



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUL 17 AM 11:27

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 279906

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Jane B. Rollins C/O Mahmood Firouzbakht

PETITIONER'S ADDRESS: 7 Crescent Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 38 Hubbard Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single family **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Special Permit relief requested relates to the extension of and addition to the rear of a pre-existing non-conforming single family home as well as windows located in the required side setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Mahmood Firouzbakht

(Print Name)

Address:
Tel. No.
E-Mail Address:

7 Crescent Street, Cambridge, MA 02138
617-671-5534
mahmood.brp@gmail.com

Date: 7/17/24

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

381 Massachusetts Avenue, Cambridge MA 02139

617-349-3100

EX-100 Application Form

EXA Number: 23990

General Information

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

Special Permit: _____ Variances: _____ Appeals: _____

PETITIONER: Janez C. Follis (C/O Fairwood Properties)

PETITIONER'S ADDRESS: 7 Crescent Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 38 Hubbard Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: Residential C-1 Zone

REASON FOR PETITION:

(Additional)

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Special Permit relief requested related to the extension of and addition to the rear of a pre-existing non-contiguous single family home as well as windows located in the required side setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.000	Section 8.01 (Table of Dimensional Requirements)
Article 8.000	Section 8.22.2.d & 8.22.2.e (Non-Contiguous Structure)
Article 10.000	Section 10.10 (Special Permit)

Original
Signature(s)

(Petitioner (s) / Owner)

(Print Name)

Address

Tel. No.

E-Mail Address

617-349-3534

mfairwood@igmp.com

Date: _____

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 Jane B. Rollins
(OWNER)

Address: 38 Hubbard Avenue, Cambridge, MA

State that I/We own the property located at 38 Hubbard Ave, which is the subject of this zoning application.

The record title of this property is in the name of Jane B. Rollins

*Pursuant to a deed of duly recorded in the date 12/18/2006, Middlesex South County Registry of Deeds at Book 48742, Page 35; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

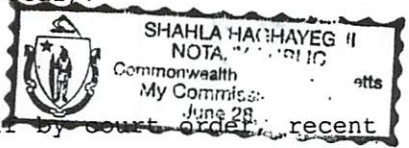
X Jane B. Rollins
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Jane B. Rollins personally appeared before me, this 30th of June, 2024, and made oath that the above statement is true.

Shahla Haghayeg Notary
My commission expires 6/28/25 (Notary Seal).



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

STATE OF TEXAS, COUNTY OF DALLAS, DEPARTMENT OF HEALTH SERVICES, DIVISION OF COMMUNITY HEALTH SERVICES

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED REVISIONS TO THE REGULATIONS GOVERNING THE PRACTICE OF NURSING

The Department of Health Services, Division of Community Health Services, is holding a public hearing on the proposed revisions to the regulations governing the practice of nursing.

The public hearing will be held on Monday, October 10, 2011, at 10:00 a.m. in the 11th floor of the State Capitol Building, 1100 North East Street, Austin, Texas 78701.

The proposed revisions to the regulations governing the practice of nursing are available for public review and comment at the following website: www.dhs.texas.gov.

Comments should be submitted to the Division of Community Health Services, 1100 North East Street, 11th floor, Austin, Texas 78701, or by email to regulations@dhs.texas.gov.

The public hearing will be held in the 11th floor of the State Capitol Building, 1100 North East Street, Austin, Texas 78701.

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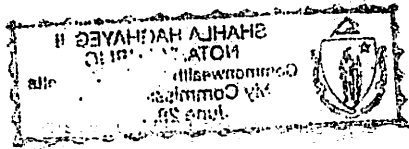
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Comments should be submitted to the Division of Community Health Services, 1100 North East Street, 11th floor, Austin, Texas 78701, or by email to regulations@dhs.texas.gov.



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 38 Hubbard Ave., 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 addition to the existing single family home meets the requirements of the Ordinance in that it involves the extension of pre-existing non-conformities where no new non-conformities will be created. The existing lot is very narrow and long which makes any alteration or addition to the existing structure difficult without the need for relief. The proposed relief requested relates to side setback conditions which pose a challenge to building anything of a conforming nature. The proposed windows in the setbacks are limited in number and will provide needed light and air to the home. The house will conform as to FAR, height, front and rear yard setbacks, and all open space requirements. The house will remain a single family home with one off-street parking space.

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 single family home will not create traffic issues given its continued use as a single family home. The patterns of access or egress will not cause congestion hazard or substantial change in the established neighborhood character. The proposed single family home will be consistent with other similarly situated and sized single family homes on Hubbard Avenue and within this neighborhood. The off street parking space provided should help relieve parking demand on the street as well.

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 continued operation of or the development of adjacent uses will not be adversely affected by the nature of the proposed use as the proposed use is the continuation as a single family home. The existing home is in decay and in need of substantial overhaul. The proposed work will bring this property and home up to modern living standards and in line with the condition, size, and quality of adjacent properties.

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:

No nuisance or hazard will be created to the detriment of the health, safety, and/or welfare of the occupants of the proposed use or the citizens of the City as the proposed use is the continuation of a single family use of this property. The refurbishment of the existing structure and addition thereto will provide for an upgrade to this property and will be an overall improvement to the neighborhood.

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:

55A 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 38 Hubbard Ave., 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 addition to the existing single family home meets the requirements of the Ordinance in that it involves the extension of pre-existing non-conformities where no new non-conformities will be created. The existing lot is very narrow and long which makes any alteration or addition to the existing structure difficult without the need for relief. The proposed relief requested relates to side setback conditions which pose a challenge to building anything of a conforming nature. The proposed windows in the setbacks are limited in number and will provide needed light and air to the house. The house will conform as to F.A.P. height, front and rear yard setbacks, and all open space requirements. The house will remain a single family home with one off-street parking space.

(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 single family home will not create traffic issues given its continued use as a single family home. The pattern of access or egress will not cause congestion, hazard or substantial change in the established neighborhood character. The proposed single family home will be consistent with other similarly situated and sized single family homes on Hubbard Avenue and within this neighborhood. The off-street parking spaces provided should help relieve parking demand on the street as well.

(C) The continued operation of the development 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 continued operation of the development or the development of adjacent uses will not be adversely affected by the nature of the proposed use as the continuation as a single family home. The existing home is in decay and in need of substantial overhaul. The proposed work will bring this property and home up to modern living standards and in line with the condition, size, and quality of adjacent properties.

(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:

No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City as the proposed use is the continuation of a single family use of this property. The relinquishment of the existing structure and addition thereto will provide for an upgrade to this property and will be an overall improvement to the neighborhood.

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

The proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of the ordinance in that it involves the continued use of this property as a single family home, substantial improvement to the existing condition of the structure thereon, and a house that is consistent with the size, quality, and character of the adjoining district and neighborhood.

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

The proposed use will not impair the integrity of the district or adjoining district or otherwise detract from the intent or purpose of the ordinance in that it involves the continued use of this property as a single family home, substantial improvement to the existing condition of the structure thereon, and a house that is consistent with the size, quality, and character of the adjoining district and neighborhood.

*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: Jane B. Rollins
Location: 38 Hubbard Ave., Cambridge, MA
Phone: 617-671-5534

Present Use/Occupancy: Single family
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single family

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1008		3060		3096	(max.)
LOT AREA:		4128		4128		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.24		.741		.75	
LOT AREA OF EACH DWELLING UNIT		4128		4128		1500	
SIZE OF LOT:	WIDTH	25		25		50	
	DEPTH	161.6		161.6		0	
SETBACKS IN FEET:	FRONT	14.7		14.7		10	
	REAR	115.8		91		30	
	LEFT SIDE	1		1		7.5	
	RIGHT SIDE	2.2		2.2		7.5	
SIZE OF BUILDING:	HEIGHT	25.7		34.4		35	
	WIDTH	25.7		56.4		0	
	LENGTH	20.7		20.7		0	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		83.9%		74.9%		30%	
NO. OF DWELLING UNITS:		1		1		2.8	
NO. OF PARKING SPACES:		0		1		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0		0		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.:

not applicable

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'.

REZONING APPLICATION

EXISTING ZONING INFORMATION

Applicant: James B. Collins
 Location: 22 Hubbard Ave, Cambridge, MA
 Phone: 617-671-2294
 Requested Use: Community Single Family
 Zoning: R-1 Zone
 Present Use: Community Single Family

Existing Conditions	Proposed Conditions	Dimensional Requirements
1008	3000	3000
4138	4138	3000
24	111	28
4138	4138	1500
28	28	20
181.8	181.8	0
14.7	14.7	10
118.8	91	20
1	1	20
2.2	2.2	10
20.7	20.7	32
22.7	20.4	0
20.7	20.7	0
88.8%	74.9%	50%
1	1	2.2
0	1	0
0	0	0
0	0	0

Existing 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.

not applicable

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 8.000, SECTION 8.30 (DISTRICT OF DIMENSIONAL REGULATIONS)
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'0" IN HEIGHT AND ATTIC AREAS GREATER THAN 2'0" DIVIDED BY LOT AREA
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 10'

38 HUBBARD AVE

CAMBRIDGE MA, 02140

JULY 8, 2024

PREPARED FOR : CAMBRIDGE BOARD OF
ZONING APPEAL

PREPARED BY : KELLY BOUCHER ARCHITECTURE
54 HARVARD STREET, BROOKLINE MA 02445
www.boucherarchitecture.com

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COVER SHEET

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date 07.08.24

Drawing no. B000

ZONING REQUEST SUMMARY

PROJECT DESCRIPTION:

RENOVATE AND RECONFIGURE AN EXISTING NON-CONFORMING SINGLE FAMILY HOME. THE LOT IS LOCATED IN A RESIDENTIAL C-1 ZONE

38 HUBBARD STREET EXISTING NONCONFORMITY:

LOT SIZE / SIDE SETBACKS / LOT WIDTH

ZONING REQUEST

SPECIAL PERMIT TO EXTEND NONCONFORMING SIDE YARD SETBACKS:

THIS PROPERTY DOES NOT MEET THE MINIMUM LOT WIDTH REQ., AND IS SUBJECT TO THE NARROW LOT RULE SETTING SETBACK REQUIREMENTS AT 7'-6" PER CZO 5.21.1
 ALTHOUGH THE RENOVATION PROPOSES TO EXTEND THESE EXISTING NON-CONFORMING WALLS, THE SETBACKS ARE NOT INCREASED, MULTIPLANE CALCS NOT REQUIRED.

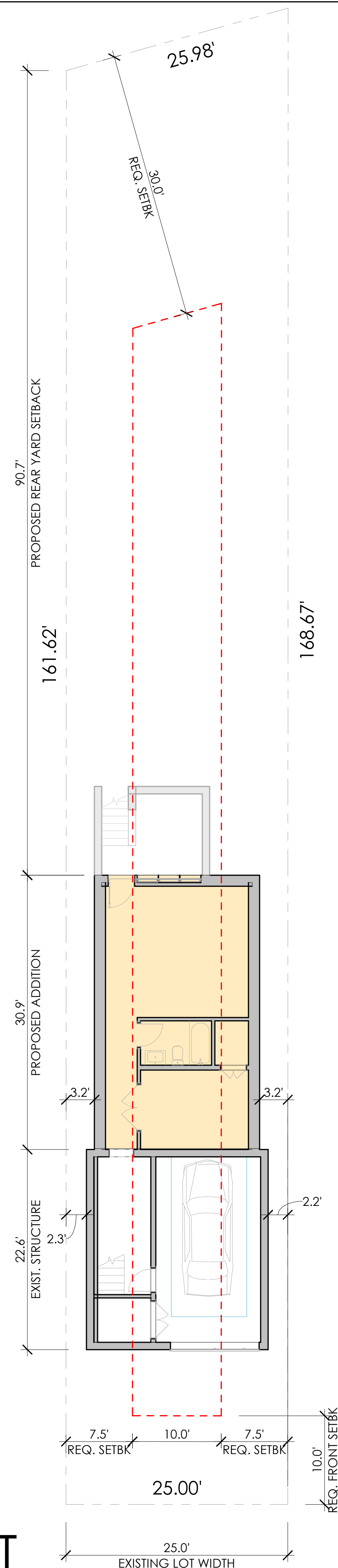
SPECIAL PERMIT TO CHANGE FENESTRATION WITHIN A NONCONFORMING SETBACK

SIDE YARD SETBACKS ARE ALREADY NON-CONFORMING TO THE CZO. OUR ADDITION DOES NOT INCREASE THESE EXISTING NON-CONFORMITIES

OUR BUILDING HEIGHT IS UNCHANGED

OUR PROPOSED PROJECT IS COMPLIANT FOR OPEN SPACE

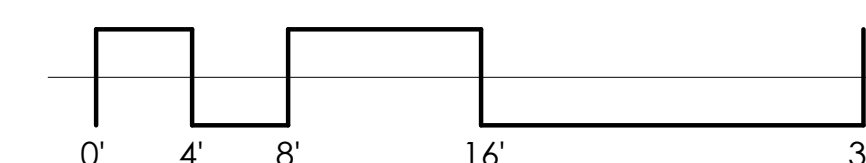
OUR PROPOSED PROJECT WILL BE COMPLIANT FOR GROSS FLOOR AREA



LOCATION	38 HUBBARD AVE		07.08.24
	EXISTING	PROPOSED	CZO REQ
ZONE	RES C-1		
LOT AREA	4128	4128	5000
FAR	0.24	0.741	0.75
GFA	1008	3060	3096
LOT AREA PER DU	4128	4128	1500
NO OF UNITS	1.0	1.0	2.8
SIZE OF LOT			
W	25	25	50
D	161.6	161.6	
SETBACKS			
FRONT	14.7	unchanged	10'
REAR	115.8	91	30
LEFT SIDE	1	unchanged	7.5
RIGHT SIDE	2.2	unchanged	7.5
SIZE OF BLDG			
HEIGHT	25.7 +/-	34.4'	35
LENGTH	25.7	56.4	
WIDTH	20.7	20.7	
RATIO OF USEABLE OPEN SPACE			
TOTAL OPEN SPACE	83.9%	74.9%	30%
TOTAL PRIVATE OPEN SPACE	72.6%	51.0%	15%
PARKING SPACES	0	1	0
LOADING AREA	0	0	0
DISTANCE TO NEAREST BLDG	n/a	n/a	10

ZONING REVIEW SITE PLAN

1/8" = 1'-0"



ZONING SUMMARY

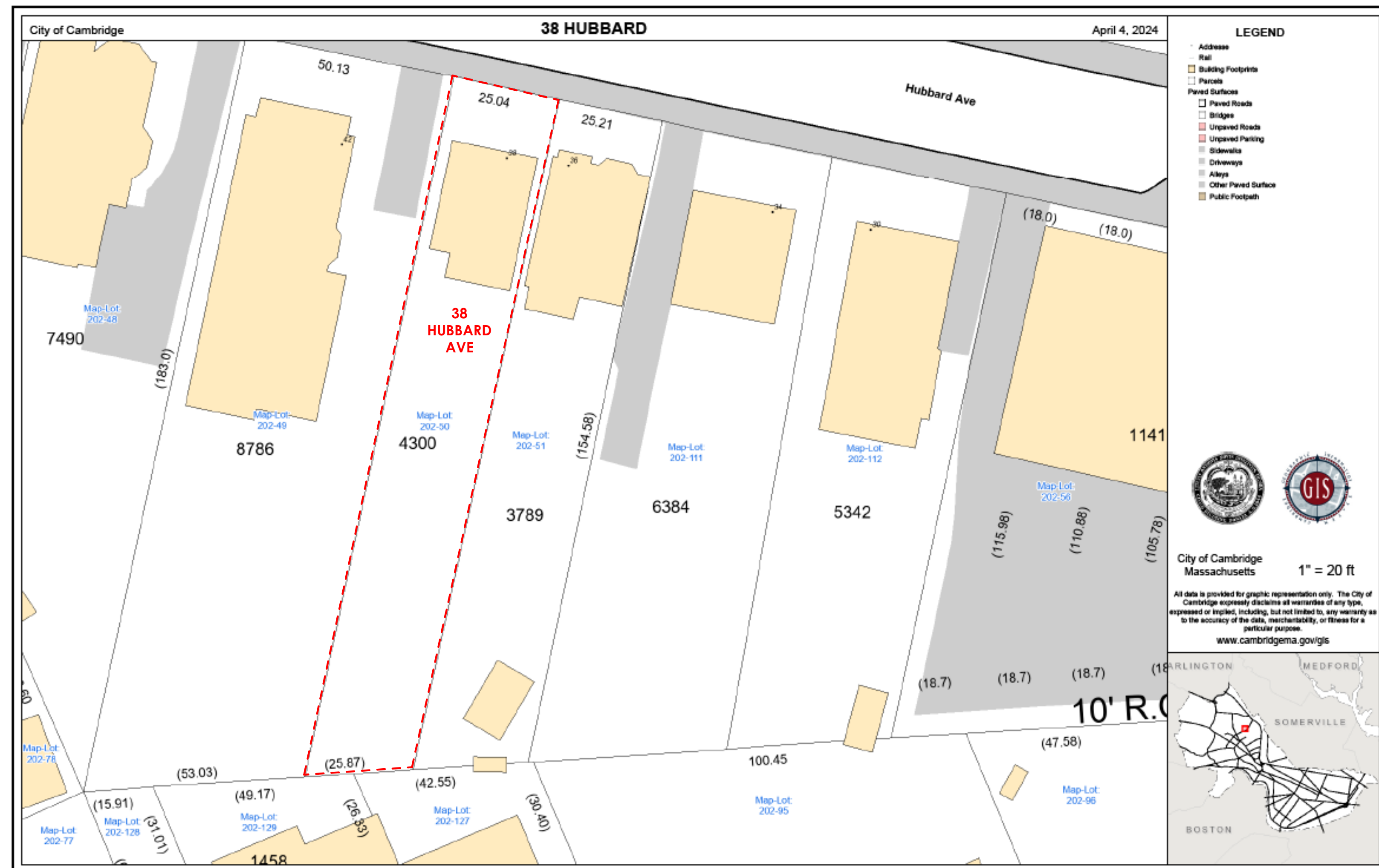
BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date 07.08.24

Drawing no. B001



ASSESORS MAP & EXISTING PHOTOS
BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date 07.08.24
Drawing no. B002

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 3/27/2024.
2. DEED REFERENCE: BOOK 48742, PAGE 33; PLAN REFERENCE 1: LOCUS REF PLAN BK 21 PG 10; PLAN REFERENCE 2: REFERENCE PLAN 7133; PLAN REFERENCE 3: REFERENCE PLAN 29483-A; MIDDLESEX SOUTH DISTRICT REGISTER 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 20010098E, PANEL NUMBER 0419E, 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 LANDS HOWEVER THIS DOES 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 SPRUHAN ENGINEERING, P.C. 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 VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
9. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
10. ZONING DISTRICT IS RESIDENCE C-1.

LEGEND

□	BOUND
○	IRON PIPE/PIPE
○	STONE POST
○	TREE
○	TREE STUMP
○	SHRUBS/LIQUERS
○	SP
○	BOLLARD
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	WATER MANHOLE
○	WATER VALVE
○	HYDRANT
○	Gas Valve
○	ELECTRIC MANHOLE
○	ELECTRIC MANHOLE
○	UTILITY POLE
○	LIGHT POLE
○	MANHOLE
○	SPOT GRADE
○	TOP OF WALL
○	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
○	CONTOUR LINE (MPS)
○	CONTOUR LINE (MWS)

FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2022)
CAMBRIDGE CITY BASE (FT-C98) DATUM
Address: 38 Hubbard Ave

Ground Elevation Min:	42.6 % CCB
Ground Elevation Max:	46.2 % CCB
10% - 1% Precip:	N/A
50% - 10% Precip:	N/A
100% - 10% Precip:	N/A
100% - 10% Precip:	N/A
100% - 10% Precip:	N/A
100% - 10% Precip:	N/A
FEMA 500 Year:	N/A
FEMA 100 Year:	N/A
1% L.F.E.	N/A
10% L.F.E.	N/A

EXISTING PROFILE NOT TO SCALE

REVISION BLOCK

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/2024
2	CHECKED BY: [Signature]	
3	APPROVED BY: [Signature]	
4	DATE: [Date]	
5	SHEET: [Number]	
6	PLAN NO.:	
7	CLIENT:	

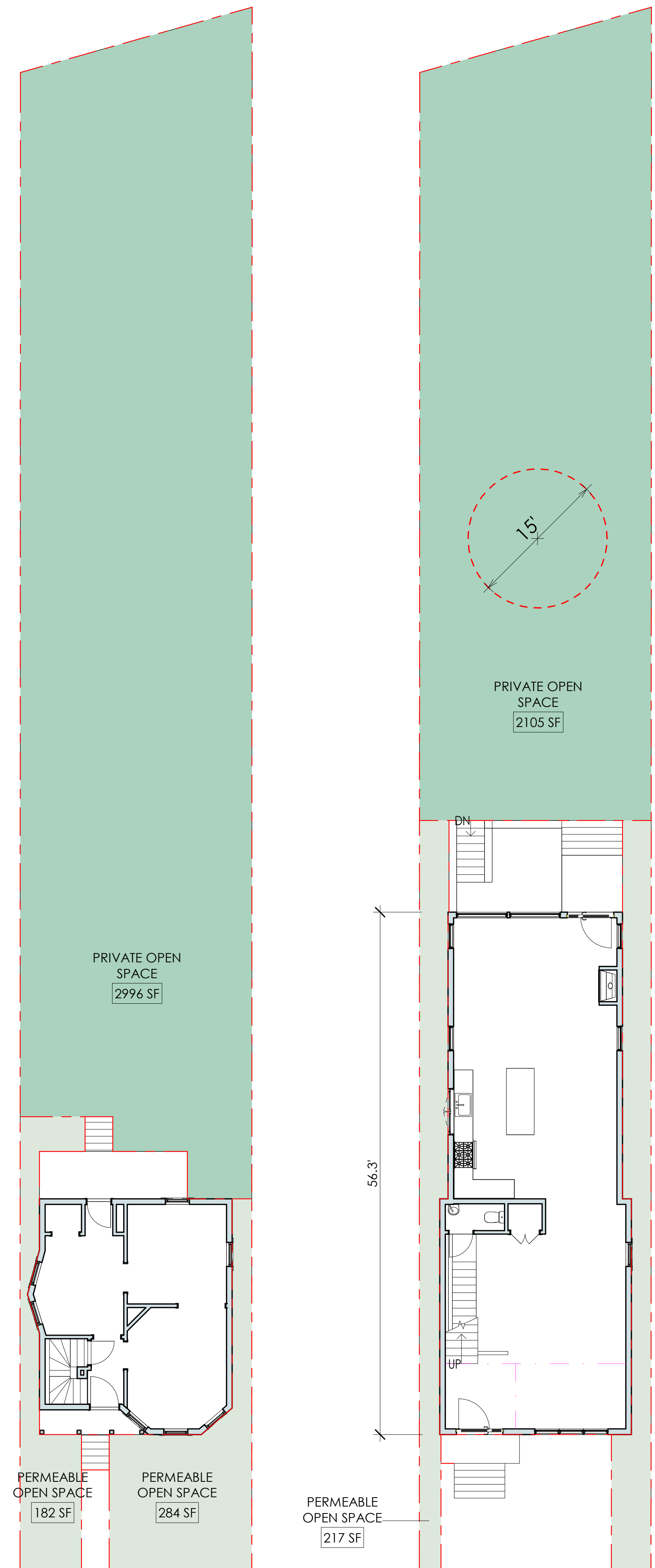
38 HUBBARD AVENUE, CAMBRIDGE MASSACHUSETTS

SPRUHAN ENGINEERING P.C.

40 JEWETT ST. (SUITE 11)
NEWTON, MA 02458
Tel: 617-816-0722
Email: edmond@spruhaneng.com

EXISTING CONDITIONS PLAN

1 EXISTING OPEN SPACE - BZA
1/8" = 1'-0"



OPEN SPACE

- PERMEABLE OPEN SPACE
- PRIVATE OPEN SPACE

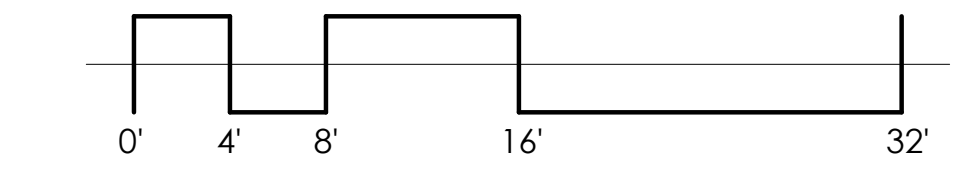
EXIST. OPEN SPACE

LOT AREA = 4,128 SF	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	466 SF	11.3%
PRIVATE OPEN SPACE	2996 SF	72.6%
TOTAL O.S.	3462 SF	83.9%

PROPOSED OPEN SPACE

LOT AREA = 4,128 SF	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	987 SF	23.9%
PRIVATE OPEN SPACE	2105 SF	51.0%
TOTAL O.S.	3092 SF	74.9%

2 PROPOSED OPEN SPACE - BZA
1/8" = 1'-0"

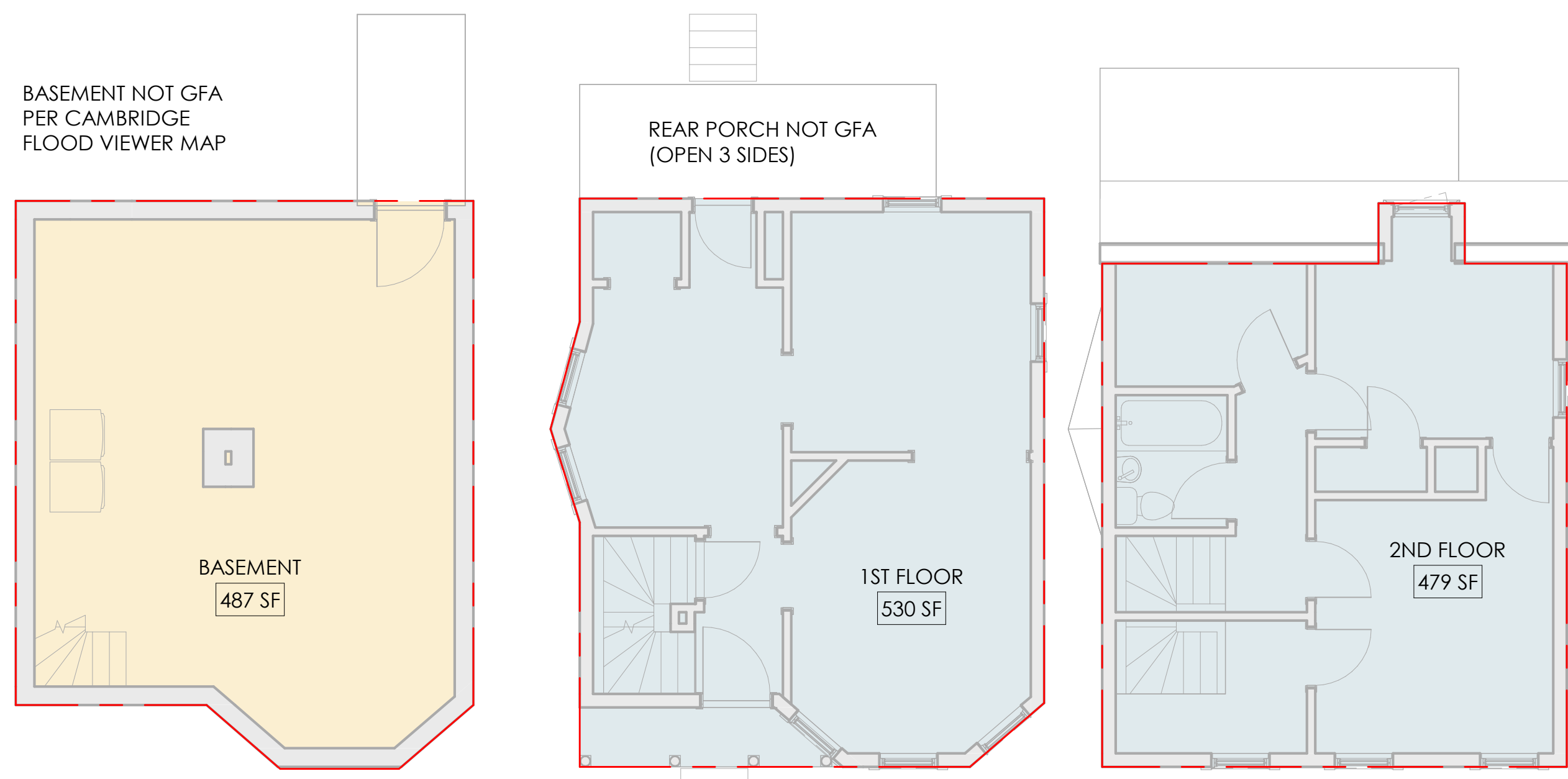


ZONING COMPLIANCE - OPEN SPACE DIAG BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA

KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3027

Date: 07.08.24
Drawing no.: B010

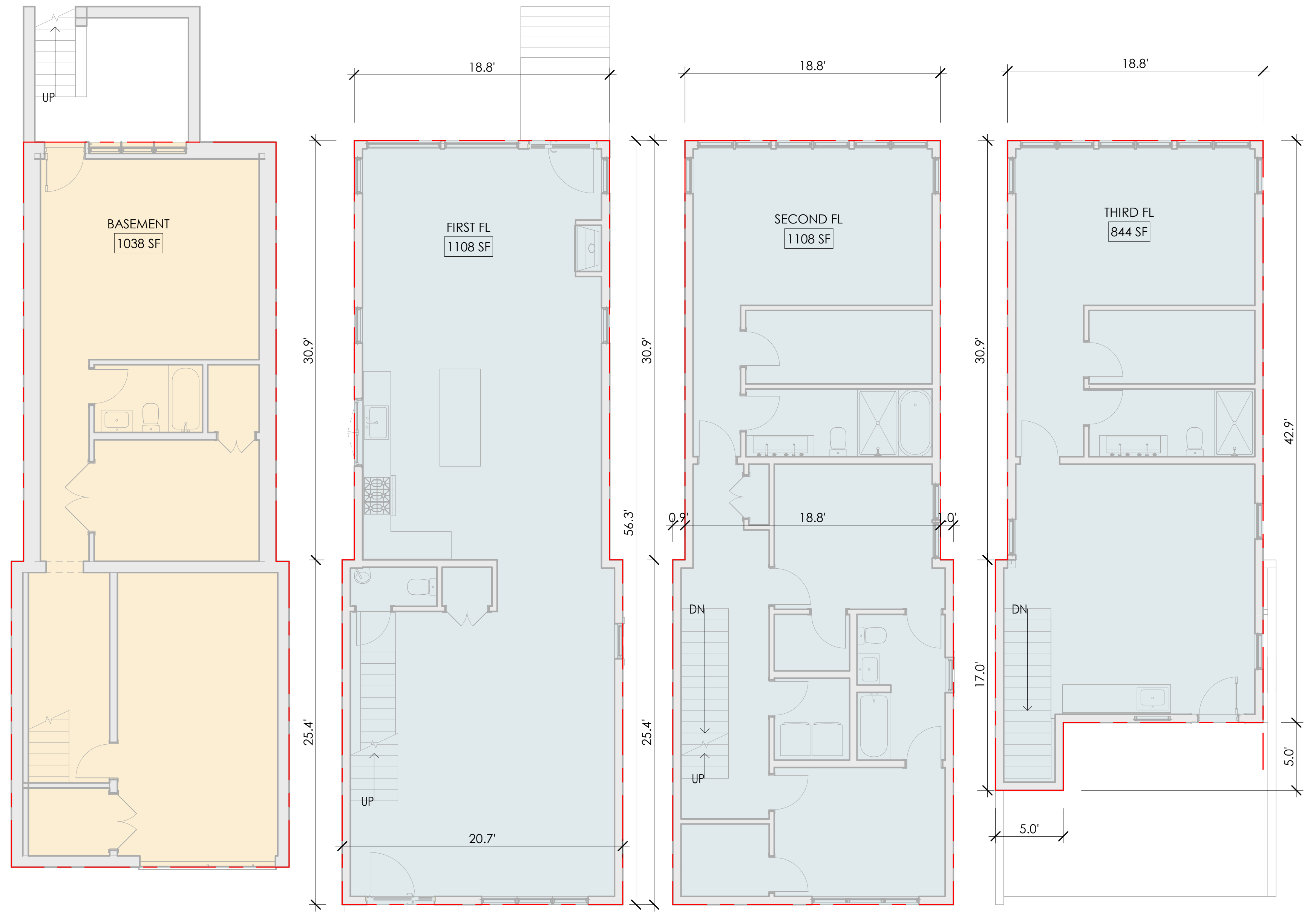


5 EXIST BMENT - BZA
3/16" = 1'-0"

6 EXIST 1ST FL - BZA
3/16" = 1'-0"

7 EXIST 2ND FL - BZA
3/16" = 1'-0"

EXISTING AREA - BZA	
NAME	AREA
1ST FLOOR	530 SF
2ND FLOOR	479 SF
TOTAL SF	1008 SF



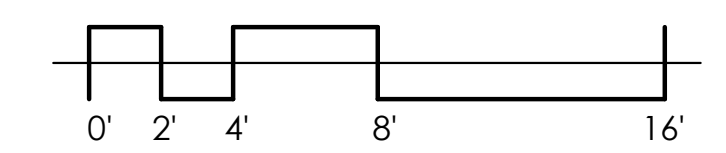
2 PROPOSED BASEMENT - BZA
3/16" = 1'-0"

1 PROPOSED 1ST FL - BZA
3/16" = 1'-0"

3 PROPOSED 2ND FL - BZA
3/16" = 1'-0"

4 PROPOSED 3RD FL - BZA
3/16" = 1'-0"

GFA PROPOSED	
NAME	AREA
FIRST FL	1108 SF
SECOND FL	1108 SF
THIRD FL	844 SF
TOTAL SF	3060 SF



ZONING COMPLIANCE - GFA DIAGRAM

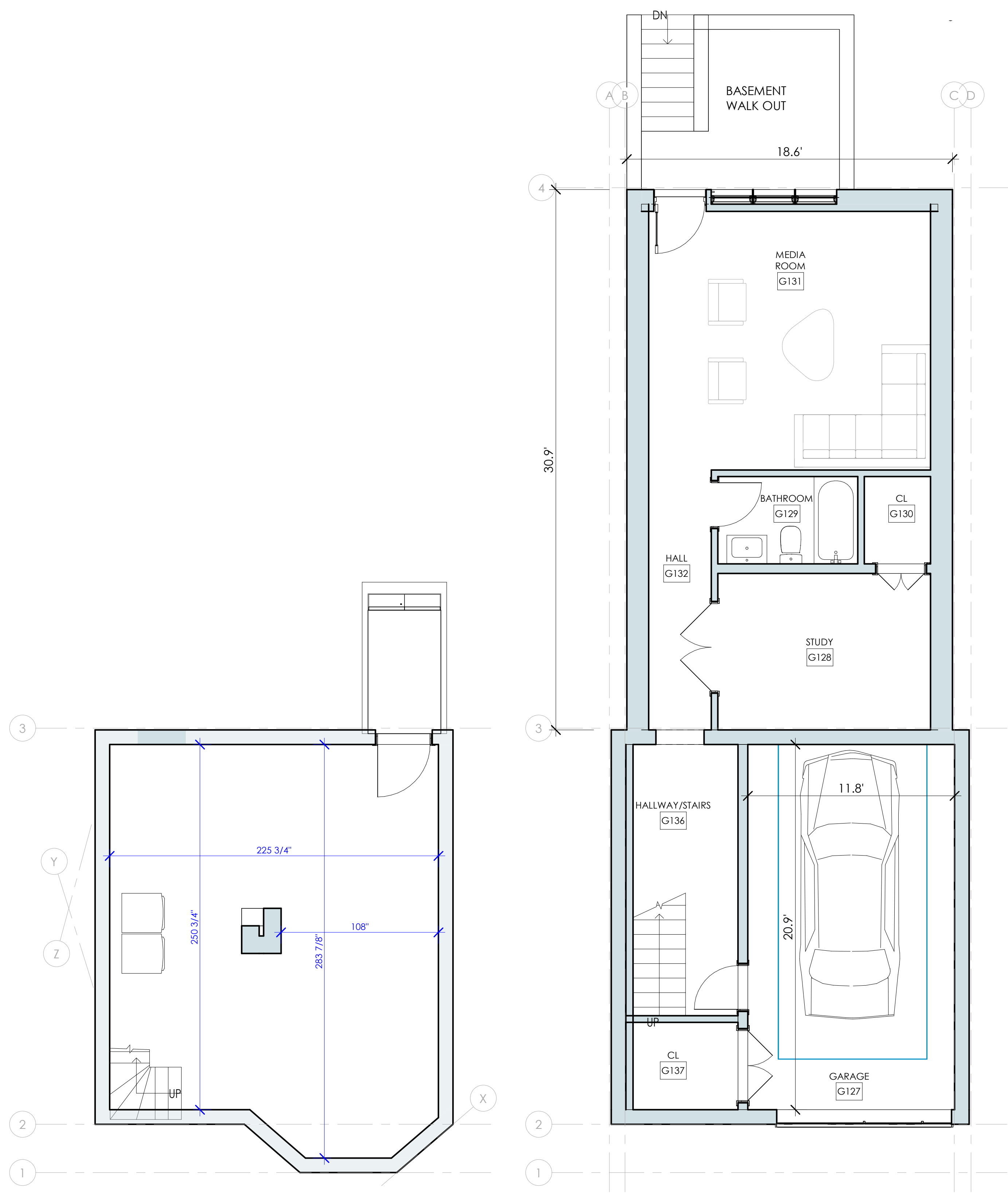
BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date	07.08.24
Drawing no.	B011

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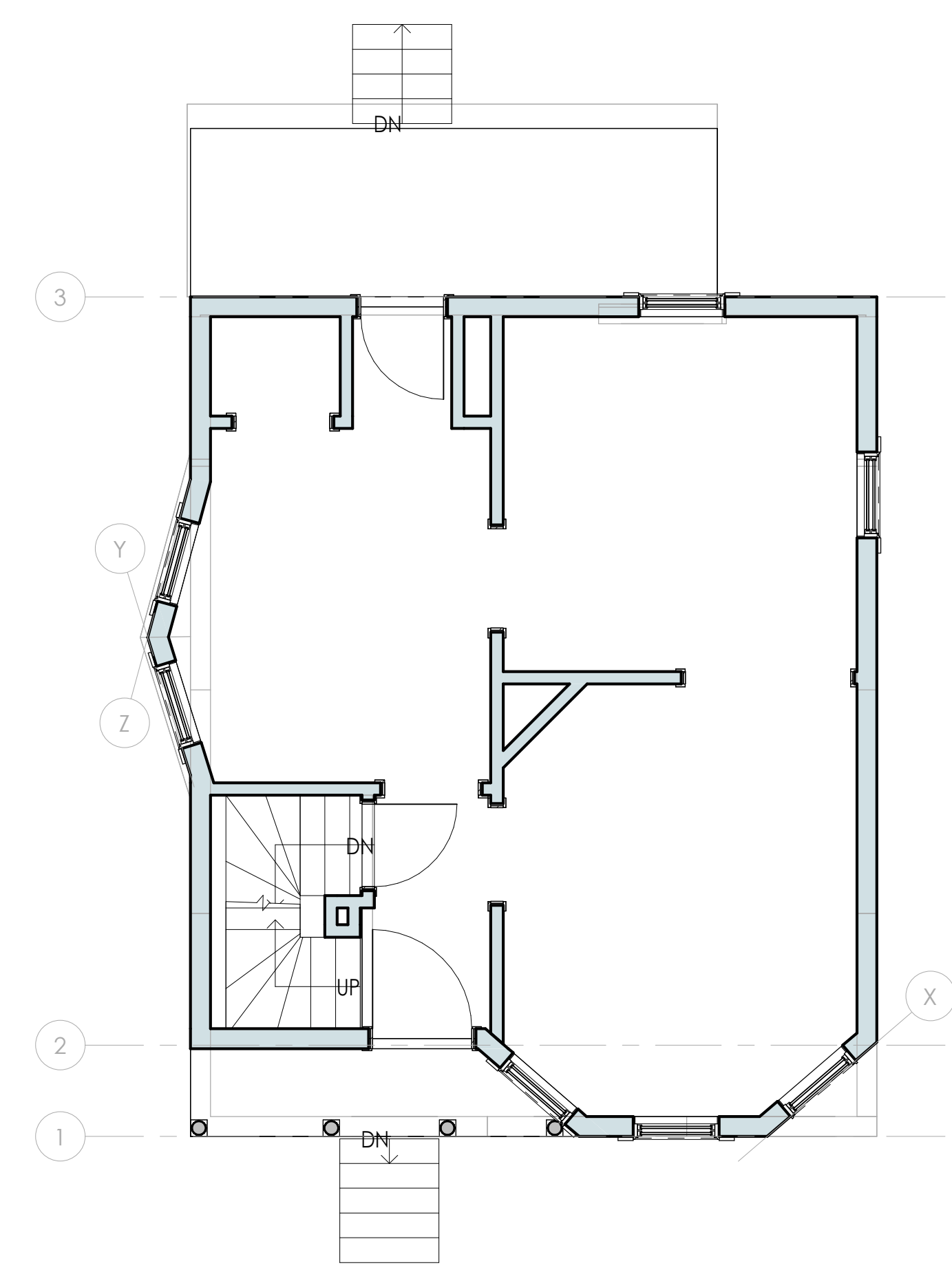
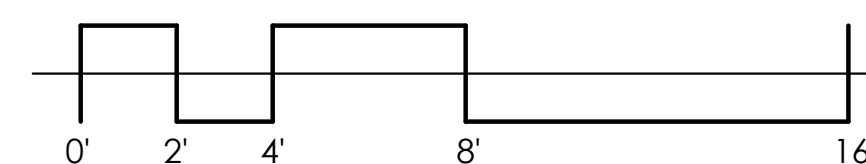


EXISTING BASEMENT

1/4" = 1'-0"

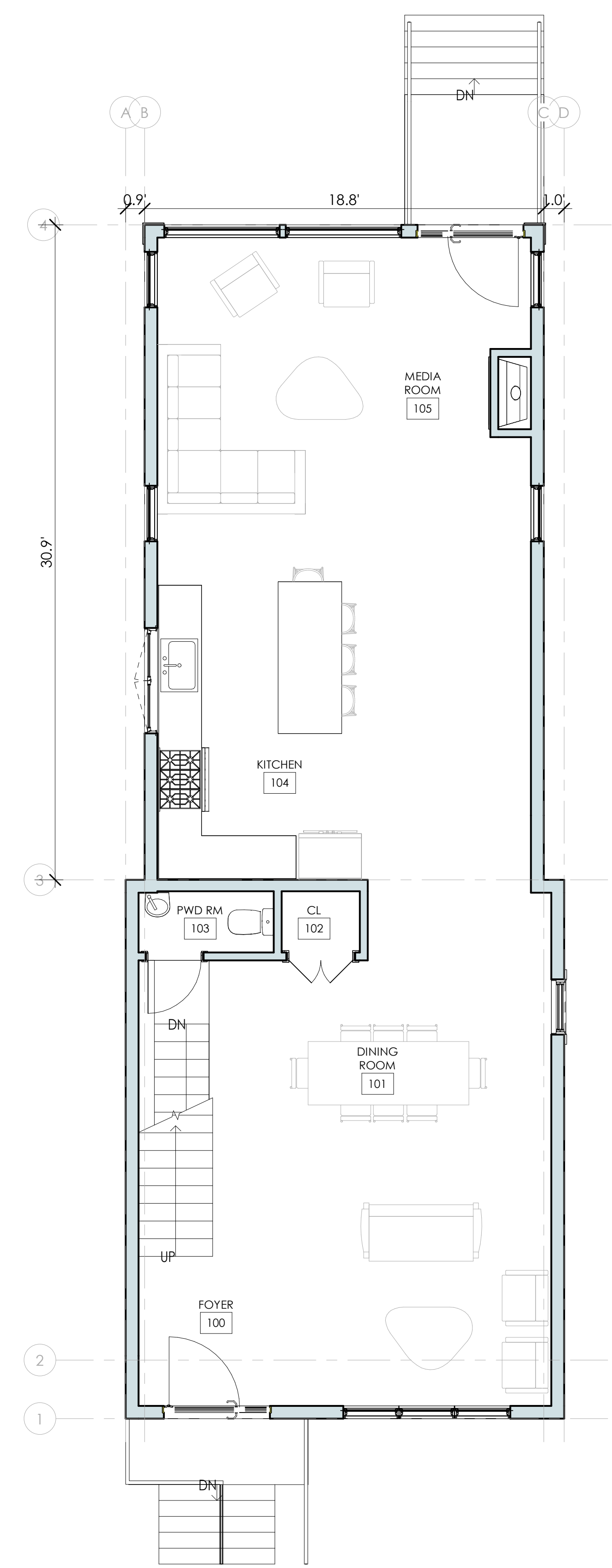
PROPOSED BASEMENT

1/4" = 1'-0"



EXISTING 1ST FL

1/4" = 1'-0"



PROPOSED 1ST FL

1/4" = 1'-0"

EXISTING & PROPOSED PLANS

BOARD OF ZONING APPEAL SUBMISSION SET

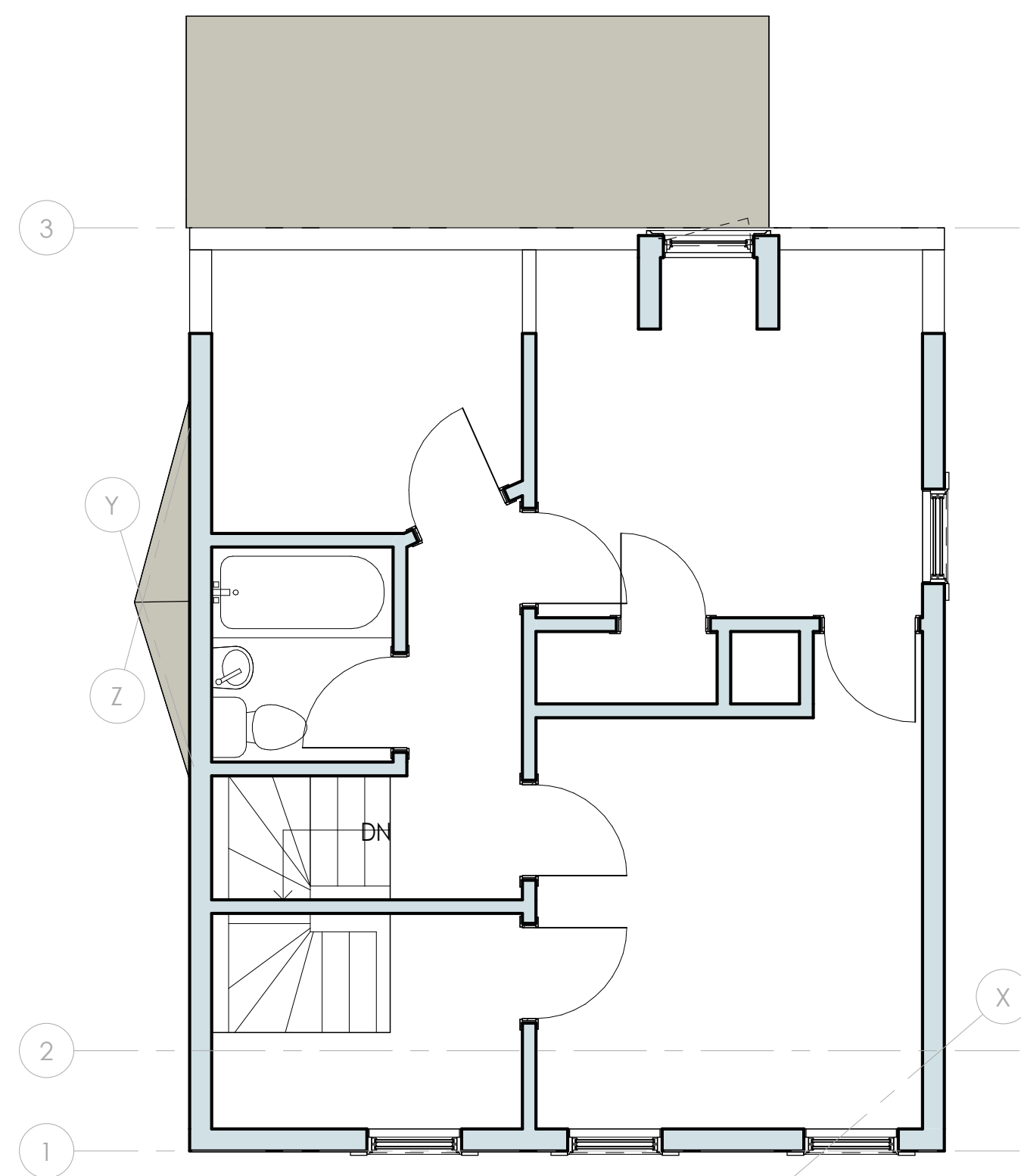
38 HUBBARD AVE CAMBRIDGE, MA



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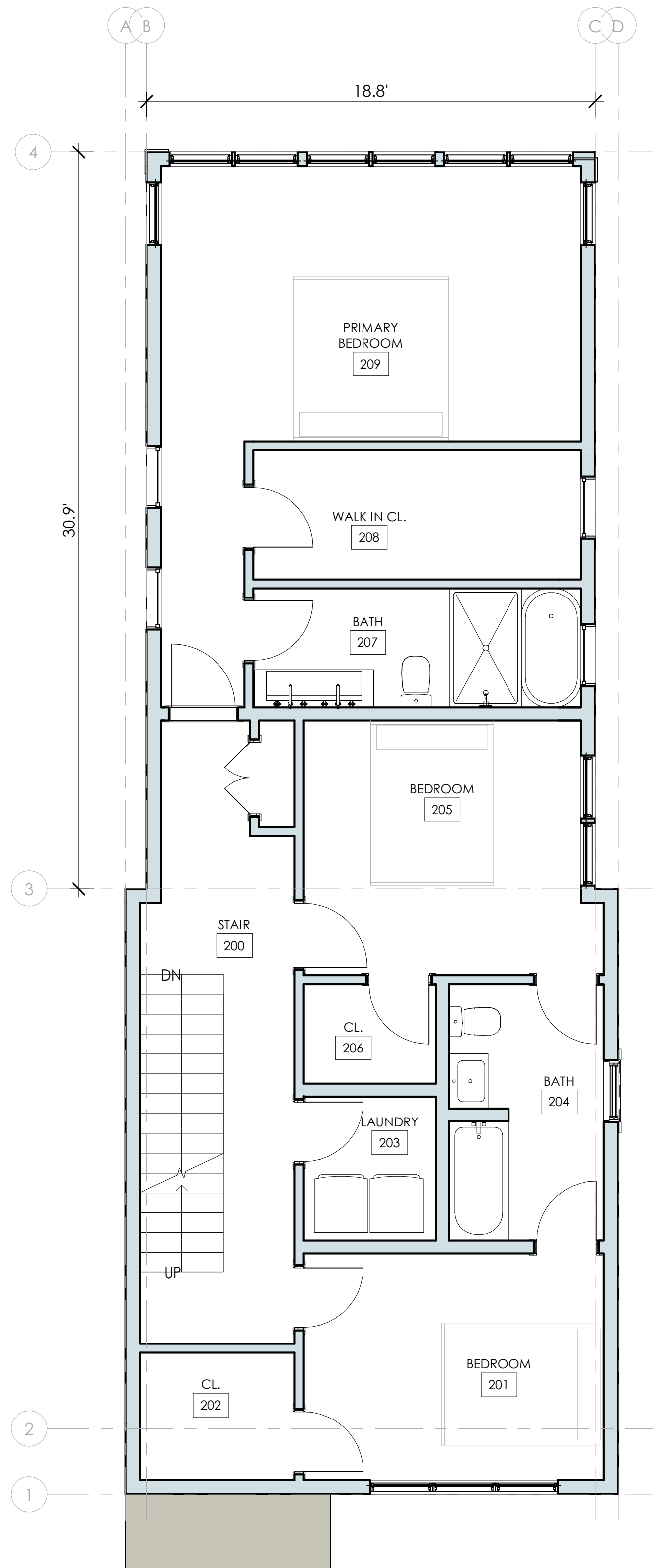
Date 07.08.24
 Drawing no. B100

7/8/2024 1:31:33 PM



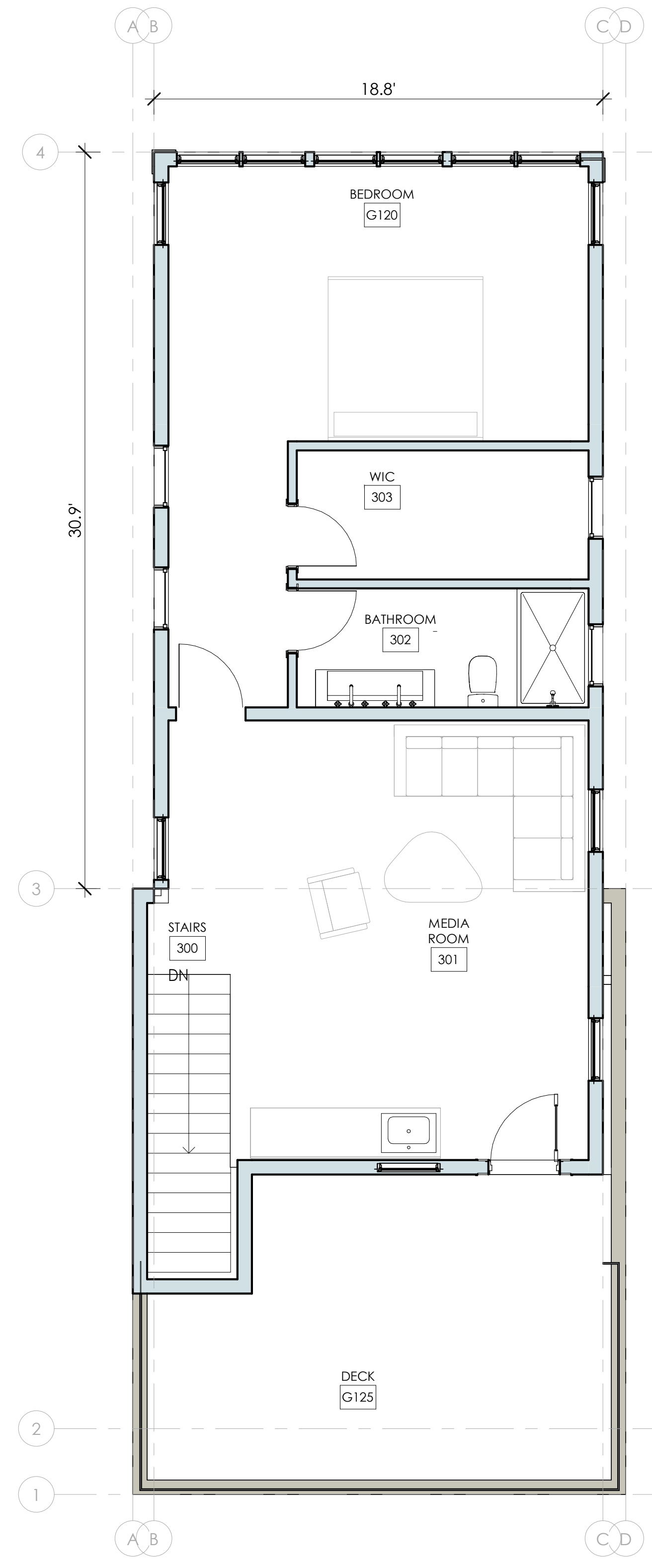
SECOND FLOOR EXISTING

1/4" = 1'-0"



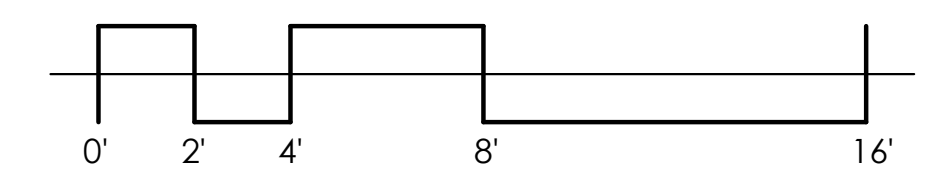
2ND FLOOR PLAN

1/4" = 1'-0"



3RD FLOOR PLAN

1/4" = 1'-0"



EXISTING & PROPOSED PLANS

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA

7/8/2024 1:31:34 PM



Date 07.08.24

Drawing no. B101



EXIST. FRONT ELEV

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEV

1/4" = 1'-0"



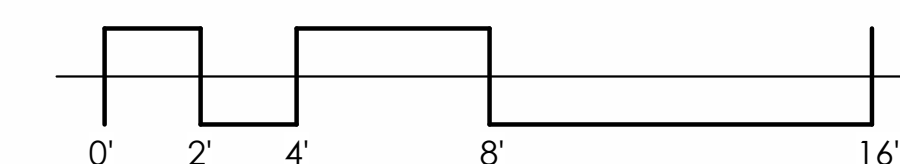
PROP. FRONT ELEV

1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING & PROPOSED ELEVATION

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



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Date 07.08.24

Drawing no. B200



EXISTING LEFT SIDE ELEV

1/4" = 1'-0"



EXIST REAR ELEV

1/4" = 1'-0"



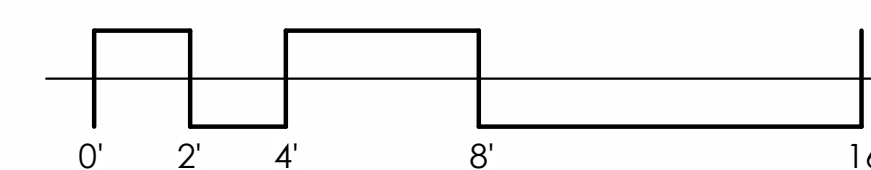
PROPOSED LEFT SIDE ELEV

1/4" = 1'-0"



PROP REAR ELEV

1/4" = 1'-0"



EXISTING & PROPOSED ELEVATION

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA

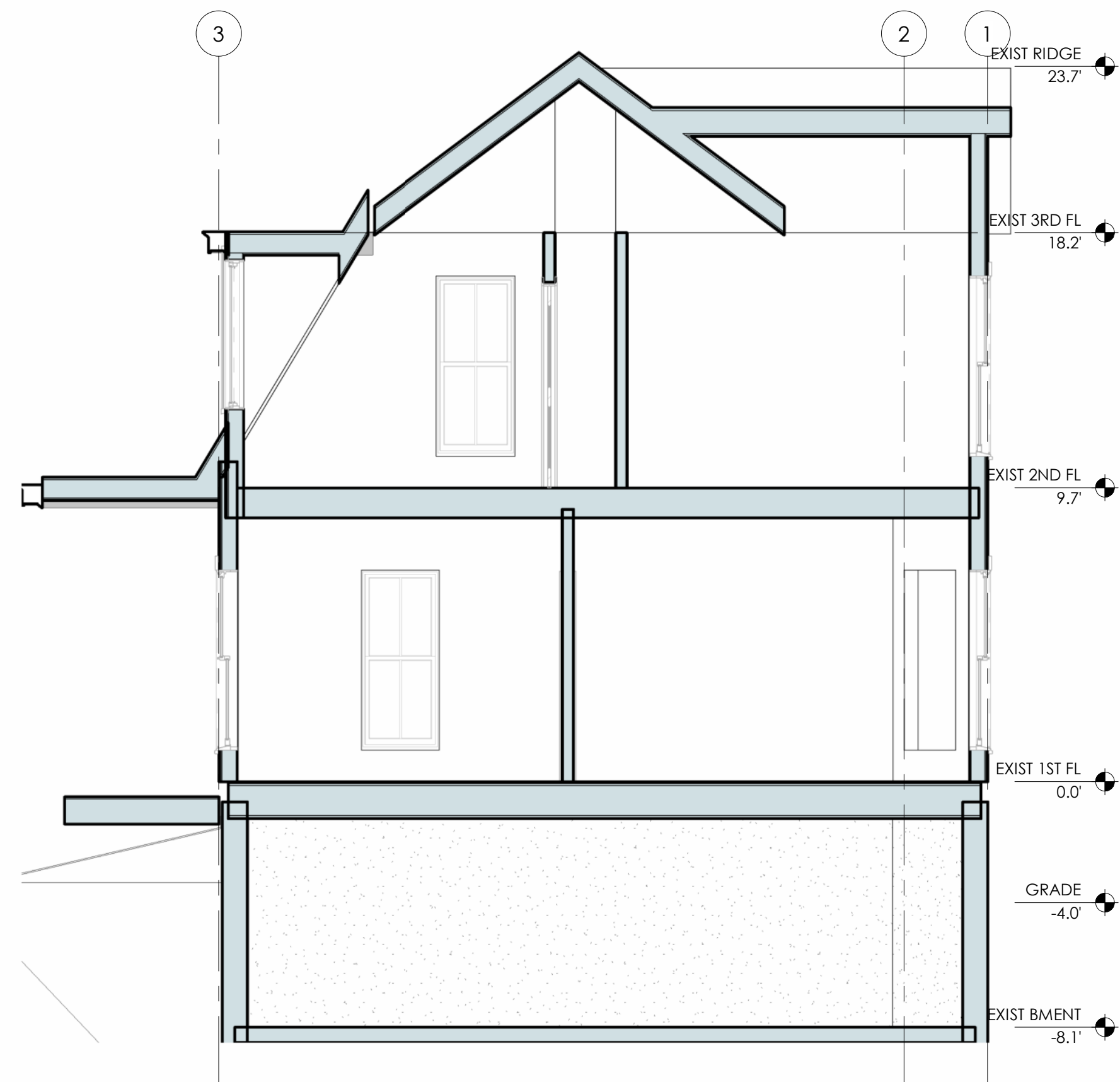
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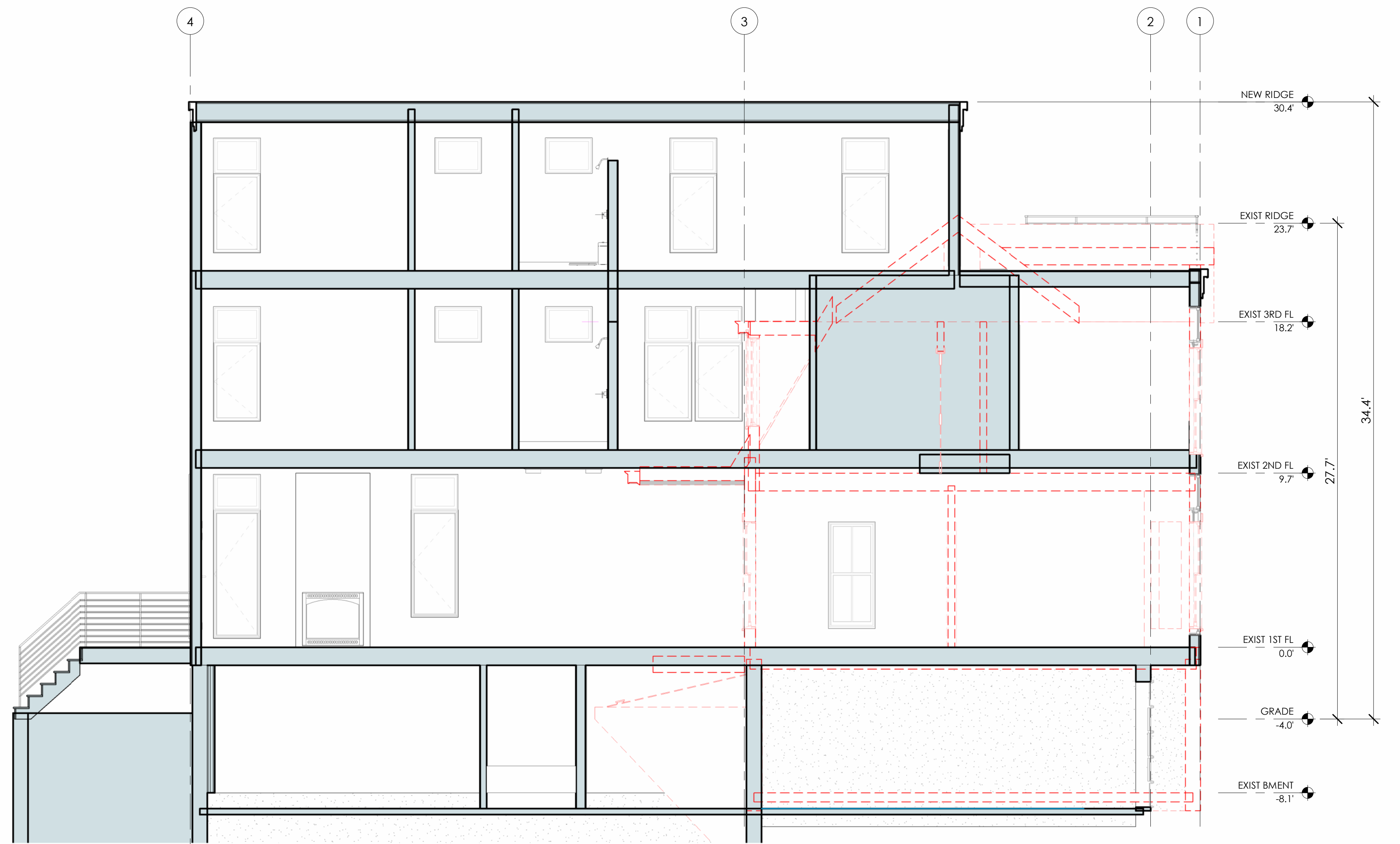
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Date 07.08.24

Drawing no. B201



1 LONGITUDINAL SECTION - EXISTING - BZA
1/4" = 1'-0"



2 LONGITUDINAL SECTION - PROPOSED - BZA
1/4" = 1'-0"

EXISTING & PROPOSED SECTIONS
BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA



Date	07.08.24
Drawing no.	B300



PROPOSED FRONT VIEW



EXISTING FRONT VIEW

3D VIEW

BOARD OF ZONING APPEAL SUBMISSION SET

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Date	07.08.24
Drawing no.	B400



PROPOSED REAR VIEW



EXISTING REAR VIEW

3D VIEW

BOARD OF ZONING APPEAL SUBMISSION SET

38 HUBBARD AVE CAMBRIDGE, MA

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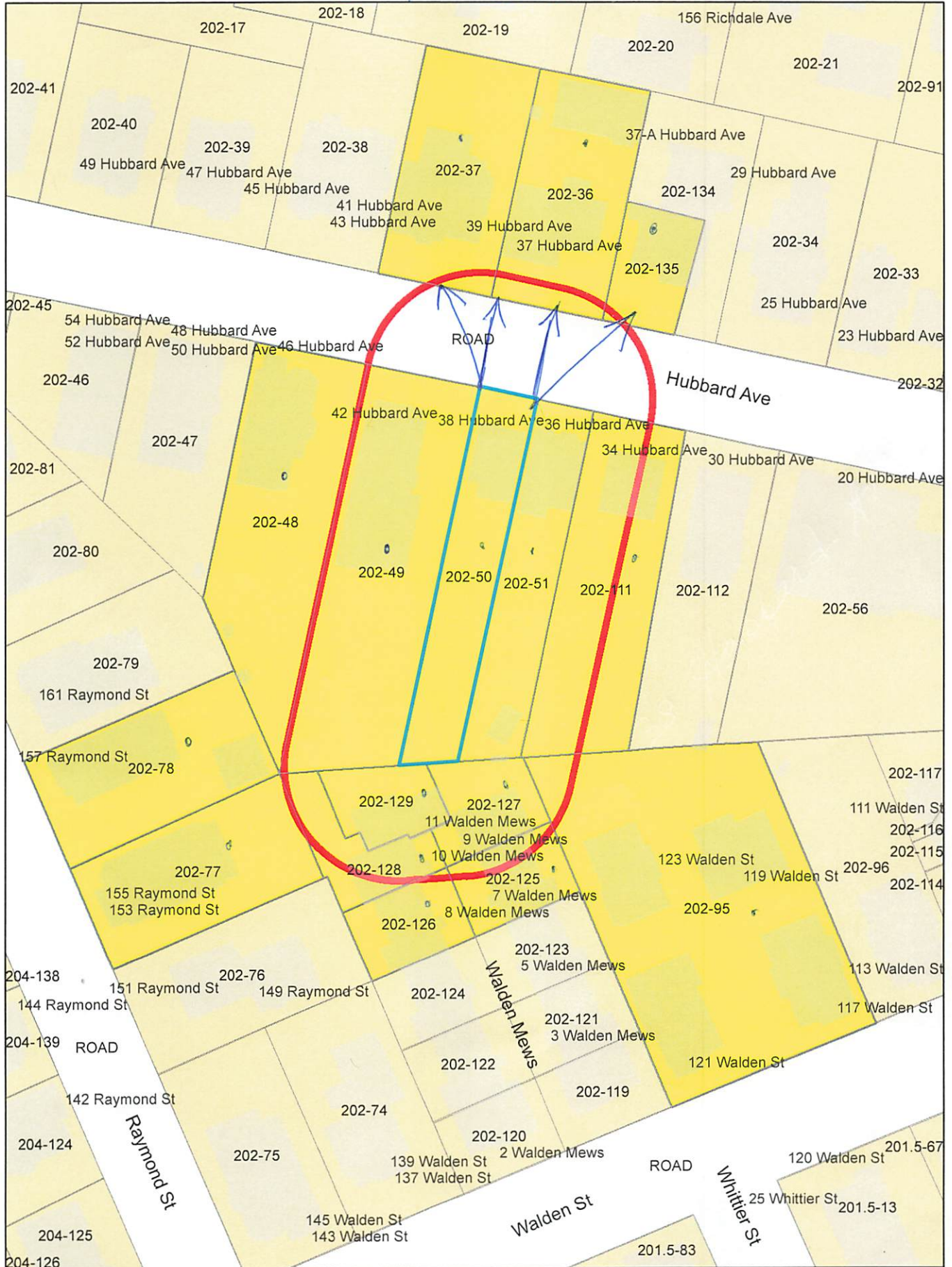


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Date 07.08.24

Drawing no. B401

38 Hubbard Ave



38 Hubbard Ave

Petitioner

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202-126
CONROY, BRIAN & KRISTI L. JOBSON
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202-125
MARCHETTI, MARCELO J. & LUISA SAN JUAN
7 WALDEN MEWS
CAMBRIDGE, MA 02140

202-127
HANNUM, ANN BARGAR & HURST HANNUM
9 WALDEN MEWS
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202-128
POTTER, CHRISTOPHER L. &
CRYSTAL A. KOMM
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CAMBRIDGE, MA 02141

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PETEET, THOMAS J. & SEJAL S. PATEL
117 WALDEN ST - UNIT 2
CAMBRIDGE, MA 02140

202-95
WHATMOUGH, PAUL N & STEPHANIE ELAINE
119 WALDEN ST - UNIT 119
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202-95
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109 LARCH RD
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202-36
NAGARUR, AMULYA &
MUTHAIH VADUGANATHAN
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202-36
OCAMPO OCAMPO,
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CAMBRIDGE, MA 02140

202-95
WALDEN ARGENTUM REAL ESTATE LLC,
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CAMBRIDGE, MA 02138

202-78
BARON-EVANS, AMY & JOHN AVAULT,
TRUSTEES THE 157 RAYMOND NOM TRUST
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