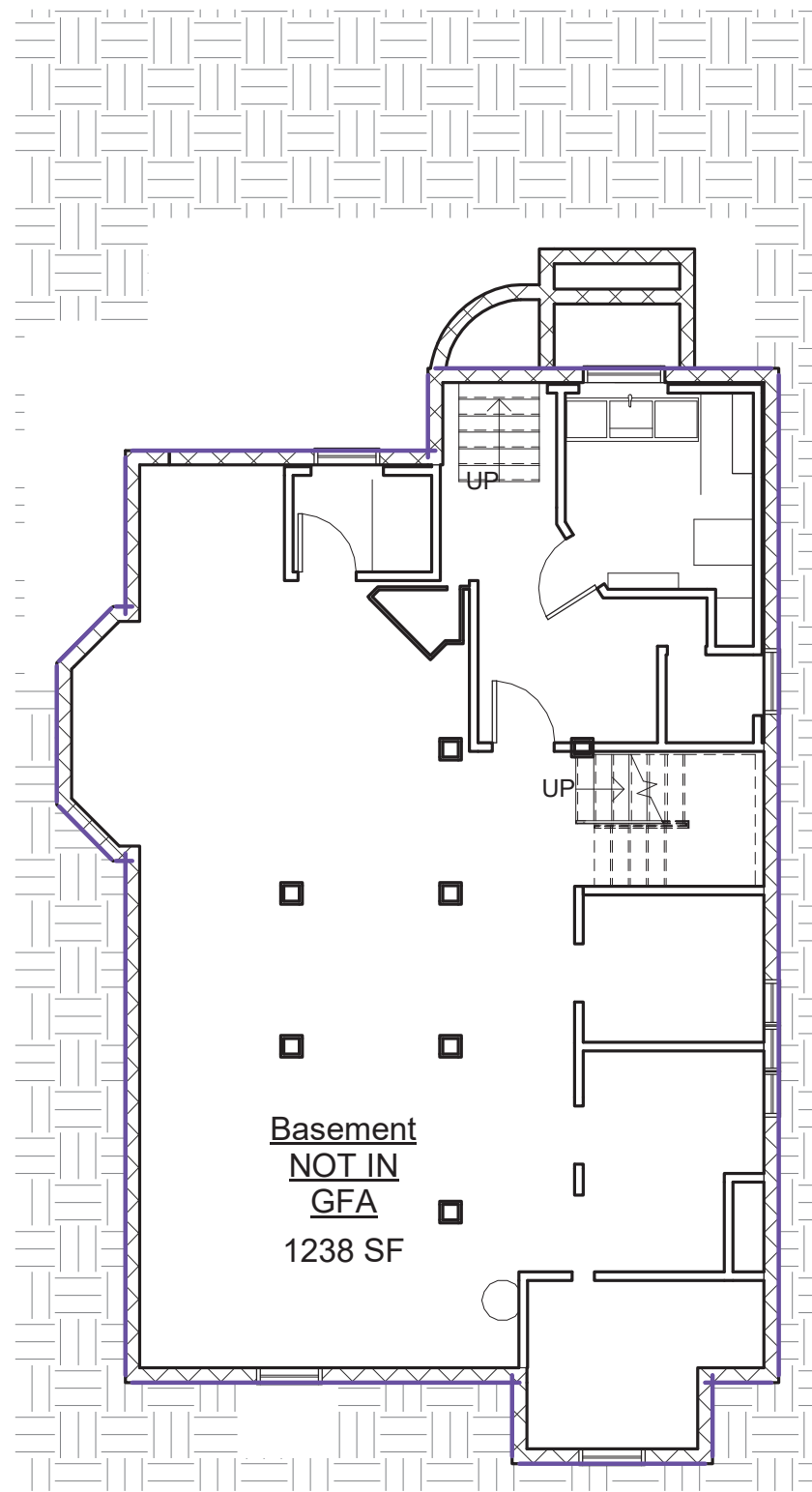
Section w/rear neighbors

SCALE

3/32" = 1'-0"

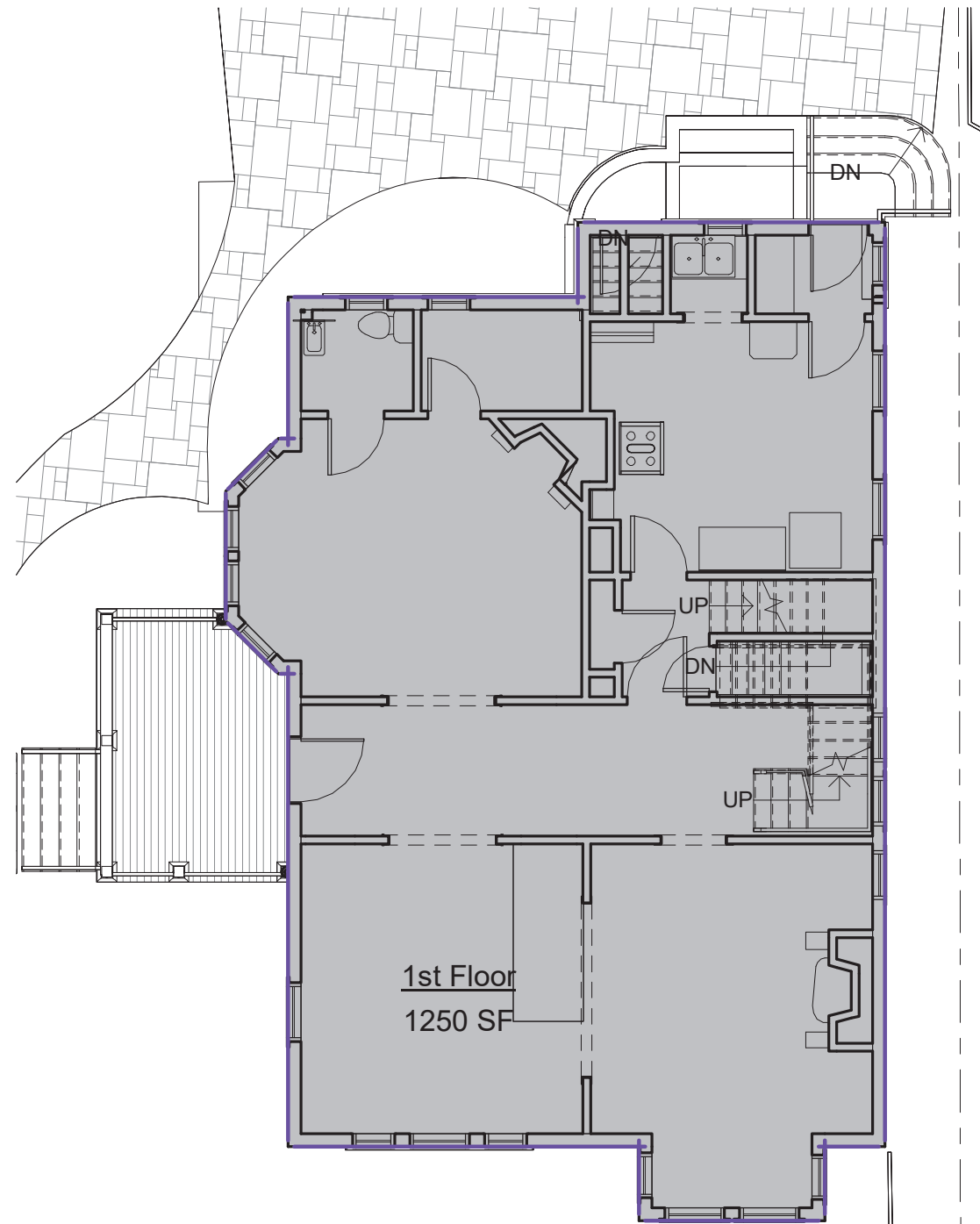
DRAWING

Z.12



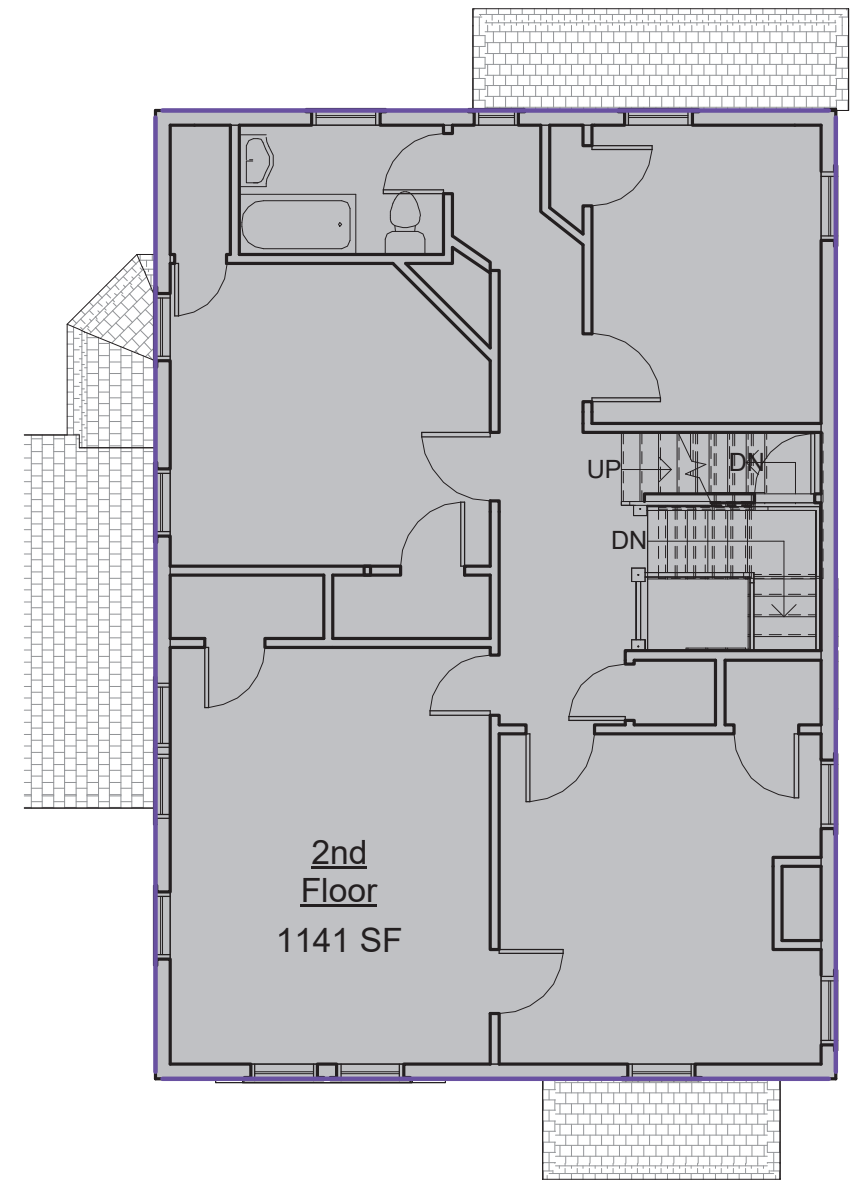
① Basement
1/8" = 1'-0"

Basement
NOT IN
GFA
1238 SF



② 1st Floor
1/8" = 1'-0"

1st Floor
1250 SF



③ 2nd Floor
1/8" = 1'-0"

2nd
Floor
1141 SF

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TITLE

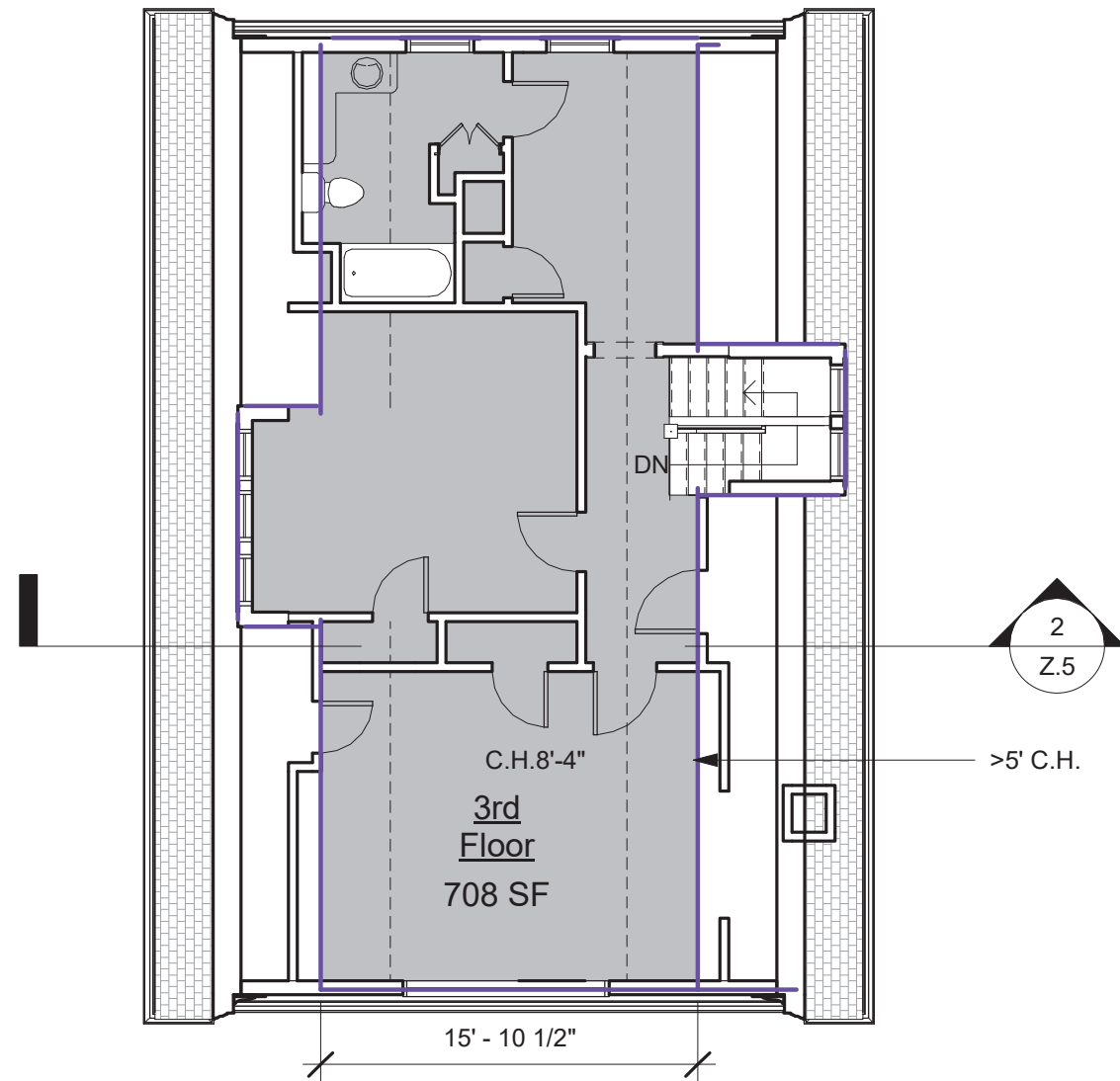
**Zoning - EXTG. GFA
& FAR Analysis**

SCALE

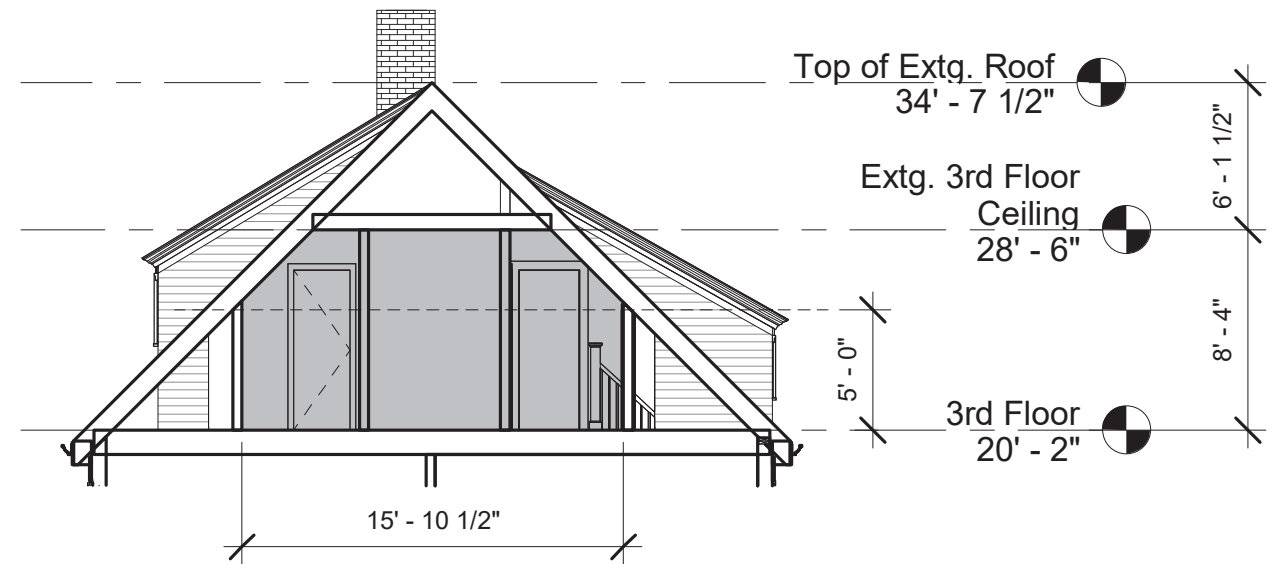
1/8" = 1'-0"

DRAWING

Z.13

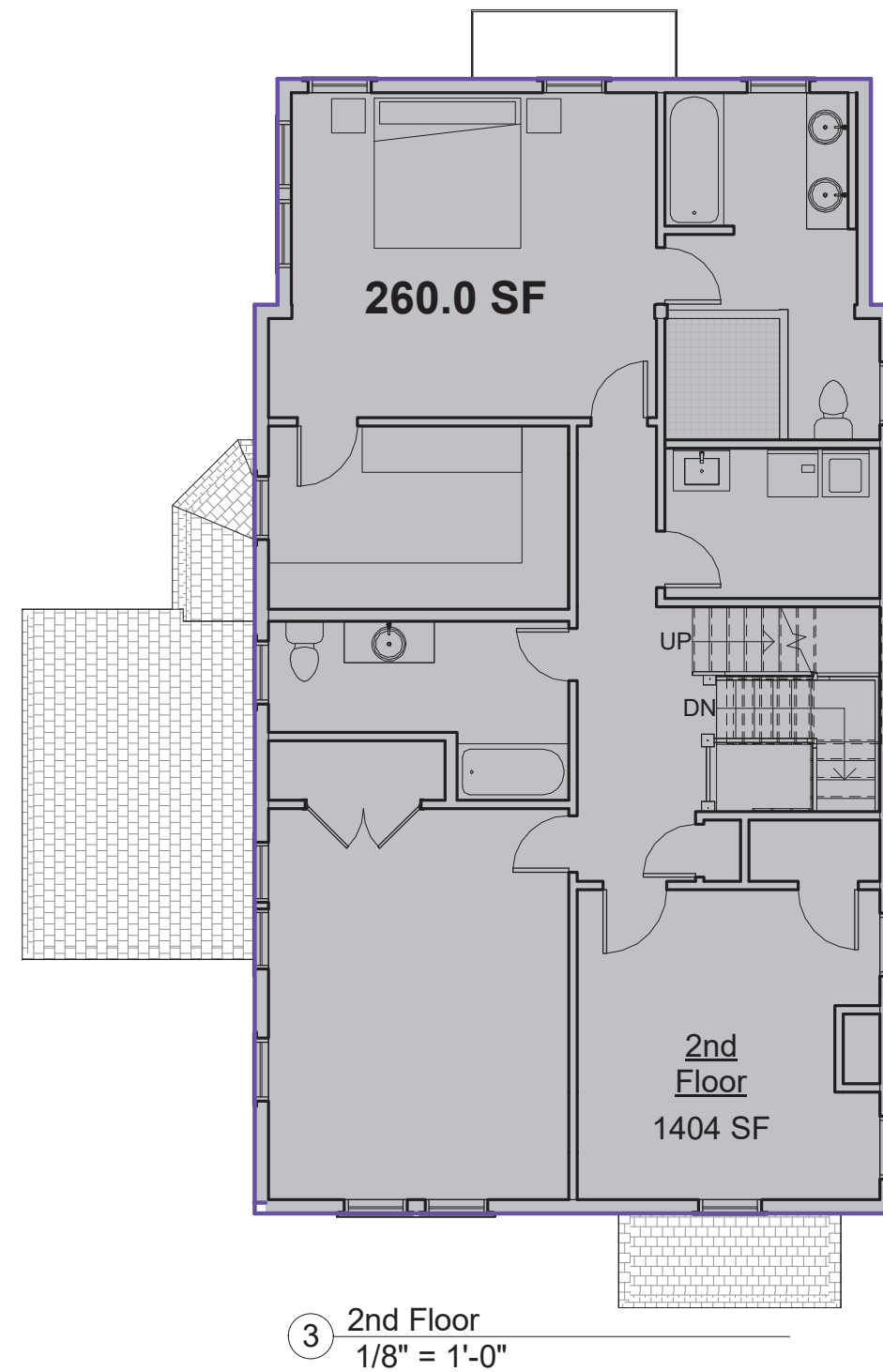
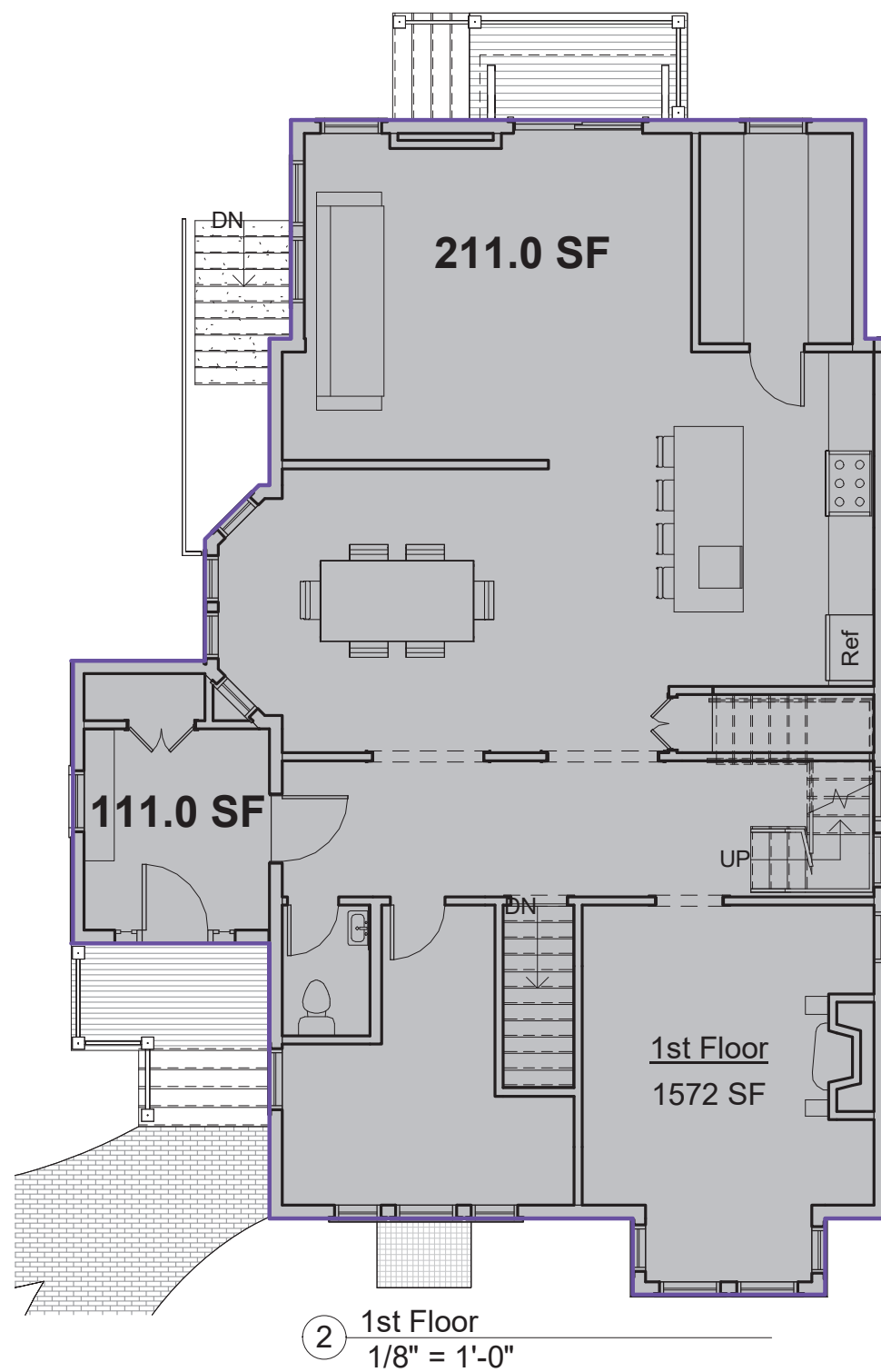
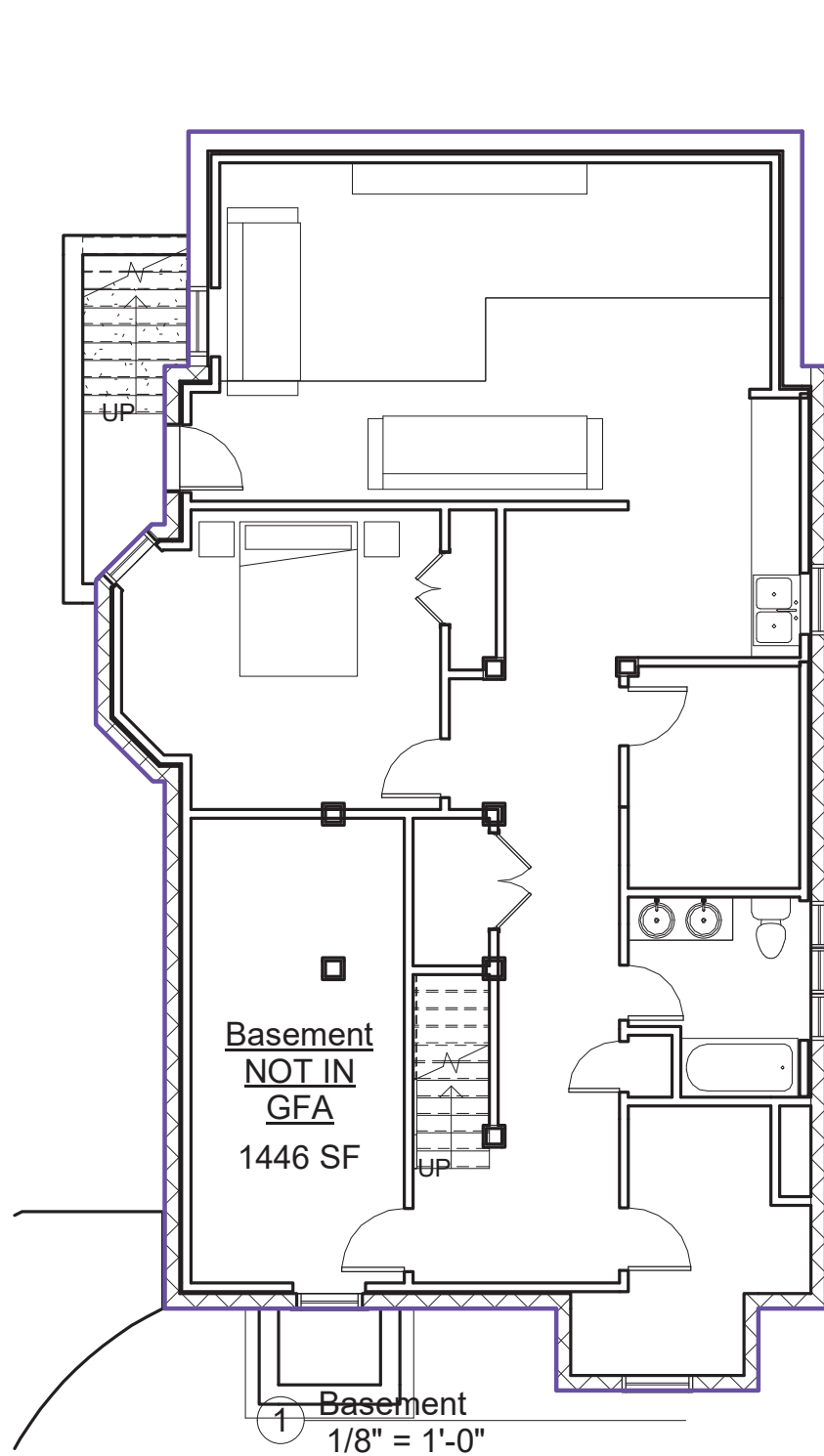


① 3rd Floor
1/8" = 1'-0"



② Section GFA
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	1250 SF	5785 SF	0.216053
2nd Floor	1141 SF	5785 SF	0.197192
3rd Floor	708 SF	5785 SF	0.122399
	3099 SF		0.535644



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TITLE

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

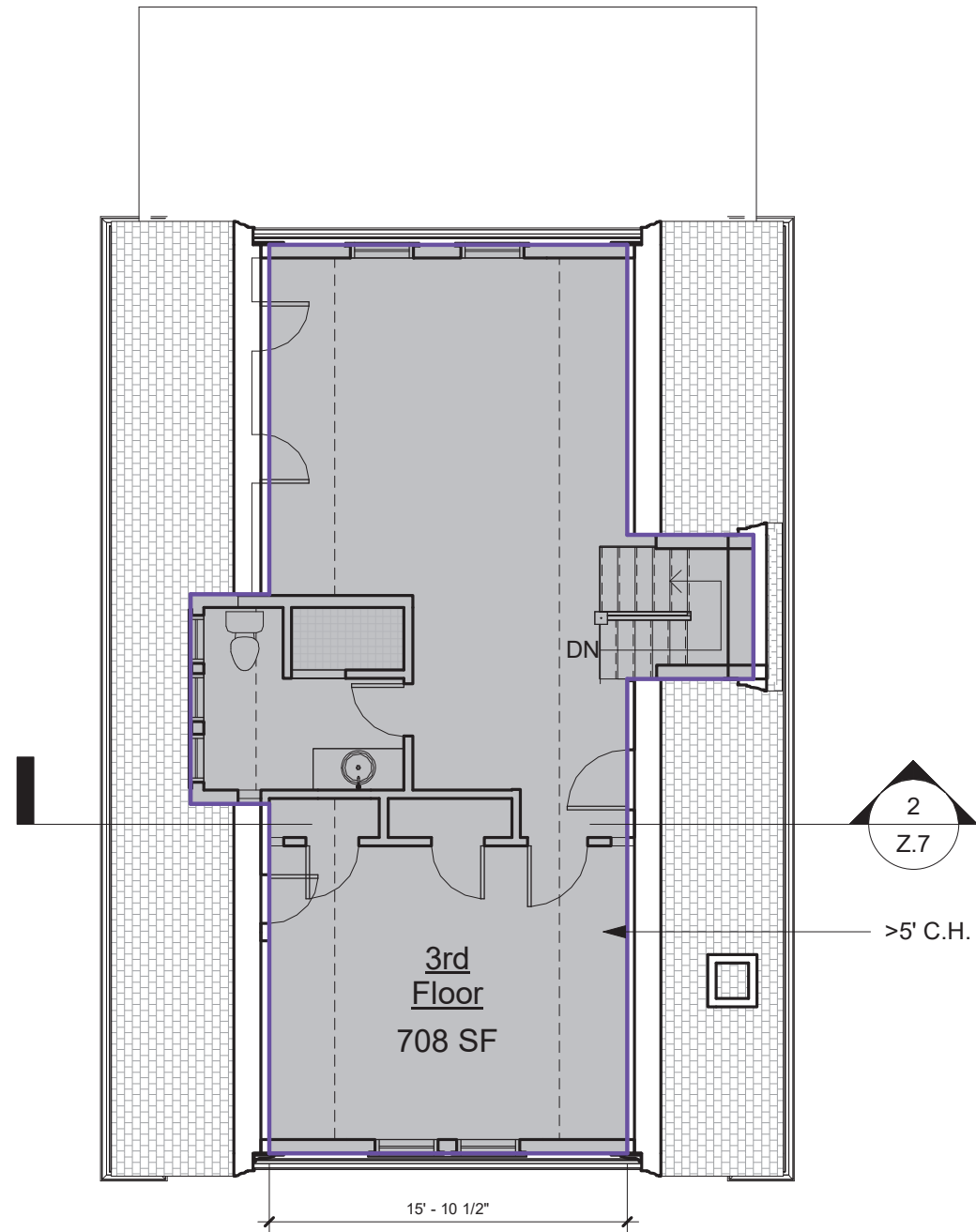
SCALE

1/8" = 1'-0"

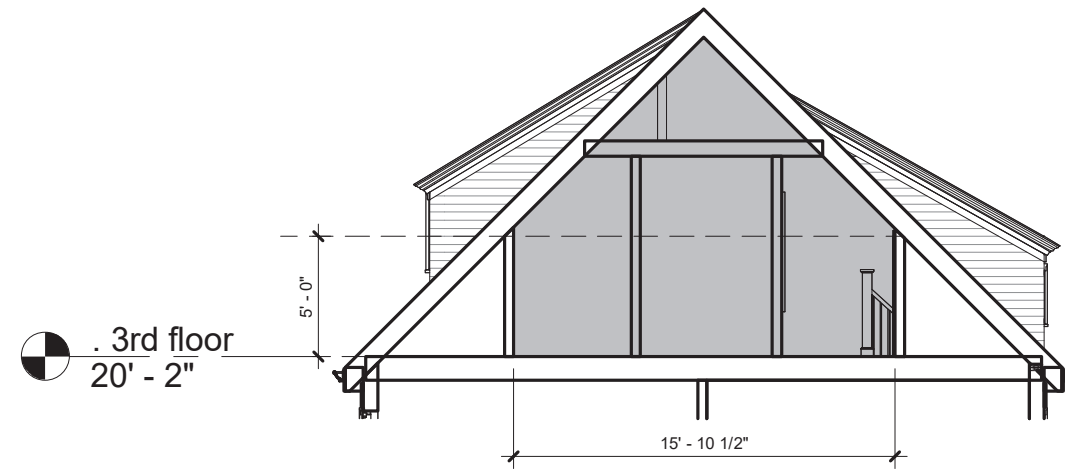
DRAWING

Z.15

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① 3rd Floor
1/8" = 1'-0"



② Section PROP. GFA
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	1572 SF	5785 SF	0.271687
2nd Floor	1404 SF	5785 SF	0.242638
3rd Floor	708 SF	5785 SF	0.122343
	3683 SF		0.636669

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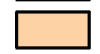
TITLE
**Zoning - PROP. GFA
& FAR Analysis**

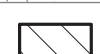

SCALE
1/8" = 1'-0"

DRAWING
Z.16

DEMO PERCENTAGE CALCULATION			
	S.F.	L	VOLUME
EXTG. MAIN HOUSE	864.00	40.10	34,646.40
EXTG. BAY WINDOW	47.00	3.50	164.50
EXTG. REAR BUMP	43.00	3.64	156.52
TOT EXTG.			34,967.42
DEMO REAR BUMP	43.00	3.64	156.52
TOT DEMO			156.52
CALCS PERCENTAGE	0.45%		



 EXTG. MAIN HOUSE AREA (864 S.F.)
 AREA TO BE DEMOLISHED (0 S.F.)

 EXTG. BAY AREA (47 S.F.)
 AREA TO BE DEMOLISHED (43 S.F.)

① Front Elevation VOLUME CALC
1/8" = 1'-0"

② Extg. Right VOLUME CALC
1/8" = 1'-0"

③ 1st Floor VOLUME CALC
1/16" = 1'-0"

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① Front/Left side view EXTG



② Front/Right side view EXTG

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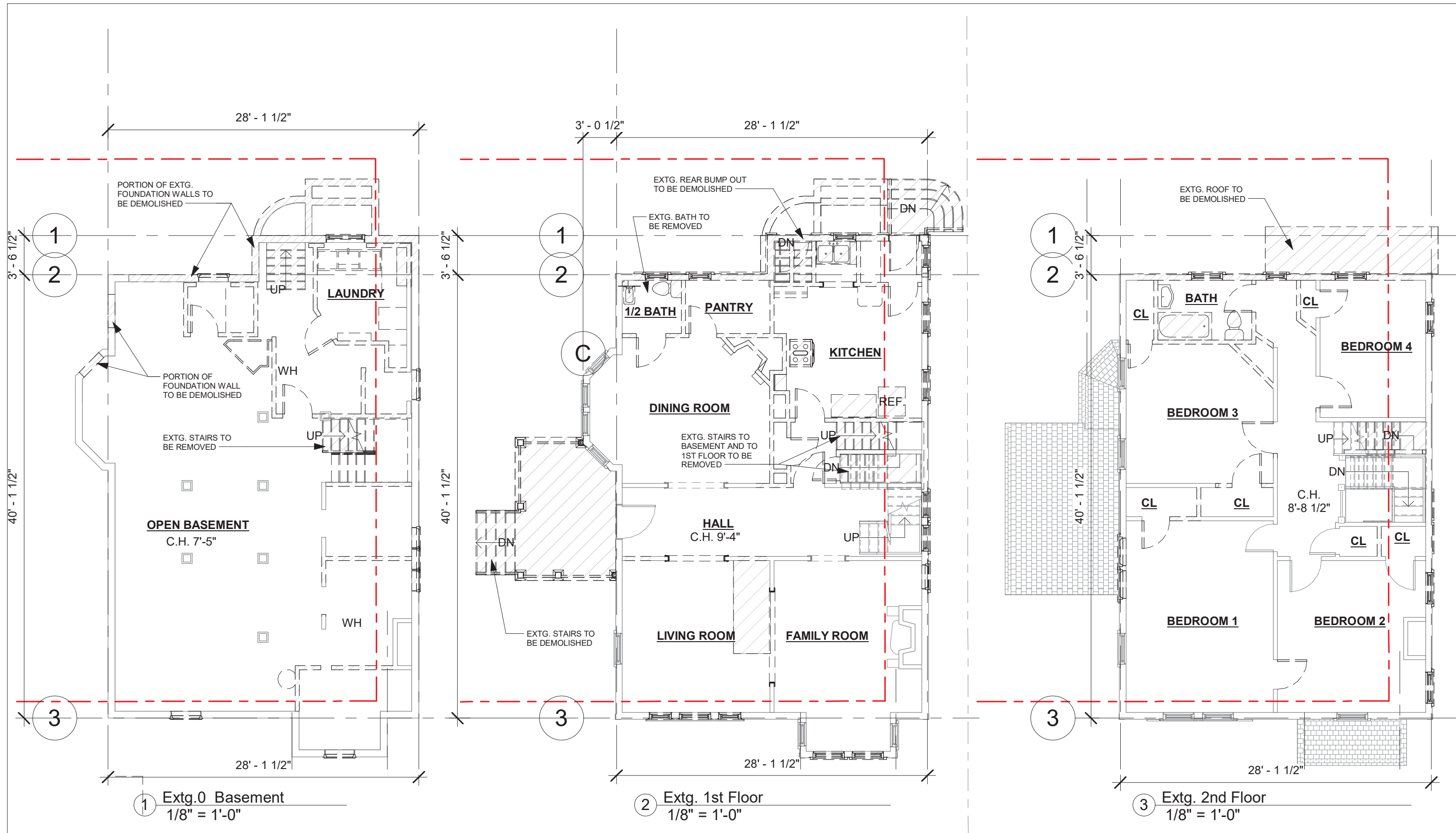
TITLE

Existing 3D Views

SCALE

DRAWING

D0.1



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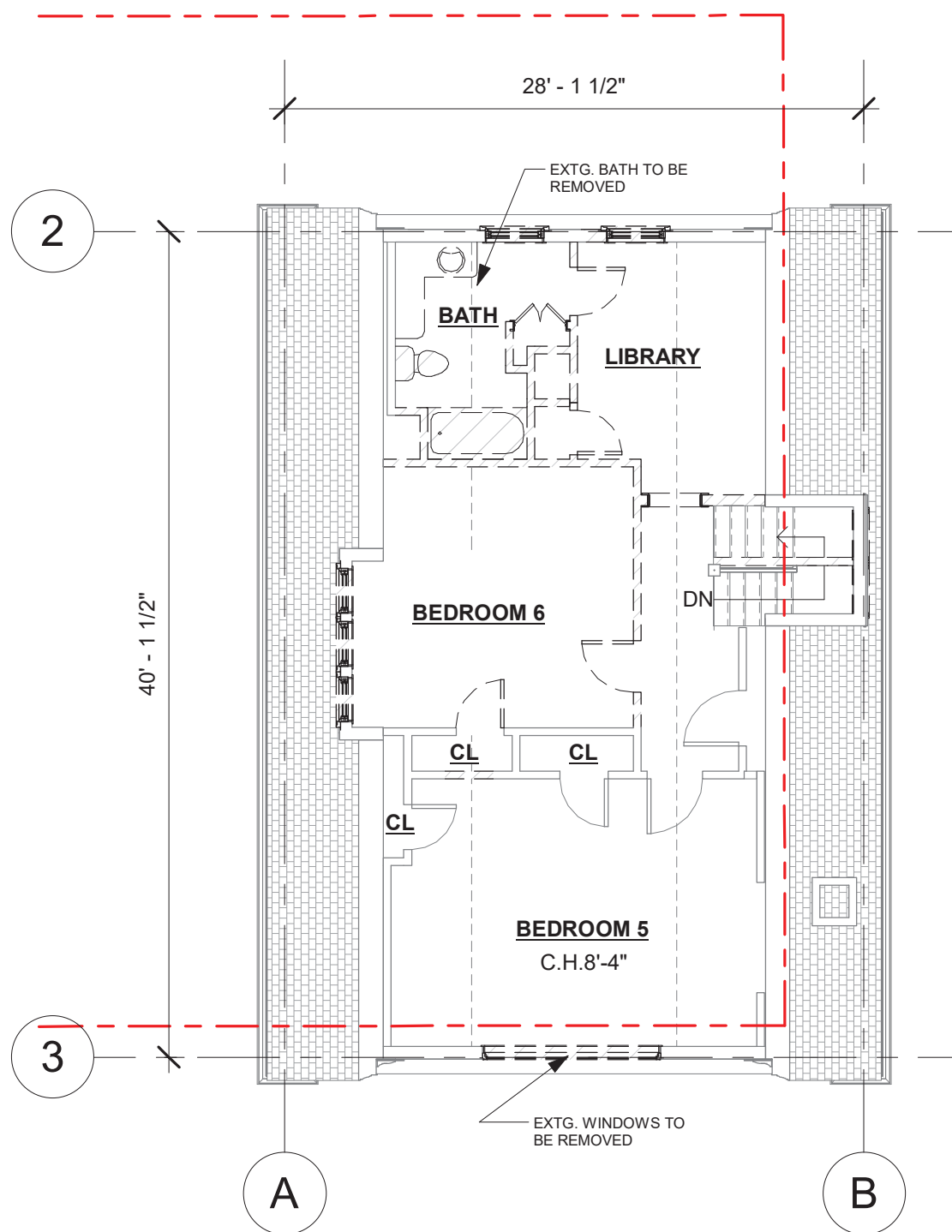
DATE
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PROJECT
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 Cambridge, MA

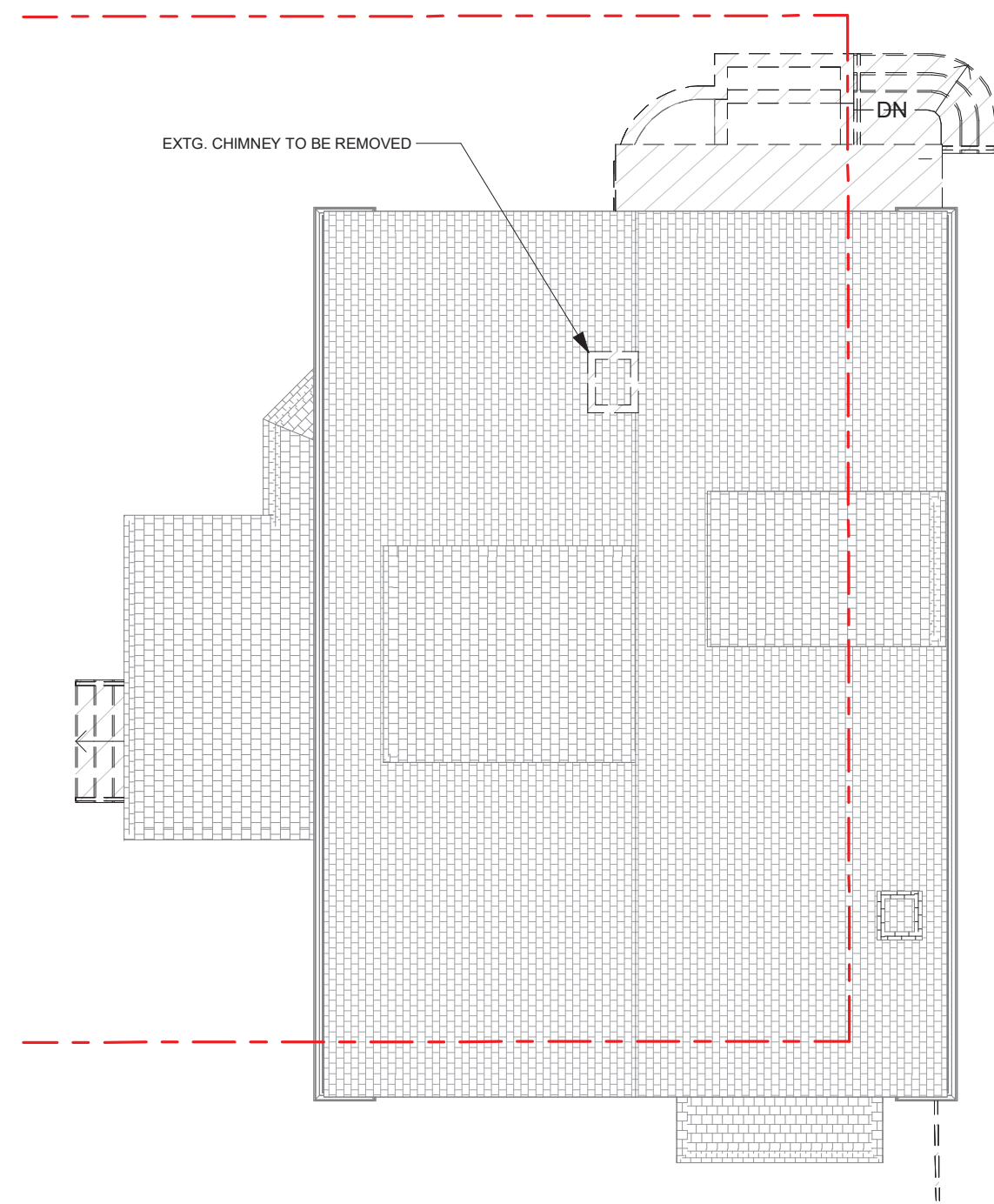
TITLE
Extg. Demo Plans

SCALE
 1/8" = 1'-0"

DRAWING
D1.1

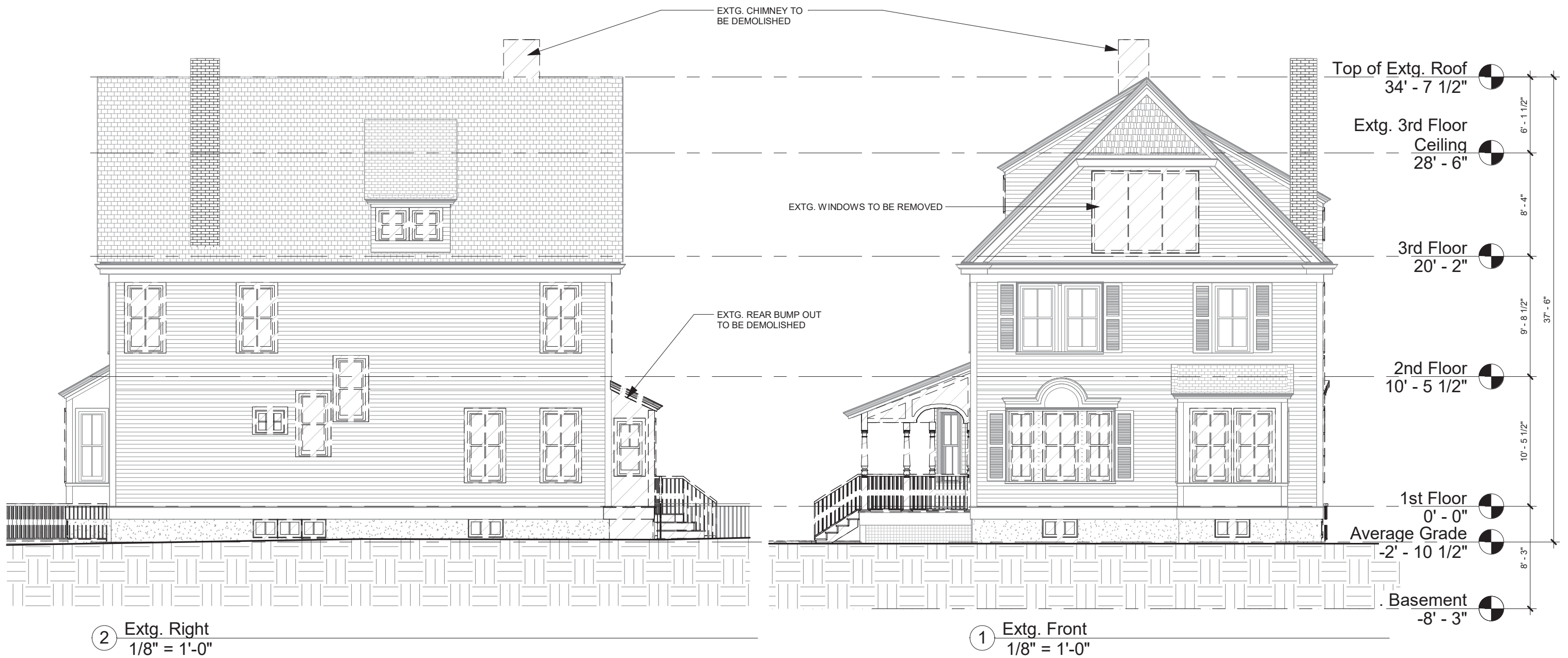


2 Extg. 3rd Floor
1/8" = 1'-0"



3 Extg. Roof
1/8" = 1'-0"

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PROJECT

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TITLE

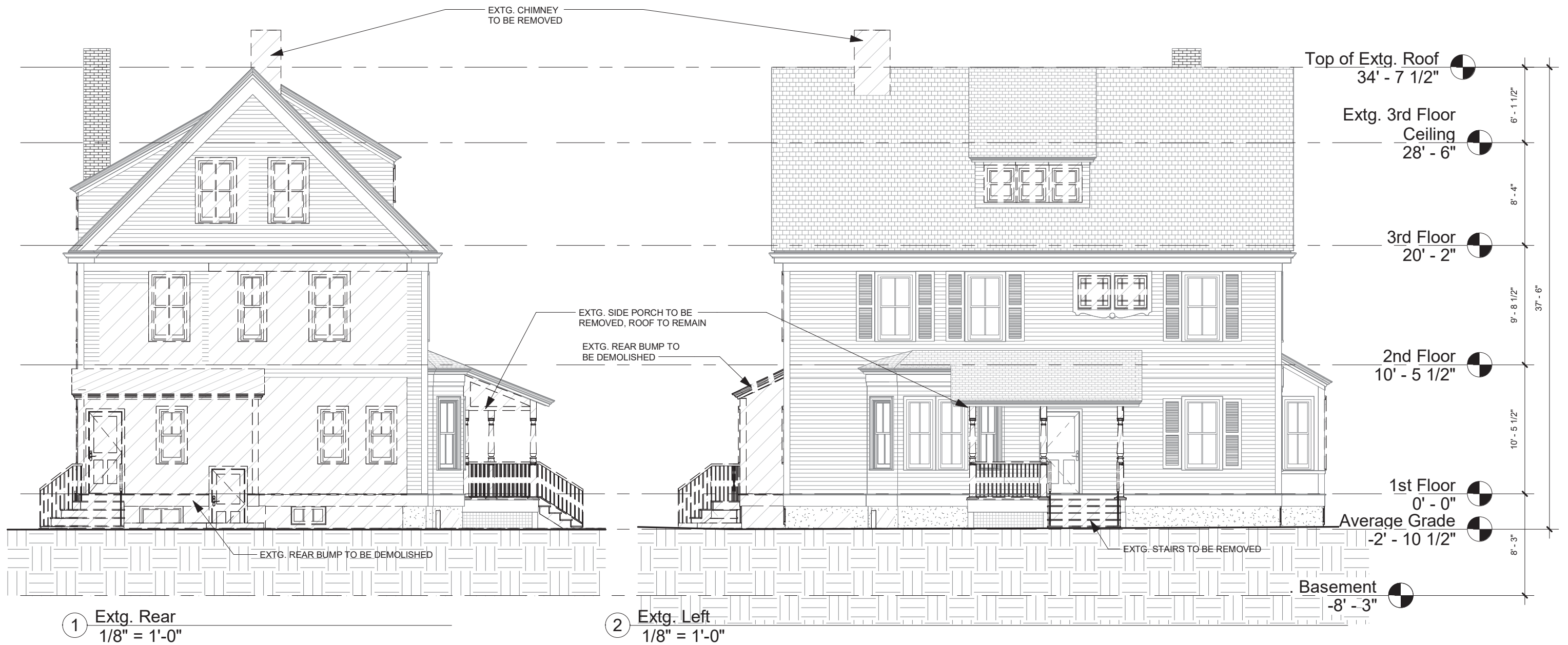
Extg. Demo Elevations

SCALE

1/8" = 1'-0"

DRAWING

D2.1



ARCHITECT

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33 Hurlbut Street
Cambridge, MA

TITLE

Extg. Demo Elevations

SCALE

1/8" = 1'-0"

DRAWING

D2.2



① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

ARCHITECT

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www.glassmanchungdesign.com

DATE

12/18/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

Proposed 3D Views

SCALE

DRAWING

A0.1



① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED

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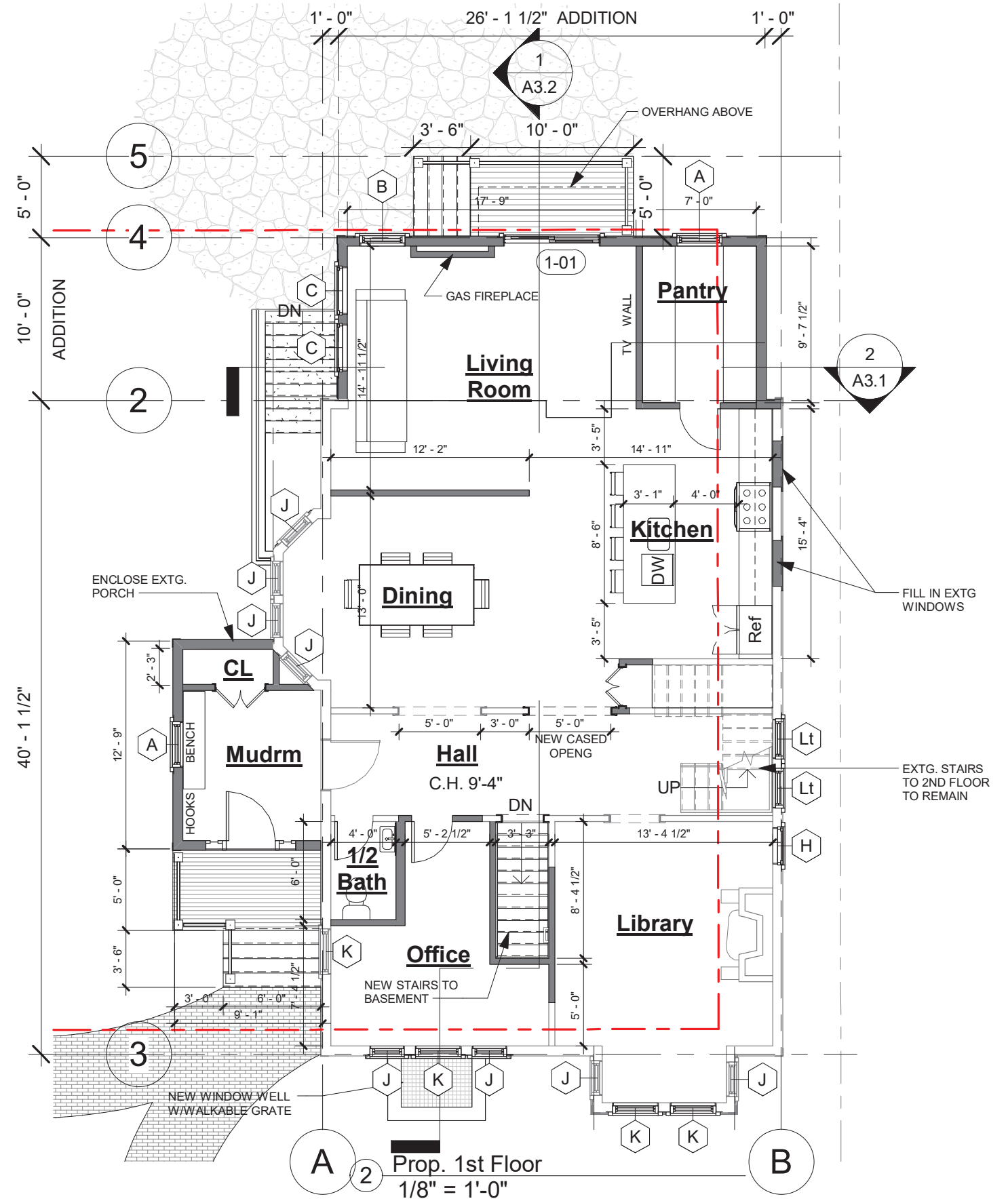
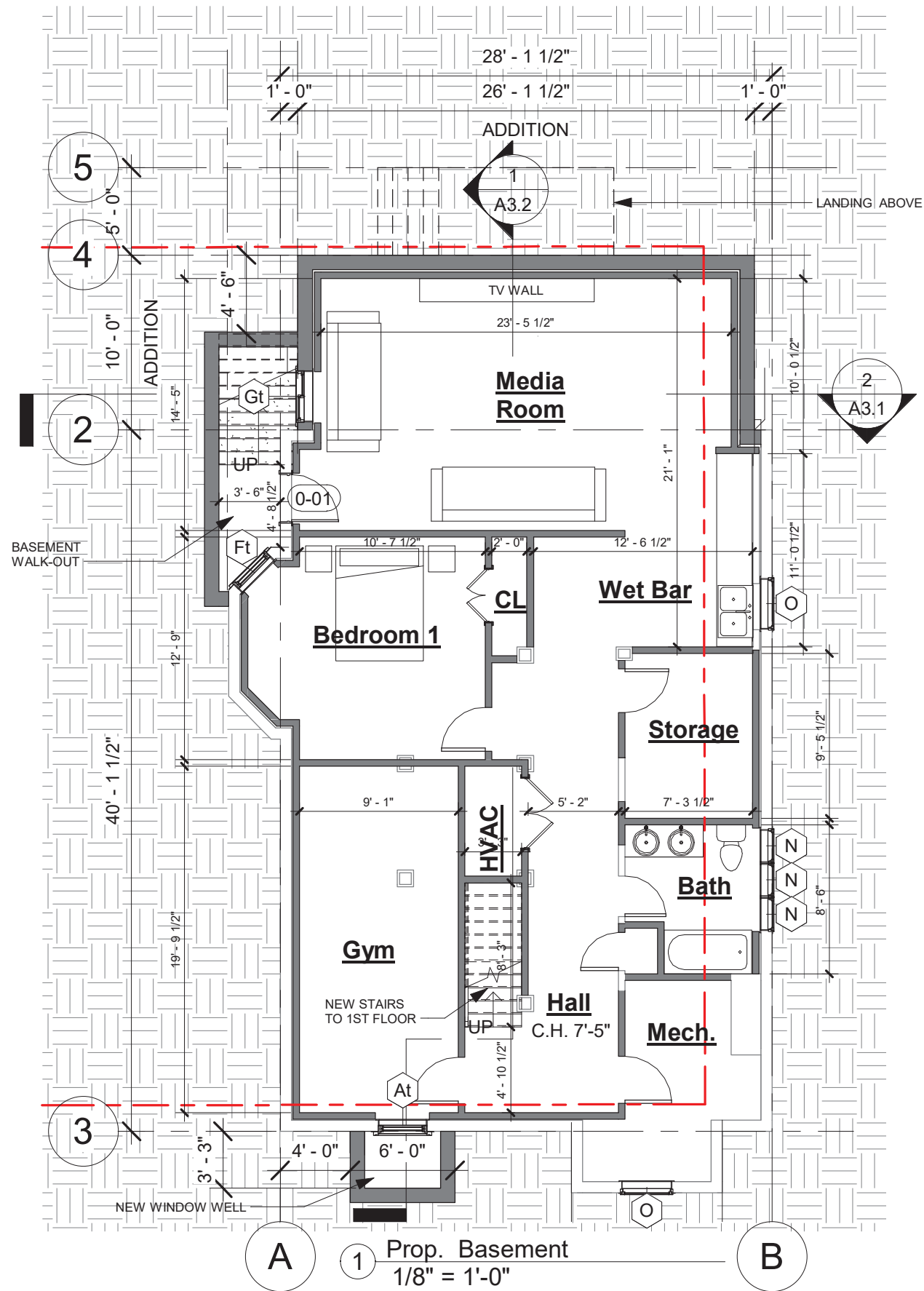
TITLE

Proposed 3D Views

SCALE

DRAWING

A0.2



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TITLE

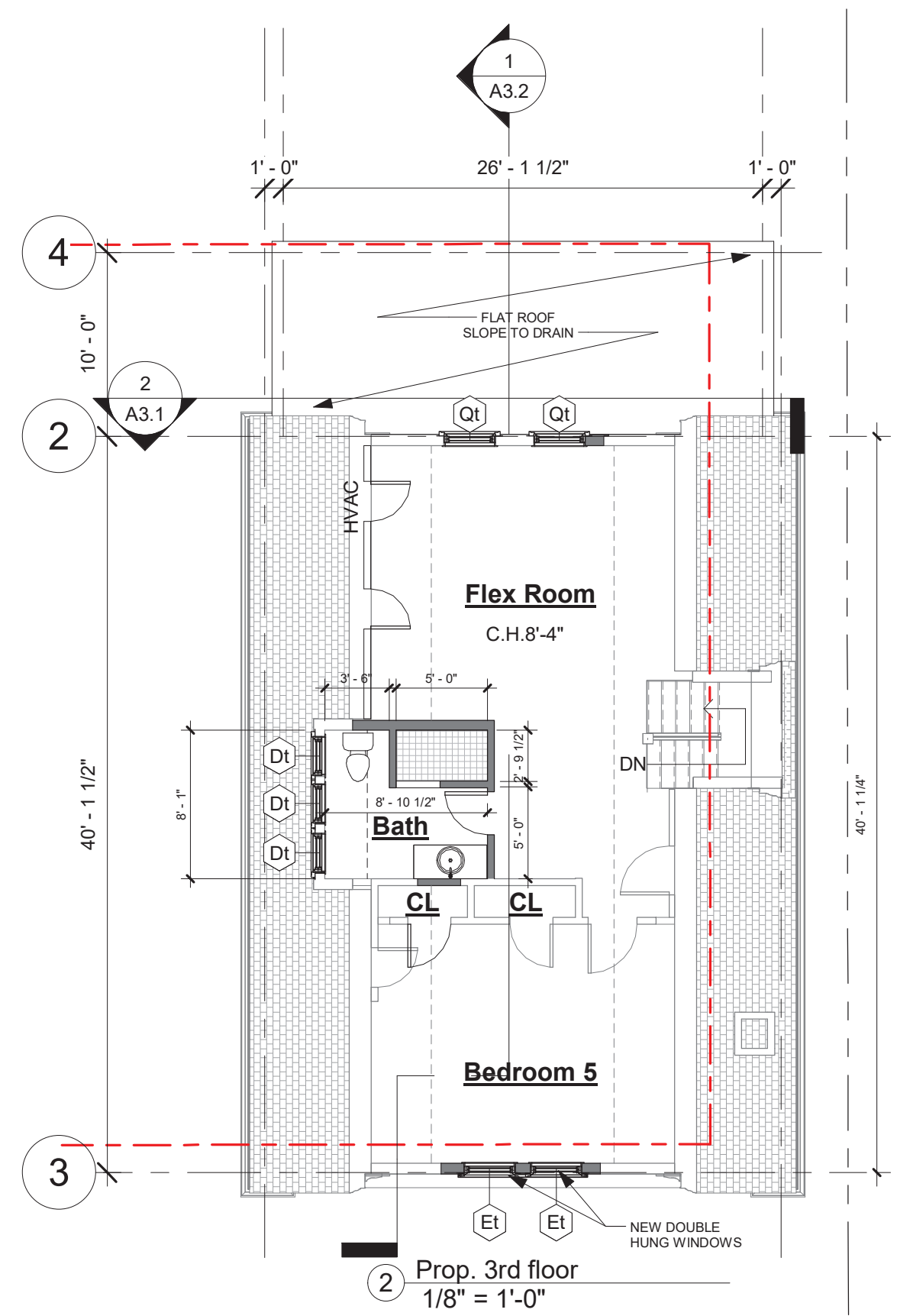
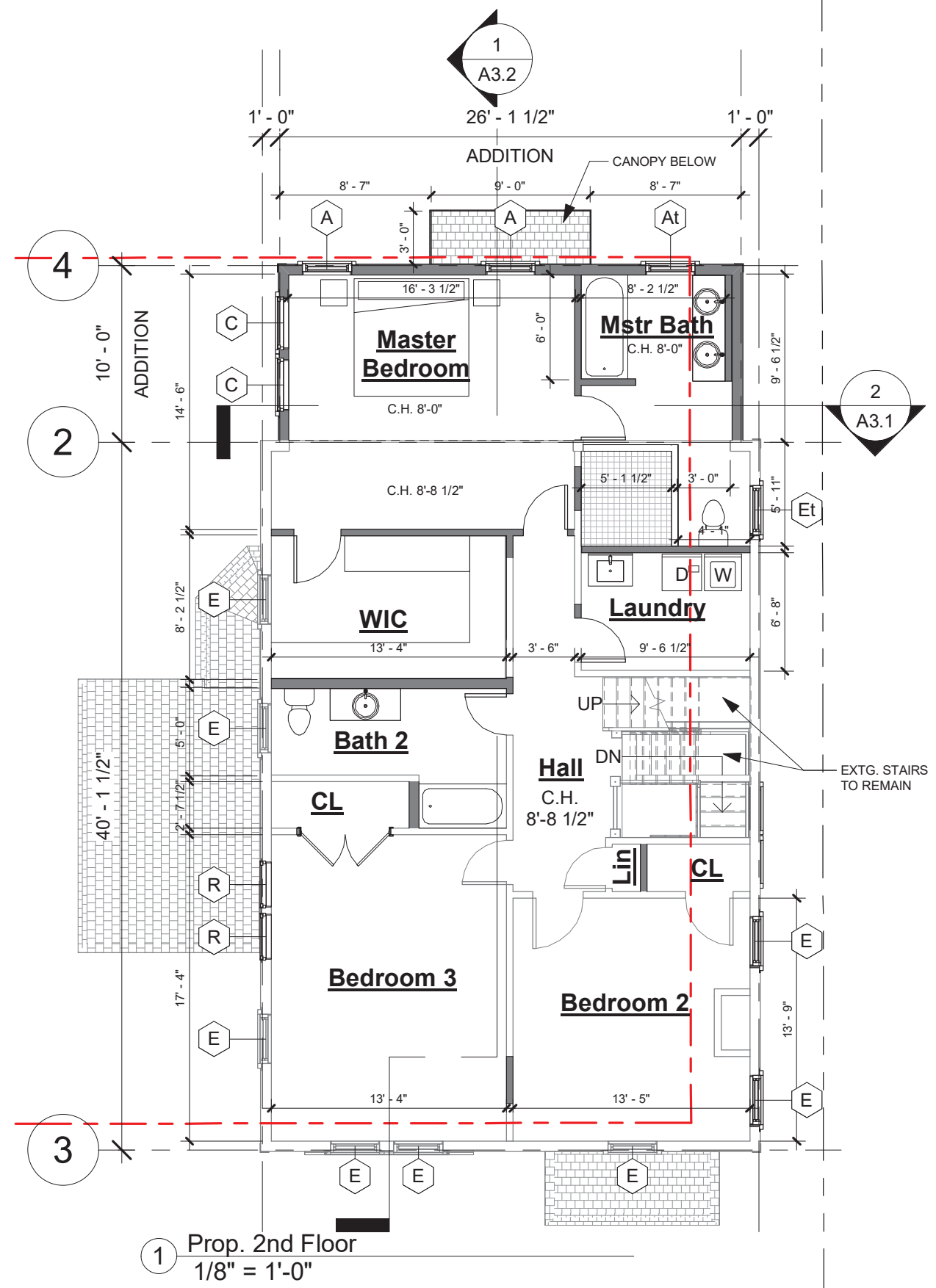
Proposed Plans

SCALE

1/8" = 1'-0"

DRAWING

A1.1



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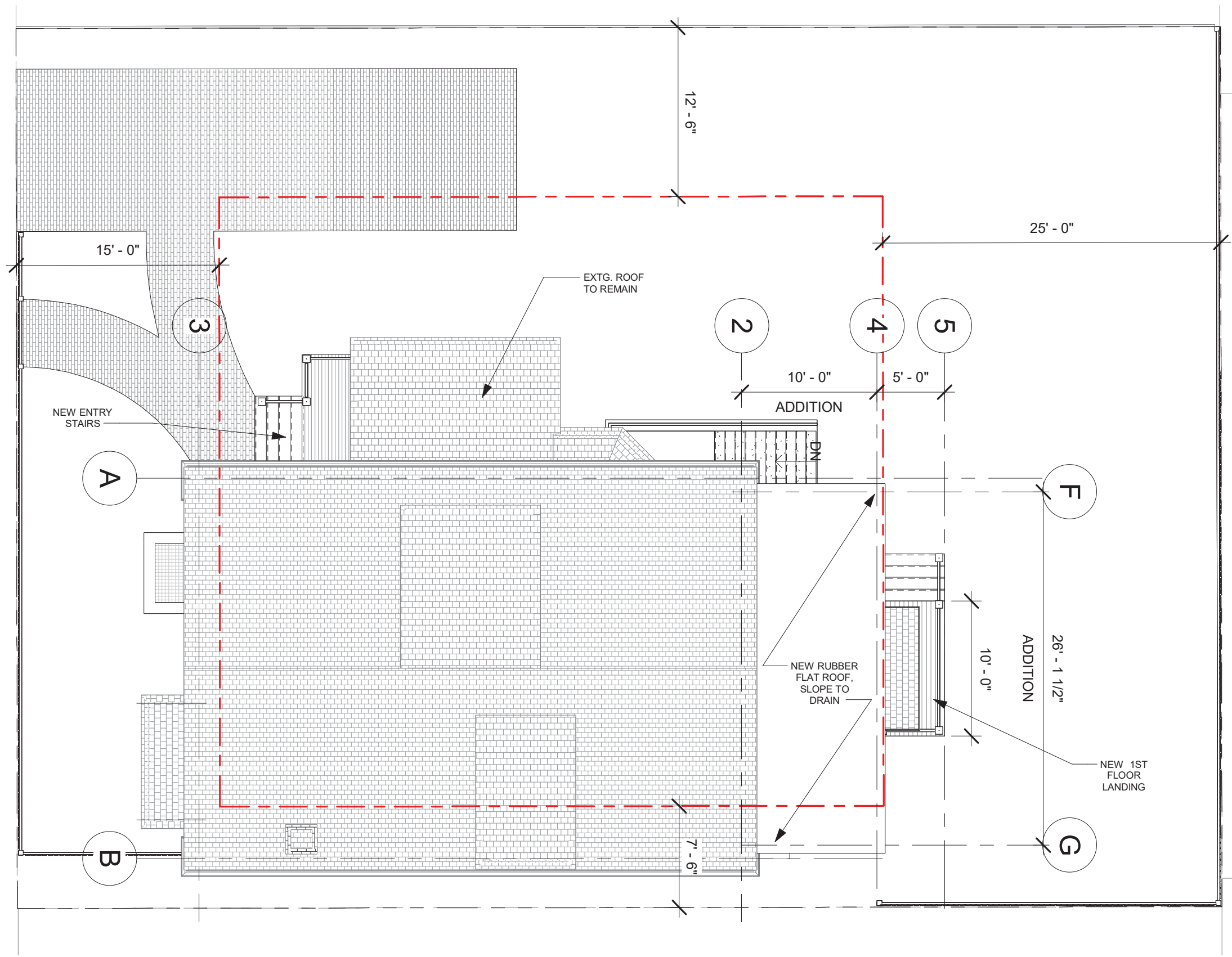
PROJECT
33 Hurlbut Street
Cambridge, MA

TITLE
Proposed Plans

SCALE
1/8" = 1'-0"

DRAWING
A1.2





1/8" = 1'-0"
Roof Plan 1

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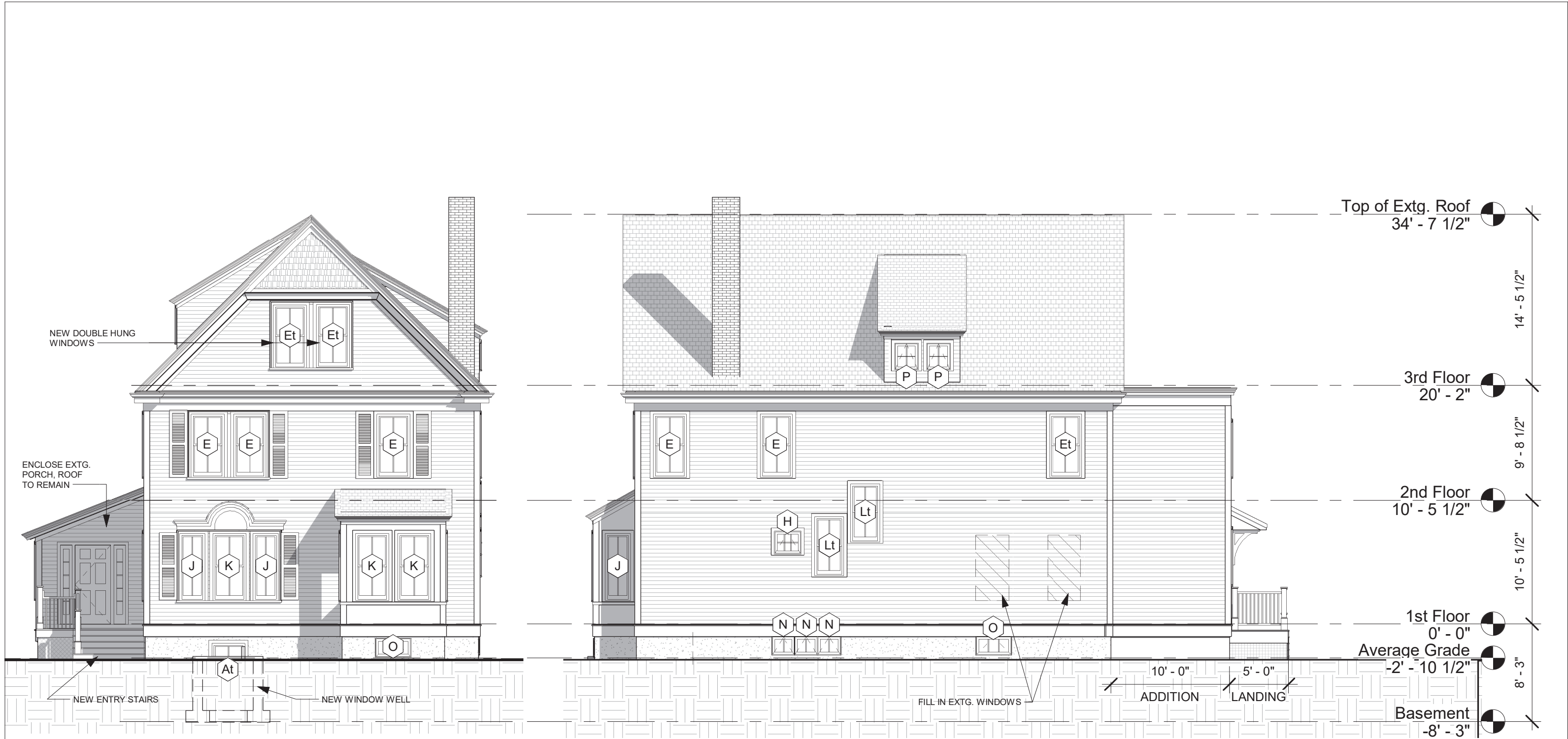
PROJECT
33 Hurlbut Street
 Cambridge, MA

TITLE
Proposed Plans

SCALE
 1/8" = 1'-0"

DRAWING
A1.3

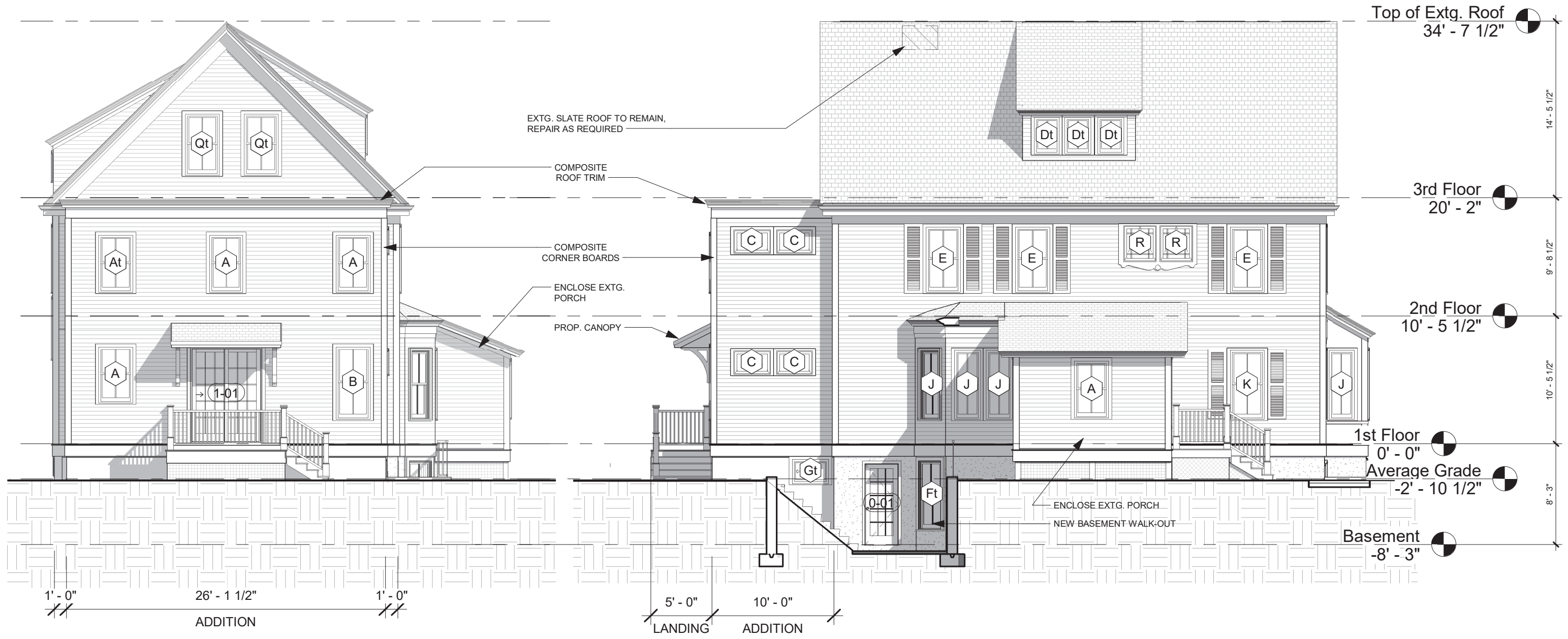




① Front Elevation
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

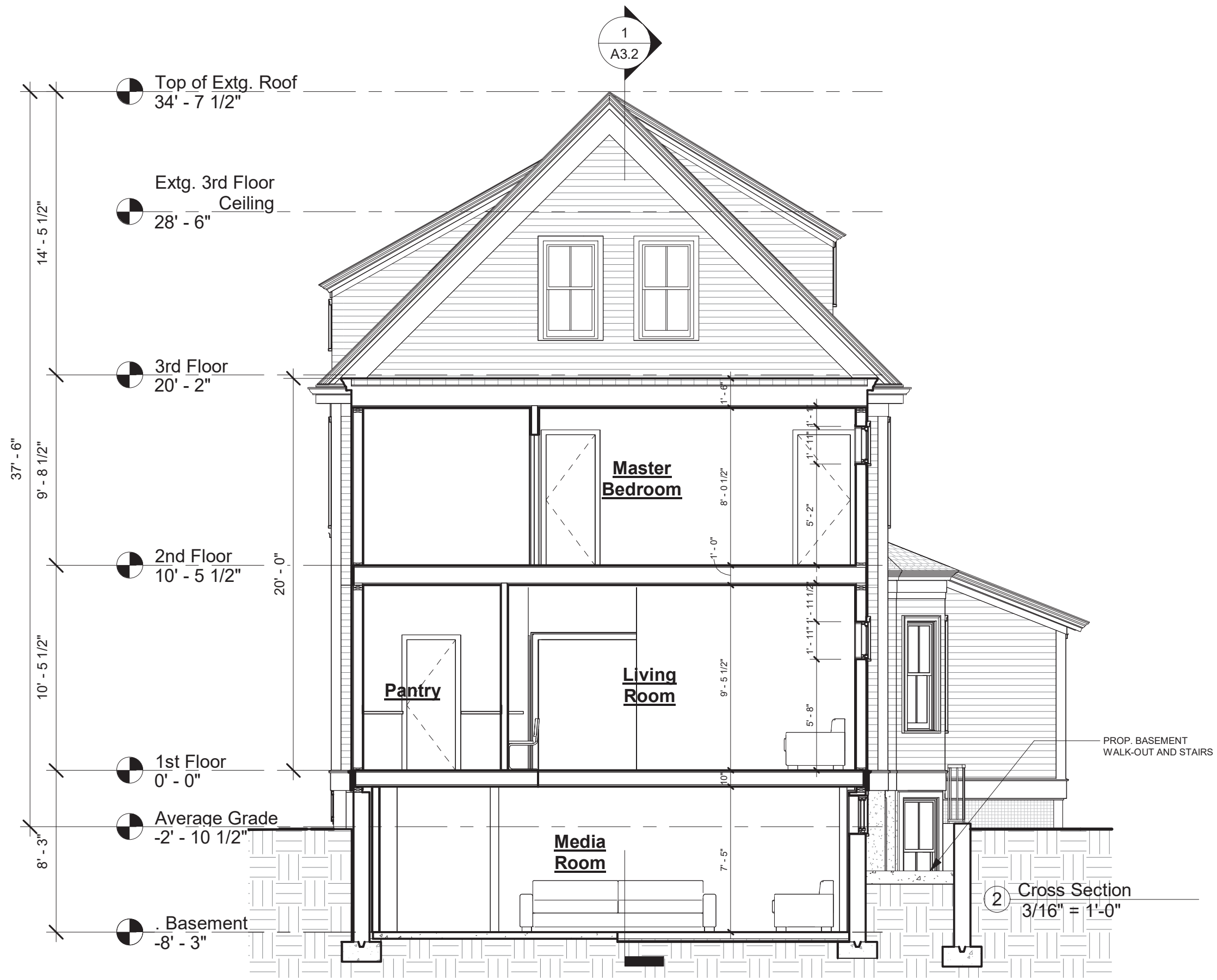
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 12/18/2023</p>	<p>PROJECT 33 Hurlbut Street Cambridge, MA</p>	<p>TITLE Proposed Elevations</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING A2.1</p>
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① Rear Elevation
1/8" = 1'-0"

② Left Elevation
1/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 12/18/2023</p>	<p>PROJECT 33 Hurlbut Street Cambridge, MA</p>	<p>TITLE Proposed Elevations</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING A2.2</p>
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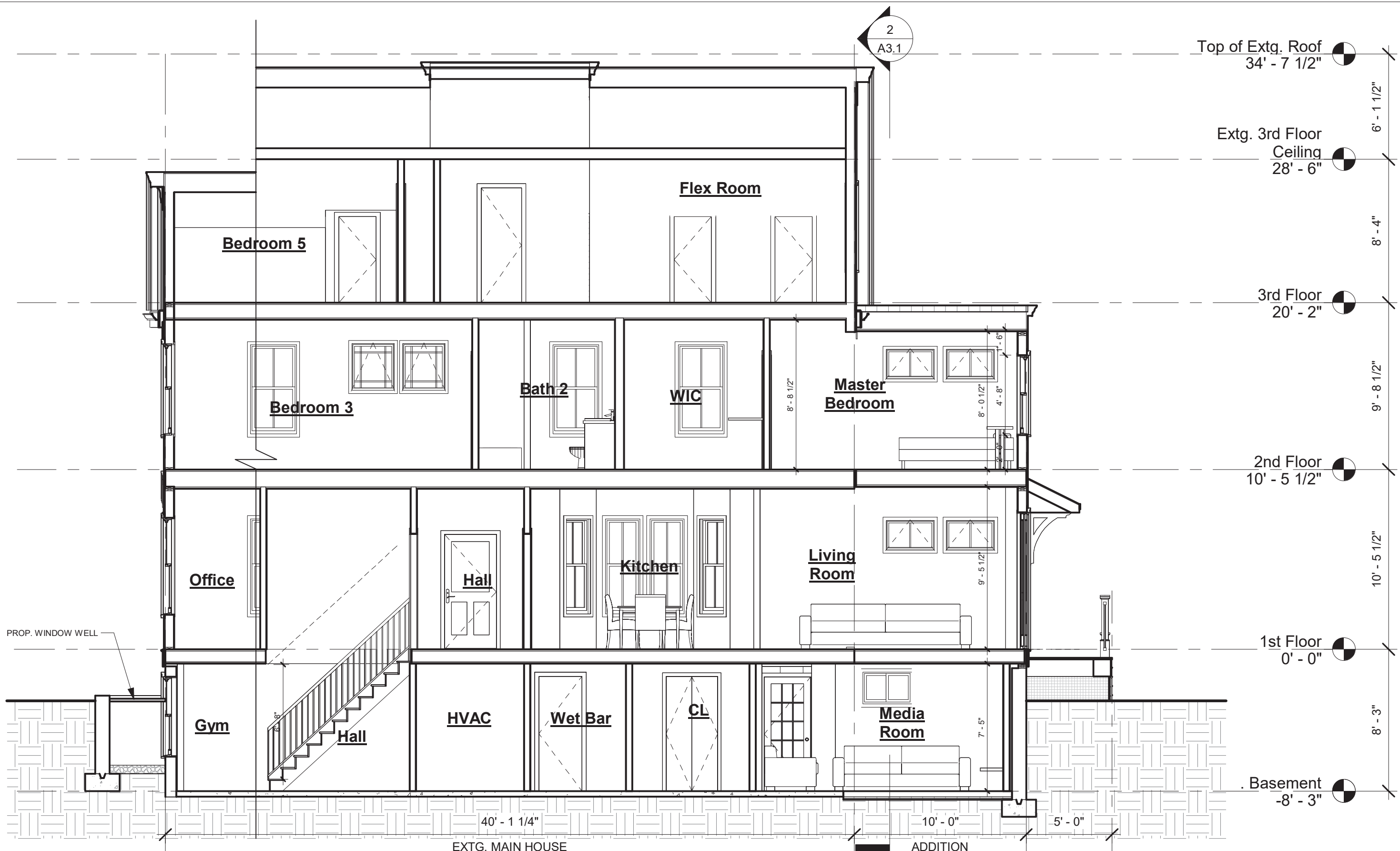
PROJECT
33 Hurlbut Street
 Cambridge, MA

TITLE
Cross Section

SCALE
3/16" = 1'-0"

DRAWING
A3.1





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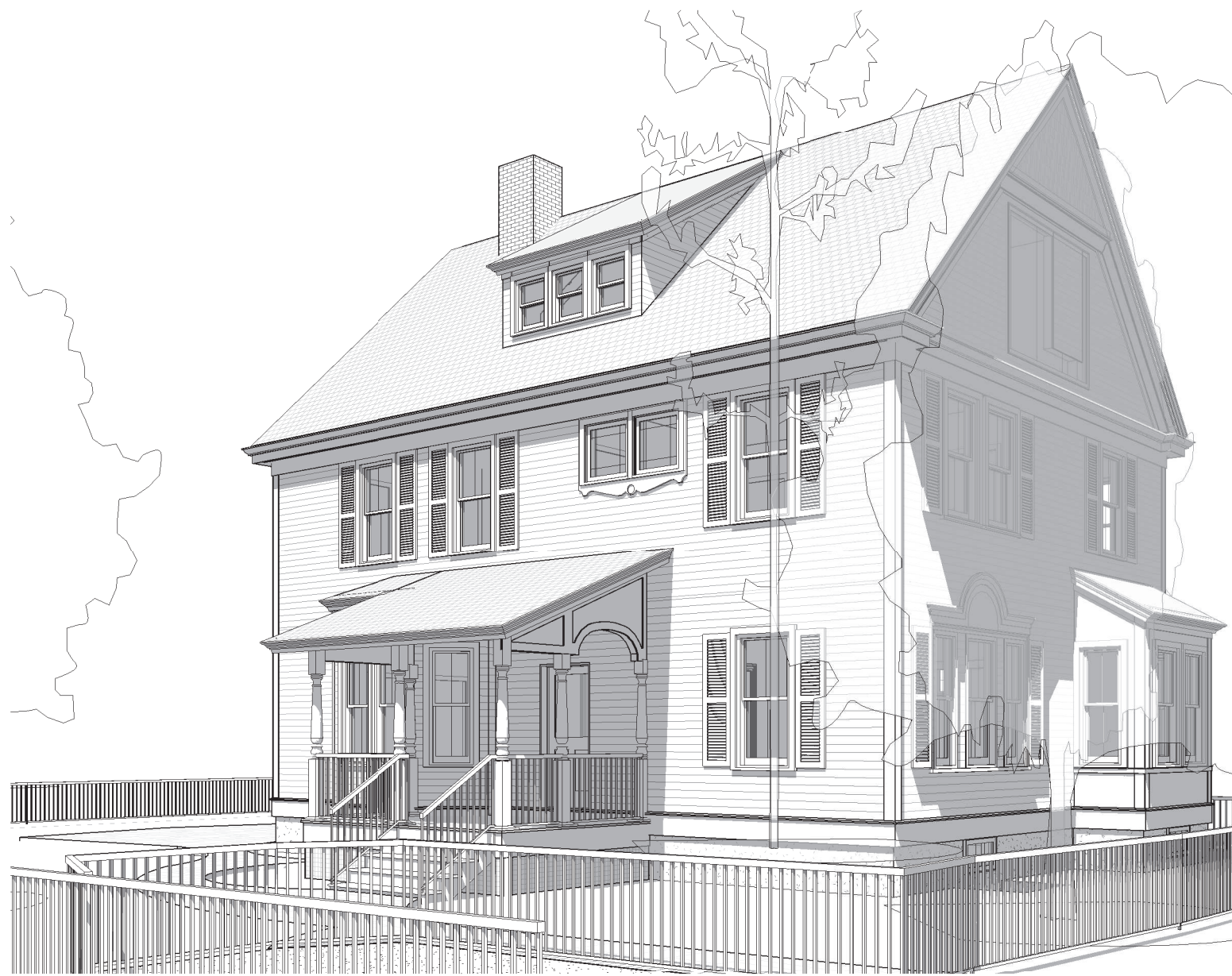
PROJECT
33 Hurlbut Street
 Cambridge, MA

TITLE
Long Section

SCALE
3/16" = 1'-0"

DRAWING
A3.2





① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

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PROJECT

33 Hurlbut Street

Cambridge, MA

TITLE

**3D views
COMPARISON**

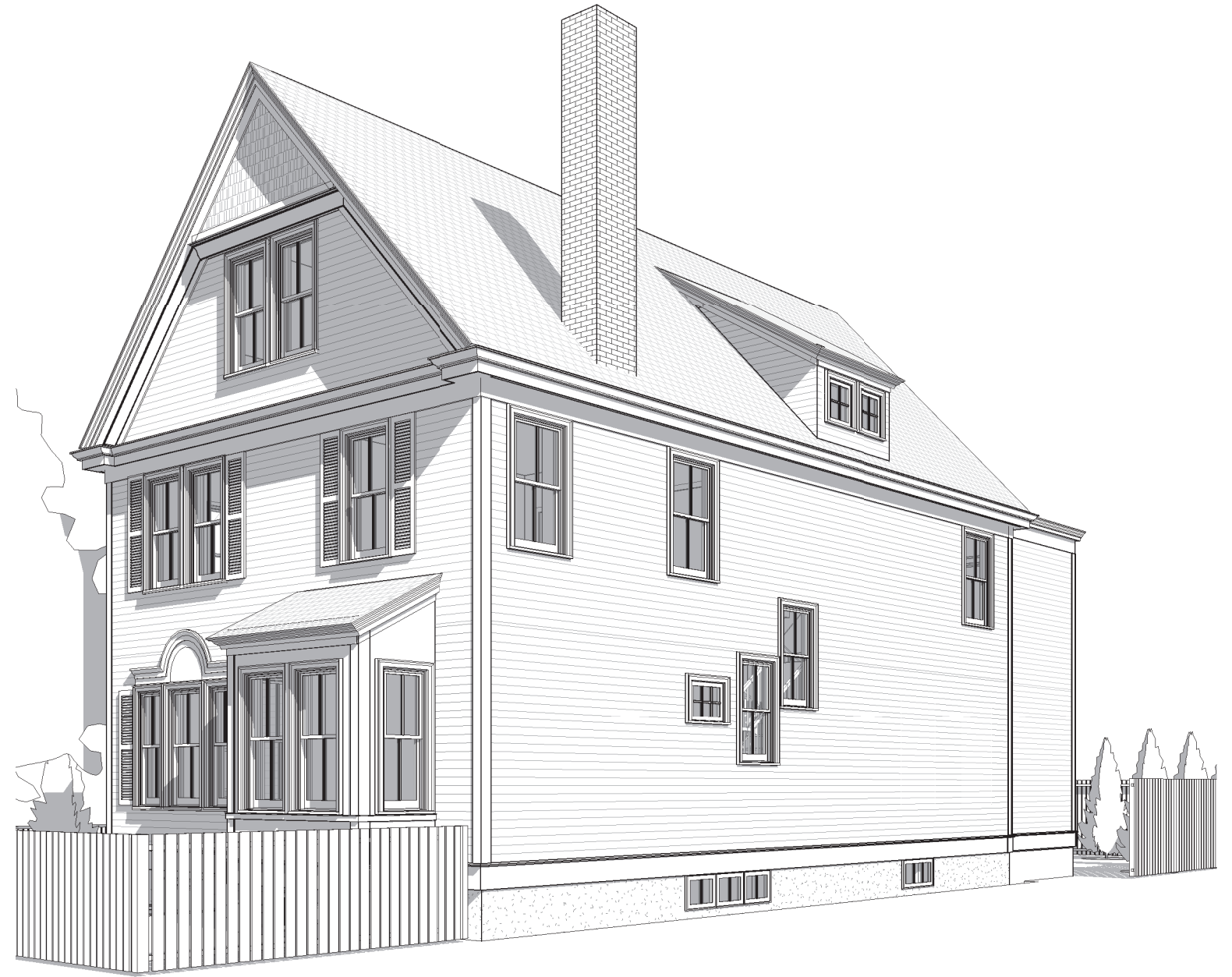
SCALE

DRAWING

A4.1



① Front Right View - EXTG



② Front Right View - PROPOSED

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Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A4.2



① Rear Right View - EXTG



② Rear Right View - PROP.

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PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

**3D Views
COMPARISON**

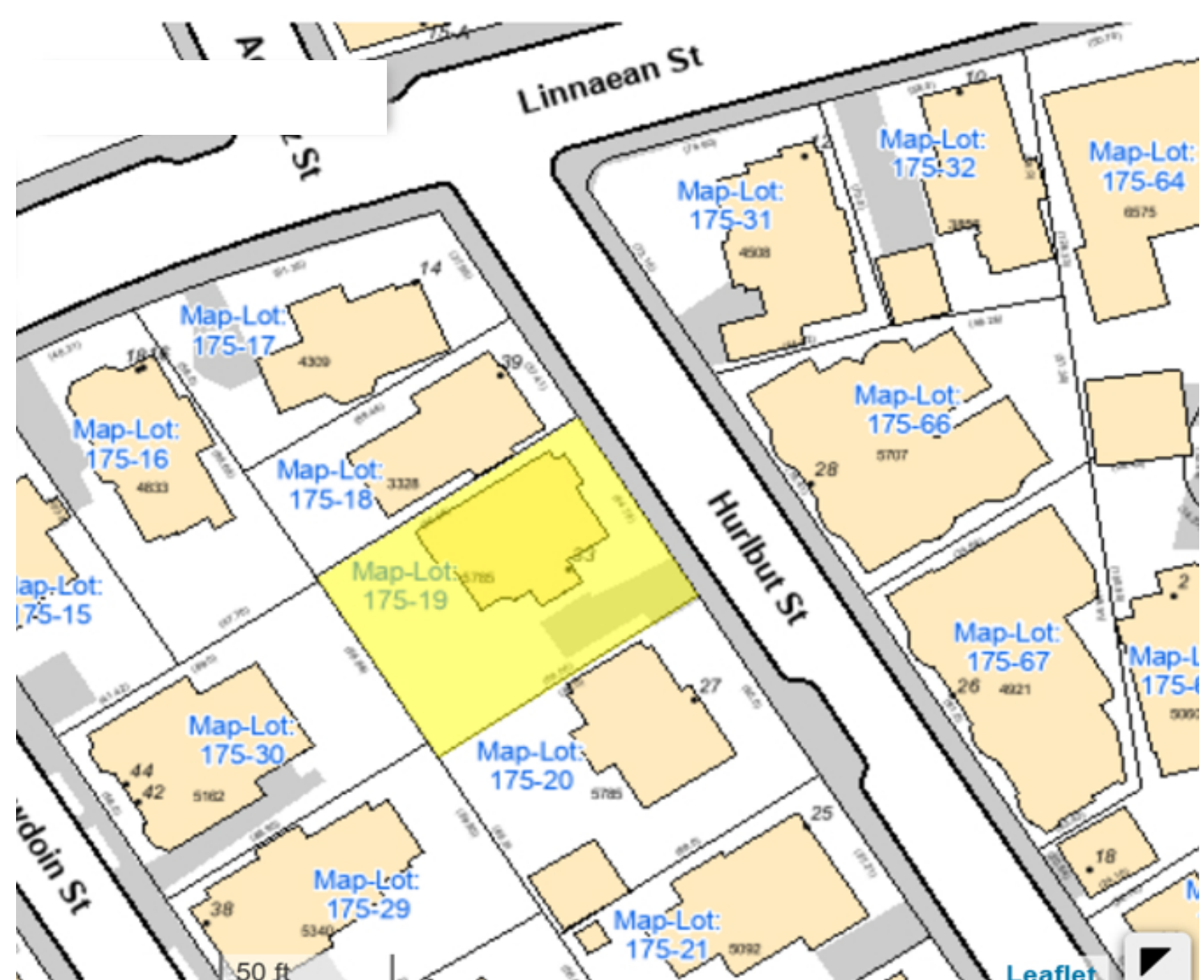
SCALE

DRAWING

A4.3



33 HURLBUT EXISTING STREET VIEW



33 HURLBUT LOCUS MAP

SPECIAL PERMIT REQUIRED PER:

- 1) PROPOSED REAR 2-STORY ADDITION PER INCREASE OF EXISTING NON-CONFORMING FAR.
- 2) PROPOSED LEFT SIDE BELOW GRADE STAIRWELL AND FRONT WINDOW WELL PER INCREASE OF EXISTING NON-CONFORMING BUILDING HEIGHT
- 3) INCREASE IN EXISTING NON-CONFORMING RIGHT SIDE SETBACK PER PROPOSED REAR ADDITION.

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33 Hurlbut Street

Cambridge, MA

TITLE

COVER

SCALE

DRAWING

C1



33 HURLBUT EXISTNG VIEW FROM REAR



33 HURLBUT VIEW FROM LEFT SIDE

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PROJECT

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Cambridge, MA

TITLE

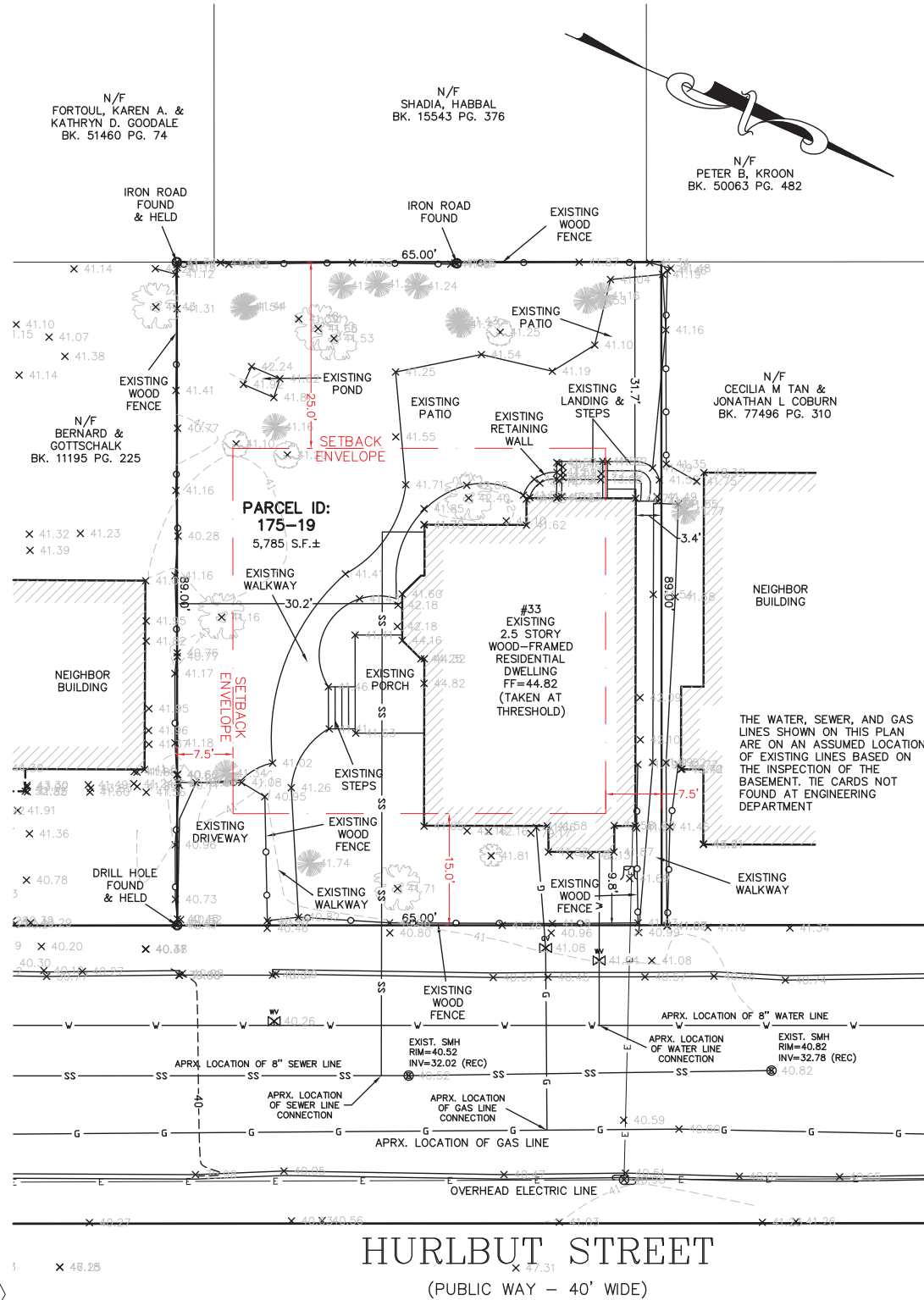
PHOTOS

SCALE

DRAWING

C2

LEGEND	
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
○	TREE
⌵	TREE STUMP
⊕	SHRUBS/FLOWERS
⊖	SIGN
○	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X 148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
—	FENCE
—	TREE LINE
—	SEWER LINE
—	DRAIN LINE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC LINE
—	OVERHEAD WIRES
-145	CONTOUR LINE (MJR)
-146	CONTOUR LINE (MNR)



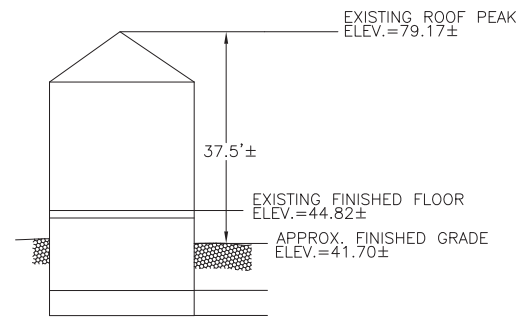
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/10/2023.
 2. DEED REFERENCE: BOOK 21741, PAGE 148
PLAN REFERENCE 1: PLAN 833 OF 1947
PLAN REFERENCE 2: PLAN 1108 OF 1962
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVULES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
 9. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
 10. ZONING DISTRICT: RESIDENCE B

Address: 33 Hurlbut St

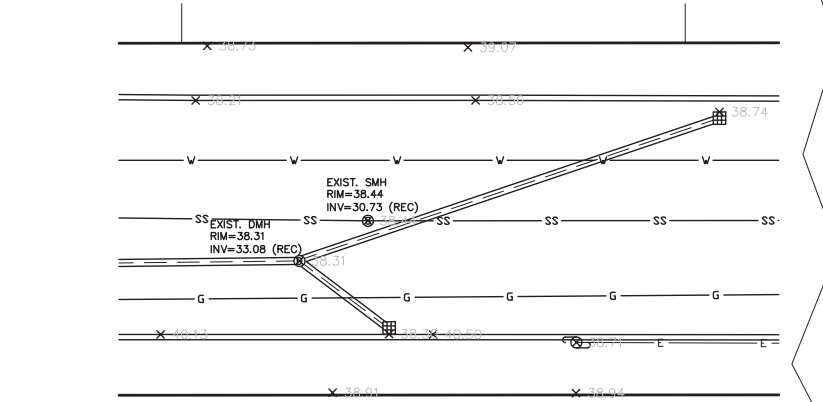
Ground Elevation Min:	40.1 ft-CCB
Ground Elevation Max:	42.1 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 175-19

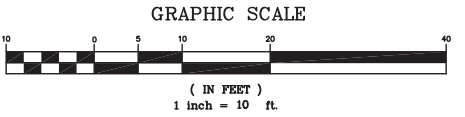
Selected Address: 33 Hurlbut St



EXISTING PROFILE NOT TO SCALE



ZONING LEGEND		
ZONING DISTRICT: RESIDENCE B		
	REQUIRED	EXISTING
MAX. F.A.R.	0.5	-
MIN. AREA	5,000 S.F.	5,785± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	2,500 S.F.	-
MIN. LOT WIDTH	50'	65'
MIN. YARD FRONT	15'	9.8'
SIDE (RIGHT)	7.5'	3.4'
REAR	25'	31.7'
MAX. BLDG. HEIGHT	35	37.5'
MIN. OPEN SPACE	40%	77.5%



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

THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

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SCALE	1"=10'		
DATE	10/13/2023		
REV	DATE	REVISION	BY
SHEET	33 HURLBUT STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITION		
DRAWN BY	JRH	PETER NOLAN & ASSOCIATES LLC	
CHKD BY	PJN	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS	
APPD BY	PJN	80 JEWETT ST, SUITE 1, NEWTON, MA 02458	
		PHONE: 857 891 7478/617 782 1533	
		EMAIL: pnolan@pnasurveyors.com	

SHEET NO. 1

Dimension Regulation - ZONE RESIDENCE B				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	0.53	0.63	0.5	EXISTING NON CONFORMING
MIN. LOT SIZE	5,785 sq. ft.	5,785 sq. ft.	5,000 sq. ft.	YES
MIN. LOT AREA PER DWELLING UNIT	2,500 sq. ft.	2,500 sq. ft.	2,500 sq. ft.	YES
MIN. LOT WIDTH	65'	65'	50'	YES
MIN. FRONT SETBACK	9.8'	9.8'	15'	EXISTING NON CONFORMING
MIN. LEFT SIDE SETBACK	30.2'	30.2'	12.5' (sum of 20')	YES
MIN. RIGHT SIDE SETBACK	3.4'	3.4'	7.5' (sum of 20')	EXISTING NON CONFORMING
MIN. REAR SETBACK	31.7'	25.4'	25'	YES
MAXIMUM HEIGHT	37.5'	39.5'	35'	EXISTING NON CONFORMING
TOT RATIO OF PRIVATE OPEN SPACE TO LOT AREA	71%	58%	40%	YES
PRIVATE OPEN SPACE (15'x15') as per 5.22.3	61%	41%	20%	YES

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DATE

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

**Zoning Analysis -
Zone B**

SCALE

DRAWING

Z.1

EXTG. TOT. PRIVATE OPEN SPACE = 4,141 S.F.(71%)

EXTG. PRIVATE OPEN SPACE (min. 15'x15') = 3,565 S.F. (61%)



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TITLE

Exgt. Open Space Analysis

SCALE

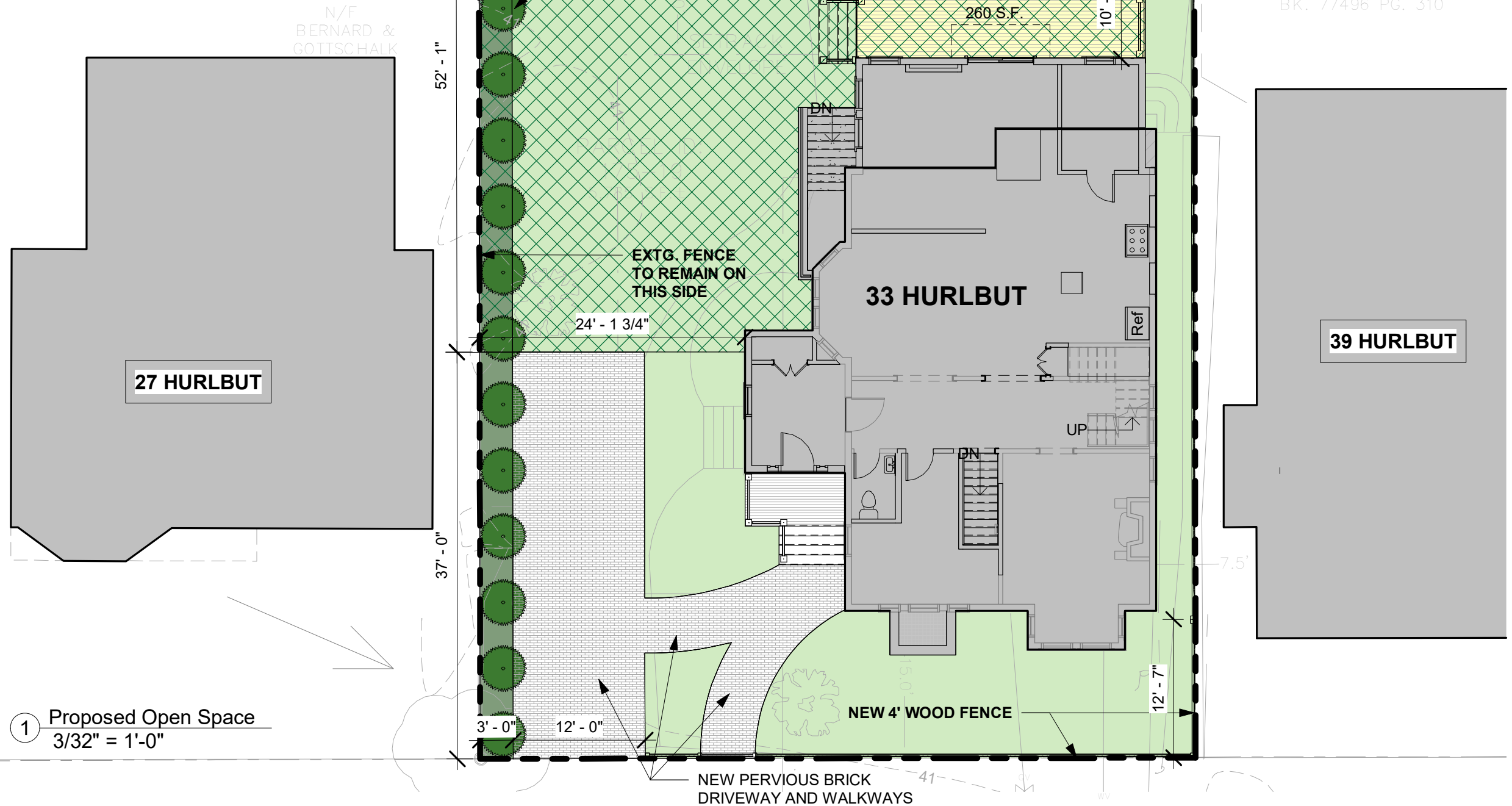
3/32" = 1'-0"

DRAWING

Z.3.1



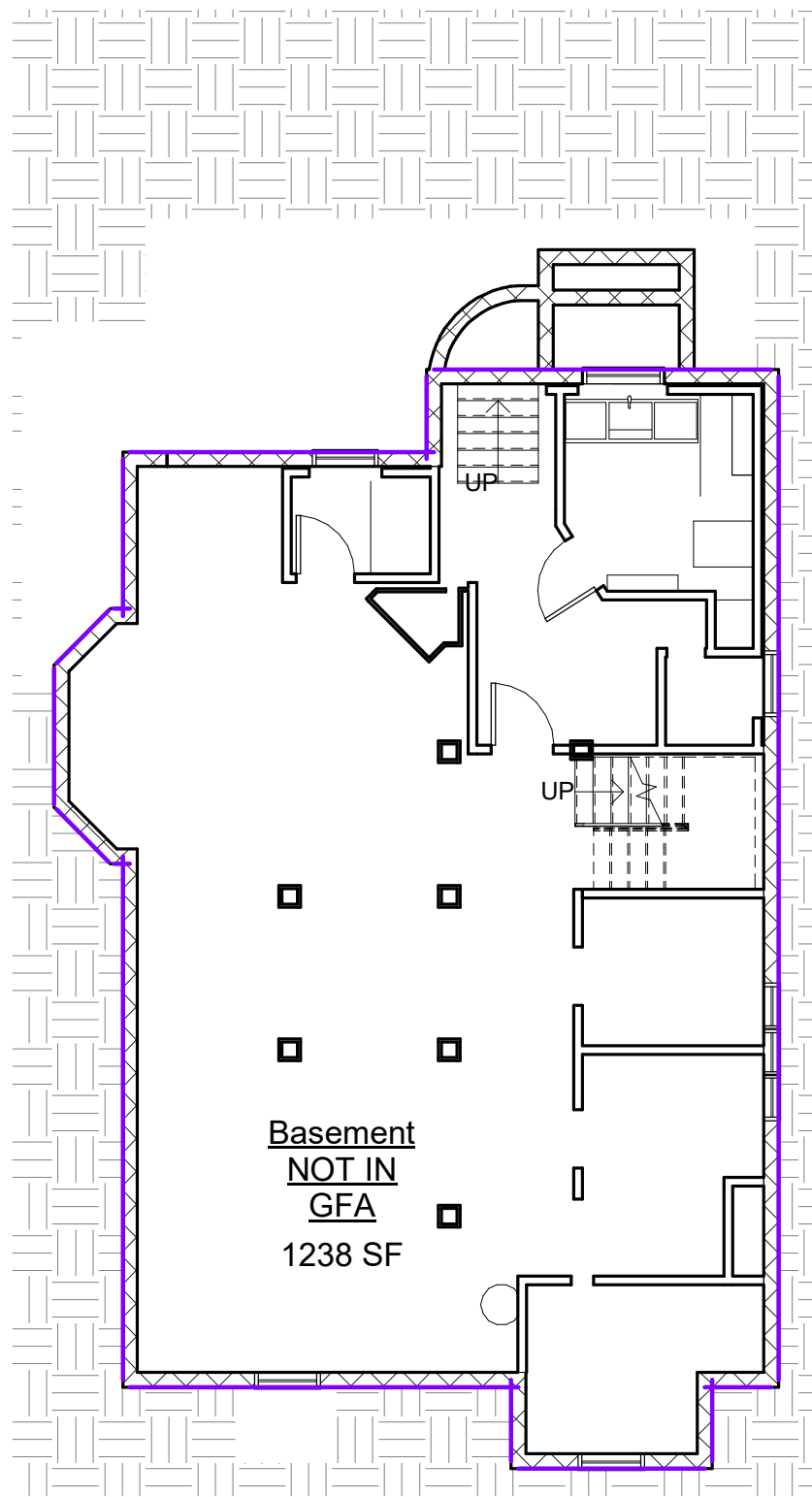
- OPEN SPACE = 3,115 S.F. (53%)
- GREEN BUFFER = 267 S.F. (5%)
- DECK = 260 S.F.
- PROP. PRIVATE OPEN SPACE
15'x15' (including Deck) =
2,400 S.F. (41%)



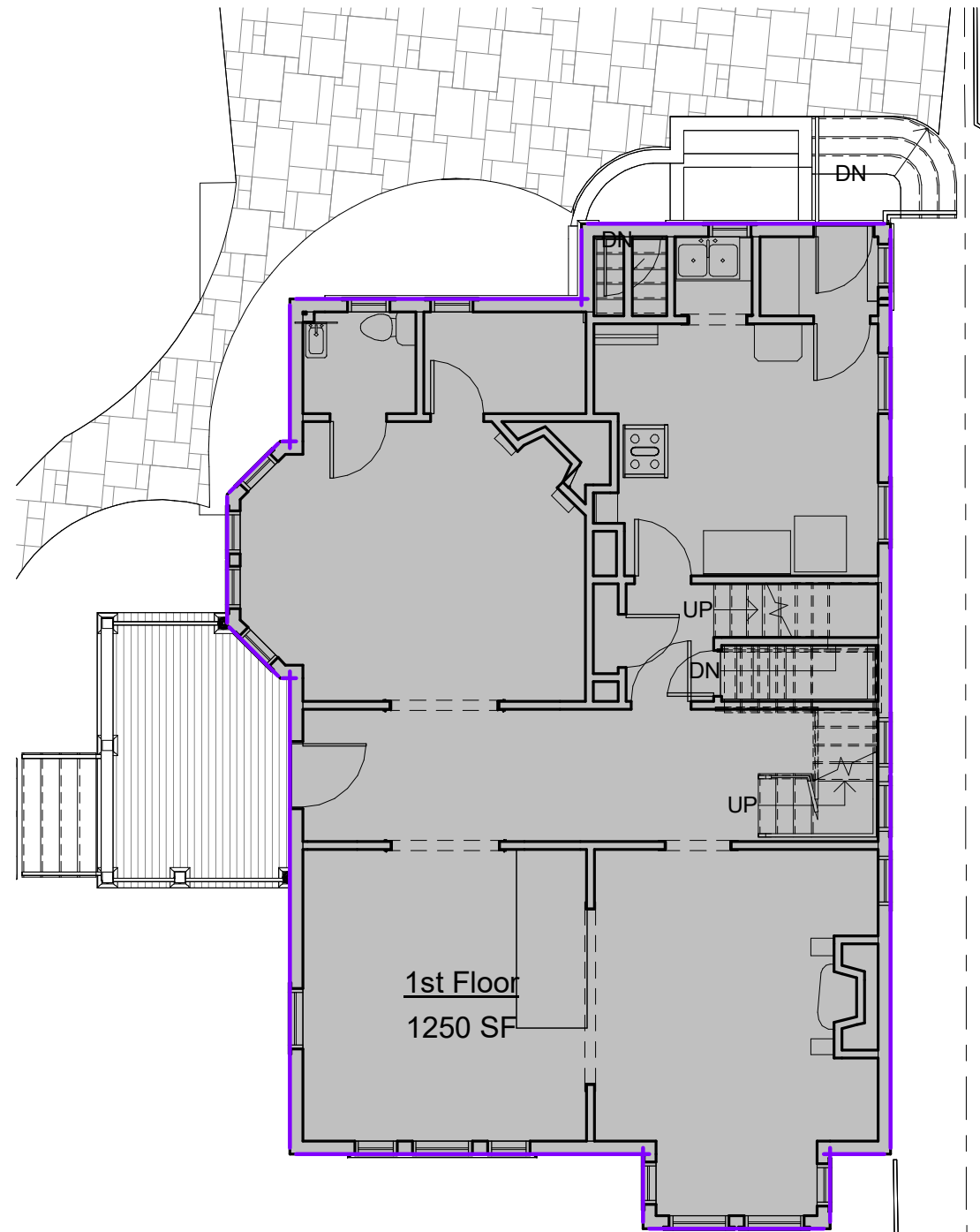
N/F
CECILIA M TAN &
JONATHAN L COBURN
BK. 77496 PG. 310

① Proposed Open Space
3/32" = 1'-0"

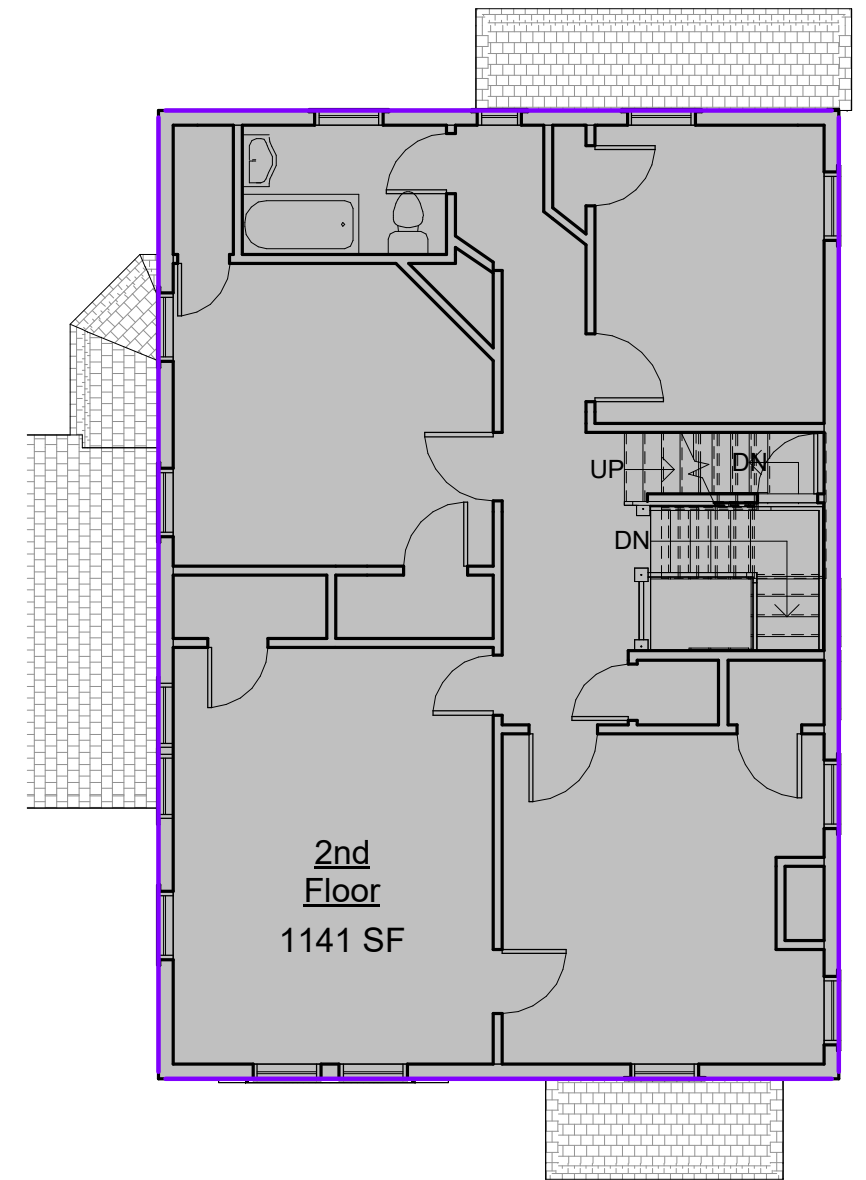
ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	11/16/2023	33 Hurlbut Street Cambridge, MA	Prop. Open Space Analysis	3/32" = 1'-0"	Z.3.2



① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

ARCHITECT

GCD ARCHITECTS

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PROJECT

33 Hurlbut Street
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TITLE

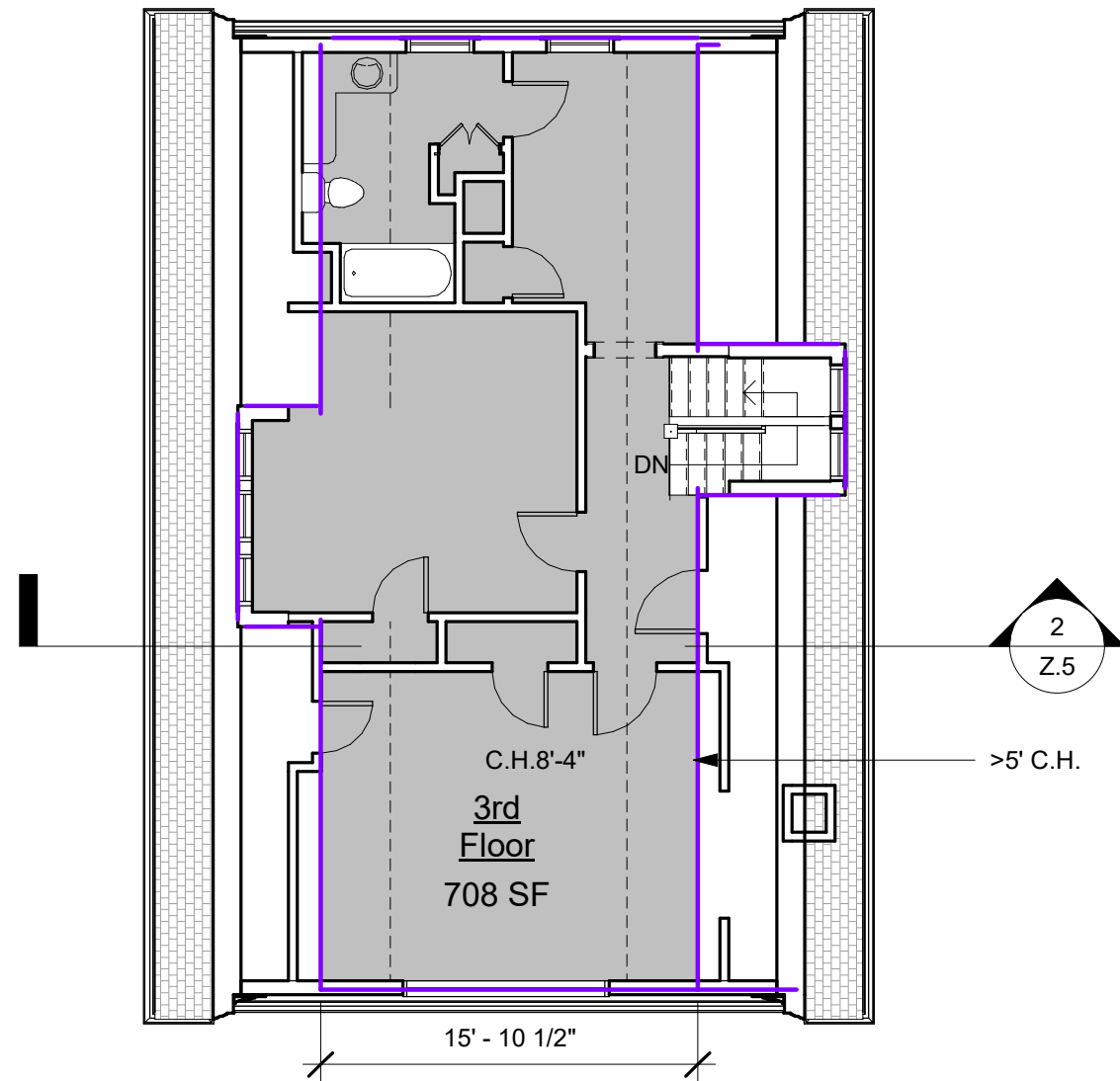
**Zoning - EXTG. GFA
& FAR Analysis**

SCALE

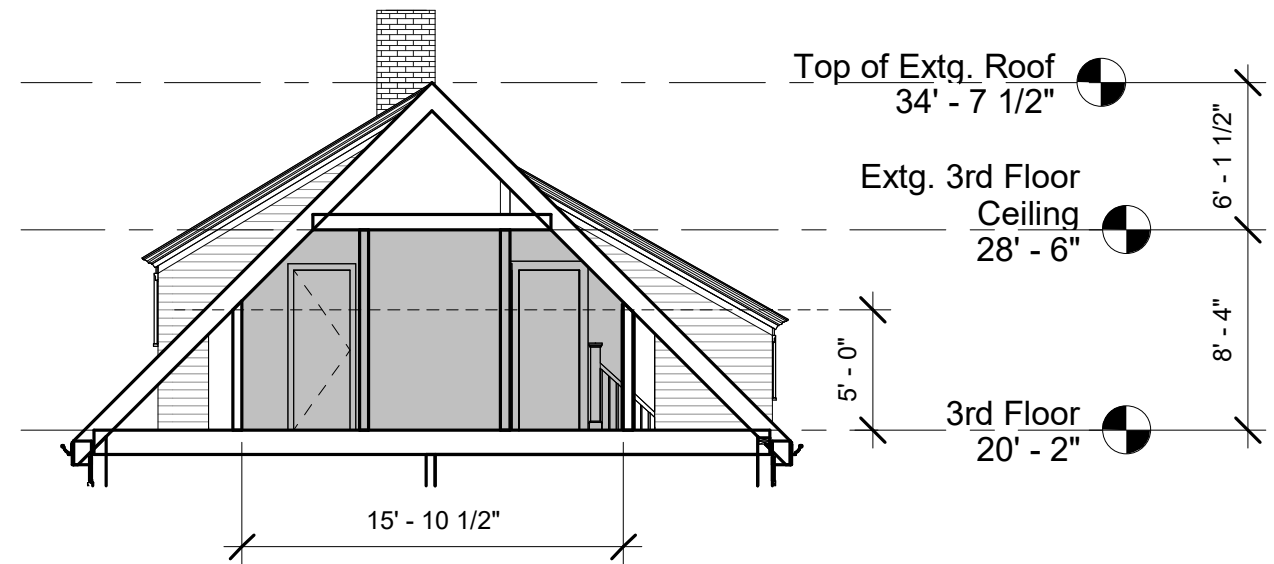
1/8" = 1'-0"

DRAWING

Z.4



① 3rd Floor
1/8" = 1'-0"



② Section GFA
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	1250 SF	5785 SF	0.216053
2nd Floor	1141 SF	5785 SF	0.197192
3rd Floor	708 SF	5785 SF	0.122399
	3099 SF		0.535644

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PROJECT

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TITLE

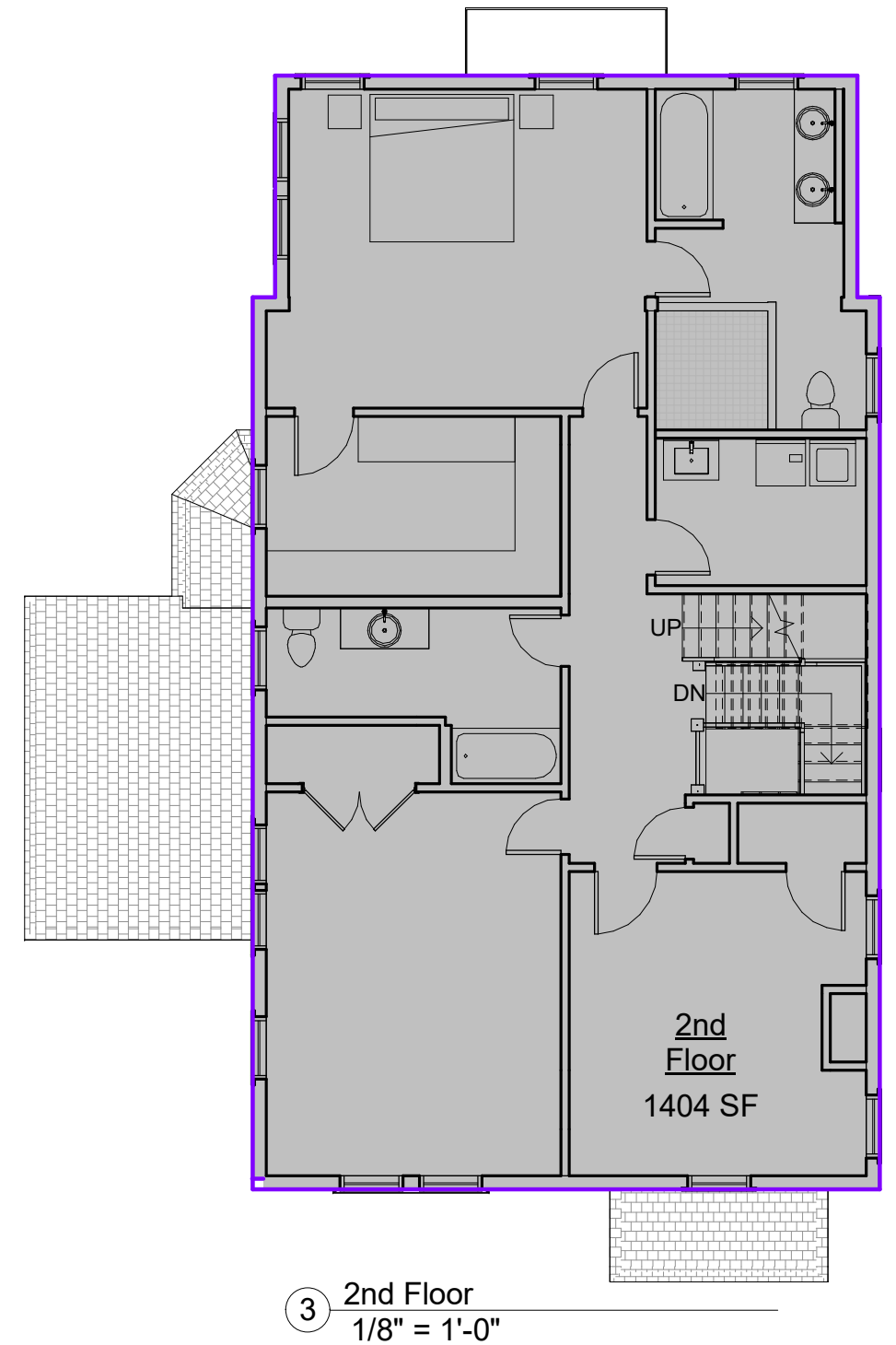
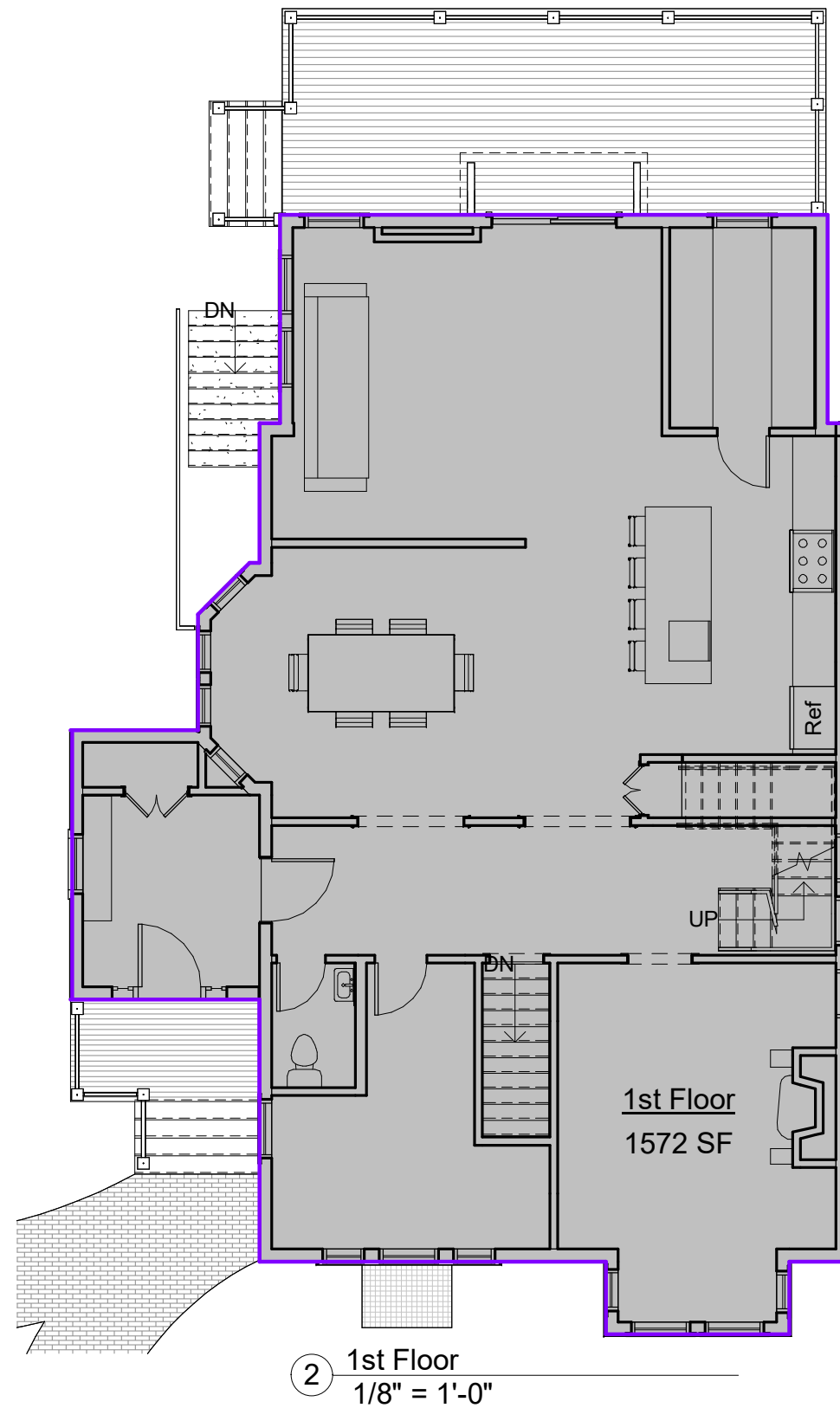
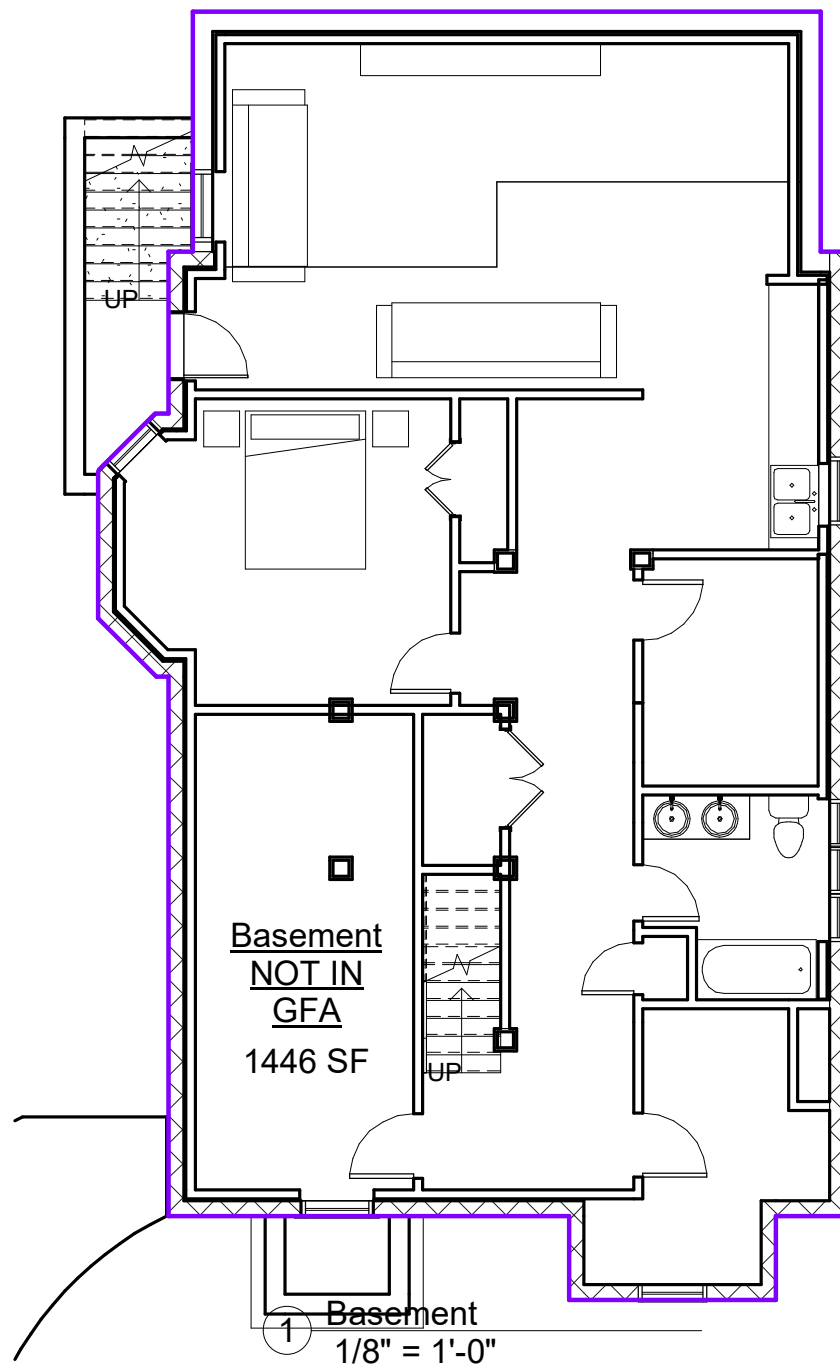
**Zoning - EXTG. GFA
- FAR Analysis**

SCALE

1/8" = 1'-0"

DRAWING

Z.5



ARCHITECT

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PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

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

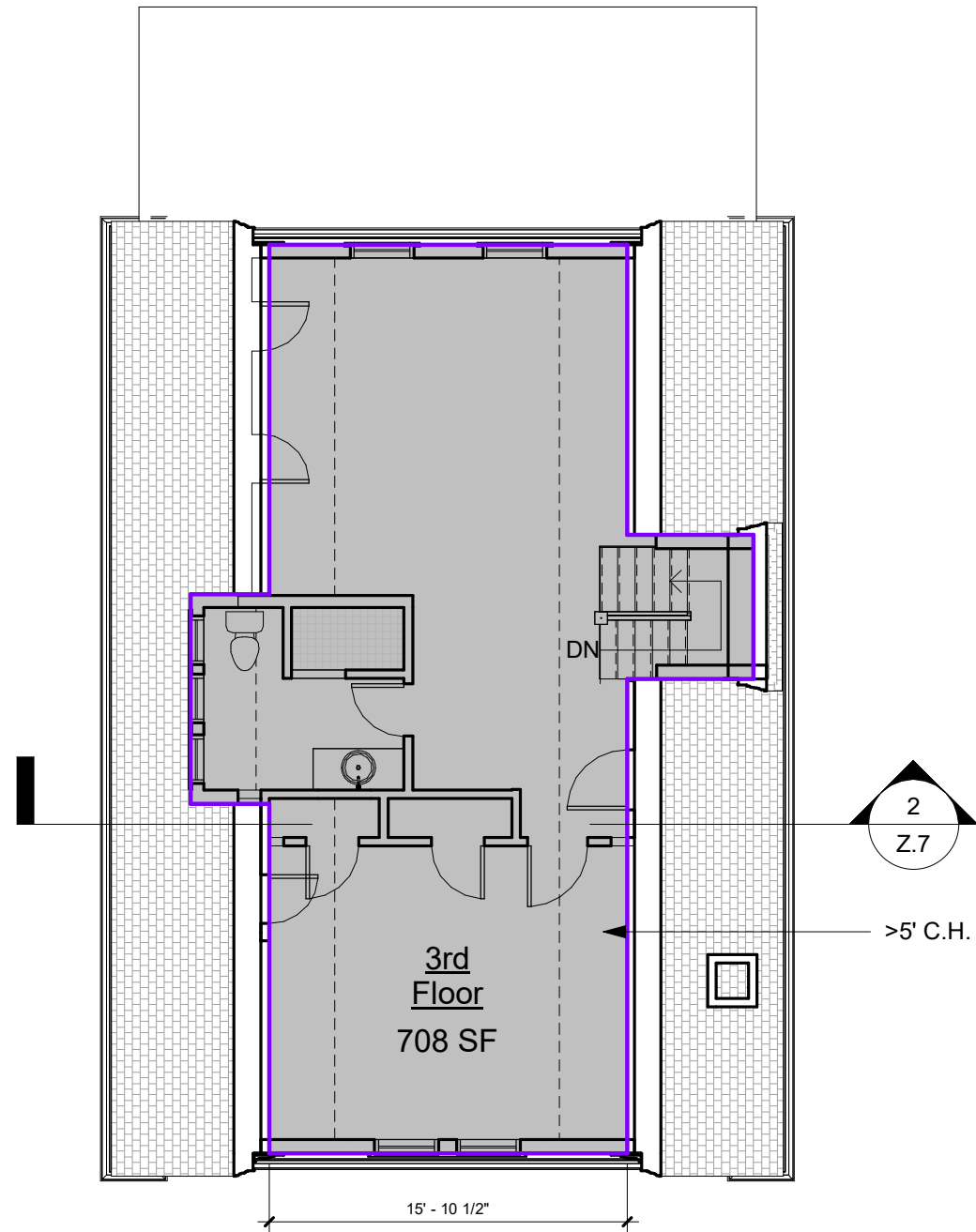
SCALE

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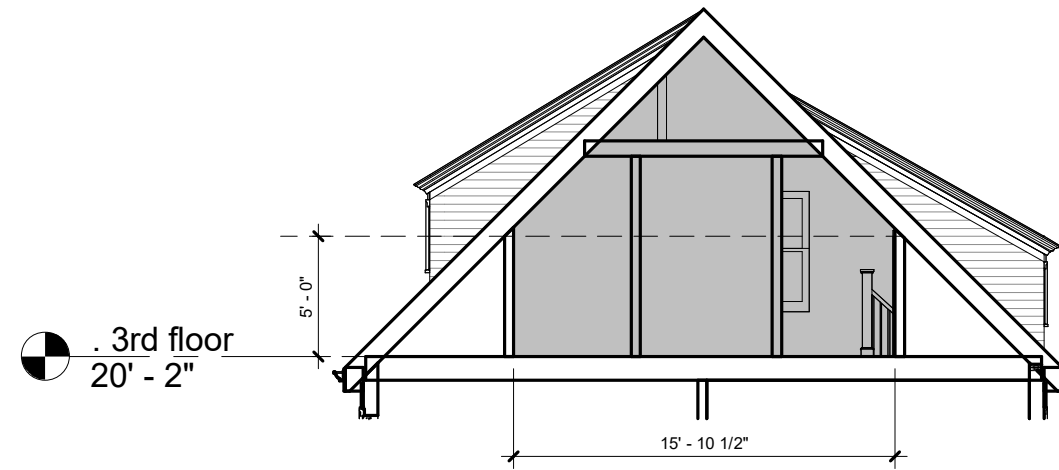
DRAWING

Z.6

GCD ARCHITECTS



① 3rd Floor
1/8" = 1'-0"



② Section PROP. GFA
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	1572 SF	5785 SF	0.271687
2nd Floor	1404 SF	5785 SF	0.242638
3rd Floor	708 SF	5785 SF	0.122343
	3683 SF		0.636669

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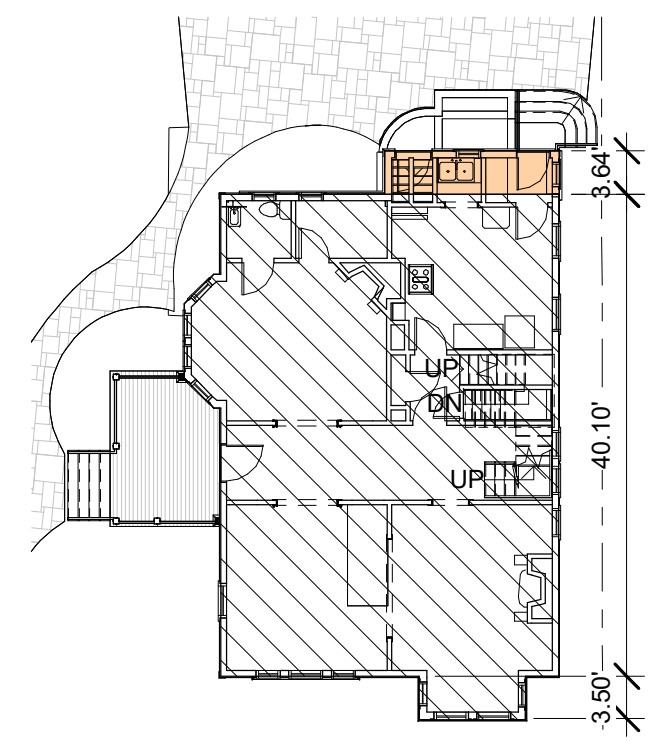
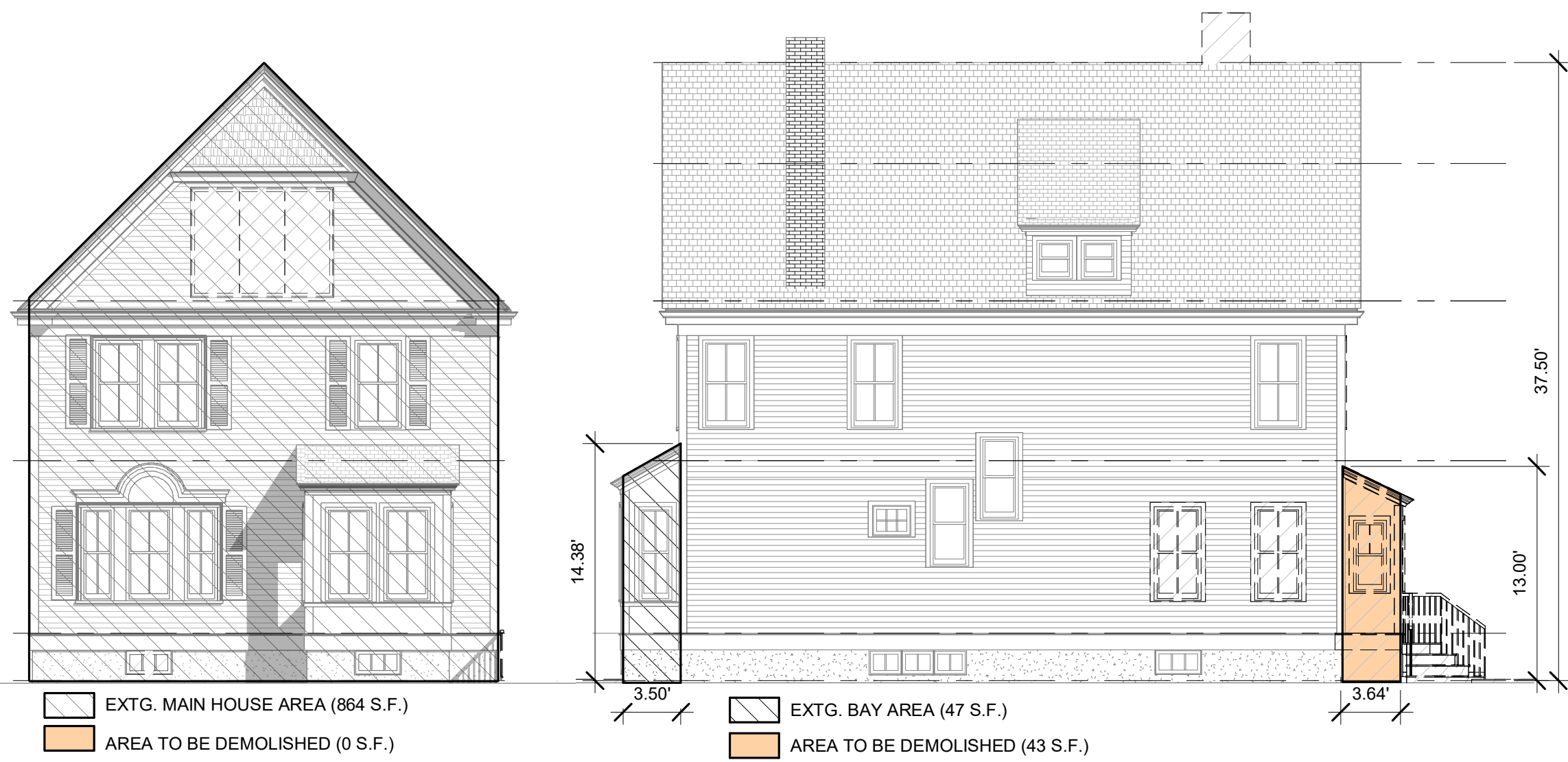
PROJECT
33 Hurlbut Street
Cambridge, MA

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

SCALE
1/8" = 1'-0"

DRAWING
Z.7

DEMO PERCENTAGE CALCULATION			
	S.F.	L	VOLUME
EXTG. MAIN HOUSE	864.00	40.10	34,646.40
EXTG. BAY WINDOW	47.00	3.50	164.50
EXTG. REAR BUMP	43.00	3.64	156.52
TOT EXTG.			34,967.42
DEMO REAR BUMP	43.00	3.64	156.52
TOT DEMO			156.52
CALCS PERCENTAGE	0.45%		



① Front Elevation VOLUME CALC
1/8" = 1'-0"

② Extg. Right VOLUME CALC
1/8" = 1'-0"

③ 1st Floor VOLUME CALC
1/16" = 1'-0"

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	11/16/2023	33 Hurlbut Street Cambridge, MA	VOLUME DEMO CALCS	As indicated	Z.8



① Front/Left side view EXTG



② Front/Right side view EXTG

ARCHITECT

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CAMBRIDGE, MA 02138
617-412-8450
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DATE

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

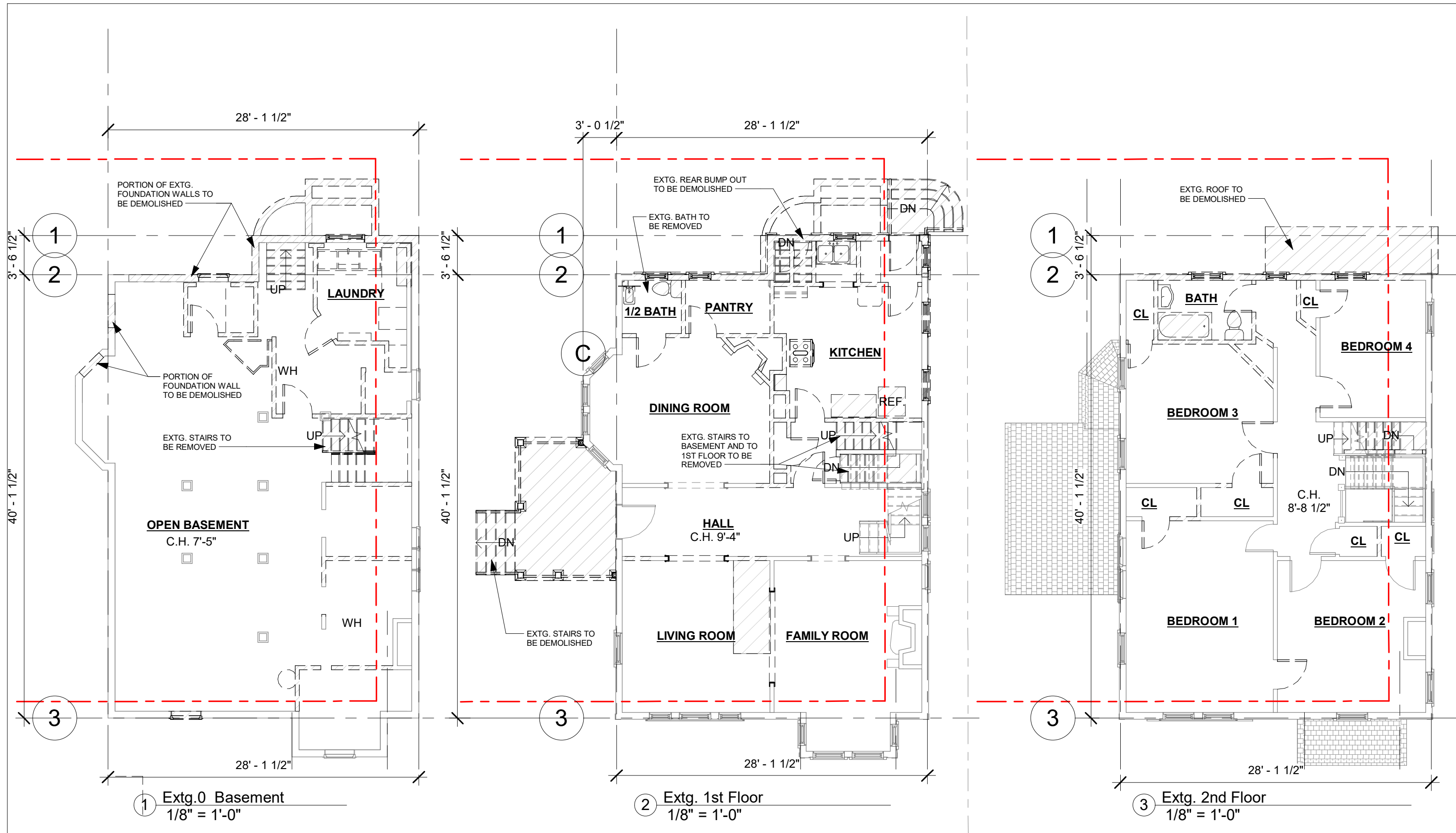
TITLE

Existing 3D Views

SCALE

DRAWING

D0.1



ARCHITECT
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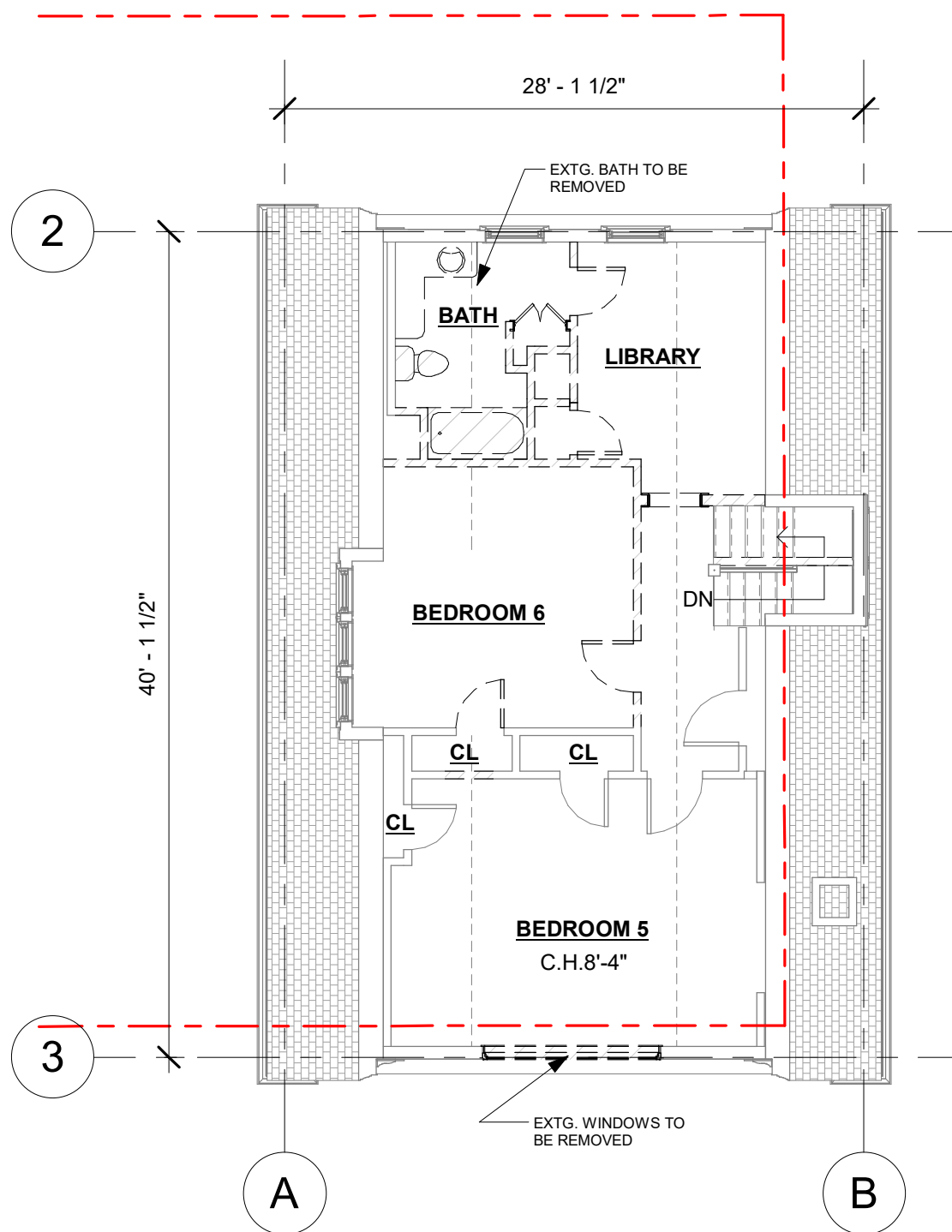
DATE
 11/16/2023

PROJECT
33 Hurlbut Street
 Cambridge, MA

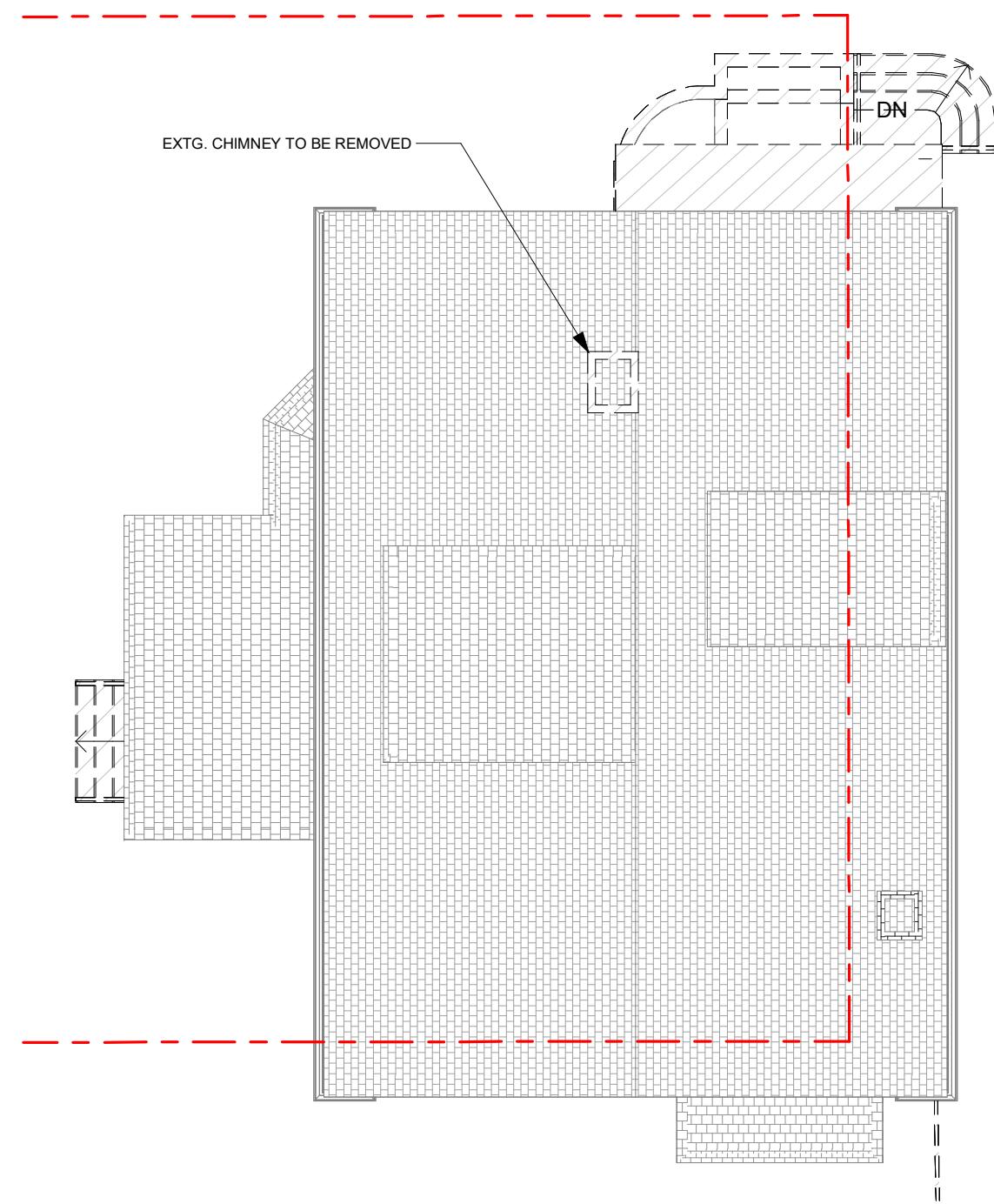
TITLE
Extg. Demo Plans

SCALE
 1/8" = 1'-0"

DRAWING
D1.1

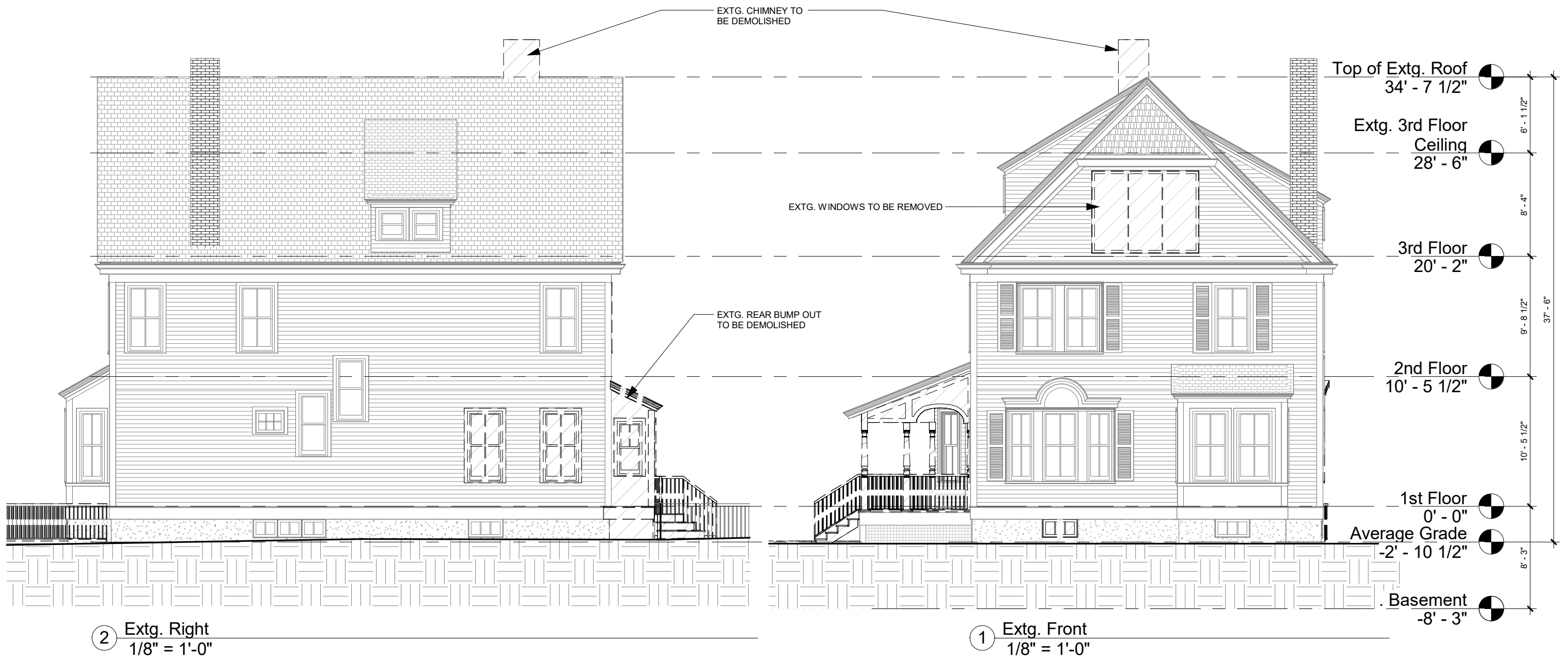


2 Extg. 3rd Floor
1/8" = 1'-0"



3 Extg. Roof
1/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 11/16/2023</p>	<p>PROJECT 33 Hurlbut Street Cambridge, MA</p>	<p>TITLE Extg. Demo Plans</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING D1.2</p>
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② Extg. Right
1/8" = 1'-0"

① Extg. Front
1/8" = 1'-0"

ARCHITECT

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2 WORTHINGTON STREET
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DATE

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

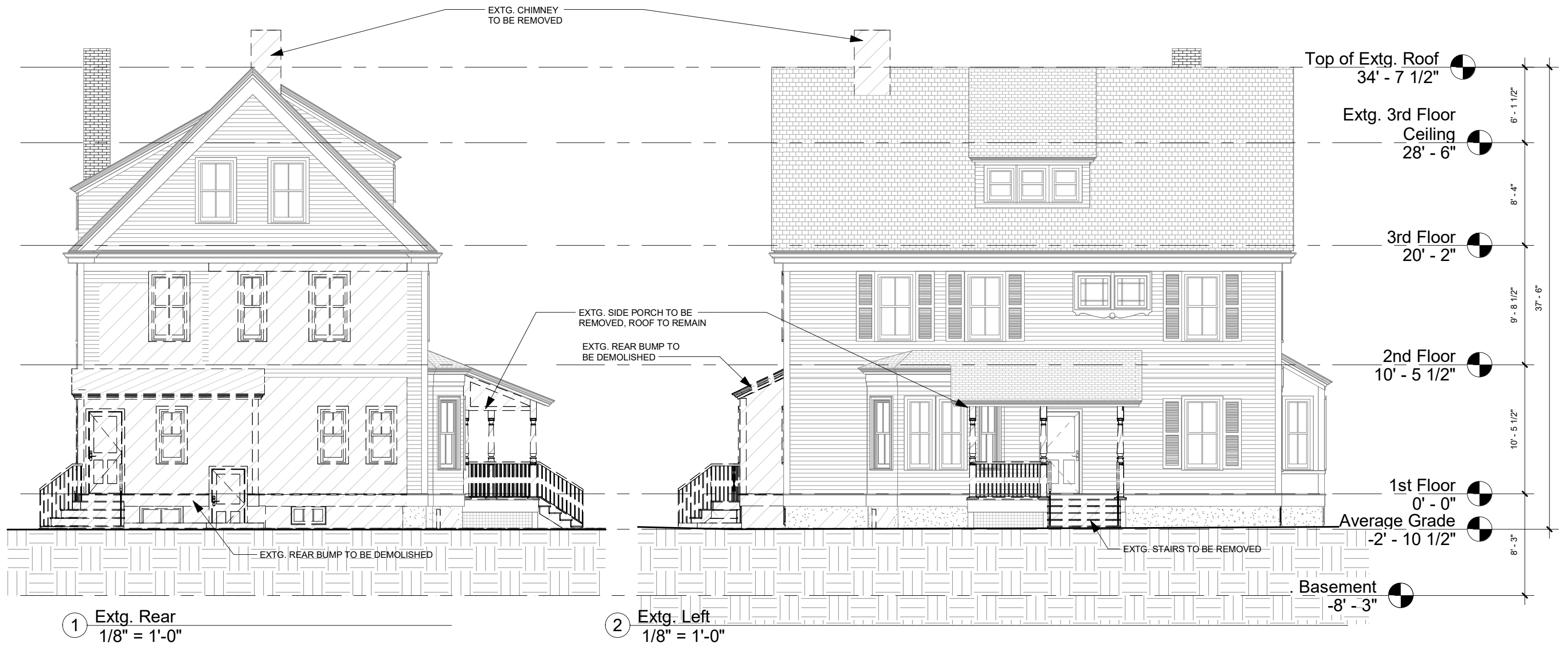
Extg. Demo Elevations

SCALE

1/8" = 1'-0"

DRAWING

D2.1



ARCHITECT

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DATE

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

Extg. Demo Elevations

SCALE

1/8" = 1'-0"

DRAWING

D2.2



① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

ARCHITECT

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DATE

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

Proposed 3D Views

SCALE

DRAWING

A0.1

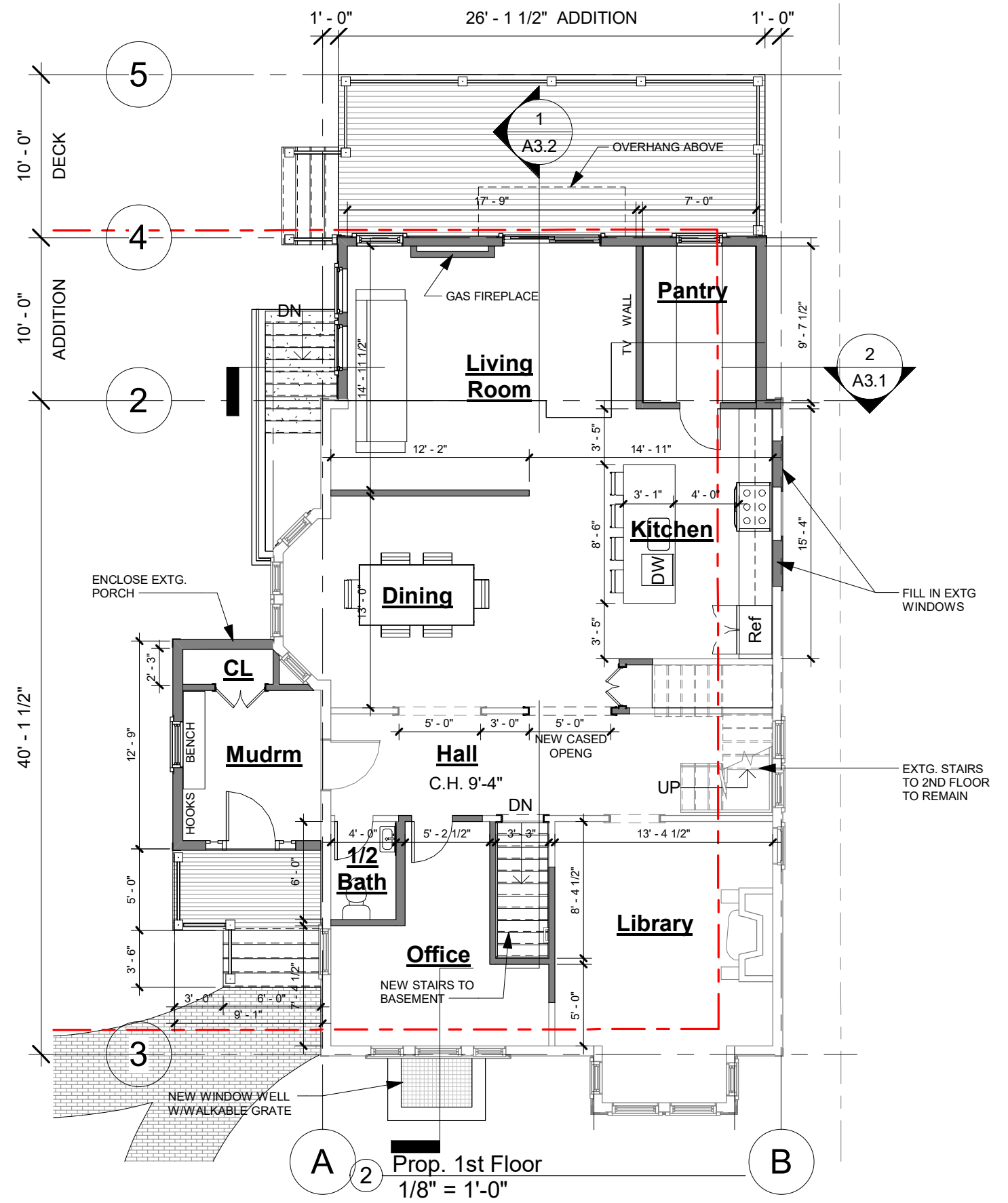
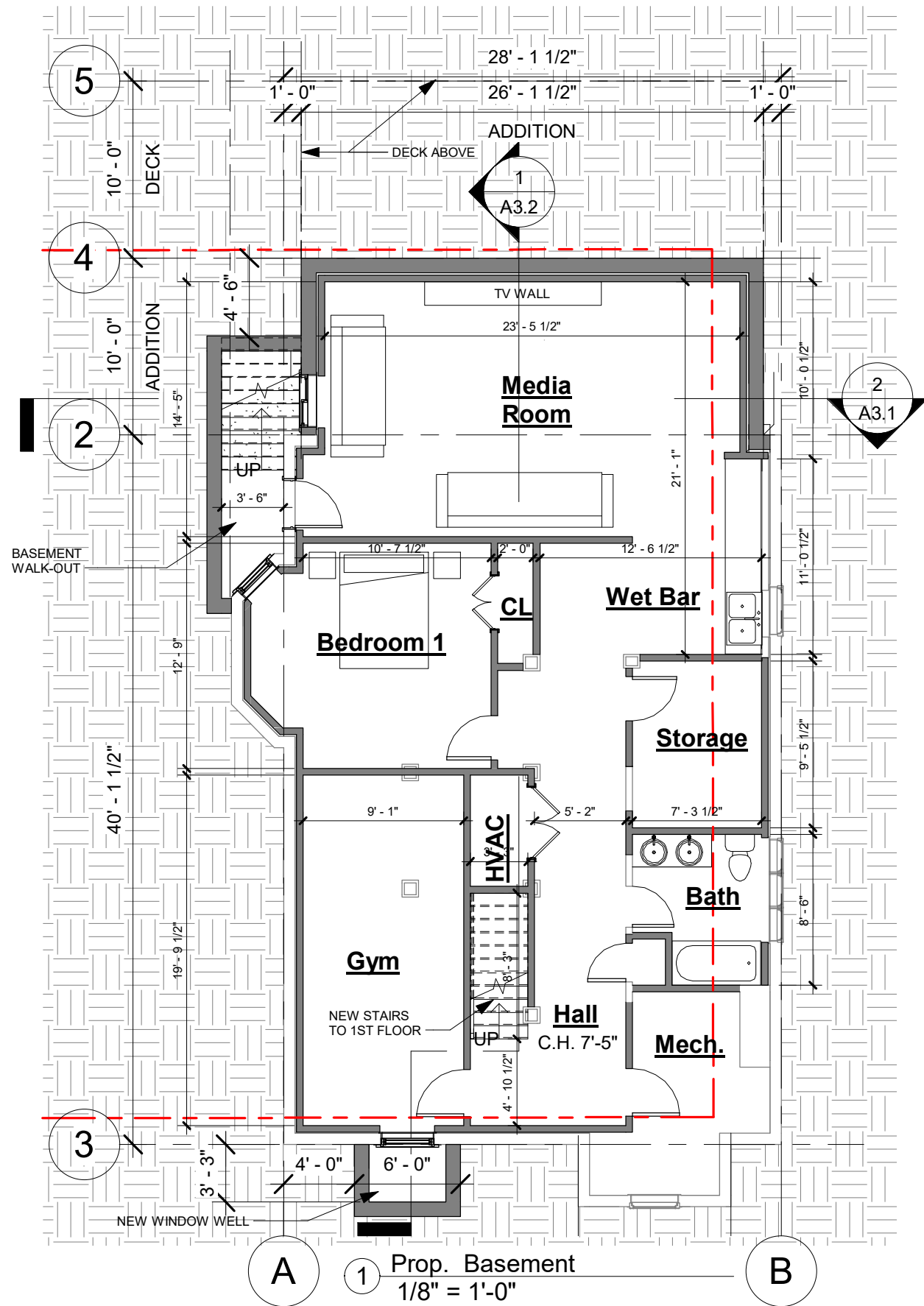


① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 11/16/2023</p>	<p>PROJECT 33 Hurlbut Street Cambridge, MA</p>	<p>TITLE Proposed 3D Views</p>	<p>SCALE</p>	<p>DRAWING A0.2</p>
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ARCHITECT

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DATE

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

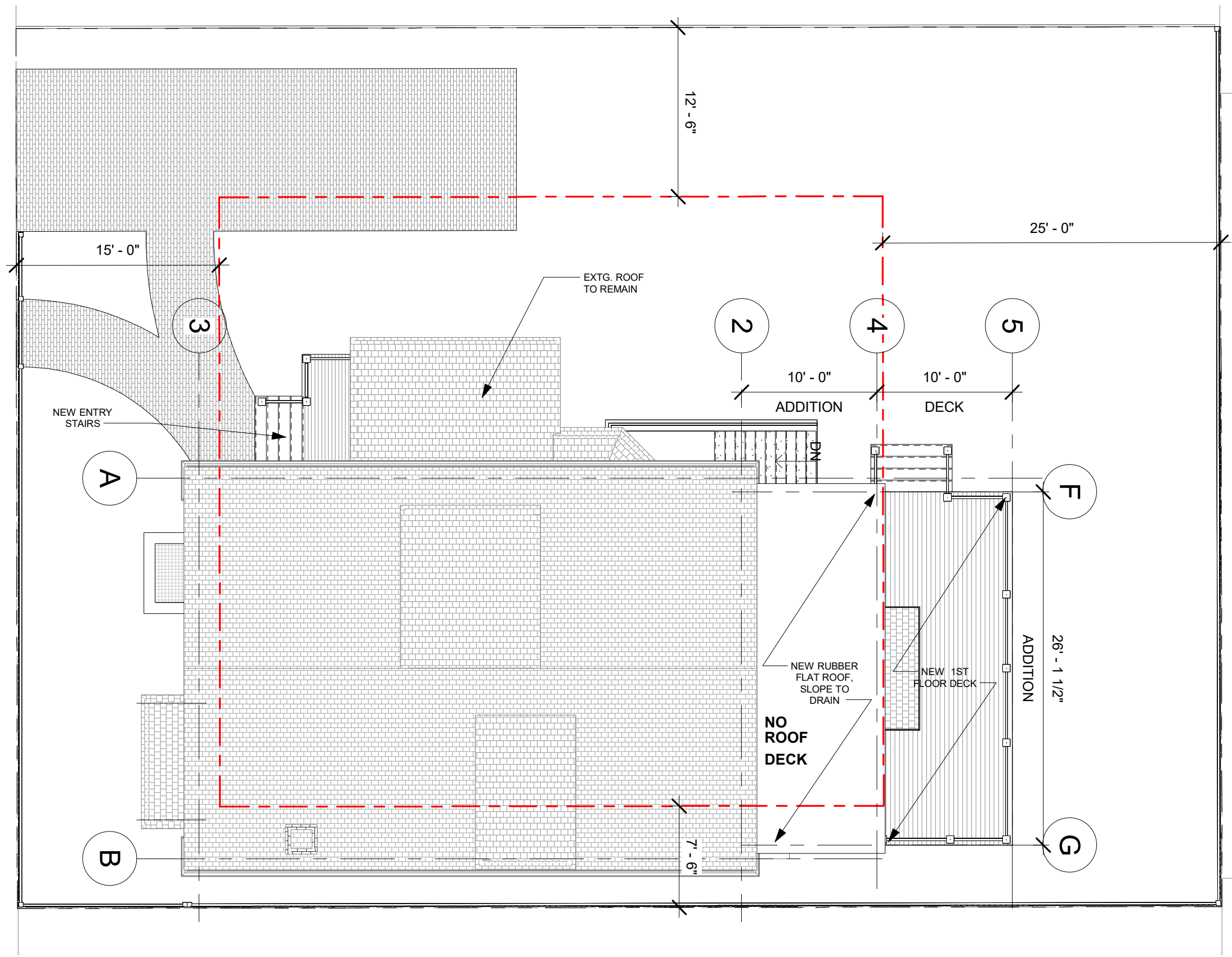
Proposed Plans

SCALE

1/8" = 1'-0"

DRAWING

A1.1



1/8" = 1'-0"
Roof Plan 1

ARCHITECT
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DATE
 11/16/2023

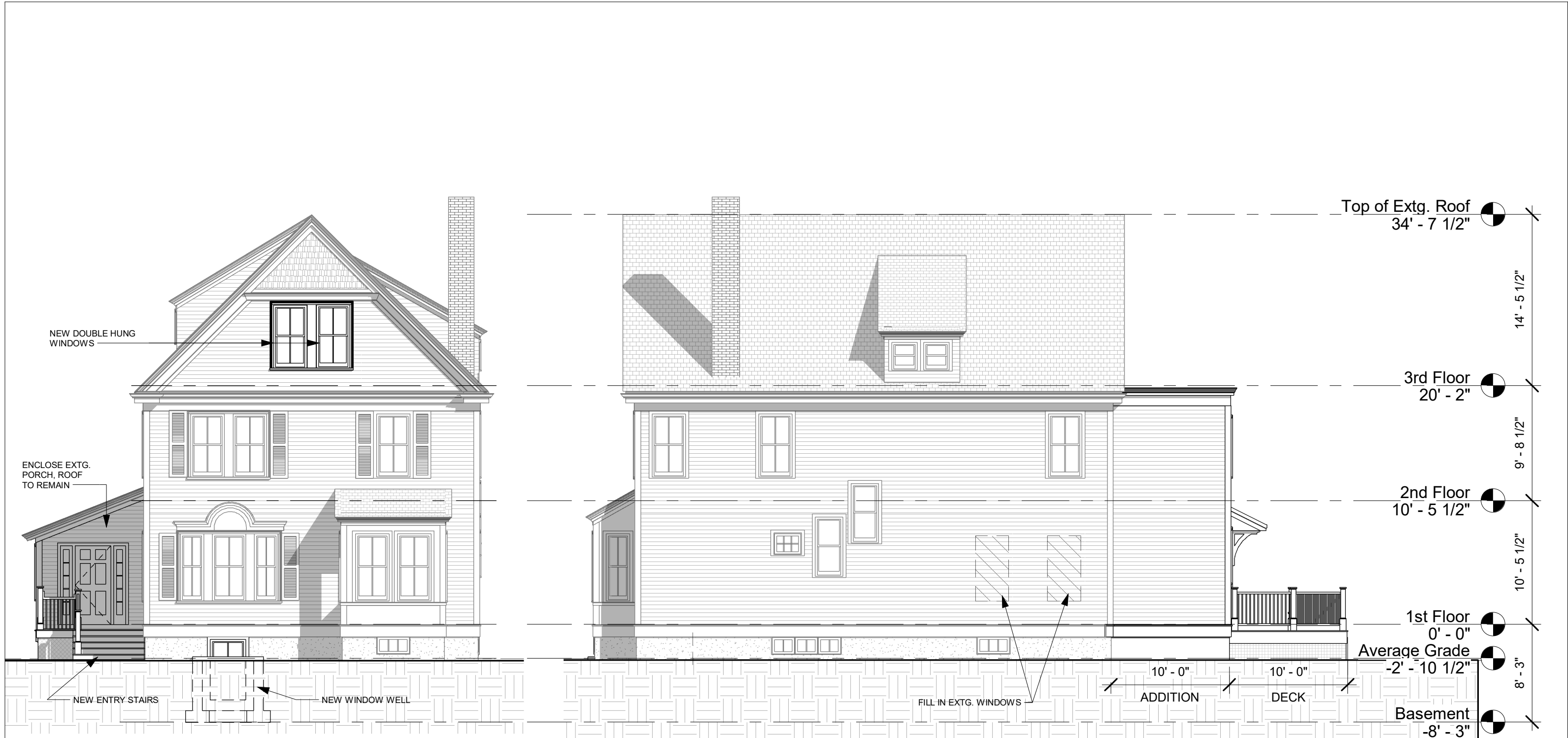
PROJECT
33 Hurlbut Street
 Cambridge, MA

TITLE
Proposed Plans

SCALE
 1/8" = 1'-0"

DRAWING
A1.3

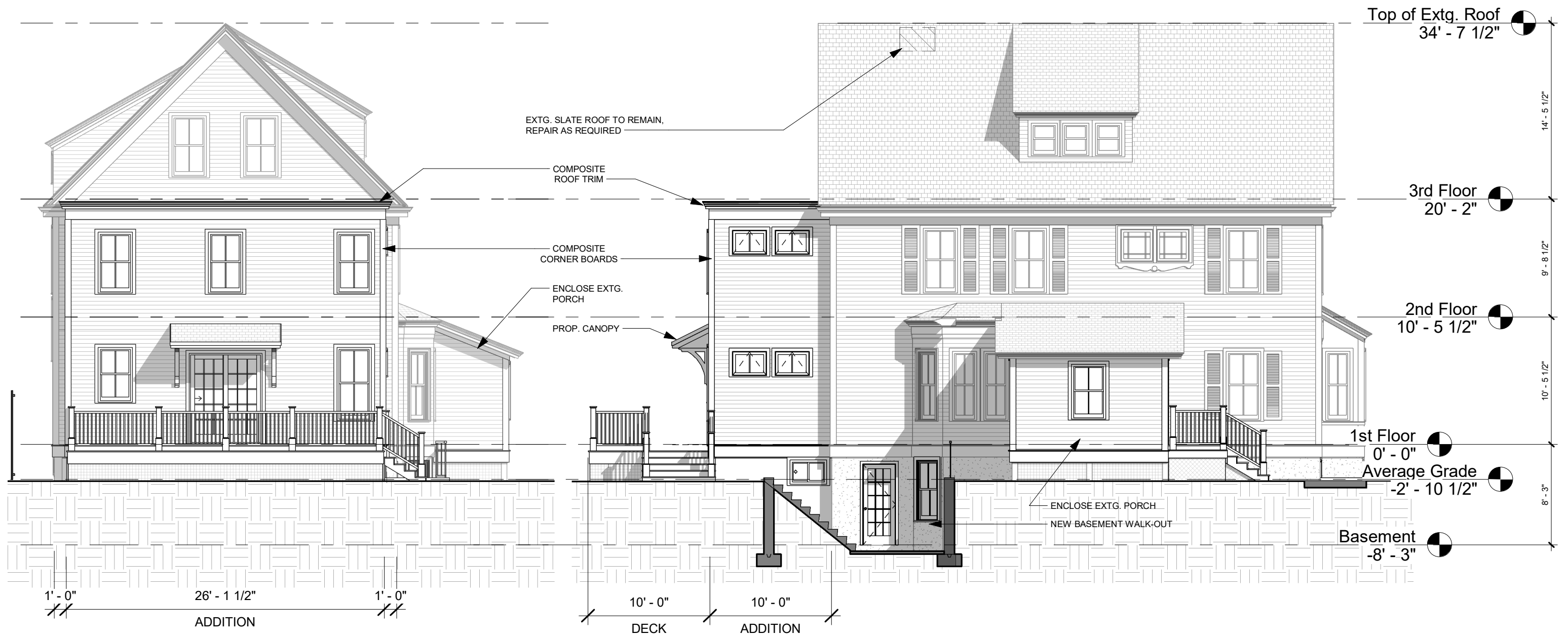




① Front Elevation
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>11/16/2023</p>	<p>33 Hurlbut Street Cambridge, MA</p>	<p>Proposed Elevations</p>	<p>1/8" = 1'-0"</p>	<p>A2.1</p>



① Rear Elevation
1/8" = 1'-0"

② Left Elevation
1/8" = 1'-0"

ARCHITECT

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DATE

11/16/2023

PROJECT

33 Hurlbut Street

Cambridge, MA

TITLE

Proposed Elevations

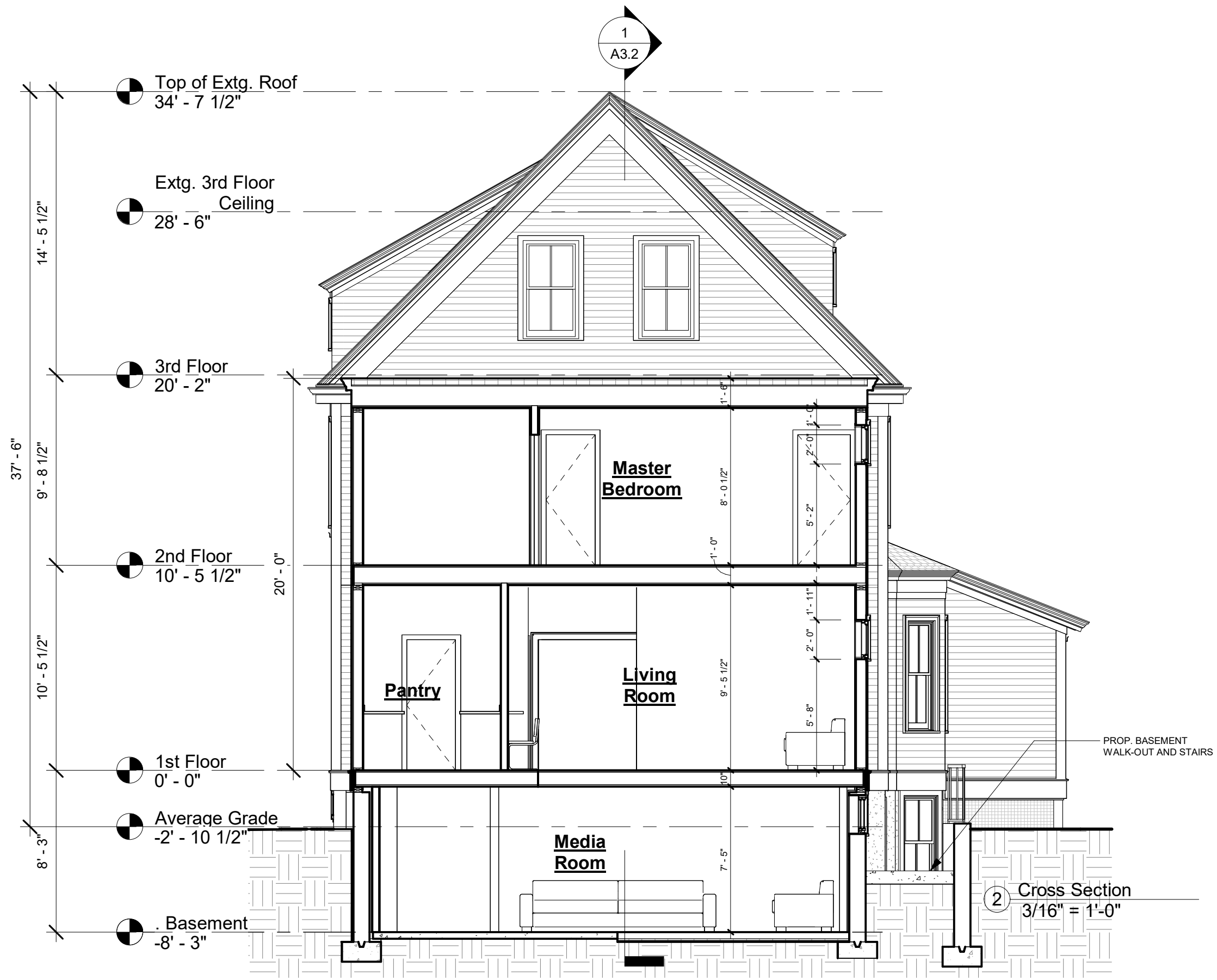
SCALE

1/8" = 1'-0"

DRAWING

A2.2

GCD ARCHITECTS



ARCHITECT

GCD ARCHITECTS

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DATE

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

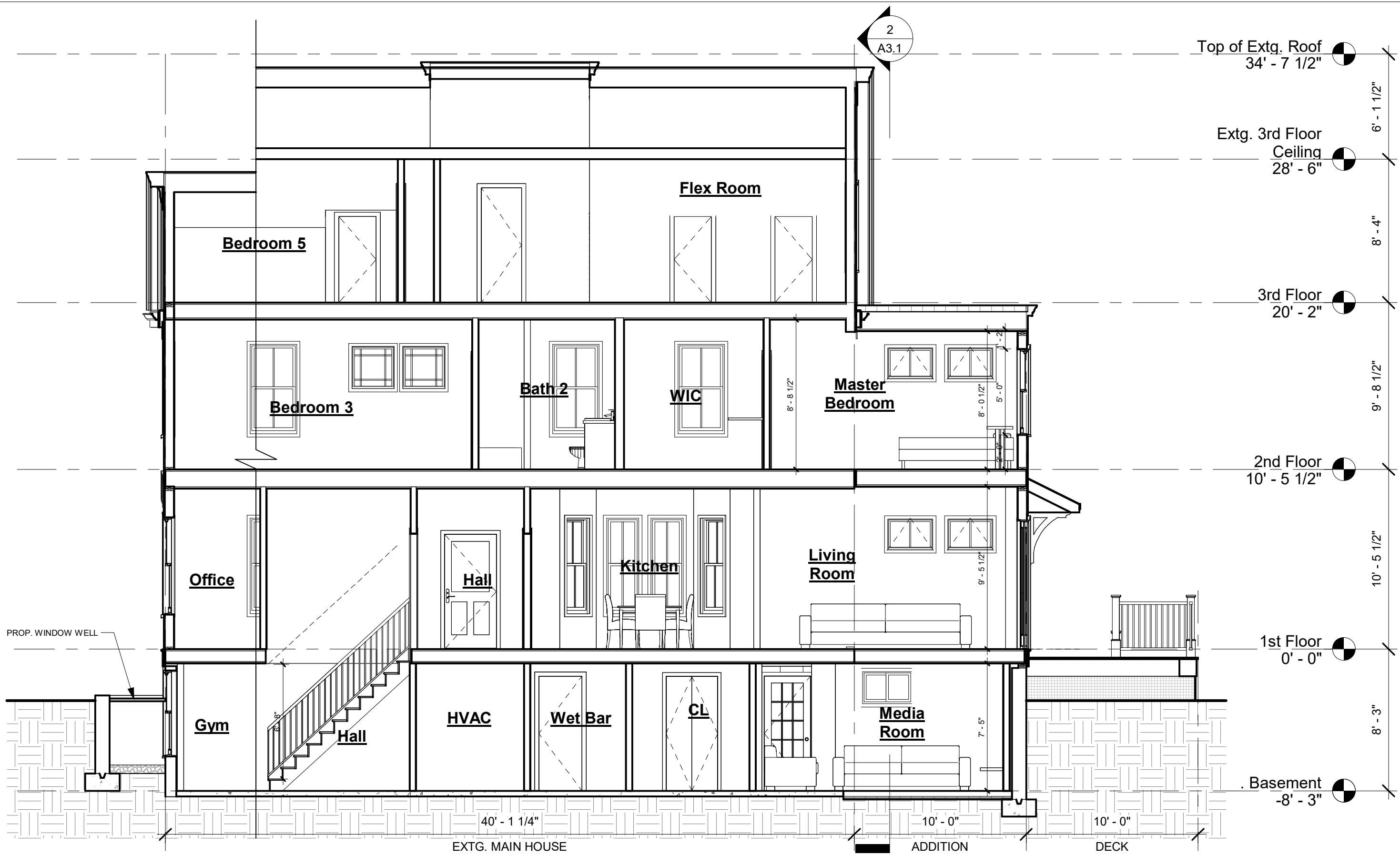
Cross Section

SCALE

3/16" = 1'-0"

DRAWING

A3.1



ARCHITECT
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DATE
 11/16/2023

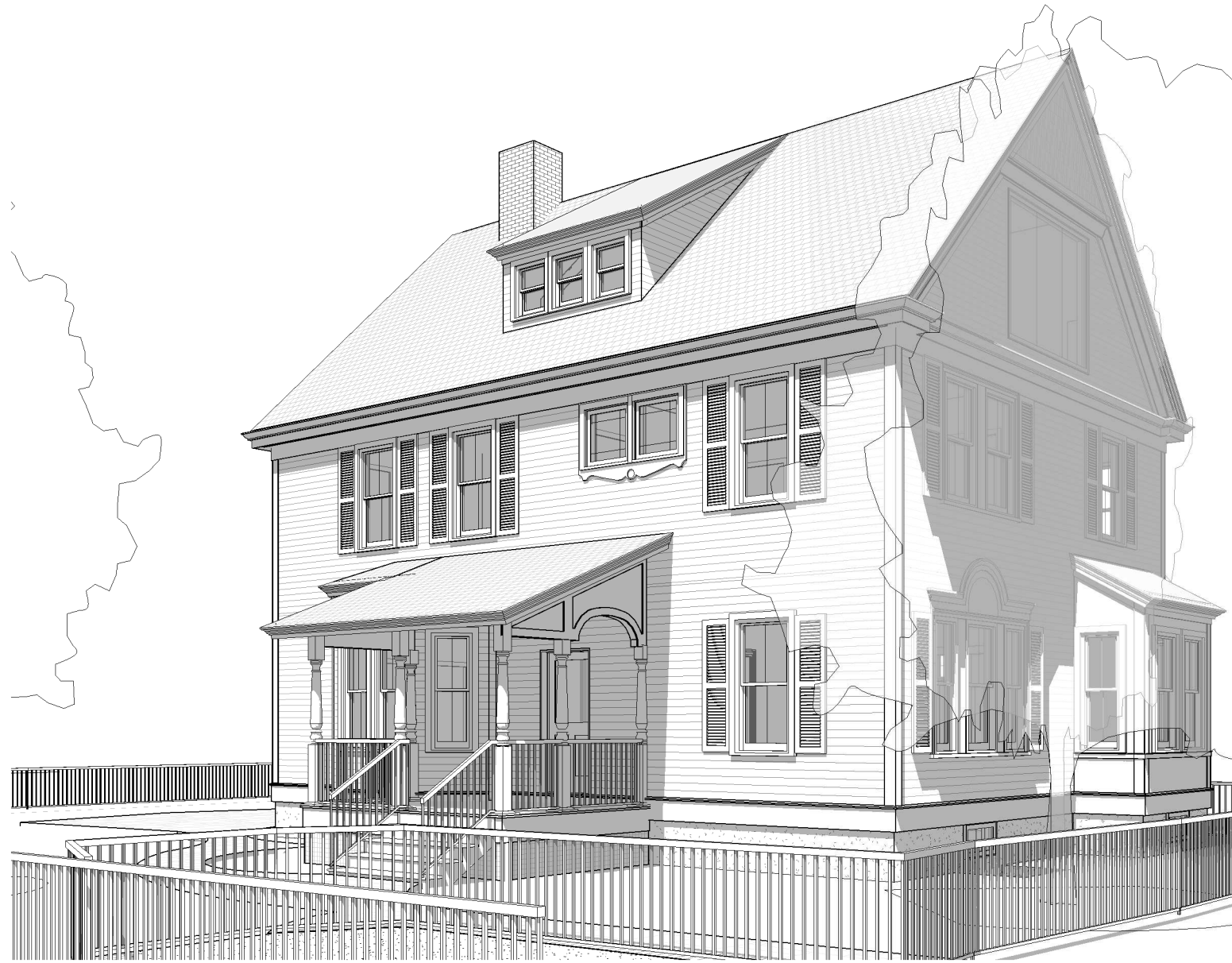
PROJECT
33 Hurlbut Street
 Cambridge, MA

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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DATE

11/16/2023

PROJECT

33 Hurlbut 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

11/16/2023

PROJECT

33 Hurlbut 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

11/16/2023

PROJECT

33 Hurlbut Street
Cambridge, MA

TITLE

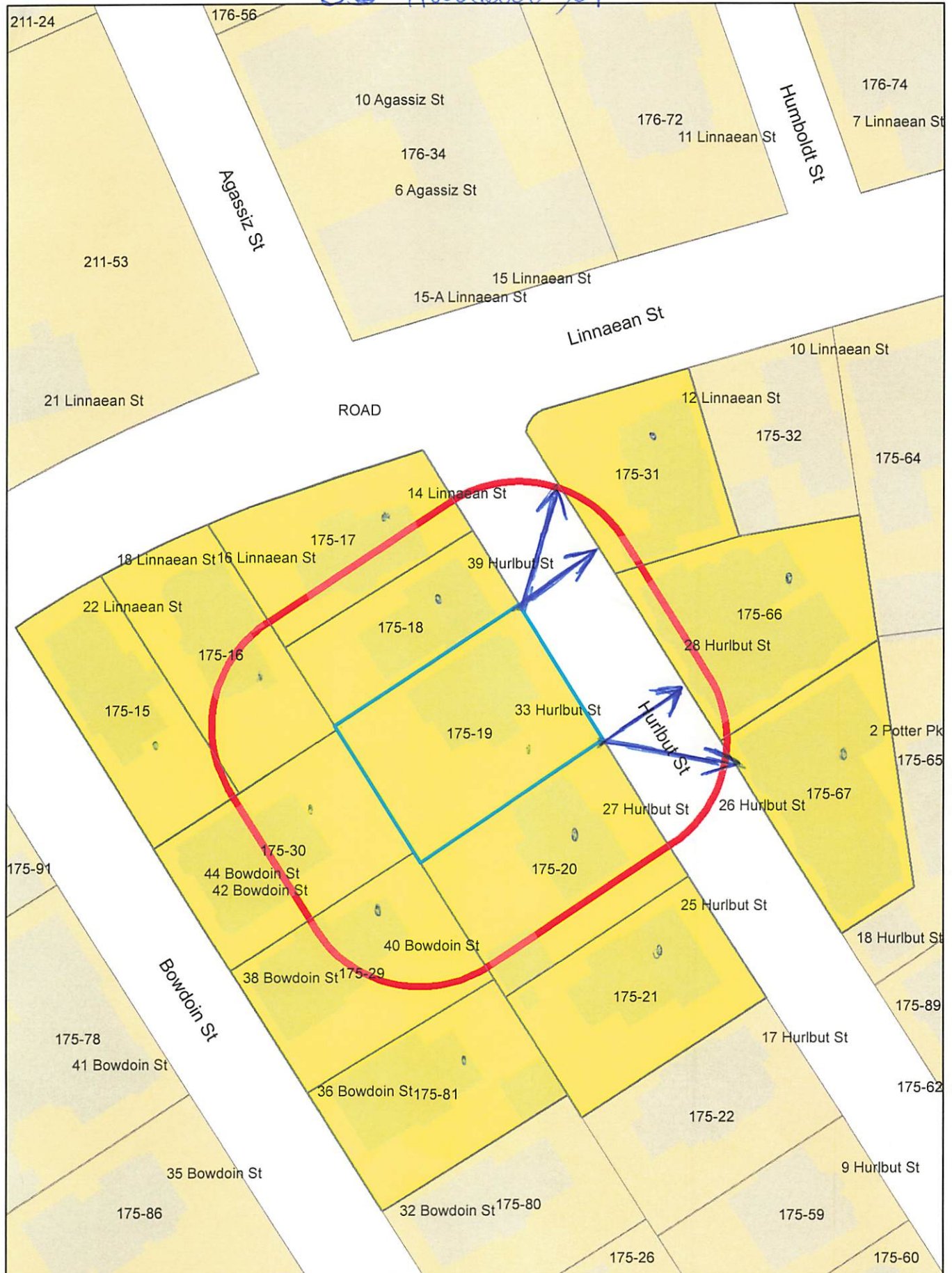
**3D Views
COMPARISON**

SCALE

DRAWING

A4.3

33 Hurlbut St.



33 Hurlbut St.

Petitioner

175-31
BOGDANOW, MICHAEL B. &
MARJORIE F. BOGDANOW
12 LINNAEAN ST
CAMBRIDGE, MA 02138

175-66
MITCHELL, REGINA
28 HURLBUT ST. UNIT#1
CAMBRIDGE, MA 02139

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

175-67
CHAPIN, WALTER L. & MARY E B CHAPIN
26 HURLBUT ST
CAMBRIDGE, MA 02138

175-67
LANDFRIED, JAMES & MARY LOUISE LANDFRIED
TRS, THE LANDFRIED FAM 2001 REV TR
26 HURLBUT ST UNIT 3
CAMBRIDGE, MA 02138

175-30
ROS, AGUSTIN J. & ANN L. BARNES
42-44 BOWDOIN ST UNIT 44
CAMBRIDGE, MA 02138

175-66
RYBACK, VERONICA REED A LIFE ESTATE
28 HURLBUT ST UNIT 3
CAMBRIDGE, MA 02138

175-66
HOLLYWOOD, AMY M. & W. REED LOWRIE
28 HURLBUT ST. UNIT#5
CAMBRIDGE, MA 02138

175-67
FELD, GABRIEL C. & ANA R. VAISENSTEIN
26 HURLBUT ST #4
CAMBRIDGE, MA 02138

175-67
COSTA, XAVIER & MARY JO RENDON
26 HURLBUT ST UNIT 5
CAMBRIDGE, MA 02138

175-16
KROON, PETER B.
16-18 LINNAEAN ST
CAMBRIDGE, MA 02139

175-19
DEVORE, BOYD IRVEN AND NANCY SKILES
DEVORE, TRS OF THE DEVORE FAMILY TRUST
33 HURLBUT ST
CAMBRIDGE, MA 02138

175-15
ASHMAN, DEBORAH LONDON & ERIC ASHMAN
22 LINNAEAN ST
CAMBRIDGE, MA 02138

175-17
PAYNE, ALINA
14 LINNAEAN ST
CAMBRIDGE, MA 02138

175-29
FORTOUL, KAREN A. & KATHRYN D. GOODALE
TRUSTEE OF 38 BOWDOIN REALTY TRUST.
38-40 BOWDOIN ST
CAMBRIDGE, MA 02139

175-66
MEEK, THOMAS B., III & CATHERINE YOON
28 HURLBUT ST UNIT 4
CAMBRIDGE, MA 02138

175-67
HUNT, DANIEL K. & JOAN Z. HUNT
238 SPINNAKER DR
VERO BEACH, FL 32963

175-81
CHERISH GOAL HOLDINGS LIMITED
FL. 3, J & C BUILDING
P.O. BOX 933
ROAD TOWN TORTOLA, VG1110

175-67
ZHANG, SHENGDI HUIXING ZHANG
26 HURLBUT ST
CAMBRIDGE, MA 02138

175-18
COBURN JONATHAN L &
TAN CECILIA M SACHS JESSICA
39 HURLBUT ST
CAMBRIDGE, MA 02139

175-20
GLASSMAN, ADAM YOO JIN CHUNG GLASSMAN
27 HURLBUT ST
CAMBRIDGE, MA 02138

175-66
SUMMERS, COLIN HELEN SCOVELL
28 HURLBUT ST UNIT #6
CAMBRIDGE, MA 02138

175-21
AUROUX, DENIS SYLVAIN &
LAUREN KIYOMI WILLIAMS TRS
25 HURLBUT ST
CAMBRIDGE, MA 02138

175-66
MALLOWS, MARY CLAIRE & AINSLEY MALLOWS
28 HURLBUT ST - UNIT 2
CAMBRIDGE, MA 02138

175-30
CHAMBERLAIN-VANDERMARK, CONSTANCE L.
42-44 BOWDOIN ST., UNIT #42
CAMBRIDGE, MA 02138-1602

DATE: 03 JANUARY 2024
TO: THE CAMBRIDGE BZA
RE: BZA APPLICATION FOR 33 HURLBUT STREET
FROM: ADAM AND YOO JIN GLASSMAN, 27 HURLBUT STREET

To The Cambridge Board of Zoning Appeals,

My family and I are the residents at 27 Hurlbut Street, direct left-side abutters to 33 Hurlbut Street, writing to offer our support for this application for modest alterations and additions to the existing non-conforming structure.

I agreed to work as the applicant's architect when he expressed a commitment to consulting directly with all of his direct abutters, and to do everything he could to make this project as minimal impact as possible for all of us.

To that end, Mr. Zink has done the following at the requests of his various abutters:

- Revised the plans to reduce a proposed large rear deck to a modest landing with steps down to a patio at the request of his rear abutters on Bowdoin Street.
- Made a commitment to protect and enhance the existing rear landscape buffer and add new landscape buffers at both side yards at the request of all his abutters.
- Committed to install new 6'-0" tall (min) wood fencing along the rear lot line and part of the right-side lot line where there already existing a decrepit wood fence. This would enhance both the existing privacy all the lots currently enjoy and greatly enhance the aesthetics of the abutting rear yards with attractive and uniform wood fencing.
- Removed a new roof deck from the original design concept to protect privacy and prevent noise pollution at the request of his left-side abutter.
- Provided a new landscape buffer along the left-side yard at the request of his left-side abutter.
- Committed that all new exterior lighting will be low to the ground or shielded to prevent light pollution at the request of all his abutters.
- Committed to working with a landscape designer to properly size and plant new trees to replace existing trees which are badly located on the lot, one of which is detrimental to the structure of his house.
- Used only a modest number of windows in the proposed rear elevation to address the rear abutters' concerns over privacy. The amount of glazing is slightly more than the existing window pattern. The proposed rear elevation respects the 25'-0" rear setback as does the rear elevation of his direct rear abutters on Bowdoin St, maintaining a separation between the structures of at least 50'-0".
- Removed several existing right side window openings to enhance the privacy between the two houses.
- Committed to keeping the narrow right-side yard open and without a fence to maintain the access for maintenance requested by the right-side abutters.
- Offered to plant new landscaping on the abutters' side of the fence to further enhance the landscape buffer and privacy.

- Offered to maintain the 'woody' character of the existing yard, especially the grove of old hemlock trees along the rear lot line and the mature rhododendrons.

On account of these commitments and the spirit in which Mr. Zink has approached this project and its potential impacts to his abutters, we fully support this project. We also support this project because I am very familiar with the exceptional quality of Mr. Zink's development work throughout Cambridge. Frankly, many other developers would approach this project to maximize their profit by cutting corners on exterior cladding, window products and landscaping without any respect for the original vintage character of this house or the uniformly in-tact historic architecture of the neighborhood. More worrisome, a different developer might completely disfigure this house, or even worse, wait out the demo delay and simply demolish the entire structure as-of-right and build a generic 2 family house that has no connection whatsoever to the history or fabric of this unique neighborhood context.

Mr. Zink is committed to properly restoring the exterior of this once beautiful Victorian house which has been badly neglected through abandonment for over 10 years. The structure requires a total overhaul to its interior and exterior and landscape due to these years of neglect. The proposed changes requiring zoning relief are the definition of modest, they are consistent with the scale and character of the neighborhood, they are thoughtful and low impact. Mr. Zink will leave this property much better than he found it, which is not only **not a detriment** to our neighborhood, but a **profound benefit** to all of us who live on Hurlbut Steet or abut this property, and for these reasons, this application warrants a Special Permit.

Sincerely,

Adam Glassman

27 Hurlbut Street

T: 617-412-8450





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:

SCOTT ZINK

(Print)

Date:

12/26/23

Address:

33 Hurlbut St.

Case No.

BZA-250764

Hearing Date:

1/11/24

Thank you,
Bza Members



377 Somerville Ave
Somerville, MA 02143
617-775-7250

December 12, 2023

Scott Zinc
33 Hurlbut Street
Cambridge, MA

RE: Tree Inspection
33 Hurlbut Street
Cambridge, MA

Dear Scott,

This letter summarizes my observations and recommendations based on a structural inspection that we performed at the above-mentioned address.

Observations:

There is a large ash tree approximately 1 foot away from the existing foundation wall.

Analysis:

Given the proximity of the tree to the foundation, it is clear that the root system is pushing on the existing foundation wall. The foundation wall is showing indications of failure due to this pressure. Foundation walls of this construction are not adequate to support the thrust from the tree, and damage has, and will continue to occur due to the tree's presence.

Recommendations:

We recommend removing the tree immediately. In addition, we recommend carefully removing the stump and backfilling behind the foundation with a well-draining material.

Regards,

A handwritten signature in blue ink, appearing to read "MD", is written over a light blue circular stamp.

Michael Davidson, P.E.







Neighbors' Comments on 33 Hurlbut

Adam Glassman <ajglassman.ra@gmail.com>

Tue, Jan 2, 2024 at 6:22 PM

To: Augie Ros <augieros@yahoo.com>, "Pacheco, Maria" <mpacheco@cambridgema.gov>

Cc: Ann Barnes <abarnes02138@hotmail.com>, Peter Kroon <pbkroon@yahoo.com>, "cchamberlain1@icloud.com" <cchamberlain1@icloud.com>, "ctan.writer@gmail.com" <ctan.writer@gmail.com>, "nicole.caplan@gmail.com" <nicole.caplan@gmail.com>, "scott@zredevelopment.com" <scott@zredevelopment.com>

All,

Happy new year, and thank you abutters of 33 Hurlbut St for your initial feedback, for meeting with us, and for your last round of feedback.

At this time the applicant feels he has offered nearly everything he can in terms of reductions and conditions to address your concerns and to obtain your support in a way that makes sense for his project.

Unfortunately he is in no way able to oblige your requests to save the 65' tall rear tree which is growing into the foundation wall, so reducing the width of what is already a very modest addition to preserve that tree does not make sense for the project. However, he shares your concern about the loss of the tree and will work with a landscaper to plant additional trees in the yard to provide future canopy but at a safe distance from the foundation wall.

We appreciate your idea to widen the driveway rather than to lengthen it to accomodate 2 cars, however parking spaces over both sides of the big pine tree's root system will compact and do long term damage to the root system of that tree which we will protect and preserve.

A recap of the list of conditions we have offered to date for your support are as follows with one last last idea to address your concerns:

1) Proposed Rear 26' x 10' deck revised to be a 10' x 5' landing. Rear yard outdoor space will be a stone patio at grade.

2) Enhanced wood fencing and landscaping on both sides and the rear.

3) New left side tree 10'-0" tall min will be provided to replace the existing hemlock tree to be removed. It should be noted that an arborist advised us that the existing front pine tree, approx 50' tall, will benefit greatly and thrive when the hemlock canopy and the associated competition for sun and nutrients is removed.

Unfortunately, as we have described, the existing 60' tall rear yard tree is 12" off the face of the house and must be removed to maintain the structural integrity of the house.

That tree should never have been allowed to grow for so long so close to the house.

4) Any exterior lighting to be low to the ground or shielded so no direct light projects onto our yards.

As you know, the house was essentially abandoned for 10 years by the previous owner, and apparently at some point a bright second floor light was left on which was understandably a major annoyance.

I think we can all safely rest assured that that sort of thing will not happen again when the home is renovated and lived in, as in any normal situation interior lights are not left on 24/7 and shades or blinds are typically used in the evenings.

5) No roof deck over the addition.

6) No asphalt added to the yard.

7) The amount of glazing in the rear elevation is minimal and only 8 SF greater than the existing amount and the number of actual openings has decreased.

8) No fence along the right side alley to maintain access for both properties.

9) The final condition we can add would be to plant shrubs on your side of the rear fence as well, to provide a substantial landscape buffer where there appears to be none at all.

Conditions 1 thru 8 are commitments made as part of our revised application, to be enforced by the building department, but this condition for substantial new landscaping on your side would be contingent on your support of the project.

Attached again here are the final plans which we have uploaded to the portal for review by the zoning board. Please note that the footprint of the rear addition is only a very modest 211.00 SF which aligns with the back of the houses on each of its sides.

Thanks for all the feedback to date, we are confident that the proposed addition will cause you no detriment, and will even offer the benefits of new landscaping, new fencing, and a commitment to controlled exterior lighting.

We would welcome your support for the proposed work.

Sincerely,

Adam

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

[Quoted text hidden]

 **2023_1229 33 Hurlbut BZA Special Permit Plans REVISED 11X17.pdf**
10744K



Adam Glassman <ajglassman.ra@gmail.com>

Neighbors' Comments on 33 Hurlbut

Augie Ros <augieros@yahoo.com>

Fri, Dec 29, 2023 at 8:26 AM

To: Ann Barnes <abarnes02138@hotmail.com>, Adam Glassman <ajglassman.ra@gmail.com>

Cc: Peter Kroon <pbkroon@yahoo.com>, "cchamberlain1@icloud.com" <cchamberlain1@icloud.com>, "ctan.writer@gmail.com" <ctan.writer@gmail.com>, "nicole.caplan@gmail.com" <nicole.caplan@gmail.com>, "scott@zredevelopment.com" <scott@zredevelopment.com>

Dear Adam and Scott

We have had the opportunity to discuss now that the holidays are half over. Here are our collective thoughts on where things stand.

On Friday December 22nd we abutters to 33 Hurlbut St all received the notice of the BZA meeting on January 11th, and were in turn able to study the actual BZA Special Permit application, the one time-stamped December 8th. Since this is what the BZA will be considering on January 11th, our comments refer to the application as filed.

First off, we note that the house is currently 3066 sf or 53% of the 5784 sf lot area so it is already slightly above the Res B limit. Our starting point of view is that there is sufficient existing floor space to gut and re-build a perfectly acceptable residence, especially since the basement space can now (as of 2023) be finished space without adding to GFA.

Here are our concerns with the project as it currently stands which would adversely affect us. We don't like that you propose to extend the entire back of the house 10' rear-ward, to the limit of the setback envelope adding to the non-conforming GFA, including adding to the non-conforming too-small north-side side setback, since this is a very congested area where five back yards come together and would adversely affect our use. We don't like that you propose a slider door and a deck (of any size) at the back of the house, since this poses privacy issues for all five of us abutters that would adversely affect us. We don't like that the primary bedroom windows as drawn face to the rear, since we have had light pollution and privacy issues in the past. We don't like that you propose to chop down a mature high canopy Exceptional Tree at the rear foundation of the house, since this shade tree is essentially irreplaceable in any of our lifetimes. And we don't like that you propose to chop down another mature tree to put in a new tandem parking space. In view of the foregoing we don't support any of your proposed Special Permit requests, including the proposed window well, basement egress stairs and porch enclosure.

We would prospectively be open to supporting a revised Special Permit plan if the following conditions were met: Reduce the rear bump-out to ~15' wide, starting from the north corner and ending at the current bump-out foundation wall, AND thus keep the irreplaceable mature shade tree; AND put only a picture window or possibly a bay window at the rear ground floor bump-out; AND put the deck (if you build one) and/or patio and its door on the south side of the new bump-out, facing the side yard and within the setback envelope; AND reorient the primary bedroom so its windows face the side yard and the windowless WIC occupies the rear bump-out, AND keep the evergreen and install two side by side parking spaces between the wood fence of 29 Hurlbut and the other tree by the entry walk. If those changes were made we would then prospectively also support the proposed window well, basement egress stairs, porch enclosure and extended non-conforming north-side side setback.

We would ask you to keep the rear fences at 6' height, and to put no fence in the alley between 33 and 39 Hurlbut, keeping the alley open for HVAC compressors, access to service them, and storage. The front fence can be 4' as you indicate.

We would ask you to commit to protecting all of the other existing trees as much as possible as they provide privacy and weather protection and are effectively irreplaceable in our lifetimes.

With respect,

Abutters (Augie, Ann, Connie, Cecilia, Peter and Nikki)

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Adam Glassman <ajglassman.ra@gmail.com>

Neighbors' Comments on 33 Hurlbut

Adam Glassman <ajglassman.ra@gmail.com>

Mon, Dec 18, 2023 at 7:59 PM

To: Ann Barnes <abarnes02138@hotmail.com>

Cc: Augie Ros <augieros@yahoo.com>, Peter Kroon <pbkroon@yahoo.com>, "cchamberlain1@icloud.com" <cchamberlain1@icloud.com>, "ctan.writer@gmail.com" <ctan.writer@gmail.com>, "nicole.caplan@gmail.com" <nicole.caplan@gmail.com>, "scott@zredevelopment.com" <scott@zredevelopment.com>

Good evening neighbors,

Please see the attached revised application plans which contain the following:

- 1) Small rear landing instead of the previously proposed larger deck.
- 2) Sculpted rear patio
- 3) All rear trees to remain with supplemental additional shrubs per consultation with a landscape designer.
- 4) Rear wood fence to be either 6' or 7' tall, to be determined per abutter preferences which can be finalized later. (As one the abutters, I favor a 7' tall fence for uniformity across the back, but it will be your call)
- 5) 6' tall fence on the right side where there is already an existing fence, plus new plantings.
- 6) Alley to remain as is, no new fence between the houses.
- 7) front 35' tall white pine to remain.
- 8) Additional left side tree to be planted per consultation with the landscape designer.
- 9) Additional plantings in the front.

If the plans are acceptable I will upload them to the file and forward you a formal list of all the conditions we discussed for you to approve.

When you approve I will also submit that list to the BZA file as part of our application which will be read into the record by the board at the hearing.

Please let us know if this is all acceptable to you.

THANK YOU,

Adam

Adam J. Glassman, R.A.

Cambridge, MA

C: 617.412.8450

www.glassmanchungdesign.com

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 **2023_1219 33 Hurlbut BZA Special Permit Plans 11X17.pdf**
7640K



Neighbors' Comments on 33 Hurlbut

Adam Glassman <ajglassman.ra@gmail.com>

Fri, Dec 15, 2023 at 2:19 PM

To: Ann Barnes <abarnes02138@hotmail.com>

Cc: Augie Ros <augieros@yahoo.com>, Peter Kroon <pbkroon@yahoo.com>, "cchamberlain1@icloud.com" <cchamberlain1@icloud.com>, "ctan.writer@gmail.com" <ctan.writer@gmail.com>, "nicole.caplan@gmail.com" <nicole.caplan@gmail.com>, "scott@zredevelopment.com" <scott@zredevelopment.com>

Hi All, thank you for the correspondence.
My responses are below in **RED**.

On Fri, Dec 15, 2023 at 9:14 AM Ann Barnes <abarnes02138@hotmail.com> wrote:

Hi Adam:

Here are some quick responses to your email:

Some of us think that a 7' fence in rear will be overpowering or confining to our yards. Others wonder how the fence corner transition will be handled (assuming it transitions from 7' to 6') so it looks ok from our side. It may look funny having such a jagged fence line in such a small space. A normal height fence of 6 ft. shouldn't be an issue since you've agreed to not build a deck large enough to entertain on. Can you please show us your drawings with the patio at grade level and just a regular door leading to the landing?

1) The fence behind my house is 7'-0", I thought it would really look best to keep that rear height uniform all the way across the back, and then step down to 6' at the side, exactly what I did at my yard (you are welcome to go check it out). If 7'-0" is objectionable to you, we can do the 6'-0" tall. I do think a uniformly 7' fence along the rear is best. But we will proceed per your preference.

2) I will send you revised drawings with the landing as I already sketched, and a sliding patio door.

We understand you met with Cecilia last Friday and that you agreed on no fence in the "alley" and on updating the fencing and plantings in the back between #33 and #39. If we could see that updated on the next round of plans that would be great.

OK, will do.

We are happy to hear about the new sewer lines. We'll let you know if any unexpected sewer back-ups happen as you start your project.

ok.

In response to the parking, a house on Bowdoin has two single parking spaces separated by a huge shade tree. This format hasn't hurt the value of that house. On the contrary, that tree is an asset to the house and the neighborhood. Some of us would like to hear if you've considered having two parking spaces separated by a tree as a way to keep the mature tree at the end of the driveway.

Personally, I favor your suggestion, However that would require a second curb cut that the city would not allow, or a much wider curb cut which the city would not allow. It would also remove a city parking space on a street that is already very stressed for parking. It would also put a parking space directly on top of the walkway to the porch entry. But we are planning on planting new trees and will add those to the plans.

The tall healthy shade tree by the foundation is irreplaceable in a city backyard. We would like to have more serious consideration given to preserving it. If it is an Ash tree, the City of Cambridge may have a program to save these trees. Do you have documentation regarding foundation stress that necessitates the removal of this tree?

We will have an engineer on site soon to evaluate. Having gone through this at our own house, I can tell you that the root system is enormous and that it and along with that massive trunk are far too close to the structure. Leaving that tree in place would be terrible for the long term structure of the house. It is unfortunate that the tree was not moved to a suitable location when it was young. As a condition for your support, Scott will be happy to plant new trees. Whatever happens with the zoning relief application, that tree in all likelihood will need to be removed, I am sorry to say.

We like your proposal to call out keeping rear-facing lighting low to the ground and low voltage. Thank you. We're still unclear on the potential for rear upper story light pollution.

There will be no post or wall mounted lights in the rear, no light will be projected toward the sky or toward any of the abutting lots.

In your last email, you mentioned that you have already submitted an application to the BZA. We would like to see the revised application including the new drawings before we submit a letter of support.

I will send you the new drawings. The application itself will not change (and I will send that to you as well), but I will generate a list of conditions you can attach to a letter of support (if you are willing to write one), which I will enter into the file. These conditions are taken very seriously by the board and by the building department.

We hope this is helpful. **THANK YOU**

[Quoted text hidden]



Adam Glassman <ajglassman.ra@gmail.com>

Neighbors' Comments on 33 Hurlbut

Augie Ros <augieros@yahoo.com>

Wed, Dec 6, 2023 at 12:34 PM

To: "scott@zredevelopment.com" <scott@zredevelopment.com>, "ajglassman.ra@gmail.com" <ajglassman.ra@gmail.com>

Cc: "ctan.writer@gmail.com" <ctan.writer@gmail.com>, "cchamberlain1@icloud.com" <cchamberlain1@icloud.com>, Peter Kroon <pbkroon@yahoo.com>, "nicole.caplan@gmail.com" <nicole.caplan@gmail.com>, Ann Barnes <abarnes02138@hotmail.com>

Dear Scott and Adam -

Thank you for sharing your plans for 33 Hurlbut with us. We, the abutters, have all met and we can simplify your process by offering these joint initial comments on behalf of the entire group (Ann and Augie, Cecilia and Corwin, Connie, and Peter and Nikki).

In general, we are pleased that the house will be fully renovated by a capable team and look forward to welcoming a new family in our midst. That said, we have the following input to give, including several requests, relative to your proposed plans as we understand them:

Protect our respective backyard sanctuaries

Your drawings propose a 26' wide by 10' deep deck across the back of the house, at the height of the first floor, which means approximately 3' above grade. This is not a good idea. People standing on that deck would be able to look over and down at neighbors in their backyards of all the adjacent homes, which would be intrusive. It also doesn't make sense to cram so much activity into the smallest corner of the yard. The DeVore's had a large patio in the center of their yard at grade level and we suggest that you build something similar to that, but much nicer, obviously, in keeping with your overall vision, with a small covered landing and stair to access it from the living room and kitchen. This way all of the neighbors, including your buyer, will continue to be able to use their backyards for entertaining without feeling directly watched by nor feeling like they are watching their abutters.

Further to that, we support your suggestion of a new 6' fence across the back of 33 Hurlbut. That fence should carry 3' beyond Augie and Ann's far right corner to the end of the fence behind Cecilia's property, then turn and run toward Hurlbut Street in the same location as the current fence, which Irv DeVore always told Cecilia was his fence on his land, even though the "good side" is facing 33 Hurlbut not the other way around. If it isn't in fact on your land, she supports your building a fence on your land to your spec (i.e. matching the ones at the rear and other side).

Cecilia further requests, since the two houses are so close, that you install arbor vitae along that short rear section of the side fence for privacy, same as on the other side. Cecilia recommends that the alley be kept as a combined alley, as it has been in the past, with a single access gate on the street side, and put your AC compressors in that area. This will save you the cost of installing your proposed fence in that area and it will make HVAC maintenance and house painting between the two houses much easier/feasible.

Protect against unintended invasion of privacy and light pollution

For the last several years a second floor light in the DeVore house has forced Ann and Augie to lower their shades at night. We request that you consider the lines of sight to make sure this will not be a problem in the newly renovated home. In other words, the bathroom lights should not line

up with the master bedroom windows. Even better would be if your bedroom windows would not point directly at another house. That would give your new homeowner automatic line-of-sight privacy and vice versa. They could leave their shades up most of the time and enjoy the parklike setting without sacrificing their privacy.

Preserve neighborhood zoning standards

All of the homes in this area are non-conforming pre-existing. 33 Hurlbut is no exception. All of us were and are constrained in what we can do. The side setback on the north side (by the blue house) of your house is well below the required 7.5' minimum. Obviously the existing home is pre-existing, but new construction is not. Any and all new construction should conform to the 7.5' minimum side setback, partly for privacy reasons but also for fire safety reasons. There is no hardship to justify doing otherwise.

Protect the mature tree canopy

We notice that your drawing does not show which trees you propose to remove. This is a glaring omission and we ask you to be transparent and forthcoming. One of the qualities that make this neighborhood desirable is the mature tree canopy. Unfortunately, the sad reality is that old trees have been dying and new ones are effectively not replacing them, resulting in a slow decline in the park-like quality that makes the neighborhood extra nice. We collectively need to be very careful and conservative in this area.

We see a tandem driveway on the drawing so we presume you want to remove the evergreen at the top of the current driveway. Have you considered putting two side-by-side parking spaces, as long as it would not require a curb cut and negatively affecting already limited on-street parking? There are about 16' of available width for two cars. Could that work? This solution would preserve the evergreen and make the driveways easier (than tandem) for the new owner to use. You could repurpose the arbor vitae no longer needed there to the right rear corner of the property.

Another tree that you propose to remove is at the existing rear of the house. This is a big, healthy 70' tall tree. We would prefer that you not remove this tree since there is no hardship that would justify it. We realize that this is not what you have planned, but ask you to consider the benefits of keeping that tree. We believe the interiors could be reconfigured to be no less attractive and we ask you to see if you can find a way to keep both the tree *and* your beautiful vision.

Possible sewer anomaly in the area

There is some weirdness in the local sewer lines. We have no way to prove it, but we think the homes on Hurlbut may tie into the sewer lines in Bowdoin. We know that when renovations started on the Gottschalk house there were sewer back-ups on the Bowdoin house behind it. We ask you to be alert to this possibility, and co-ordinate with us (especially Ann and Augie and Connie) to mitigate any construction-related problems.

These are the issues that have come up for us so far. We all want to see a good project and will be happy to support your Special Permit application if and when the overall project makes sense to us. We are available to discuss these items with you.

Kind regards,

Ann and Augie, Cecilia and Corwin, Connie, and Peter and Nikki

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Friday, January 5, 2024 9:00 PM
To: Ann Barnes; Scott Zink
Cc: Augie Ros; Pacheco, Maria; Peter Kroon; cchamberlain1@icloud.com;
ctan.writer@gmail.com; nicole.caplan@gmail.com
Subject: Re: Neighbors' Comments on 33 Hurlbut

Augie,

I was at the site today, and this giant healthy yew bush to remain is directly between the proposed patio door and the back of the your house.

It is a substantial 4 season barrier to any possible light from the living room and is taller than the fence.

I really don't see how a typical back door could be a detriment in this situation.

Adam

