



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

**BZA Number: 207647**

### General Information

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

Special Permit: \_\_\_\_\_

Variance:  X

Appeal: \_\_\_\_\_

2023 JAN 17 PH 2:45  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**PETITIONER:** 401 Concord Ave, LLC C/O Andrew Plumb

**PETITIONER'S ADDRESS:** 186 Alewife Brook Pkwy #1209, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 401 Concord Ave, Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Dwelling

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/ /New Structure/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner requests Variance relief to 1) construct a new two-family dwelling on a corner lot within the two front yard setbacks, 2) reduce the minimum lot area per dwelling unit from 2,500 sf / D.U. to 1,957 sf / D.U., 3) increase the maximum FAR to 0.93, and 4) reduce the minimum dimensions of private open space.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000      Section: 8.22.3 (Non-conforming Structure).

Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Andrew Plumb

(Print Name)

Address:

186 ALEWIFE BROOK PKWY # 1209

Tel. No.

(617) 458-1410

E-Mail Address:

andrew@aamodtplumb.com

CAMBRIDGE, MA

02138

Date: \_\_\_\_\_

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** 401 Concord Ave, LLC  
**Location:** 401 Concord Ave., Cambridge, MA  
**Phone:** (617) 458-1410

**Present Use/Occupancy:** Single Family Dwelling  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Two Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,756	3,645	1,957	(max.)
<u>LOT AREA:</u>		3,914	3,914	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.45	0.93	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,914	1,957	2,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	40	40	50	
	<u>DEPTH</u>	100	100	100	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	14'-5" (Concord Ave side of corner lot)	9'-0" to Covered Porch, 15'-0" to Building (Concord Ave side of corner lot)	15'-0" (Concord Ave side of corner lot)	
	<u>REAR</u>	8'-2" (Corporal Burns Road side of corner lot)	11'-0" (Corporal Burns Road side of corner lot)	15'-0" (Corporal Burns Road side of corner lot)	
	<u>LEFT SIDE</u>	4'-6" (East Side Yard)	7'-6" (East Side Yard)	7'-6" (East Side Yard, per 5.21.1)	
	<u>RIGHT SIDE</u>	8'-0" (North Side Yard)	22'-6" (North Side Yard)	7'-6" (North Side Yard, per 5.21.1)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	24'-9"	35'-0"	35'-0"	
	<u>WIDTH</u>	41'-6" house, 18'-0" garage	68'-6" including 6'-0" front porch	N/A	
	<u>LENGTH</u>	24'-6" house, 18'-0" garage	21'-6"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		per 5.22.1, 49% (770 SF), per 5.22.3, 92% (1,437 SF)	per 5.22.1, 50% (785 SF), per 5.22.3, 76% (1,187 SF)	per 5.22.1, 50% (783 SF), per 5.22.3, 50% (783 SF)	
<u>NO. OF DWELLING UNITS:</u>		1	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	1 per D.U.	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		17'-9"	N/A	N/A	

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.:

There is an existing detached garage on the property. Wood framed and very badly deteriorated.

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'.

## BZA Application Form

### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The literal enforcement of the provisions of this Ordinance would only allow for a single dwelling unit. The property is zone for and capable of supporting two dwelling units in a similar manner to several other adjacent properties along Concord Avenue.

A literal enforcement of the Ordinance would prevent the petitioner from expanding the city's inventory of housing and from creating dwelling units of a size and quality that attract and support long term residents in the neighborhood.

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

The hardship is due to the lot having less than the minimum required lot area and width and the fact that the lot is located on a corner. These facts combined with a maximum FAR that was contemplated for larger, more generous lots results in greater restrictions on the number and size of dwelling units than are typically allowed by the ordinance. If literally enforced, the Ordinance would require a single family home to be built on a lot that is zoned for and can readily support a two-family dwelling.

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

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed dwelling continues the existing pattern of two family buildings along Concord Avenue, stays within the district height limit, conforms to City of Cambridge dormer guidelines, will be a high performance, all electric building and will contribute to the City's storm water management goals with landscaped, permeable yards and an on site infiltration system.

The existing dwelling and detached garage have been neglected for decades, are uninhabitable and beyond repair. The existing structures are a blight in an otherwise lovely neighborhood. The proposed dwelling will provide new, sustainably built, additional housing to the neighborhood.

The size and massing of the proposed dwelling relates to both those along Concord Avenue and Corporal Burns Road with its use of covered porches on the Concord Avenue facade and by breaking down the massing into two volumes on the Corporal Burns Road side. The proposed front entries for both units face Corporal Burns Road which will further enliven the streetscape and give a human scale at a busy intersection.

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

Among the purposes of the Ordinance are to "encourage the most rational use of land throughout the city" and "the protection of residential neighborhoods from incompatible activities." Granting the requested relief will continue a well established and good pattern of development along Concord Avenue. It will increase the amount of housing in the neighborhood while respecting the scale of the homes that are already present. This is a rational use of the land and protective of the integrity of the neighborhood.

There are many two family properties located long Concord Avenue and along Corporal Burns Road.

All of the two family dwellings along Concord Avenue occupy lots that have less than the required lot area and width and each of these properties exceed the maximum FAR indicated by the Ordinance. Accordingly, for any of these dwellings to be built today, similar relief would be requested.

Granting relief for this proposal would allow a reasonable proposal to move forward and build a 21st century version of the dwellings that compose the fabric of this neighborhood. Relief would not set a precedent that derogates from the intent or purpose of the Ordinance because the type of relief being sought is similar to conditions that already exist in the surrounding 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 - OWNERSHIP INFORMATION**

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

I/We Andrew Plumb  
(OWNER)

Address: 64 GRAFTON STREET, ARLINGTON, MA 02474

State that I/We own the property located at 401 CONCORD AVE  
CAMBRIDGE, MA 02138,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
401 CONCORD AVE, LLC

\*Pursuant to a deed of duly recorded in the date 10/7/2022, Middlesex South  
County Registry of Deeds at Book 80803, Page 191; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature] 1/11/2023  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

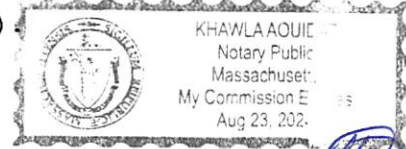
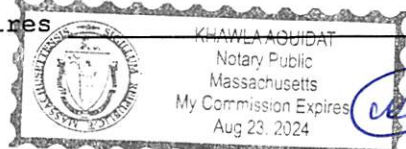
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew Plumb personally appeared before me,  
this 11 of January 2023, and made oath that the above statement is true.

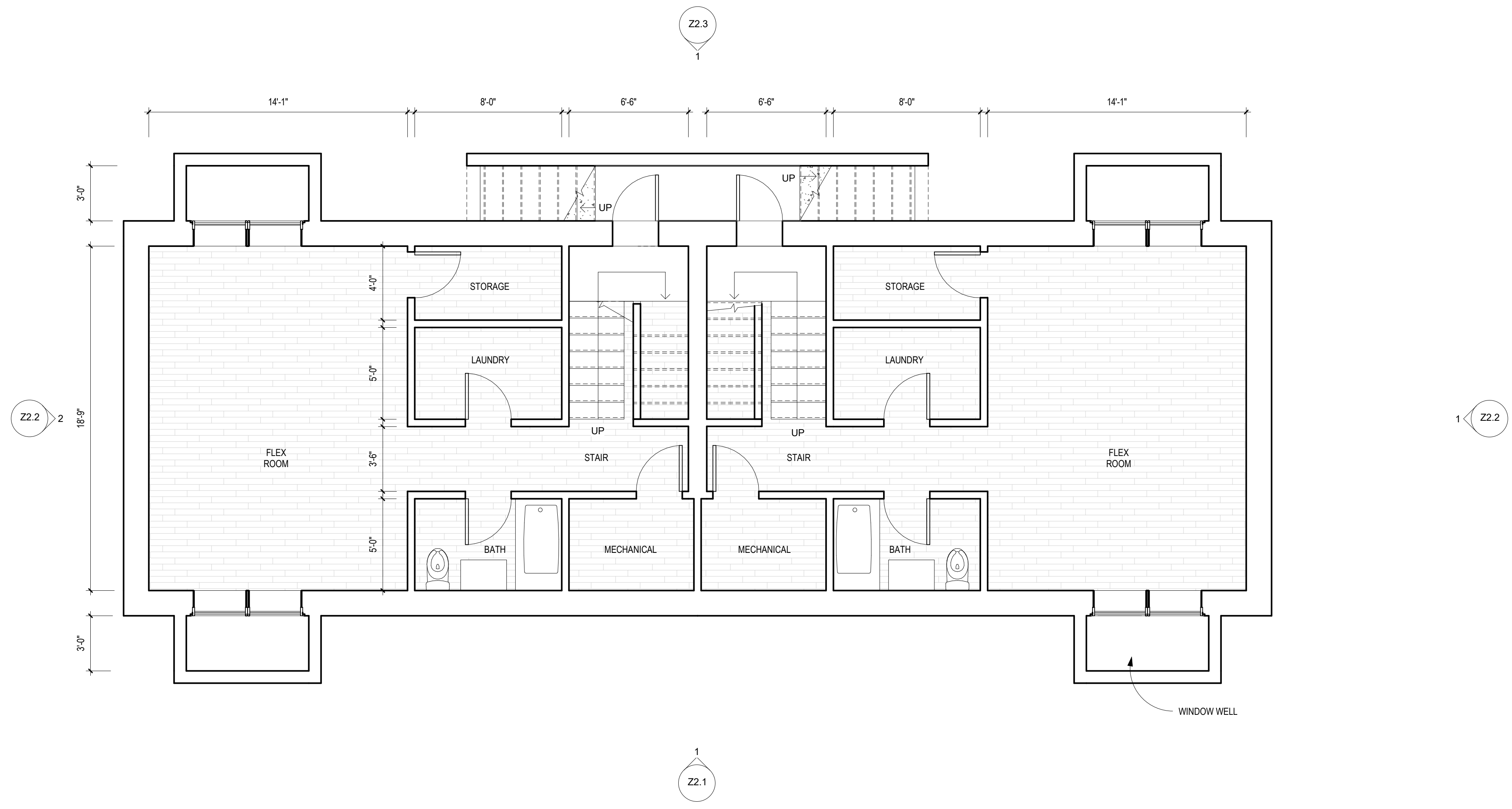
[Signature] Notary

My commission expires \_\_\_\_\_ (Notary Seal)



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

**NOT FOR  
CONSTRUCTION**



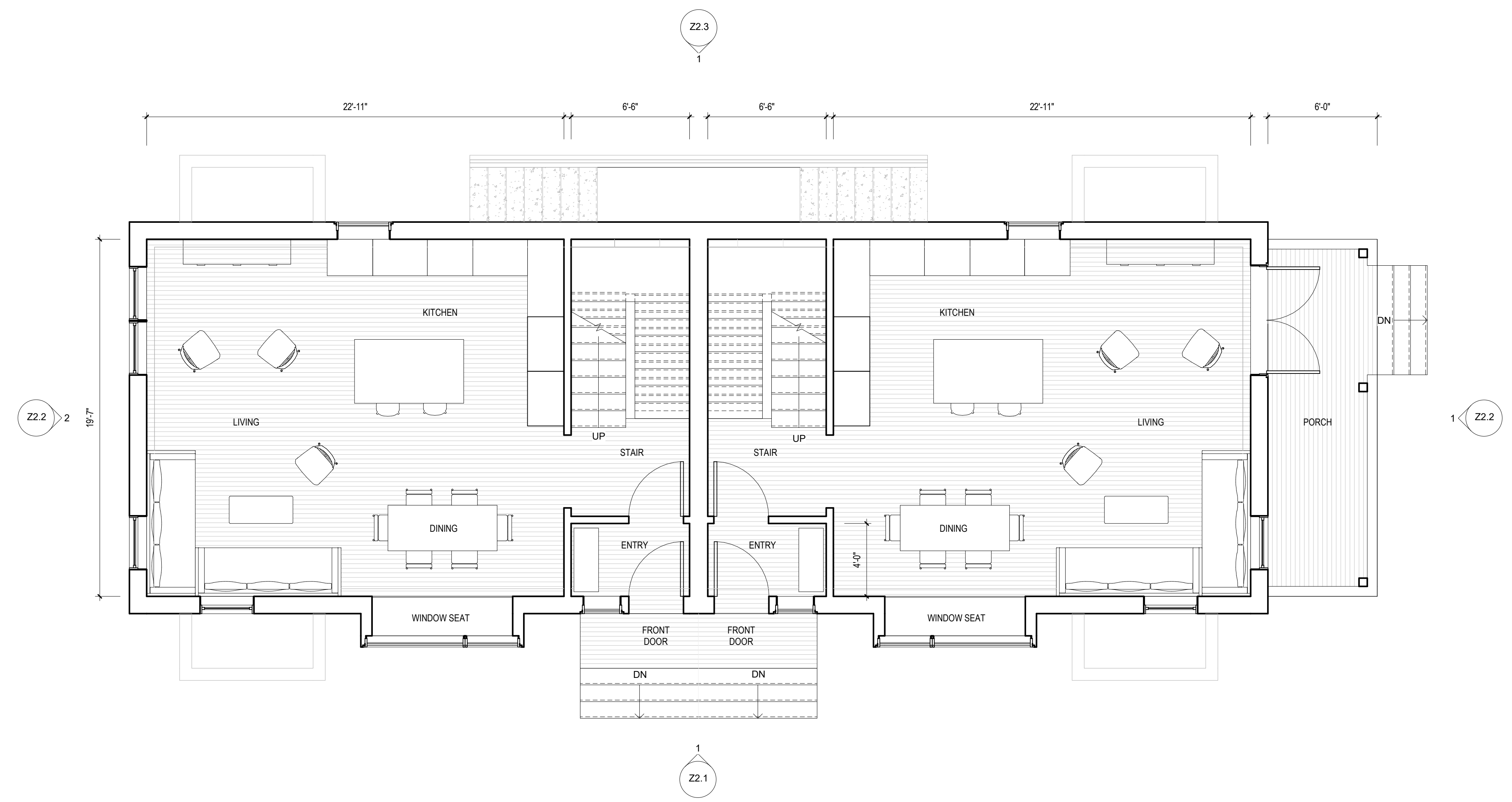
1 LOWER LEVEL PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
LOWER LEVEL  
PLAN

**Z1.1**

**NOT FOR  
CONSTRUCTION**



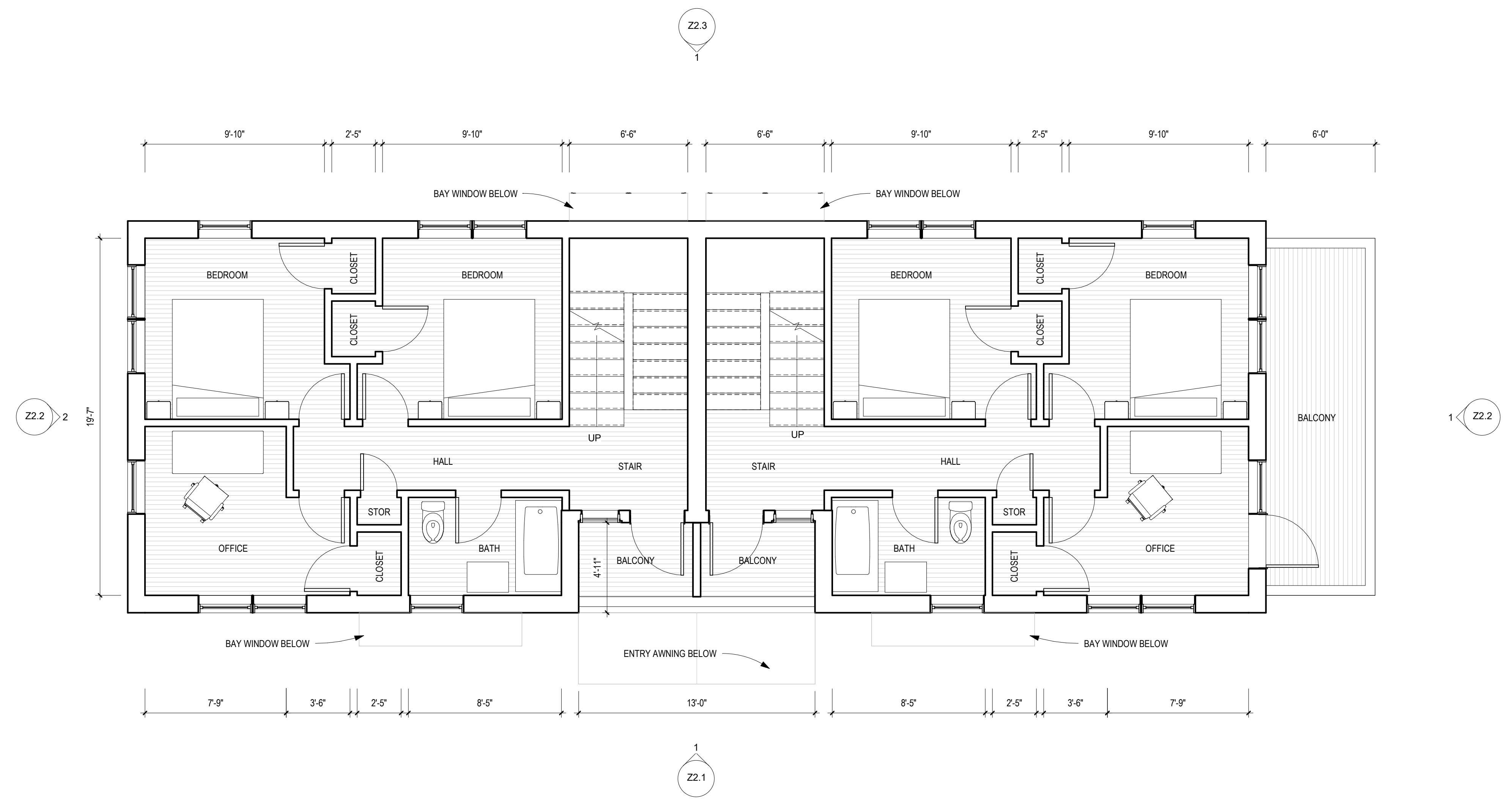
① FIRST FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED FIRST  
FLOOR PLAN

**Z1.2**

**NOT FOR  
CONSTRUCTION**



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

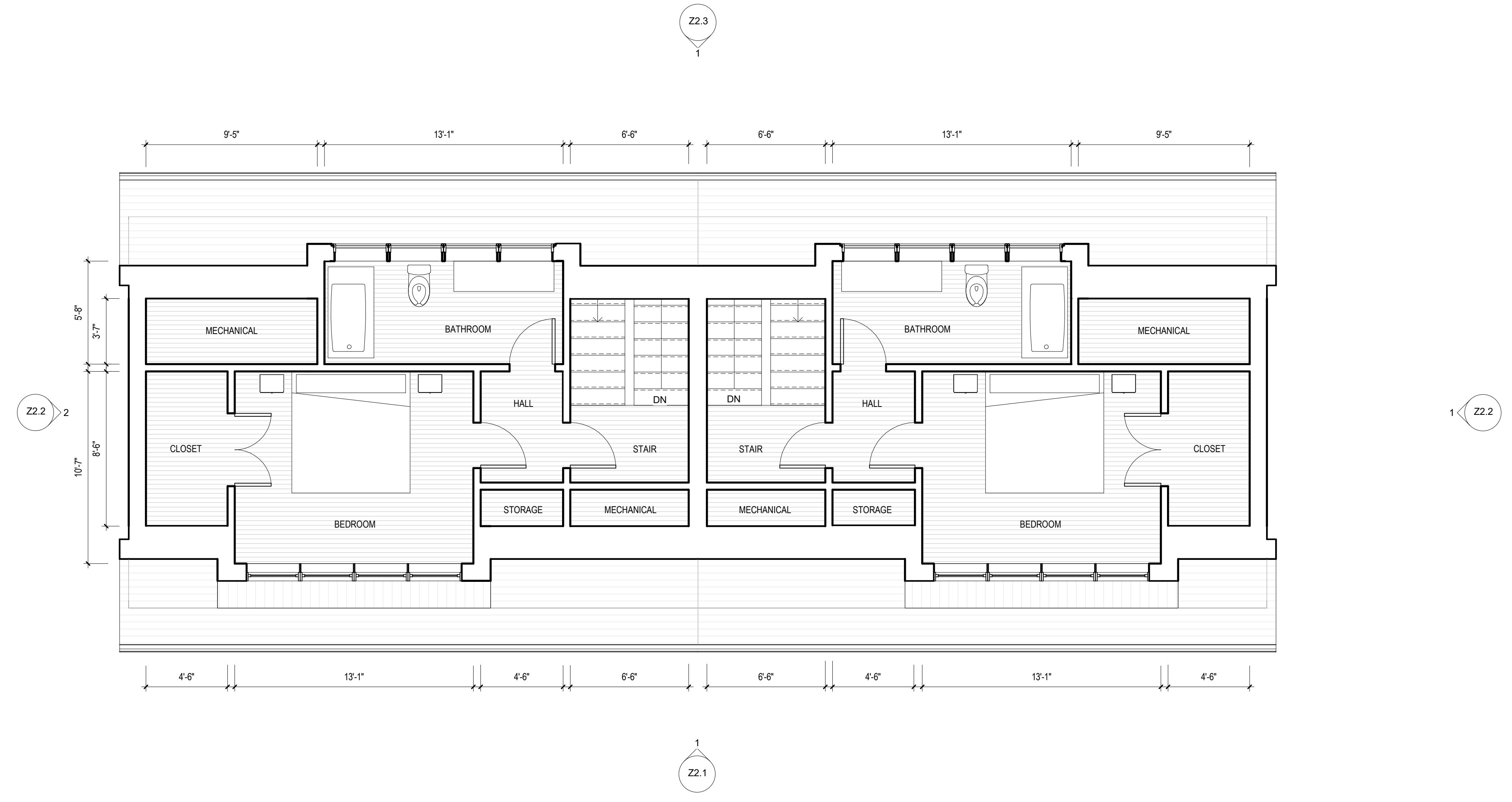
NO. ISSUED FOR DATE

PROPOSED  
SECOND FLOOR  
PLAN

**Z1.3**



**NOT FOR  
CONSTRUCTION**



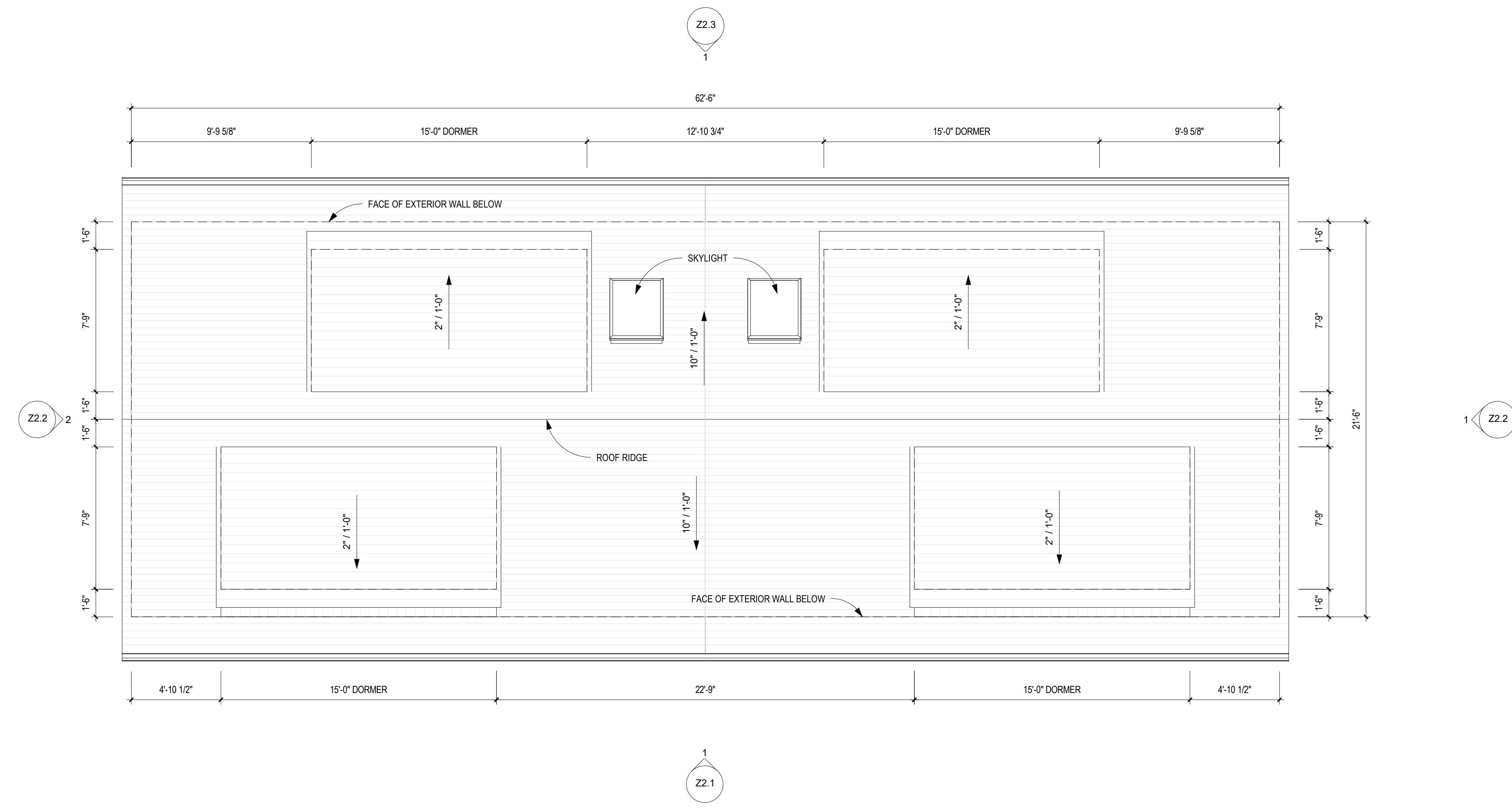
① THIRD FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
THIRD FLOOR  
PLAN

**Z1.4**

**NOT FOR  
CONSTRUCTION**

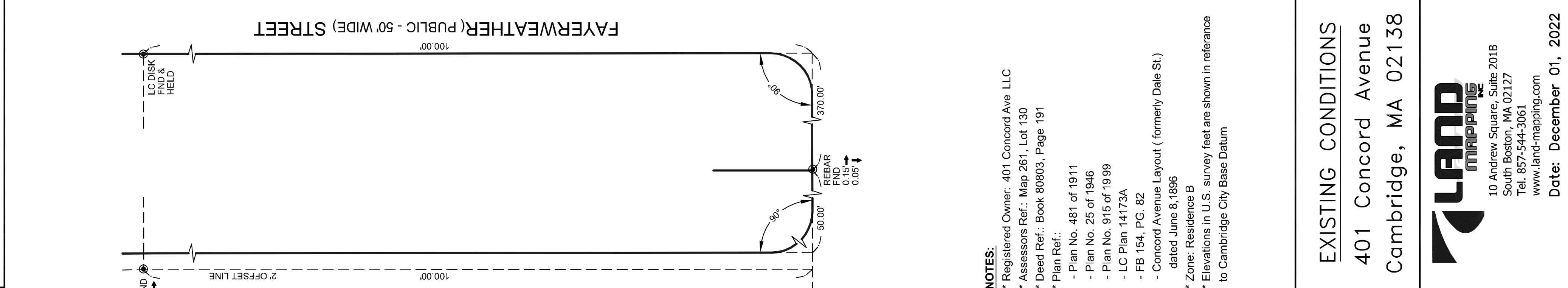
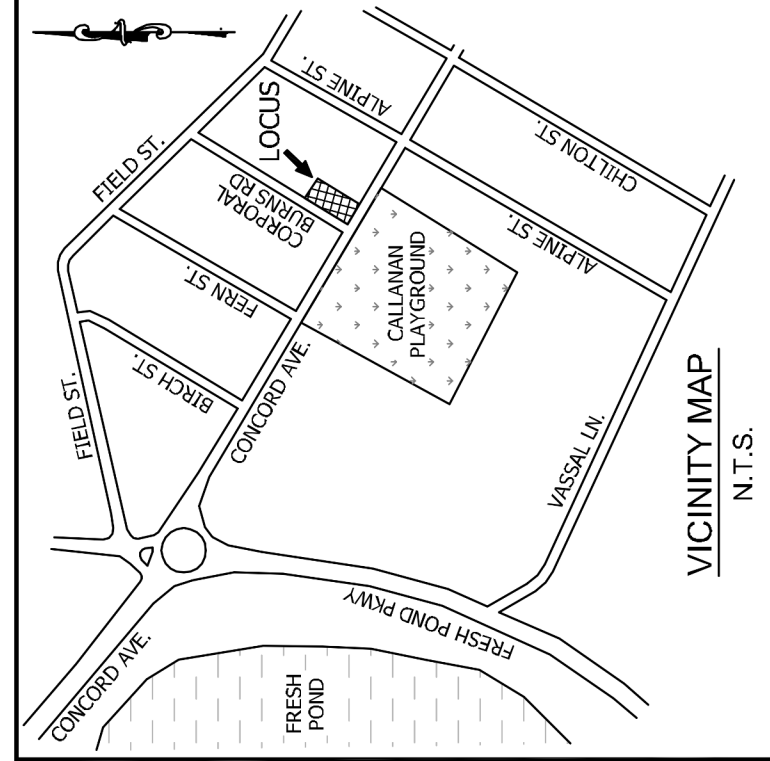
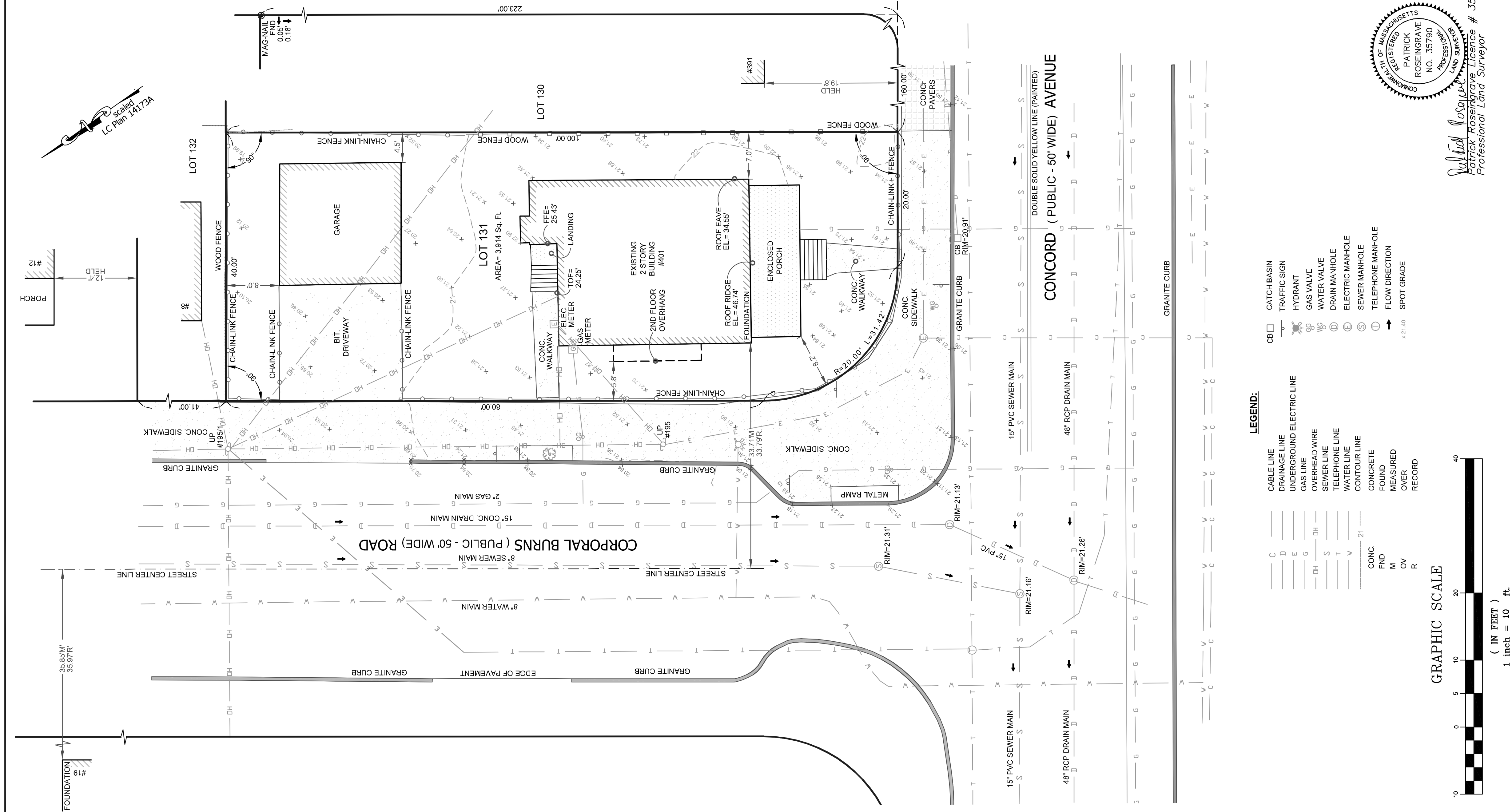
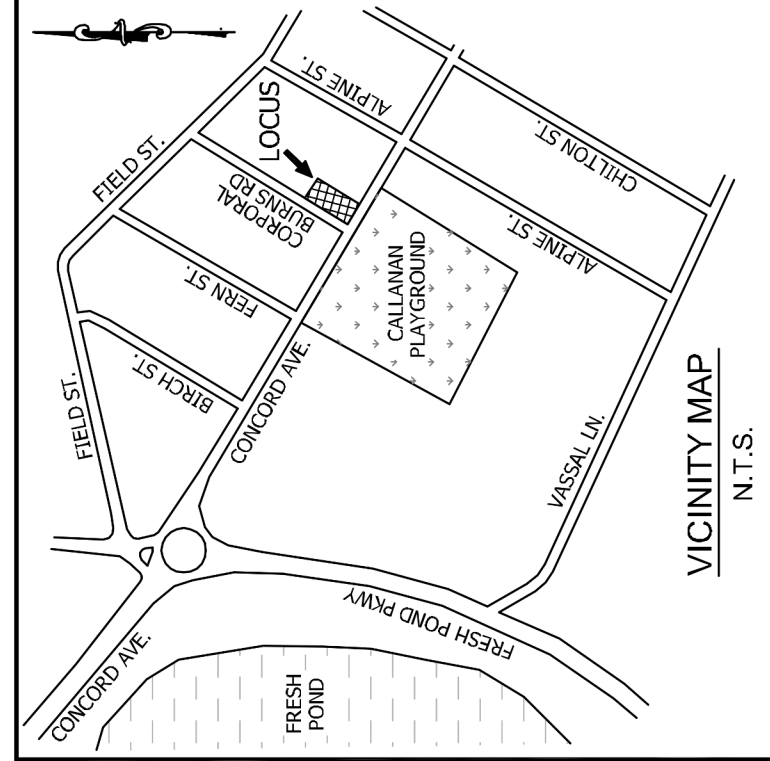


1 ROOF PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED ROOF  
PLAN

**Z1.5**



- NOTES:**
- \* Registered Owner: 401 Concord Ave LLC
  - \* Assessors Ref.: Map 261, Lot 130
  - \* Deed Ref.: Book 80803, Page 191
  - \* Plan Ref.:
  - Plan No. 481 of 1911
  - Plan No. 25 of 1946
  - Plan No. 915 of 1999
  - LC Plan 14173A
  - FB 154, PG. 82
  - Concord Avenue Layout (formerly Dale St.) dated June 8, 1886
  - \* Zone: Residence B
  - \* Elevations in U.S. survey feet are shown in reference to Cambridge City Base Datum

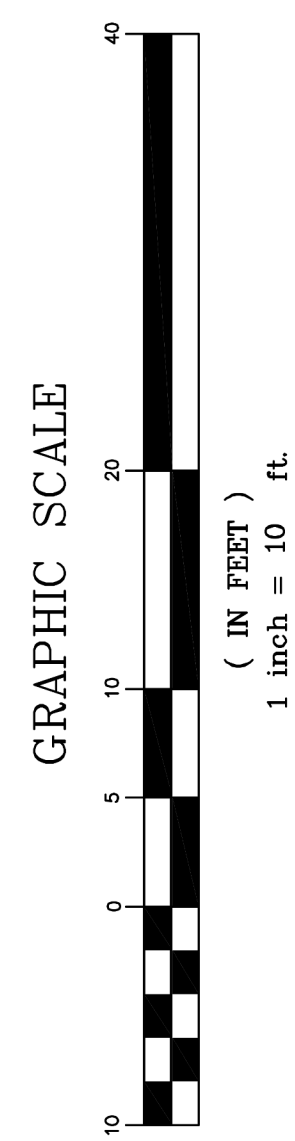
**EXISTING CONDITIONS**  
**401 Concord Avenue**  
**Cambridge, MA 02138**

10 Andrew Square, Suite 201B  
 South Boston, MA 02127  
 Tel: 857-544-3061  
 www.land-mapping.com

Date: December 01, 2022



- LEGEND:**
- C CABLE LINE
  - D DRAINAGE LINE
  - E UNDERGROUND ELECTRIC LINE
  - G GAS LINE
  - OH OVERHEAD WIRE
  - S SEWER LINE
  - T TELEPHONE LINE
  - V WATER LINE
  - 21 CONTOUR LINE
  - CONC. CONCRETE
  - FND FOUND
  - M MEASURED
  - OV OVER
  - R RECORD
  - CB CATCH BASIN
  - TRAFFIC SIGN
  - HYDRANT
  - GAS VALVE
  - WATER VALVE
  - DRAIN MANHOLE
  - ELECTRIC MANHOLE
  - SEWER MANHOLE
  - TELEPHONE MANHOLE
  - FLOW DIRECTION
  - SPOT GRADE



**NOT FOR CONSTRUCTION**

**NOT FOR  
CONSTRUCTION**

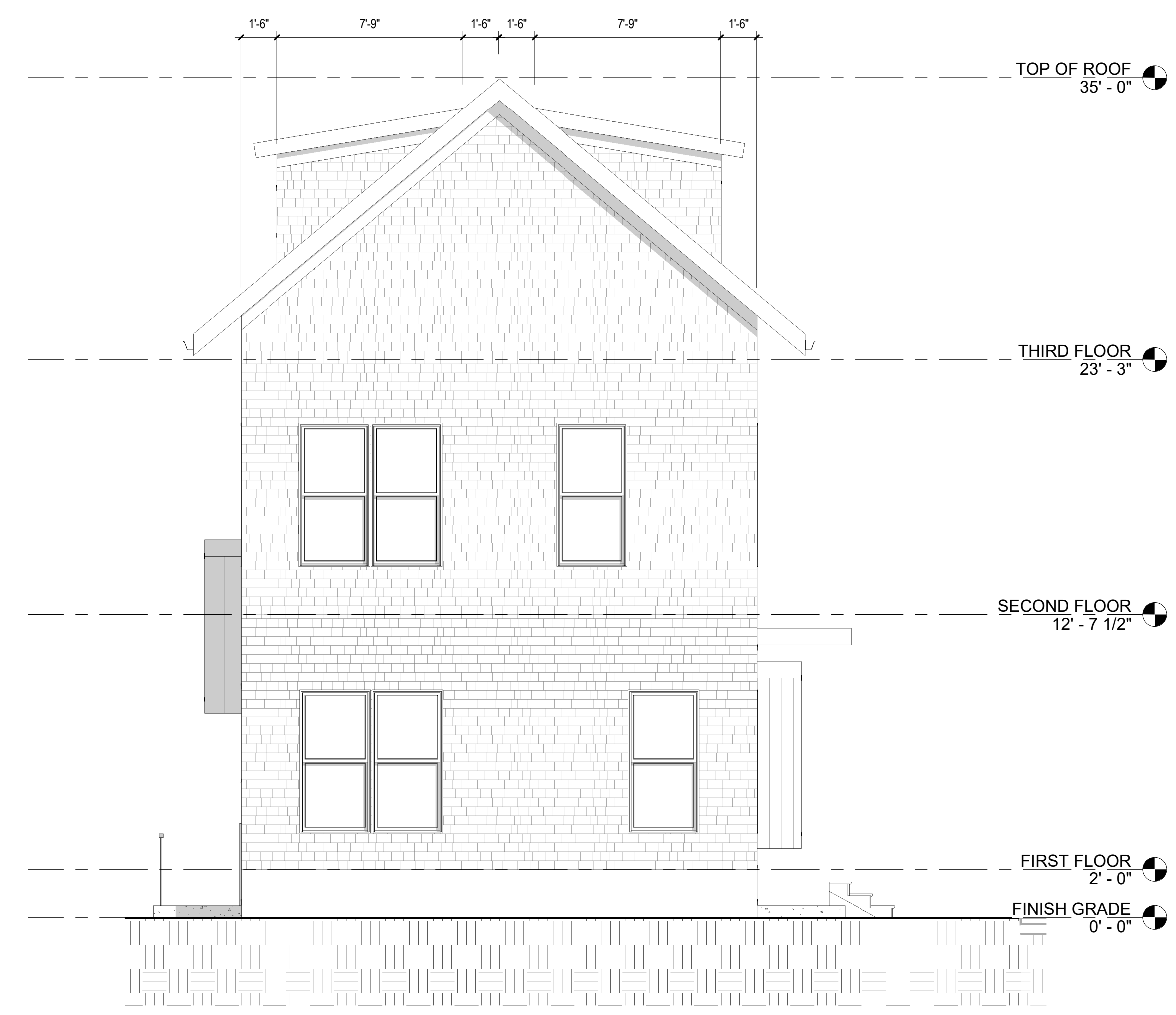
PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.1**

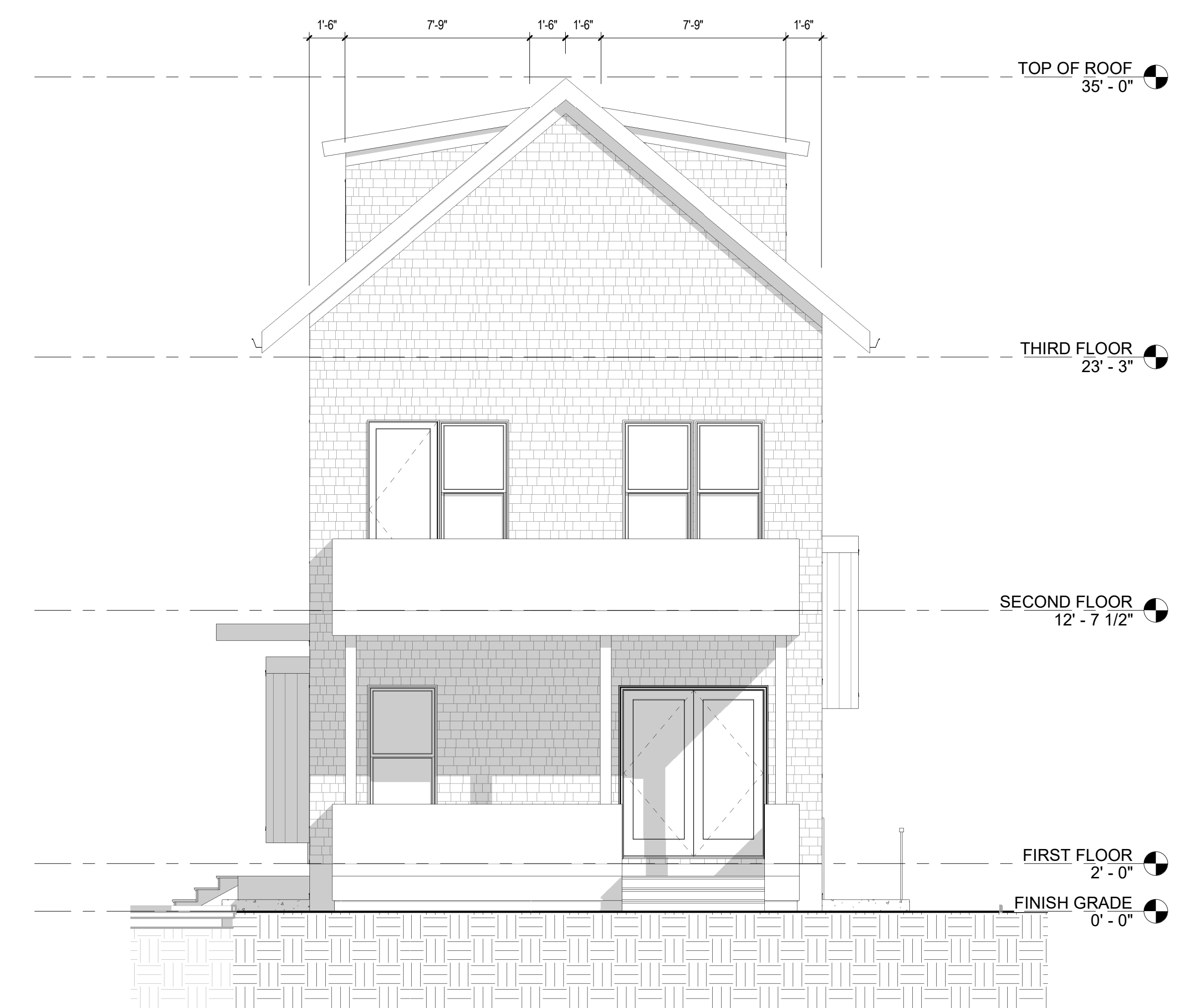


① WEST ELEVATION  
1/4" = 1'-0"

**NOT FOR  
 CONSTRUCTION**



② NORTH ELEVATION  
 1/4" = 1'-0"



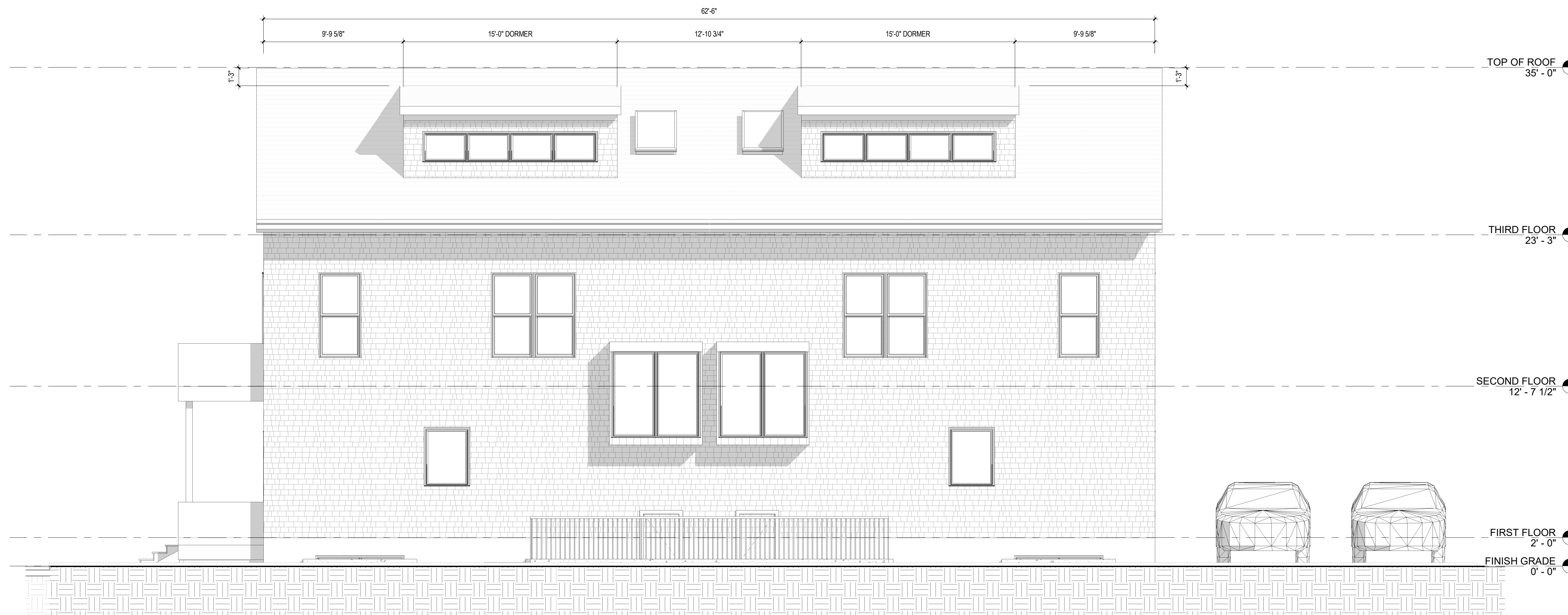
① SOUTH ELEVATION  
 1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
 EXTERIOR  
 ELEVATIONS

**Z2.2**

**NOT FOR  
CONSTRUCTION**



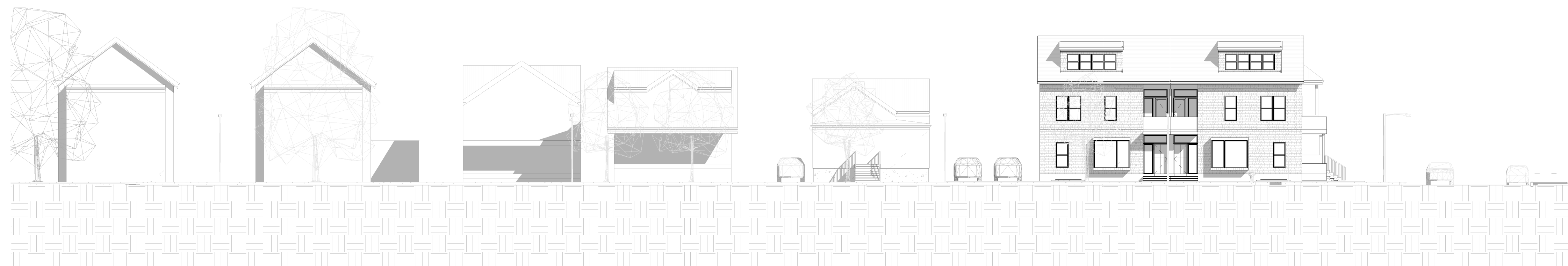
① EAST ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.3**

**NOT FOR  
CONSTRUCTION**



① CORPORAL BURNS ROAD - WEST  
ELEVATION  
1/16" = 1'-0"



② CONCORD AVENUE - SOUTH  
ELEVATION  
1/16" = 1'-0"

NO. ISSUED FOR DATE

CONTEXT  
ELEVATIONS

**Z2.4**

**NOT FOR  
CONSTRUCTION**



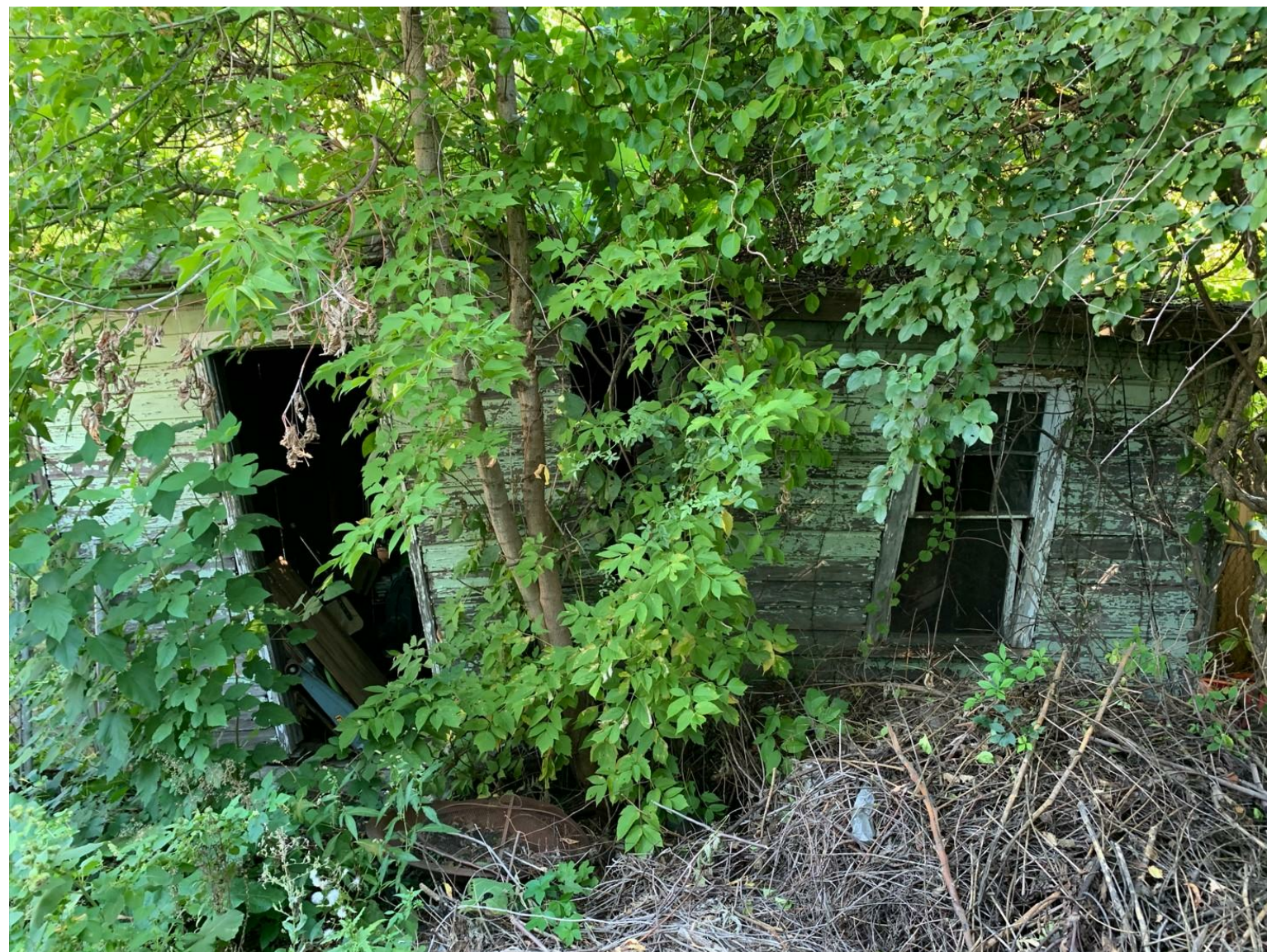
EXISTING HOUSE NORTH ELEVATION



EXISTING HOUSE & GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION



EXISTING GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION



# TWO FAMILY DEVELOPMENT

401 CONCORD AVENUE, CAMBRIDGE, MA, 02138

BOARD OF ZONING APPEAL DRAWING SET  
JANUARY 11, 2023

**NOT FOR  
CONSTRUCTION**

## DRAWING LIST

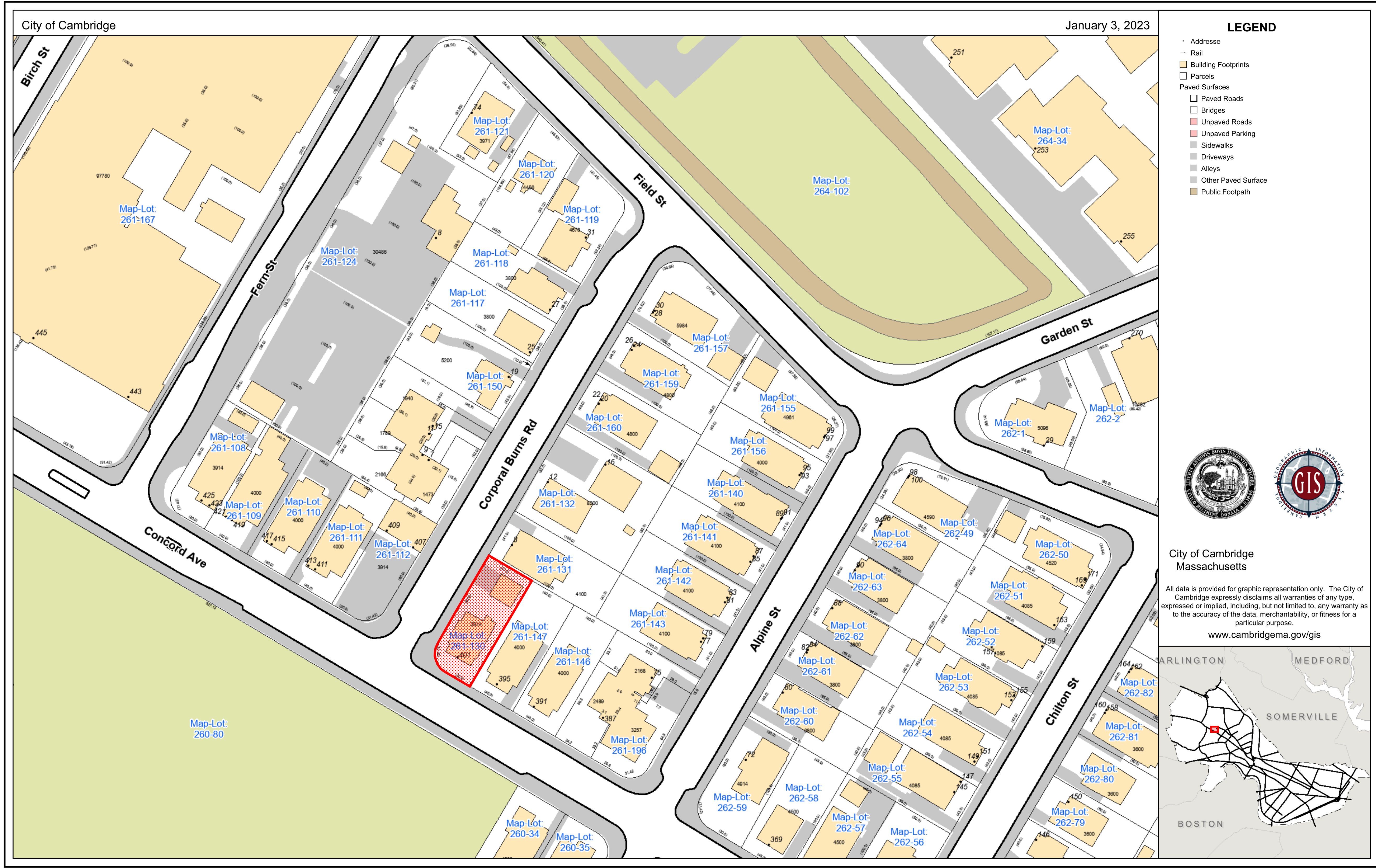
Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.4	PROPOSED THIRD FLOOR PLAN
Z1.5	PROPOSED ROOF PLAN
Z2.1	PROPOSED EXTERIOR ELEVATIONS
Z2.2	PROPOSED EXTERIOR ELEVATIONS
Z2.3	PROPOSED EXTERIOR ELEVATIONS
Z2.4	CONTEXT ELEVATIONS
Z2.5	SUN STUDY

NO. ISSUED FOR DATE

BZA TITLE SHEET

# Z0.0

**NOT FOR  
 CONSTRUCTION**



**Z0.1**

Zoning Summary	Ordinance	Existing	Proposed	Notes
Map-Lot	261-130			
Zoning District	Res. B			
Maximum F.A.R.	0.50	0.45	0.93	See below for FAR analysis of adjacent properties
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914	
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957	
Minimum Lot Width	50'-0"	40'-0"	40'-0"	
Minimum Front Yard - Concord Ave	15'-0"	14'-5"	9'-0"	A covered porch was added to the design as a result of Community Outreach process and is supported by abutting neighbors. Front yard without the porch would be 15'-0".
Minimum Front Yard - Corporal Burns Road	15'-0"	8'-2"	11'-0"	
Minimum Side Yard - East	7'-6"	4'-6"	7'-6"	
Minimum Side Yard - North	7'-6"	8'-0"	22'-6"	
Minimum Rear Yard	25'-0"	N/A - Corner Lot	N/A - Corner Lot	
Maximum Building Height	35'-0"	24'-9"	35'-0"	
Required Off-Street Parking	1 per D.U.	2 per D.U.	1 per D.U.	

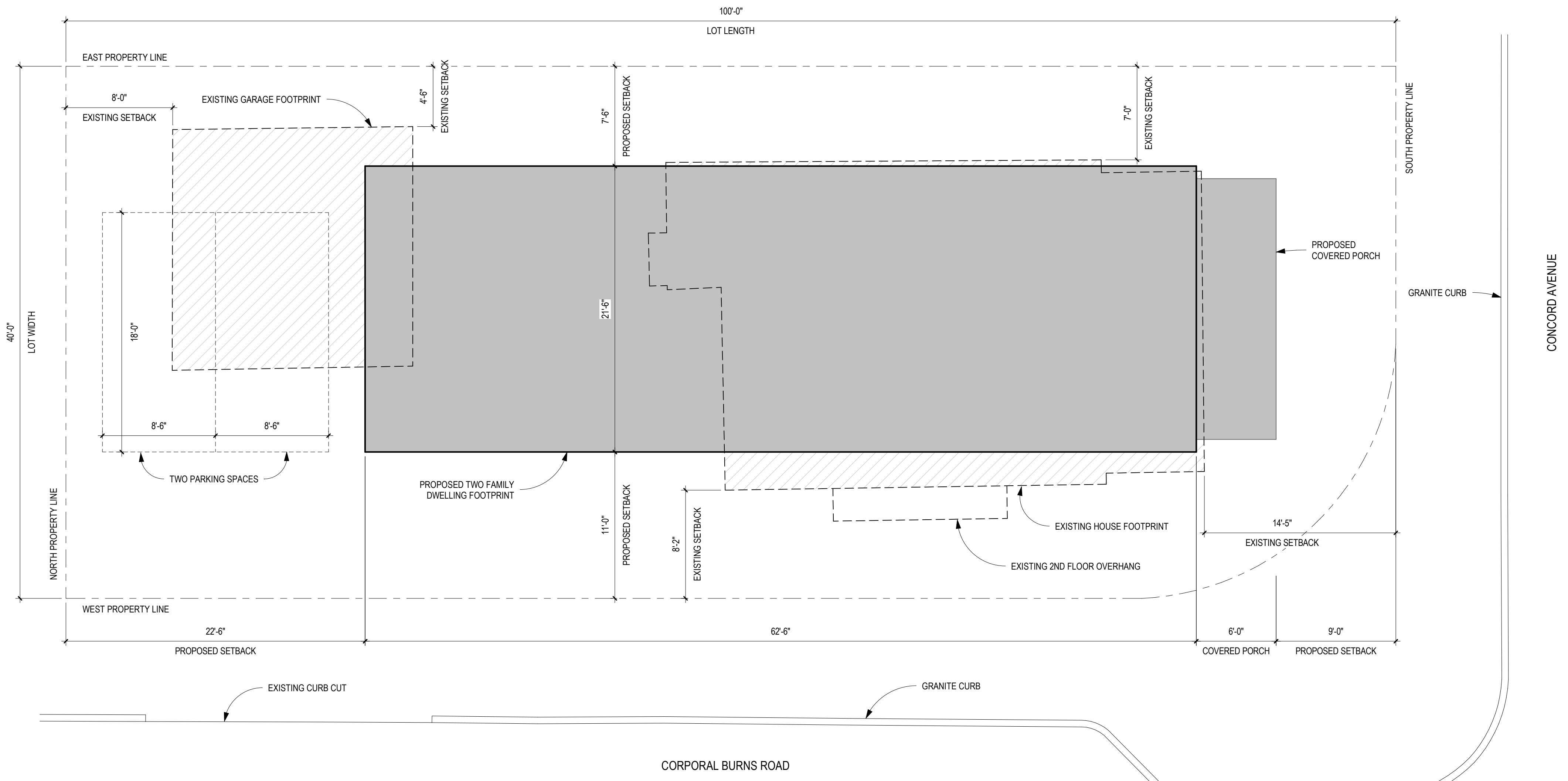
Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	

Existing Concord Ave Properties FAR Comparison		Living Area	Covered Porch	Garage	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370		2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370		2,512	4,000	0.63
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>326</b>	<b>1,756</b>	<b>3,913</b>	<b>0.45</b>
413 Concord Ave	Unit 1 & 2	2,526	186		2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380		2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355		2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215		2,741	3,913	0.70

ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.

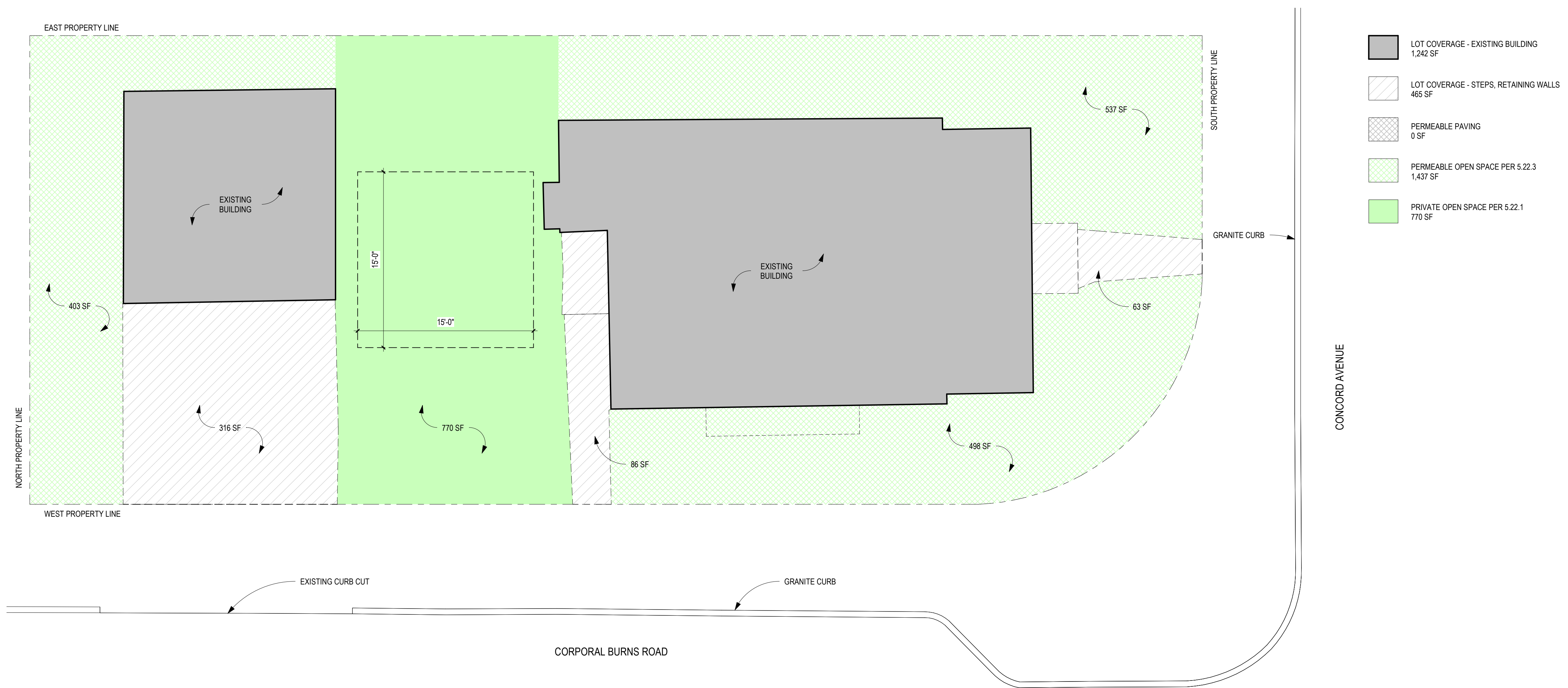
DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

**NOT FOR CONSTRUCTION**



① ZONING DIAGRAM - BZA  
 3/16" = 1'-0"

Open Space Requirements	Ordinance	Existing	Proposed	Notes
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**NOT FOR  
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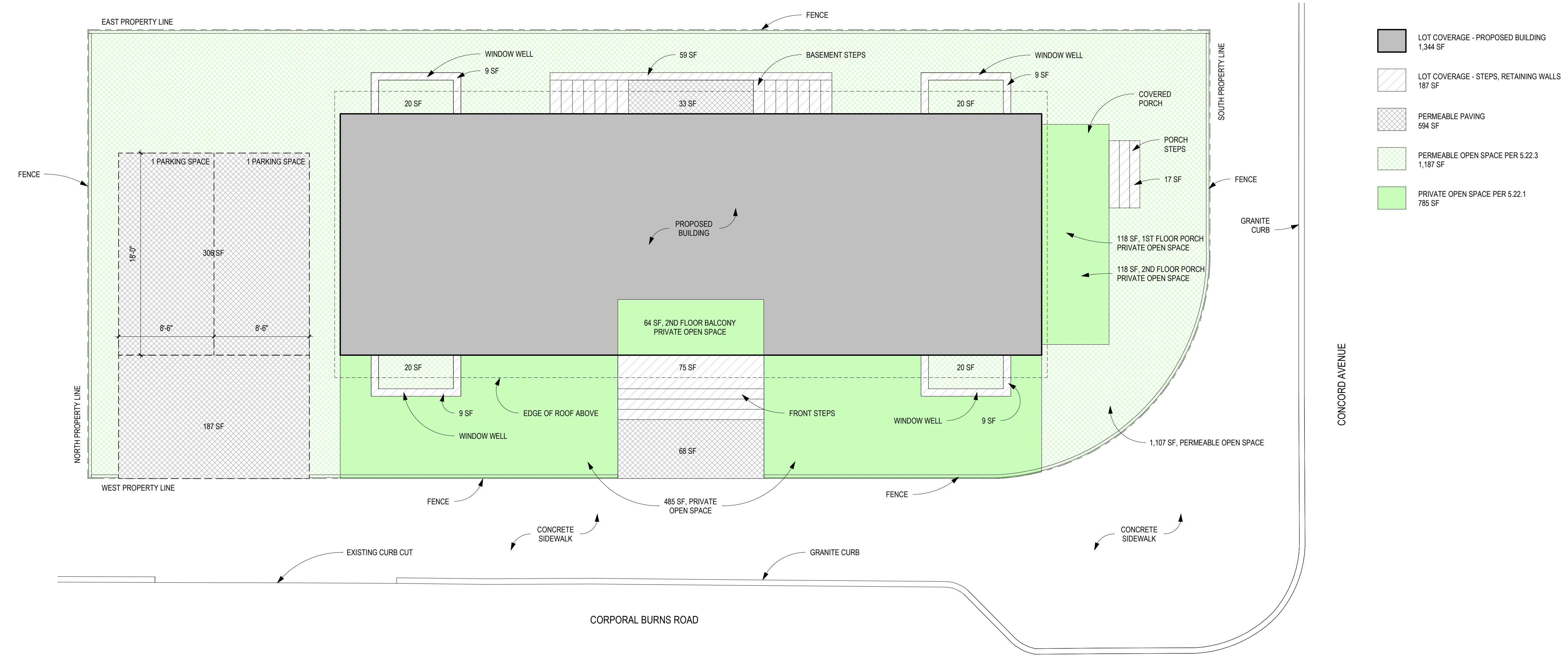
① EXISTING OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

NO. ISSUED FOR DATE

EXISTING OPEN SPACE

**Z0.4**

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	



**NOT FOR CONSTRUCTION**

① PROPOSED OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

NO. ISSUED FOR DATE

**PROPOSED OPEN SPACE & SITE PLAN**

**Z0.5**

**NOT FOR  
CONSTRUCTION**



① SUN STUDY - SUMMER SOLSTICE  
1" = 50'-0"



② SUN STUDY - WINTER SOLSTICE  
1" = 50'-0"

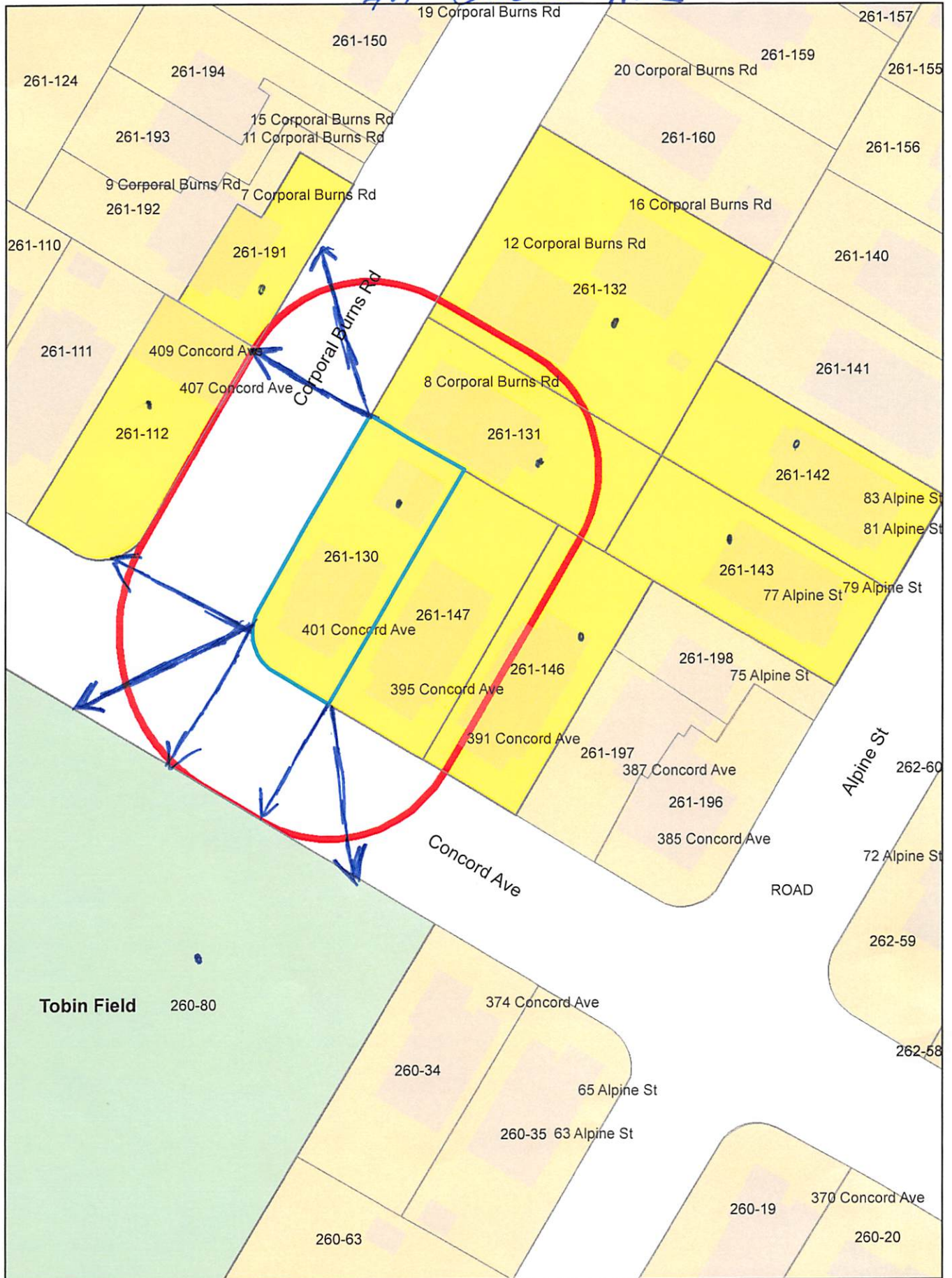


④ SUN STUDY - SPRING EQUINOX  
1" = 50'-0"



③ SUN STUDY - FALL EQUINOX  
1" = 50'-0"

401 Concord Ave



401 Concord Ave

Petitioner

261-132  
GIANNINI, TYLER R. & URAIWAN THILATHAM  
16 CORPORAL BURNS RD  
CAMBRIDGE, MA 02138

261-143  
BINGHAM, HAZEL E.  
79 ALPINE ST.  
CAMBRIDGE, MA 02138-1224

ANDREW PLUMB  
186 ALEWIFE BROOK PKWY #1209  
CAMBRIDGE, MA 02138

261-112  
CLARK, EMORY J. XANNABEL G CLARK  
413 CONCORD AVE  
CAMBRIDGE, MA 02138-1215

261-142  
ALITA PURCELL GREENE  
81 ALPINE ST  
CAMBRIDGE, MA 02138-1224

261-146  
GOODMAN, PATRICIA  
391 CONCORD AVE. UNIT#2  
CAMBRIDGE, MA 02138

261-147  
MOORE, NICOLA  
397 CONCORD AVE  
CAMBRIDGE, MA 02138

261-191  
LAROCHE, GINA M. ALAN C. PRICE  
7 CORPORAL BURNS RD  
CAMBRIDGE, MA 02138

261-146  
CHILINSKI, DAVID  
391 CONCORD AVE UNIT #1  
CAMBRIDGE, MA 02138

261-132  
WEISSER, OLIVIA A. CHRISTOPHER T. WILLARD  
12 CORPORAL BURNS RD  
CAMBRIDGE, MA 02138

261-131  
BACHER JUDITH A  
TRS THE JUDITH A BACHER REVOCABLE TR  
8 CORPORAL BURNS RD  
CAMBRIDGE, MA 02138

261-130  
401 CONCORD AVE LLC,  
91 HARVEY ST  
CAMBRIDGE, MA 02140

260-80  
CAMBRIDGE CITY OF SCHOOL DEPT –  
TOBIN SCHOOL  
159 THORNDIKE ST  
CAMBRIDGE, MA 02141

260-80  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

260-80  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER



1/23/2023

Cambridge Zoning Board:

We are David Doolittle and Judith Bacher who live at 8 Corporal Burns Road, Cambridge, MA and are abutters to the property at 401 Concord Ave.

First, we would like to say that Andrew and Meta have been extremely forthcoming with plans for their design. They have scheduled, and held, meetings and discussions, not just with the abutters, but for the whole neighborhood as well. This has been wonderful and we have all really appreciated their availability.

Second, we would like to stress that we felt that they really listened to our input and our issues and made adjustments to their design so that our concerns were addressed.

Therefore, we would like to state that we have no issues with their current proposed design for the property at 401 Concord Ave.

Judith Bacher & David Doolittle



Handwritten signatures of Judith A. Bacher and David Doolittle.

1/23/2023

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Therefore, we would like to state that we have no issues with their current proposed design for the property at 401 Concord Ave.

Judith Bacher & David Doolittle



Handwritten signatures of Judith A. Bacher and David Doolittle.

1/26/2023

Dear Mr. Plumb:

I write in support of the project you are proposing for the property at 401 Concord Avenue in Cambridge.

I own and live in the house next door, at 395/397 Concord Avenue.

I appreciate the fact that you have held several meetings with nearby residents and adapted your plans in light of concerns voiced by the abutters and others who live close to the property.

The proposed plan and its design will be a good addition to the neighborhood.

Good luck with the project.

Regards,

Nicola Moore

## **Pacheco, Maria**

---

**From:** Alan Price <ap02138@gmail.com>  
**Sent:** Monday, February 6, 2023 4:03 PM  
**To:** Gina LaRoche; Pacheco, Maria  
**Subject:** RE: 401 Concord Avenue, Case No. BZA 207647

TO: The Boards of Zoning Appeals, Cambridge, MA  
FROM: Alan Price & Gina LaRoche at  
7 Corporal Burns Rd, Cambridge, MA 02138  
DATE: Monday, February 6th, 2023  
RE: 401 Concord Avenue, Case No. BZA-207647

We write in opposition to the development (as currently proposed) at 401 Concord Avenue. There is general agreement in the neighborhood that the developer is a good, friendly, and collaborative person, and there is a general willingness to accommodate him. We can personally attest to the amount of time and attention he has invested in partnering with the neighbors to gather input. However, the fact remains that the requests to overbuild the site have not been justified and will certainly have a negative impact both in this instance and as a precedent for future developments.

Community concerns (almost doubling the FAR!) have been met with cosmetic improvements, which are nice but do not address the true concerns that have been raised. The developer claims hardship, but does not substantiate any real hardship. The developer claims that this development will welcome families into the neighborhood, but his vision for attracting families is unrealistic and self-serving.

The developer purchased the lot and building with full knowledge of the FAR and other constraints/regulations and has failed to demonstrate any reason to be granted an exception. As you may notice, none of the abutting neighbors actually support this proposed project. They have essentially stood aside (effectively abstained) by neither opposing nor supporting the development. We do not agree with this approach. We welcome this developer but we do not welcome this proposed development.

The Developer has stated on numerous occasions that if he cannot get the requested exemptions, he would simply build a single family home that does comply with the FAR. We find this to be a perfectly acceptable Plan B.

Thank you for considering our concerns.  
Yours,  
Alan Price and Gina LaRoche  
7 Corporal Burns Road



# 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: Andrew Plumb Date: 1/24/2023  
(Print)

Address: 401 Concord Ave

Case No. BZA-207647

Hearing Date: 2/9/23

Thank you,  
Bza Members

February 3, 2023

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: Community Outreach Process for 401 Concord Avenue  
BZA Application No. 207647**

Dear Members of the Board,

Prior to submitting our application to the BZA, we conducted an extensive Community Outreach Process that I would like to summarize here and have included as part of our application.

As Architects and Builders, we believe it is important to engage with the community we intend to build within as early in the design process as possible. It is important to meet the people who will be directly affected by and will live near our project in order to understand their point of view, any concerns they might have about the project and to provide an opportunity for interested parties to provide input into the design process.

We began our community outreach process for 401 Concord Ave in October of 2022 and prior to having any specific design in place for the project. We first wanted to meet interested members of the community and to have them meet us and learn about our approach to design and construction. What followed were several rounds of zoom meetings and design updates to clarify the primary concerns of the neighborhood and to show how the design of the project was responding to the feedback we were receiving.

We believe that we had a robust community discussion and that the design of the project evolved in meaningful ways as a direct result of this process. A high

level timeline of our community process is summarized below. Materials that were presented at each touchpoint are included as well for reference.

### **Summary of how the Community Process shaped the final Design**

- A single volume massing located towards Concord Ave was chosen to give space to the abutter at 8 Corporal Burns Road and to have the new building sit in line with adjacent two families along Concord Ave.
- FAR was reduced from the early proposals.
- Windows were changed to double hung to give a more personal scale and to relate more to other existing homes in the neighborhood.
- Porches were added along Concord Ave to relate architecturally with the adjacent homes.
- The massing along Corporal Burns Road was broken into two volumes each of a similar width to the adjacent single families.
- Dormers were reduced in size, lowered in height and moved in from the edges of the main roof to reduce their scale.

### **Community Outreach Timeline**

Week of October 24, 2022

- Flyering
  - Flyers were placed in mailboxes of all dwelling units along Fern St, Corporal Burns Rd and Alpine St as well as along Concord Ave and Field St between Fern St and Alpine St.
  - The purpose of the flyers was to invite interested members of the neighborhood to a Zoom meeting and Question and Answer Session about the forthcoming project at 401 Concord Avenue.

November 2, 2022

- Community Meeting 1 via Zoom
  - This was a meet and greet where we introduced ourselves as the Architects and Builders for the project and explained the Mission of our work and our relationship to the developer for the project. We explained our goals for the project and why we chose this particular property.

December 1, 2022

- Community Meeting 2 via Zoom
  - We presented the zoning requirements at the property and the types of relief that we would be requesting from the BZA.
  - We presented three options for the massing and location of the proposed new building on the property and how it related to the adjacent buildings.
  - We presented street level perspectives of the different options.
  - This meeting was recorded and made available to all interested parties who couldn't make the meeting in person.
  
- Feedback from Attendees
  - The abutter at 8 Corporal Burns Road expressed a preference for the schemes which located the new building furthest away from their property as they had a bay window on the side of their house facing the new project and were planning to install solar panels and were concerned about shadows on their roof.
  - Shadow studies were requested.
  - Some attendees expressed concerns about Option C which had two volumes feeling too massive.
  - Some attendees expressed that they needed to see more detail about the design including exterior windows and floor plans in order to understand the design better.
  - A comparison of the footprint of the new building vs the existing building was requested.
  - Some attendees asked for a more specific description of the types of relief we were seeking.
  - Some attendees asked whether we could reduce the amount of FAR further.
  - Some attendees asked how much the third floor was contributing to the proposed FAR.
  
- Response to feedback
  - We decided to pursue a design strategy with a single building volume aligned to the Concord Ave end of the property. This would give more space to the abutter at 8 Corporal Burns Rd and would give us a massing more similar to the adjacent two family dwellings along Concord Ave.



- We prepared more detailed 3D views and floor plans.
- We prepared a comparison of the existing vs proposed footprints.
- We prepared a more detailed accounting of the relief we were seeking.
- We reduced the FAR in the design from 0.95 to 0.89

#### December 13, 2022

- Community Meeting 3 via Zoom
  - Animated shadow studies were presented of the three options previously presented.
  - An elaborated design for Option A, a single building volume aligned to the Concord Ave end of the property was presented.
  - 3D views showing exterior windows & doors and floor plans were presented.
  - We clarified the reduction in FAR from 0.95 to 0.89 and that we were now proposing to move the building 5 feet further away from Concord Ave to make the building set more in line with adjacent two families along Concord Ave.
  - This meeting was recorded and made available to all interested parties who couldn't make the meeting in person.
- Feedback from Attendees
  - Some attendees expressed that the dormers seemed too large or projected too much from the main roof of the building.
  - Some attendees expressed that the windows seemed too sharp in their appearance.
  - Further discussion about what was driving the size of the proposed units.
- Response to Feedback
  - We prepared a follow up presentation and recording to clarify the main points raised by attendees.

#### December 16, 2022

- Design Update Email & Video Recording
  - An FAR analysis of the existing adjacent two family properties along Concord Ave was presented showing that all of these properties currently exceed the Ordinance requirement.

- A comparison of historic vs modern construction methods was presented to explain one of the reasons why modern buildings would require more FAR than historic ones for the same amount of interior space.
- We explained that our proposal was seeking 0.2 FAR above the average of the adjacent properties in order to build a modern, high performance version of the two families that are already there.

#### Week of December 19, 2022

- Further Conversations with Interested Parties
  - We reached out to all of the participants of the prior zoom meeting and requested further feedback about the project from them if they were interested. Several parties reached out and we conducted one on one phone calls with them to understand what parts of the project they supported and what parts they had concerns about if any.
- Feedback from conversations
  - The approach of building 2 units with their entries facing Corporal Burns Road made sense to everyone and they supported it.
  - All parties commented on wanting the new building to feel like it was trying to be a part of the neighborhood and that it was related to both the buildings on Concord Avenue and on Corporal Burns.
  - There was less concern about the specific FAR of the proposed building and more about wanting to make the scale of the building feel right.
- Response to Feedback
  - We prepared an update to the design that addressed these concerns by adding porches on the Concord Ave side to relate with the abutting two families and by creating a 2nd floor balcony carve-out on the Corporal Burns Side to break up the massing along that face of the building. Effectively making the building read more like two of the single families that are adjacent to the property along Corporal Burns.

- We also changed most windows to double hung and reduced the scale and feel of the dormers.

January 19, 2023

- Design Update Email
  - Following all of the rounds of meetings and one on one conversations, we finalized the design and prepared the submission to the BZA that we are reviewing at the February 9th hearing. We circulated the BZA submission to the community group as we had promised so that they would be well aware of the final proposal prior to the BZA hearing.
- Summary of how the Community Process shaped the final Design
  - A single volume massing located towards Concord Ave was chosen to give space to the abutter at 8 Corporal Burns Road and to have the new building sit in line with adjacent two families along Concord Ave.
  - FAR was reduced from the early proposals.
  - Windows were changed to double hung to give a more personal scale and to relate more to other existing homes in the neighborhood.
  - Porches were added along Concord Ave to relate architecturally with the adjacent homes.
  - The massing along Corporal Burns Road was broken into two volumes each of a similar width to the adjacent single families.
  - Dormers were reduced in size, lowered in height and moved in from the edges of the main roof to reduce their scale.

Week of October 24, 2022  
Flyering

# Q & A

## 401 CONCORD AVE

Dear Neighbors,

The developer at 401 Concord Ave has hired Aamodt / Plumb to design and build a sustainable new two-family home and we want your input.

Aamodt / Plumb's mission is to create homes that are good, clean and fair. Their Scandinavian-inspired designs are modern and elegant, and their values are based on slow living, a conscious, ethical and sustainable lifestyle.

Please join us!

**Community Input Zoom Meeting**  
**Wednesday Nov 2, 2022, 6:30-7:30**

Mette Aamodt and Andrew Plumb, partners of Aamodt / Plumb, will make a short presentation followed by a question-and-answer session.

To register for zoom meeting please email [andrew@aamodtplumb.com](mailto:andrew@aamodtplumb.com).

November 2, 2022  
Community Meeting 1 via Zoom

# Who We Are



Mette Aamodt, RA



Andrew Plumb, AIA, LCS

**Our Mission is to Create Homes that are  
Good, Clean and Fair.**



**Good**



**Clean**



**Fair**



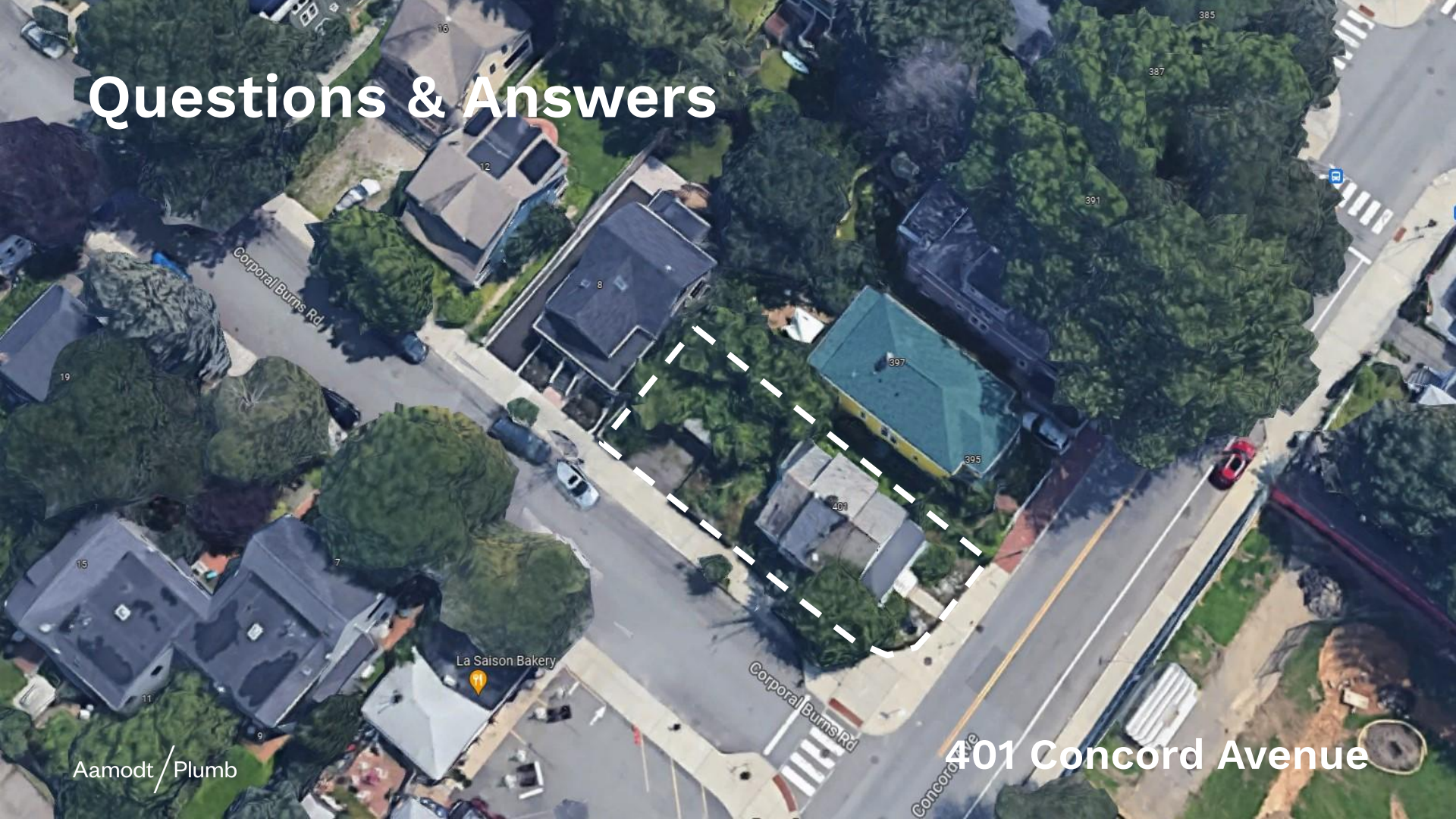


The developer of the property is 401 Concord Avenue, LLC and it is managed by Andrew and Mette.

## Why we chose this property

- We look for empty land or tear downs so that we can build new, energy efficient housing. The existing house and garage are beyond reasonable repair.
- We look for opportunities where we can add additional units of housing.
- This property is well suited for two housing units.

# Questions & Answers



Corporal Burns Rd

La Saison Bakery

Corporal Burns Rd

Concord Ave

401 Concord Avenue

Aamodt / Plumb

**Please support us in creating two new housing units that are good, clean and fair.**

**We welcome your questions and comments. Please reach out to [andrew@aamodtplumb.com](mailto:andrew@aamodtplumb.com)**

December 1, 2022  
Community Meeting 2 via Zoom

# 401 Concord Avenue



Corporal Burns Rd

Corporal Burns Rd

Concord Ave

La Saison Bakery

# Agenda for Tonight

- Why We Need More Housing
- Zoning Overview & Relief
- Design Options
- Timeline

**Our Mission is to Create Homes that are  
Good, Clean and Fair.**



**Good**



**Clean**



**Fair**

# Why We Need More Housing

- Housing crisis in the region and in Cambridge specifically
- Cambridge has under 2% vacancy rate
- Affordability crisis driven by lack of supply
- Additional housing units, market rate or affordable, help to relieve housing shortage and affordability
- Zoning in Cambridge has historically been restrictive to excluded people. Zoning adopted in the 1920's was in response to proliferation of multi-family buildings to “maintain Cambridge’s genteel quality.”
- Much of the beloved housing stock that makes up Cambridge neighborhoods would not be able to be built today without zoning relief

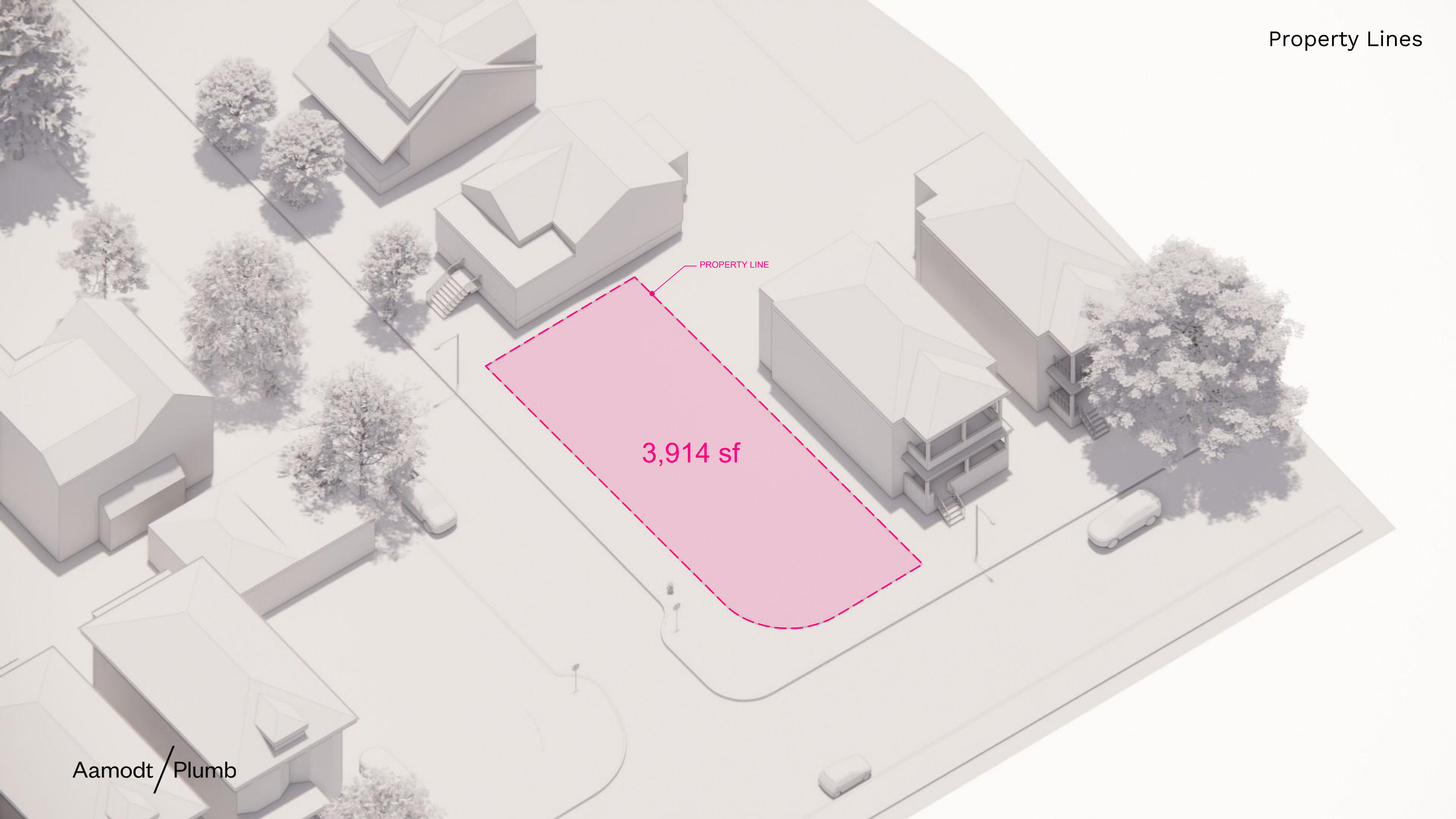


# Zoning Overview

- **Residence B District Allows 2 Family or Semi-Detached Dwellings**
  - Additional requirements make that difficult
    - Minimum Lot Size is 5,000 sf
    - Minimum Lot Area per Dwelling Unit is 2,500 sf
    - Floor to Area Ratio is 0.5
  - Adhering to these restrictions results in only 1 unit on this lot
- **Example: Typical 2 Family on Concord Ave does not meet these Requirements**
  - Lot Size is too small
  - Lot Area per Dwelling Unit is too low
  - Floor to Area Ratio is higher
- **Proposed 2 Family Requires Some Zoning Relief**
  - Lot size is also too small
  - Lot Area per Dwelling Unit is too low
  - Proposed Floor to Area Ratio is higher

# Buildable Envelope

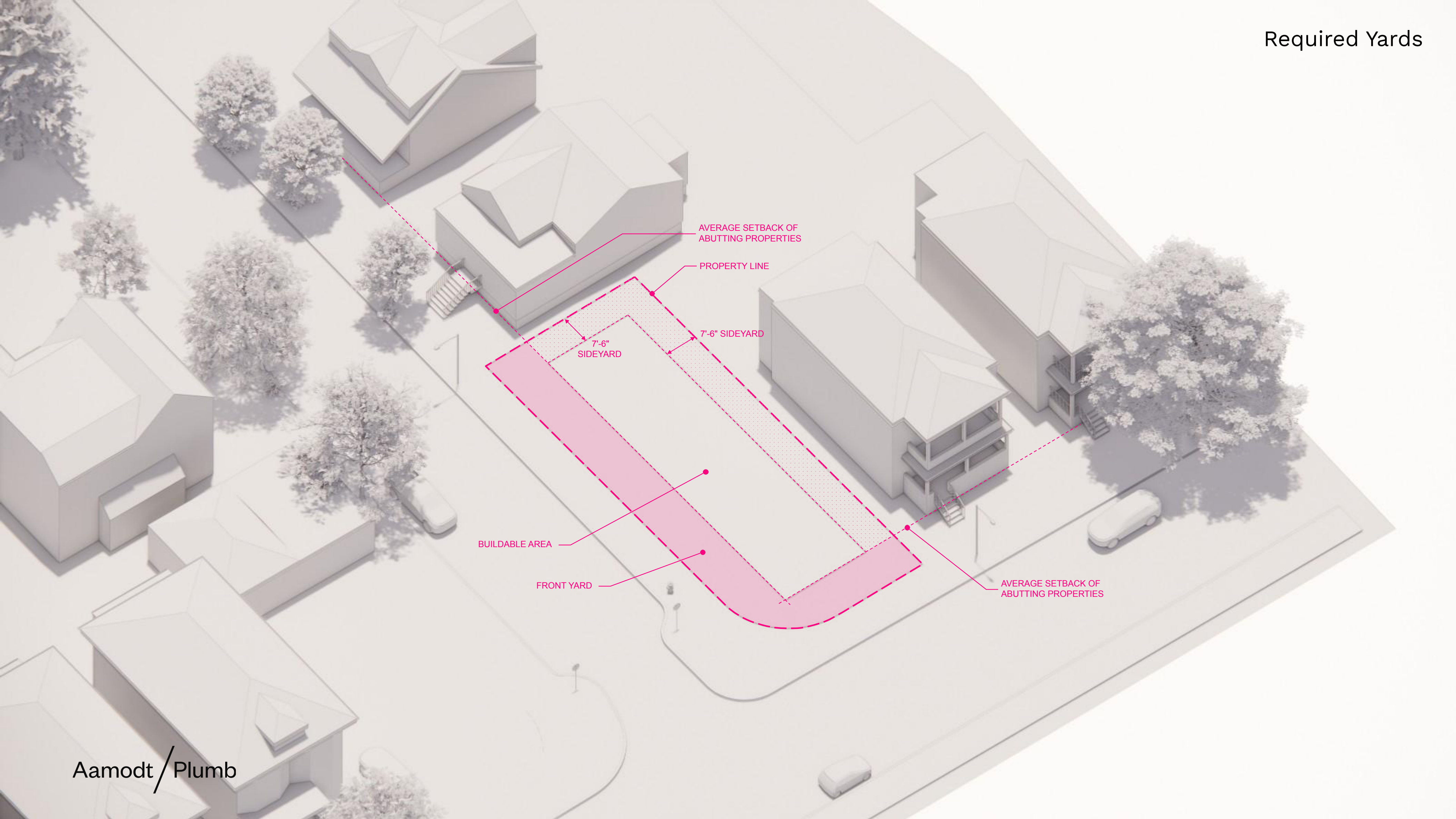
- **Corner Lot**
  - Two front yards and two side yards, no rear yards
  - Front yard setbacks can align with average of adjacent properties
- **Side yard setbacks can be 7'-6" wide**
- **Maximum building height is 35 feet**



3,914 sf

PROPERTY LINE

# Required Yards



AVERAGE SETBACK OF ABUTTING PROPERTIES

PROPERTY LINE

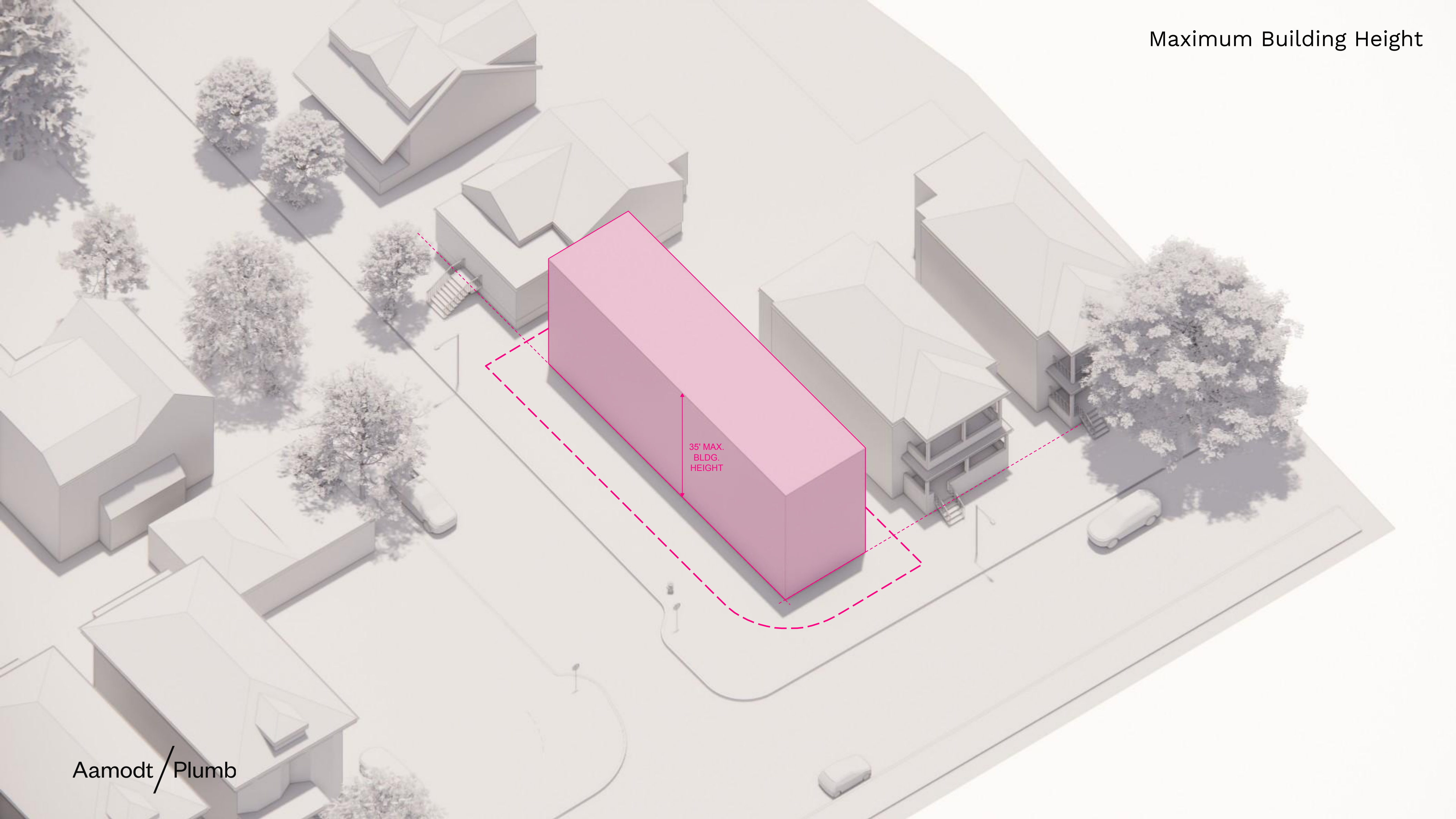
7'-6" SIDEYARD

7'-6" SIDEYARD

BUILDABLE AREA

FRONT YARD

AVERAGE SETBACK OF ABUTTING PROPERTIES

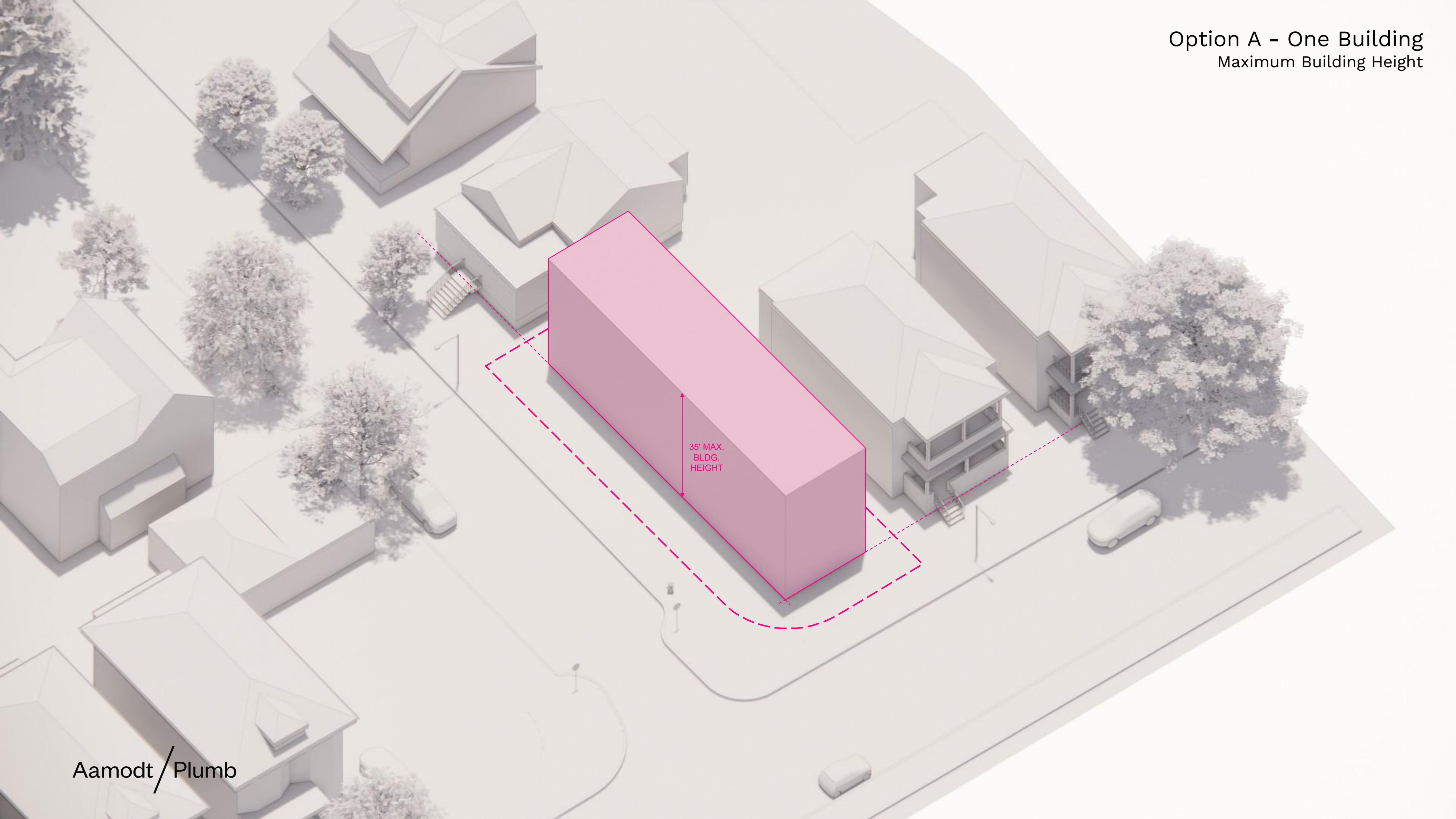


35' MAX.  
BLDG.  
HEIGHT

# Zoning Relief

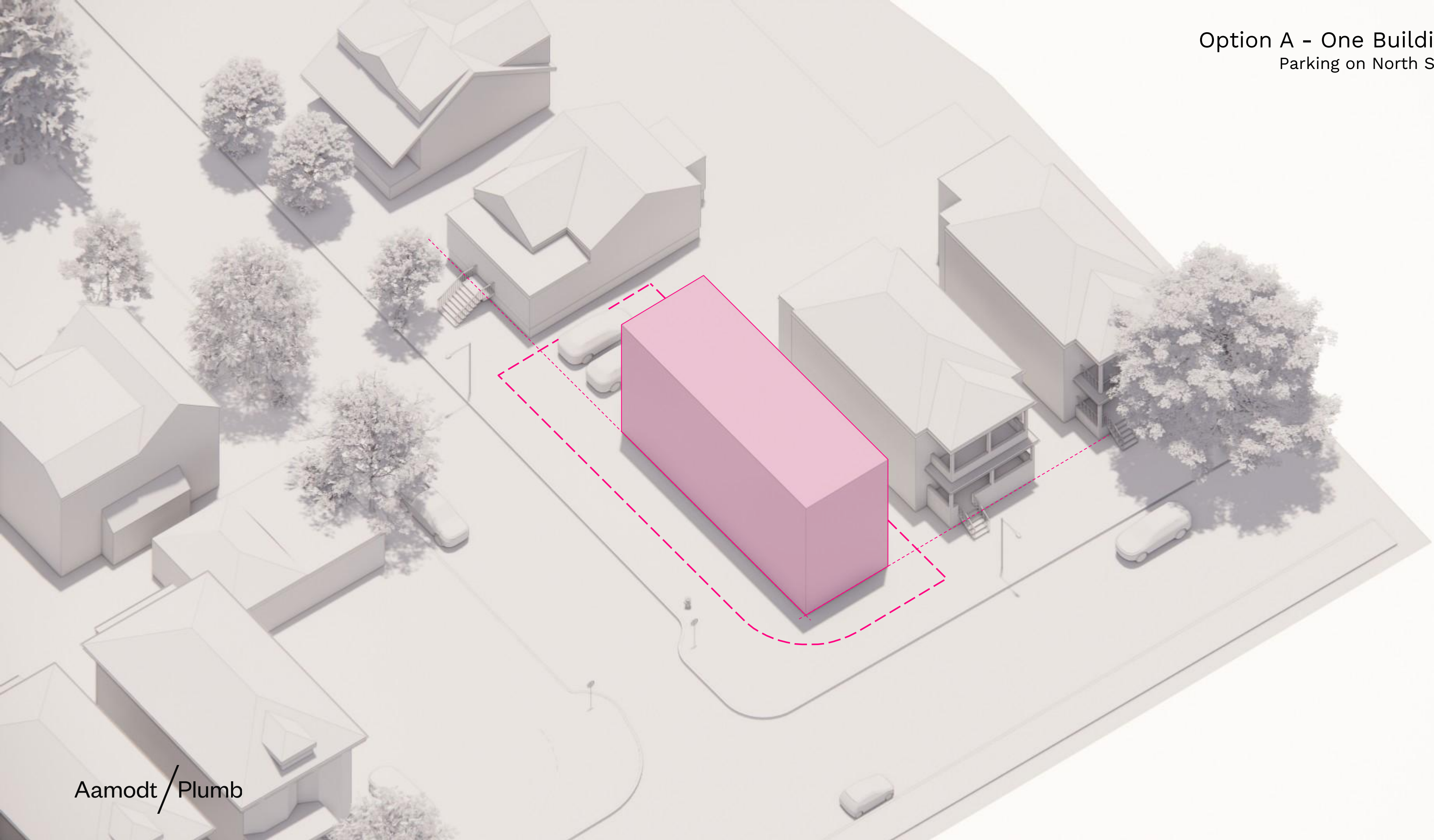
- **We Are Seeking Zoning Relief in Order to Build 2 Dwelling Units**
- **Lot Area per Dwelling Unit**
  - We are asking for 1,957 sf per Dwelling Unit
  - 2,500 sf per Dwelling Unit is allowed as of right
- **Floor to Area Ratio**
  - We are asking for an FAR of 0.95 which is 3,700 gross sf
    - This allows for two 4 bedroom units with 1,450 net sf above grade
  - An FAR of 0.5 which is 1,957 gross sf is allowed as of right
    - This would only be enough for 1 Family sized unit with 1,565 net sf above grade
- **Open Space Proportion**
  - We have more open space than required but need relief on the proportion of some of that space

Option A - One Building  
Maximum Building Height



35' MAX.  
BLDG.  
HEIGHT

Option A - One Building  
Parking on North Side





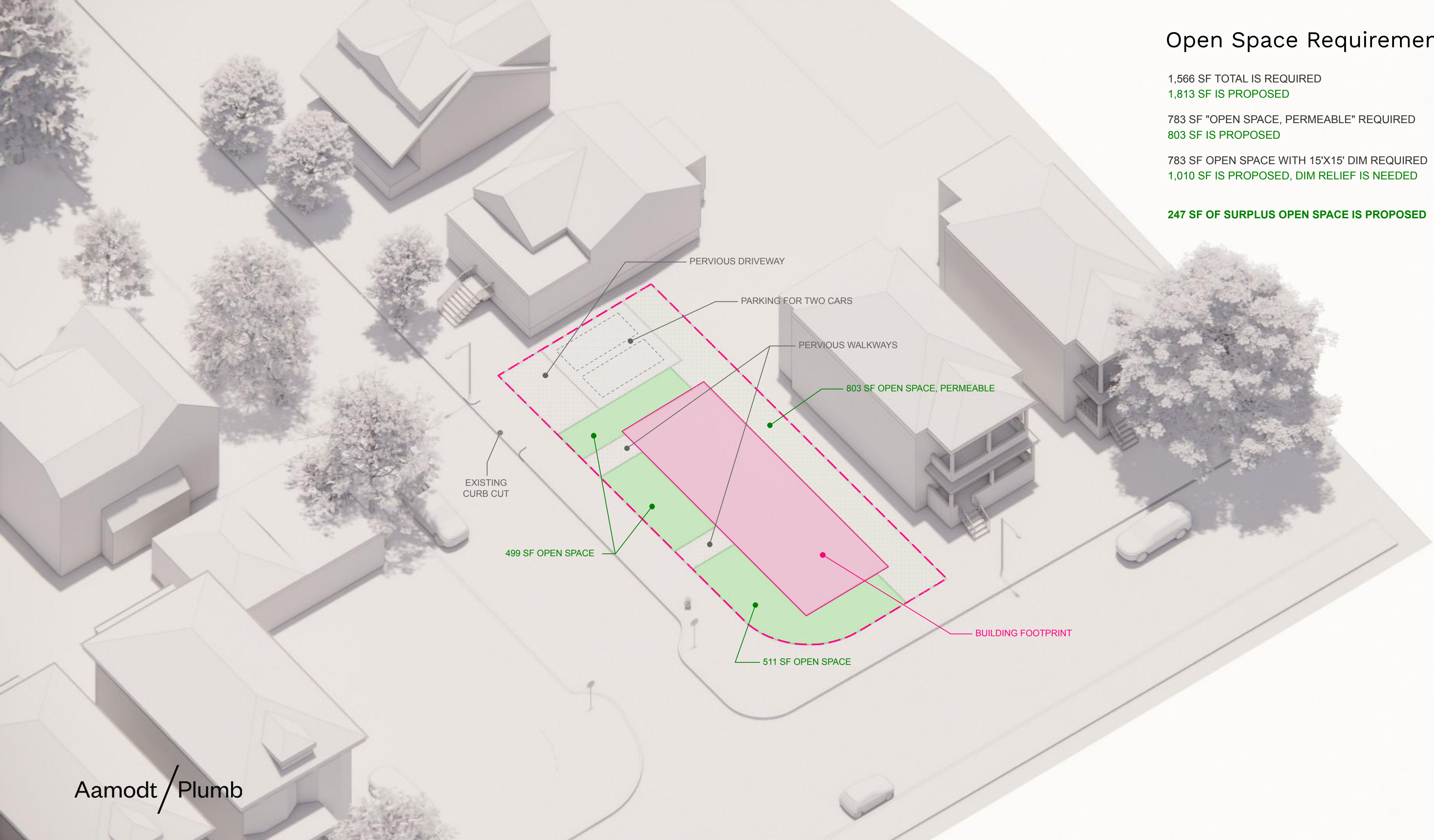
# Open Space Requirements

1,566 SF TOTAL IS REQUIRED  
1,813 SF IS PROPOSED

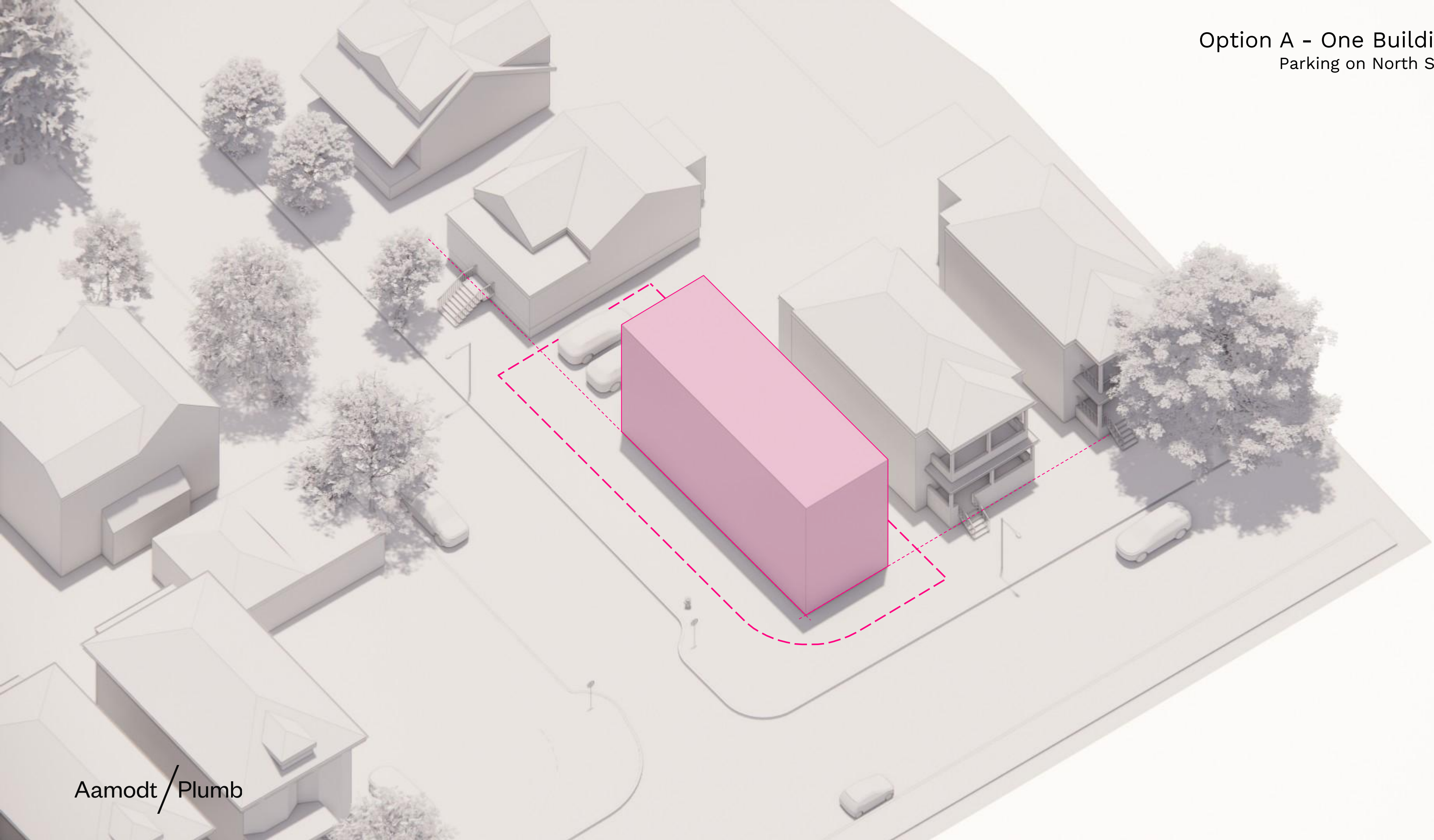
783 SF "OPEN SPACE, PERMEABLE" REQUIRED  
803 SF IS PROPOSED

783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED  
1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

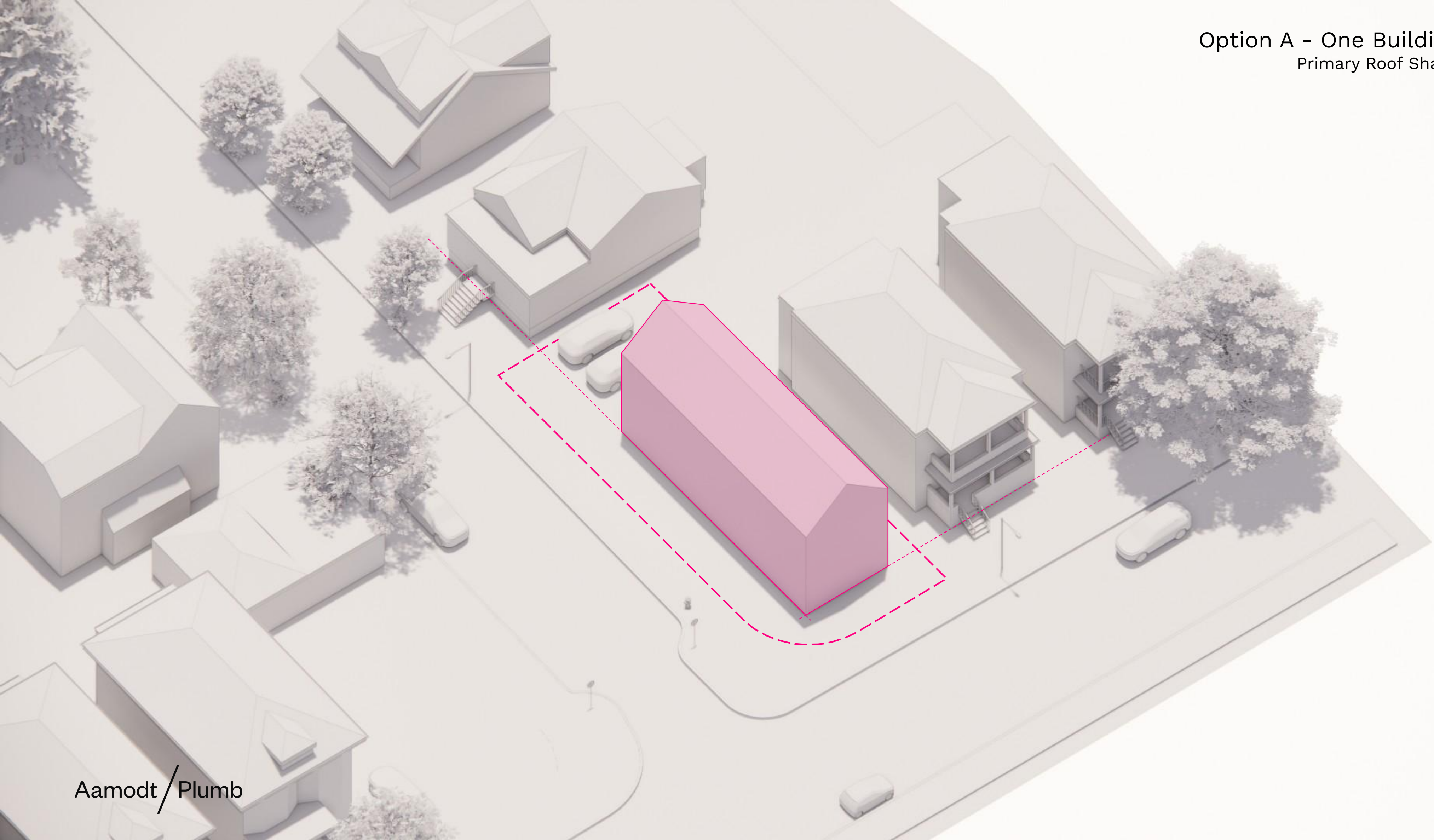
**247 SF OF SURPLUS OPEN SPACE IS PROPOSED**



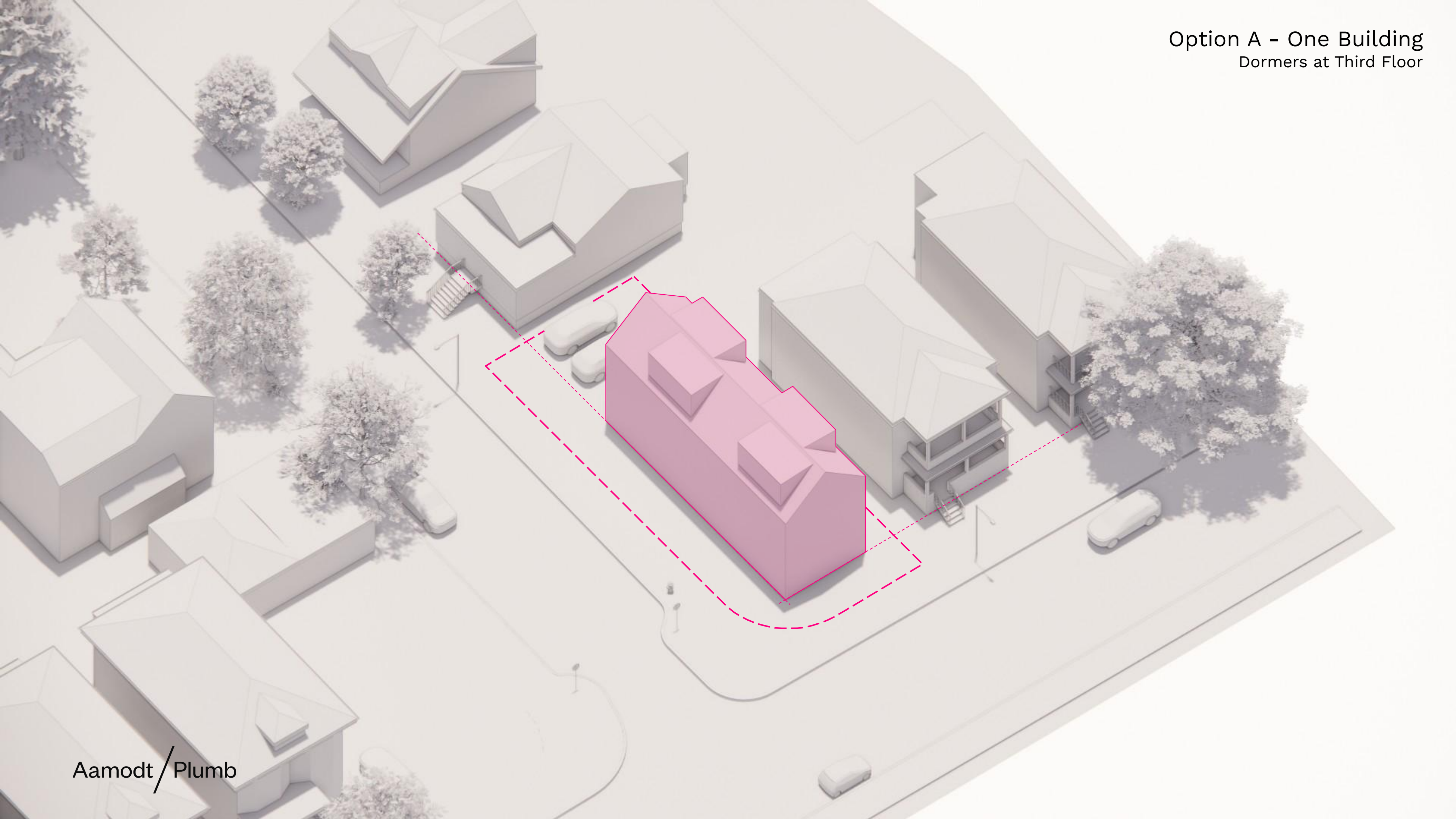
Option A - One Building  
Parking on North Side



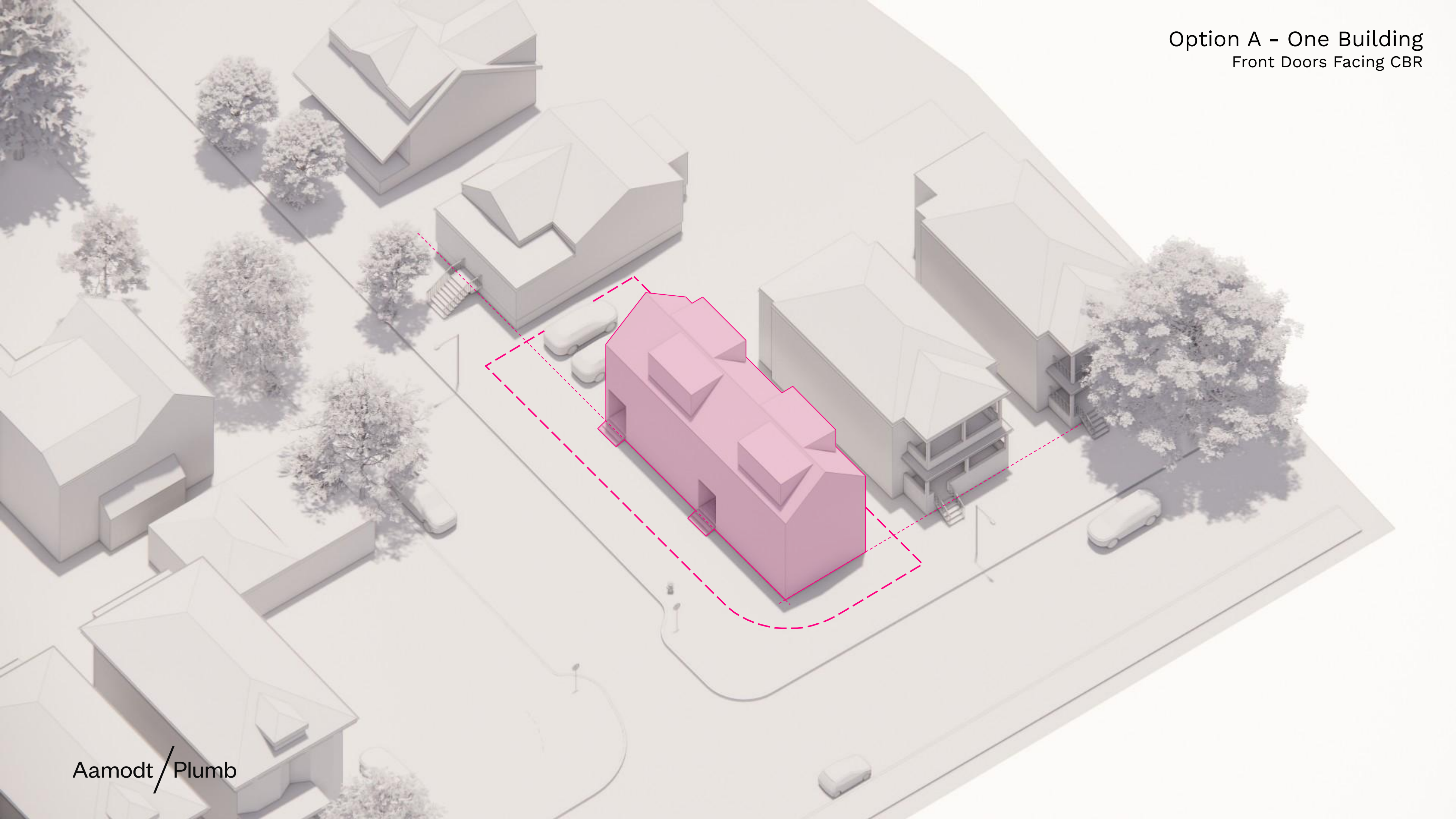
Option A - One Building  
Primary Roof Shape



Option A - One Building  
Dormers at Third Floor



Option A - One Building  
Front Doors Facing CBR



Option A - One Building  
View from CBR towards Concord Ave



Option A - One Building  
View from Concord Ave towards CBR

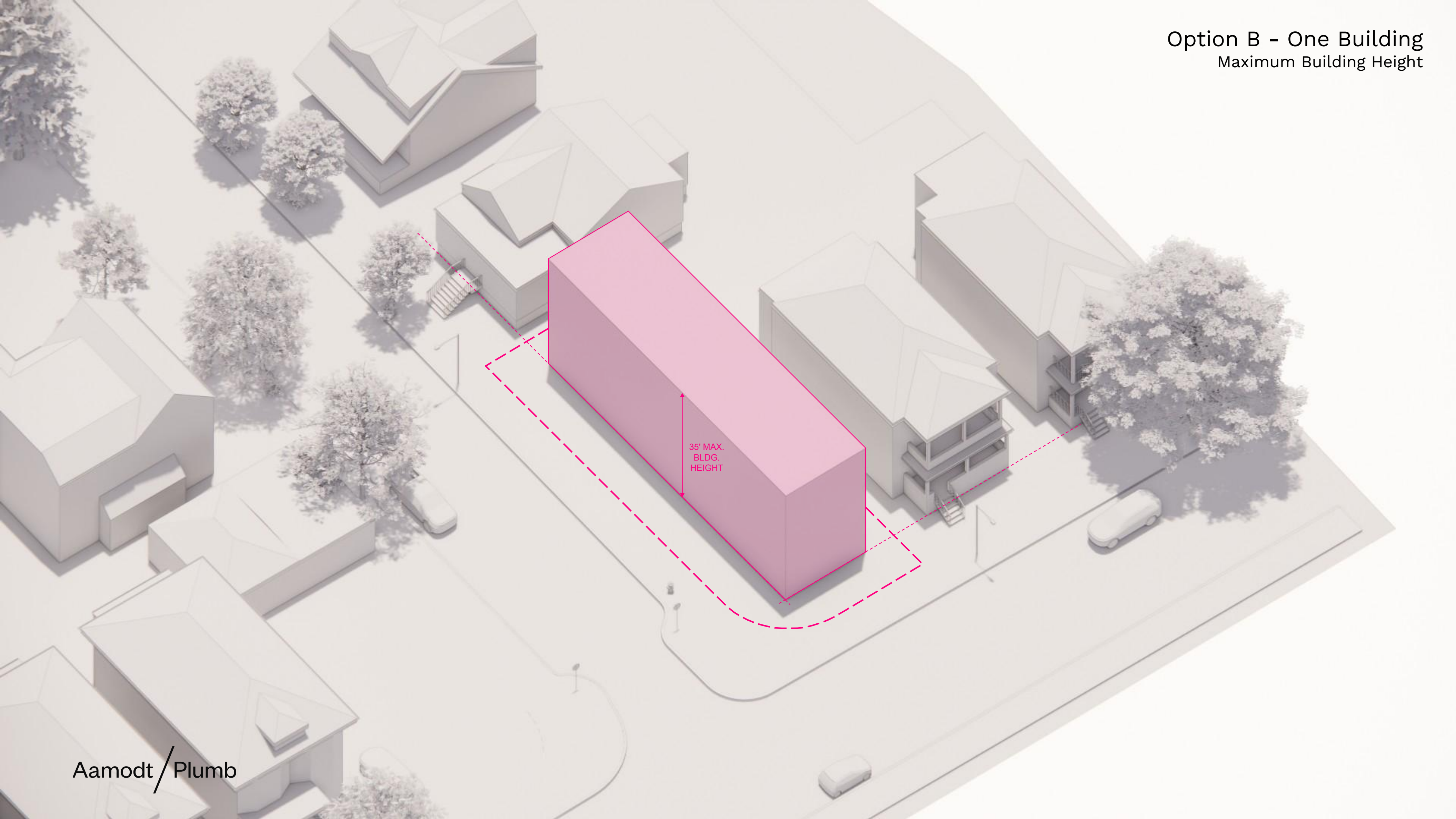


Option A - One Building  
View from Concord Ave looking West



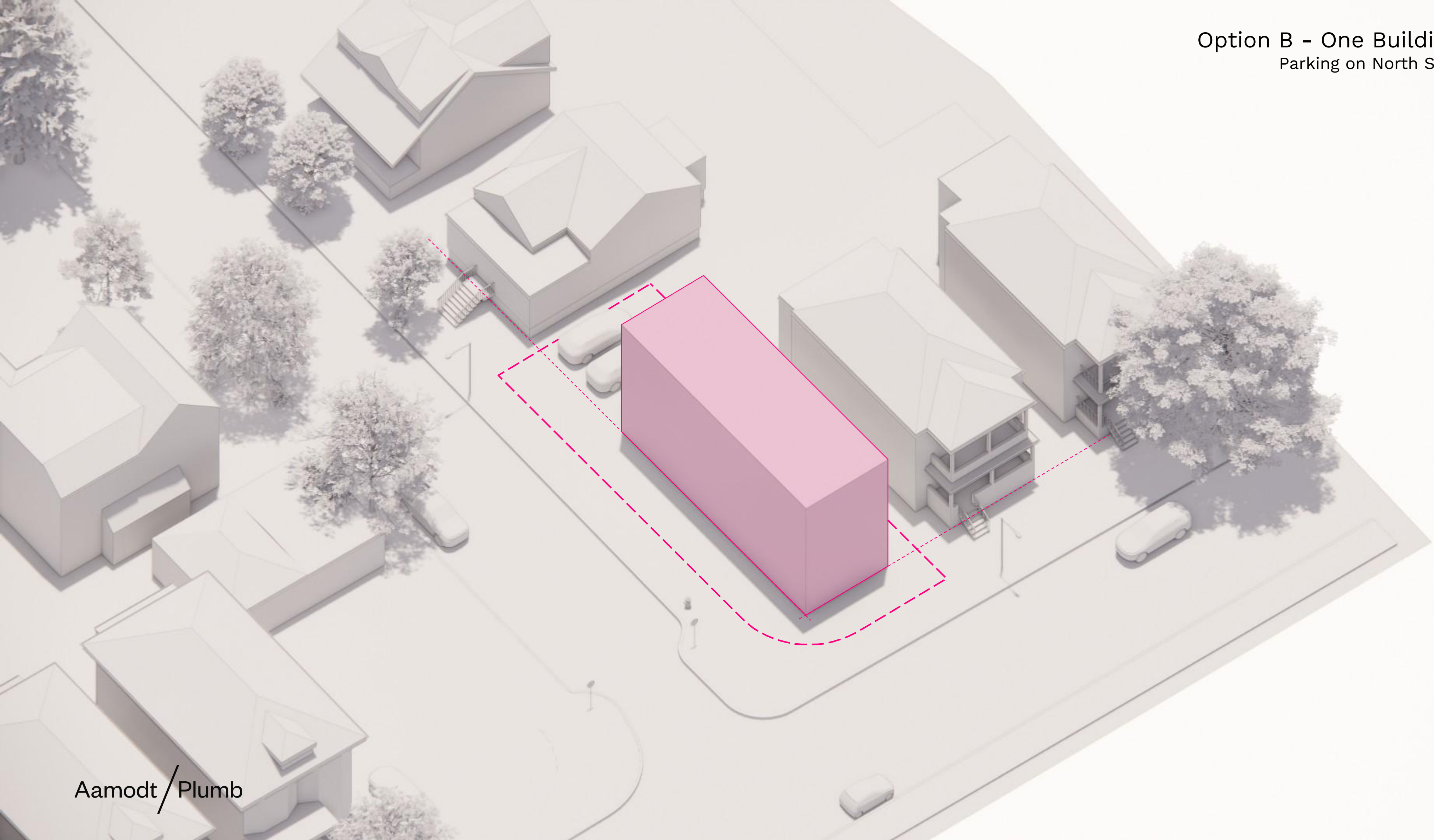


Option B - One Building  
Maximum Building Height

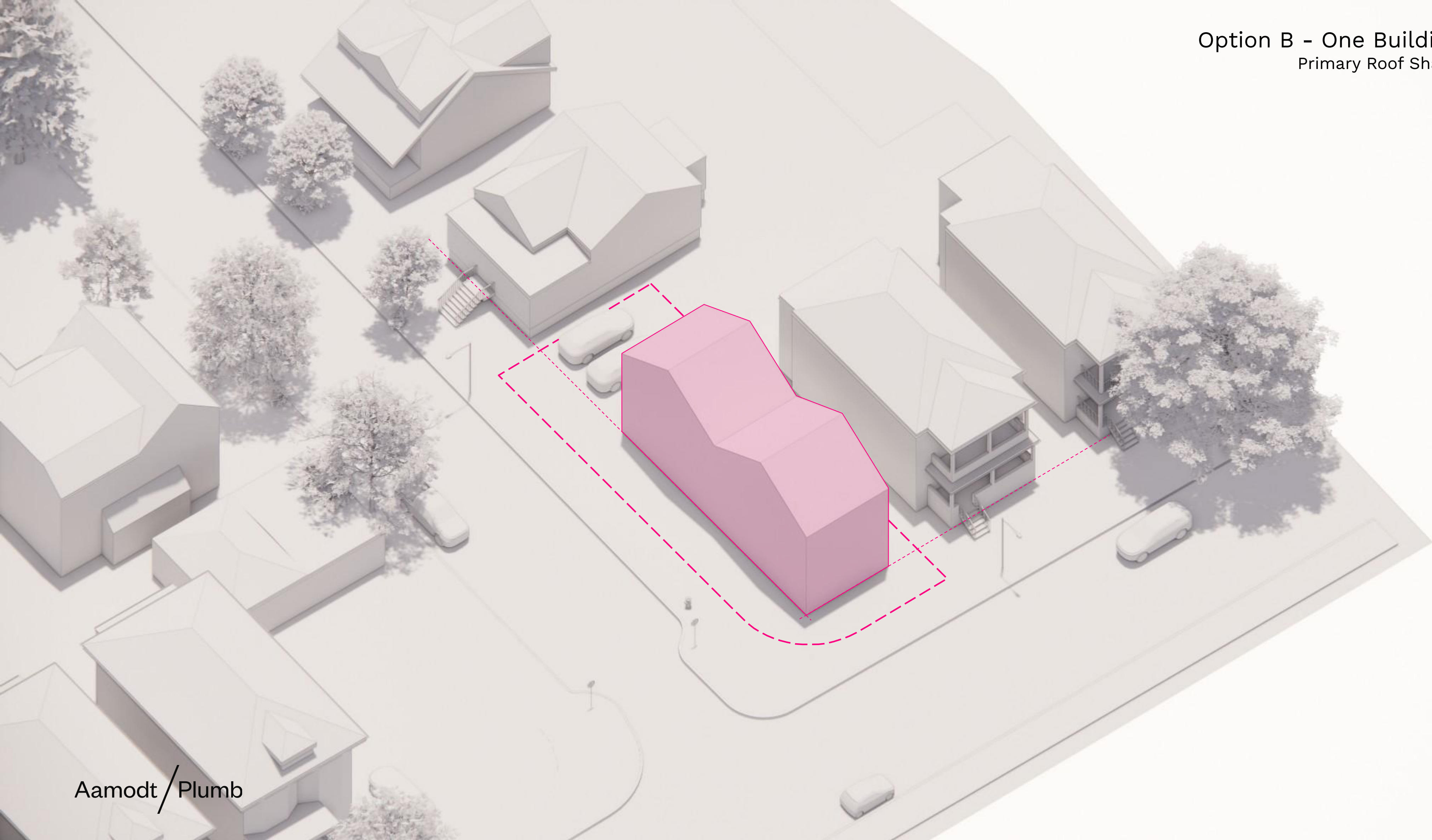


35' MAX.  
BLDG.  
HEIGHT

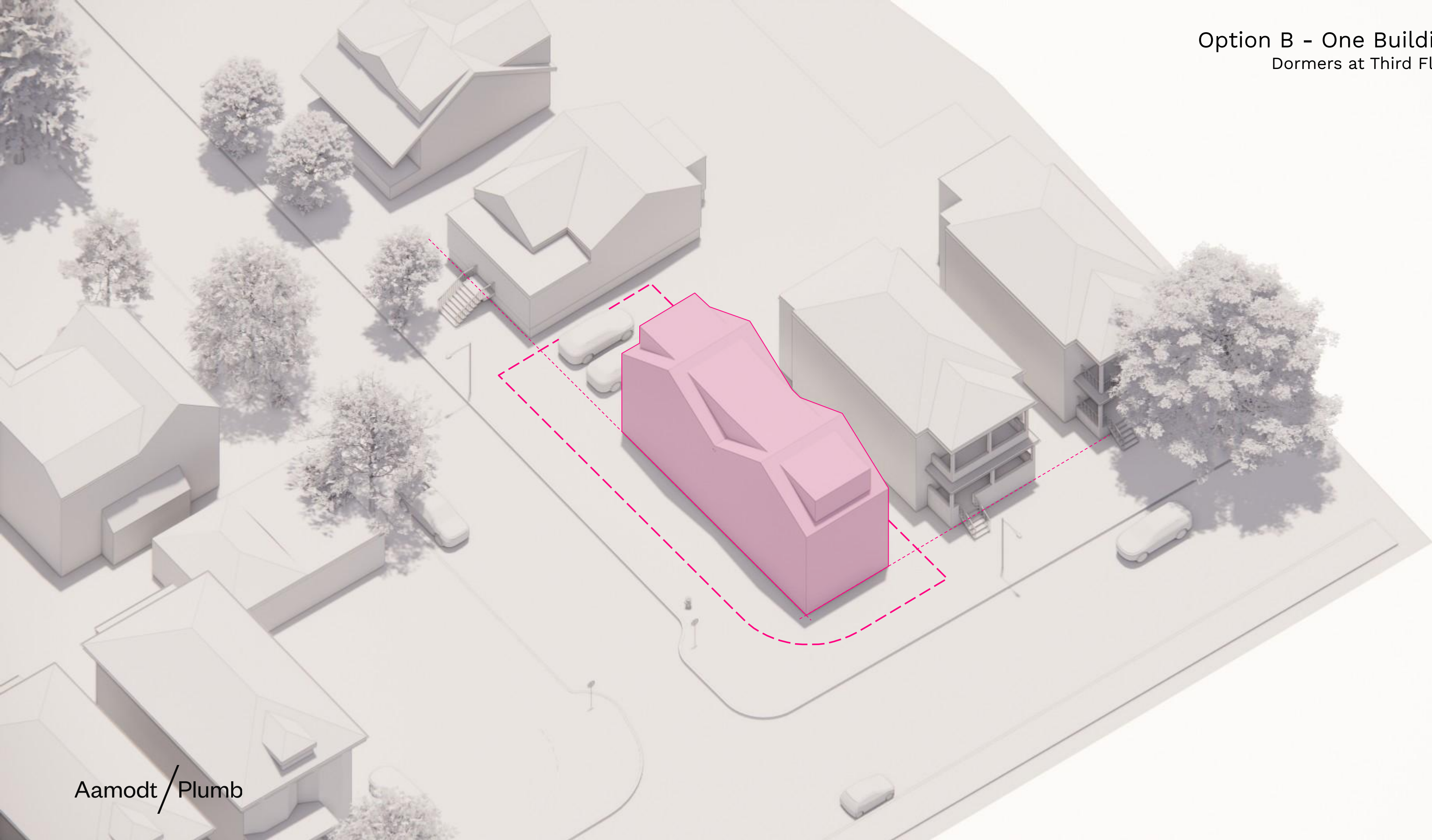
Option B - One Building  
Parking on North Side



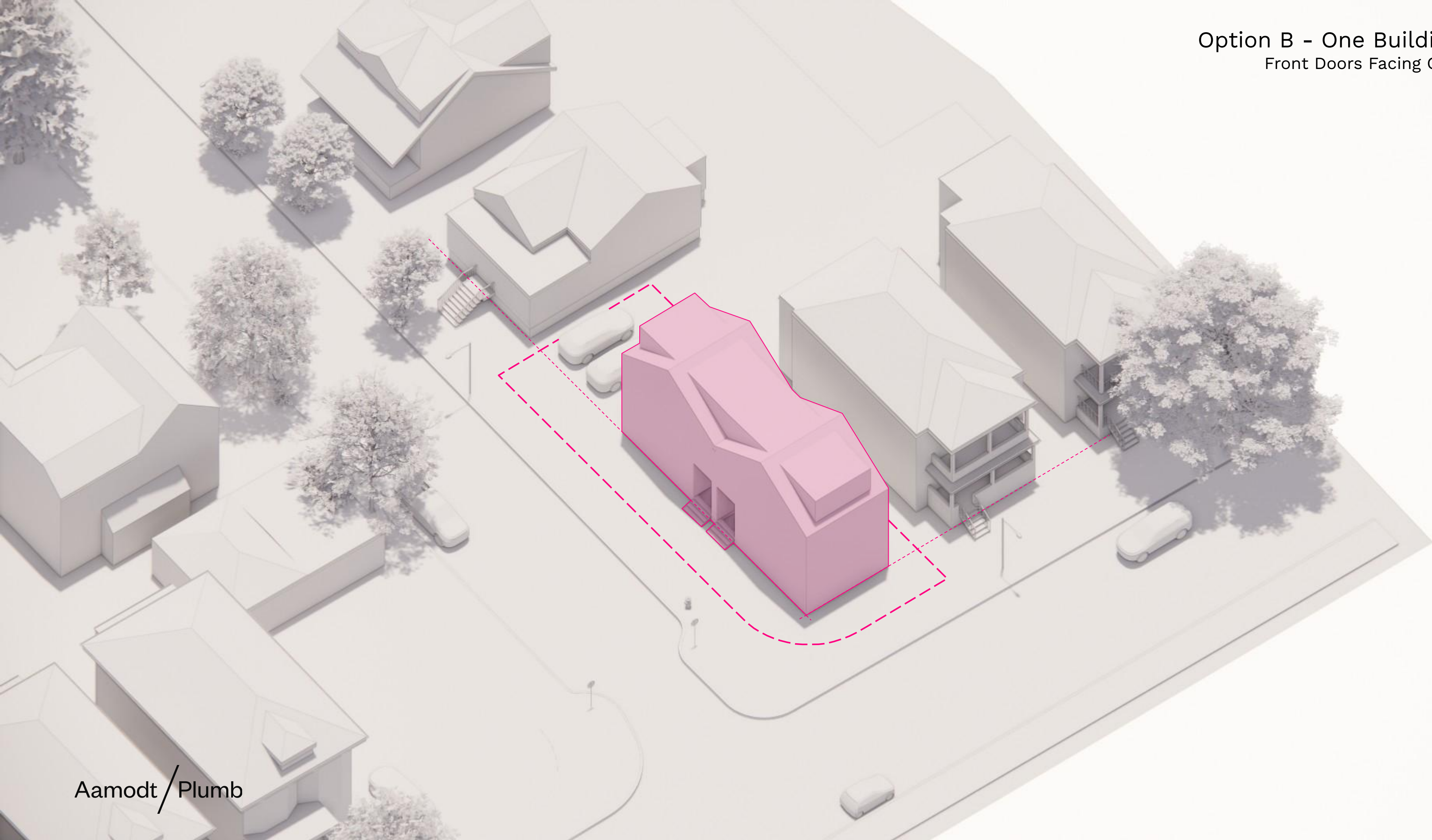
Option B - One Building  
Primary Roof Shape



Option B - One Building  
Dormers at Third Floor



Option B - One Building  
Front Doors Facing CBR



Option B - One Building  
View from CBR towards Concord Ave



Option B - One Building  
View from Concord Ave towards CBR

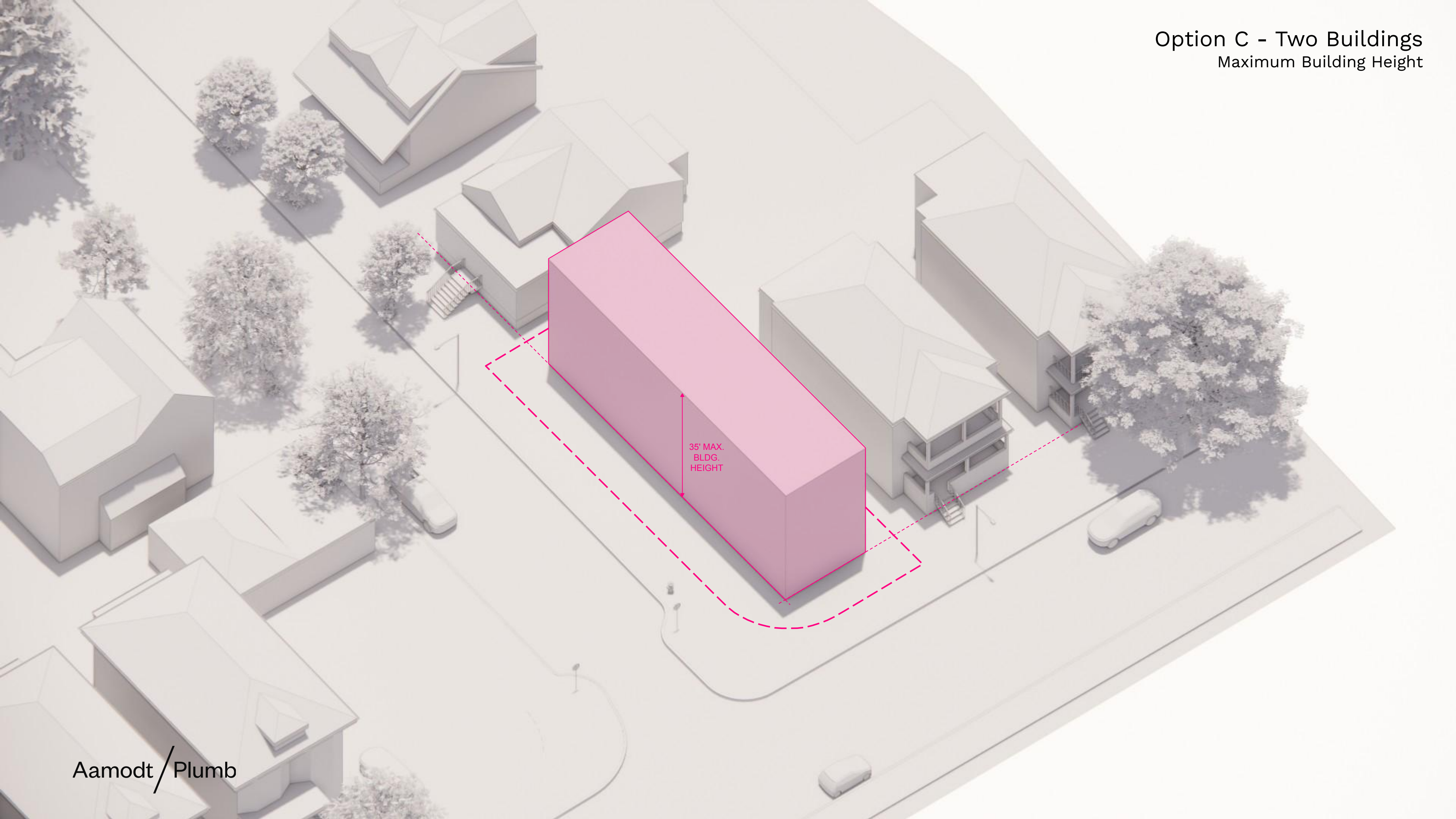


Option B - One Building  
View from Concord Ave looking West



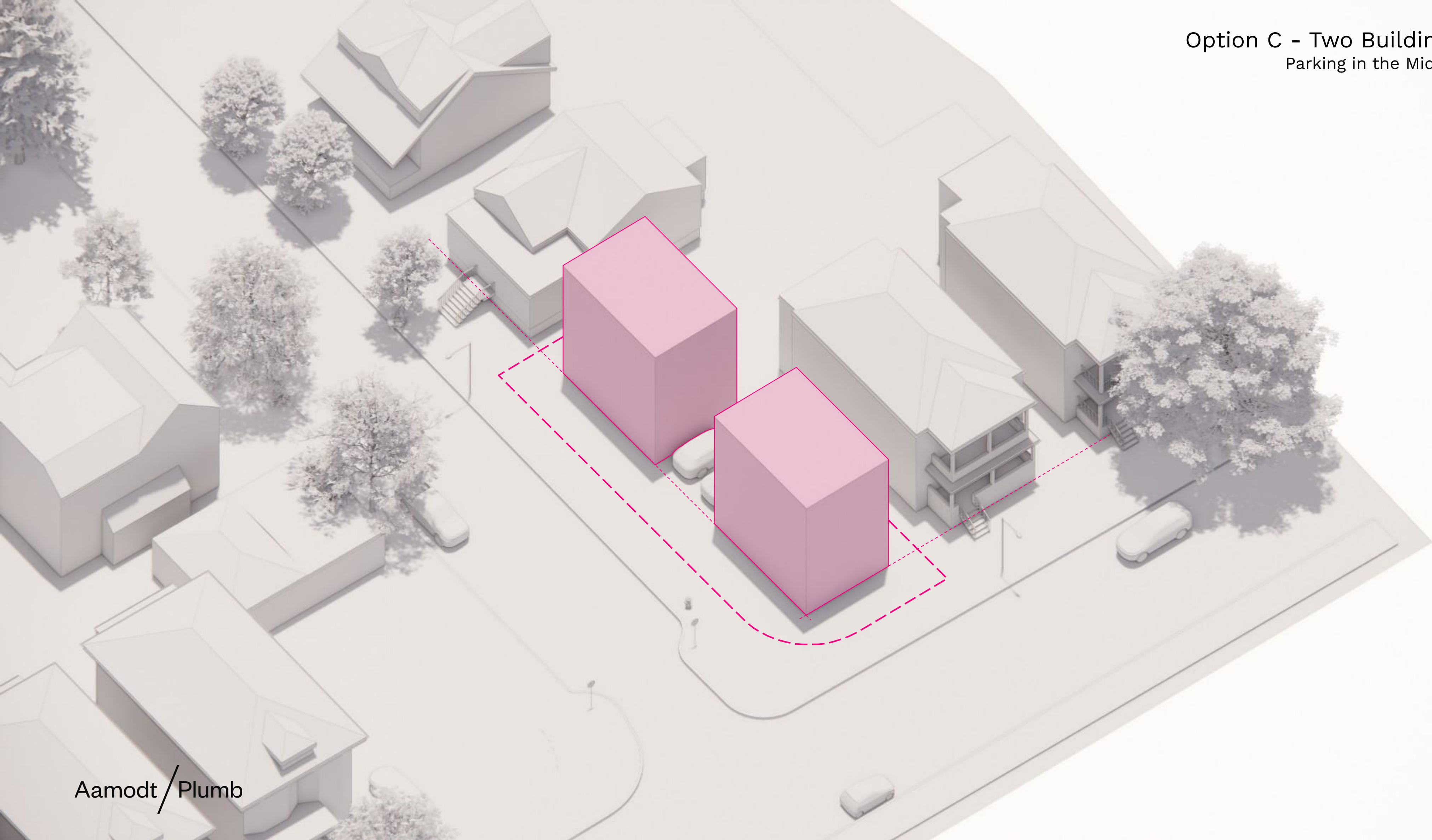


Option C - Two Buildings  
Maximum Building Height



35' MAX.  
BLDG.  
HEIGHT

Option C - Two Buildings  
Parking in the Middle



# Open Space Requirements

1,566 SF TOTAL IS REQUIRED

1,813 SF IS PROPOSED

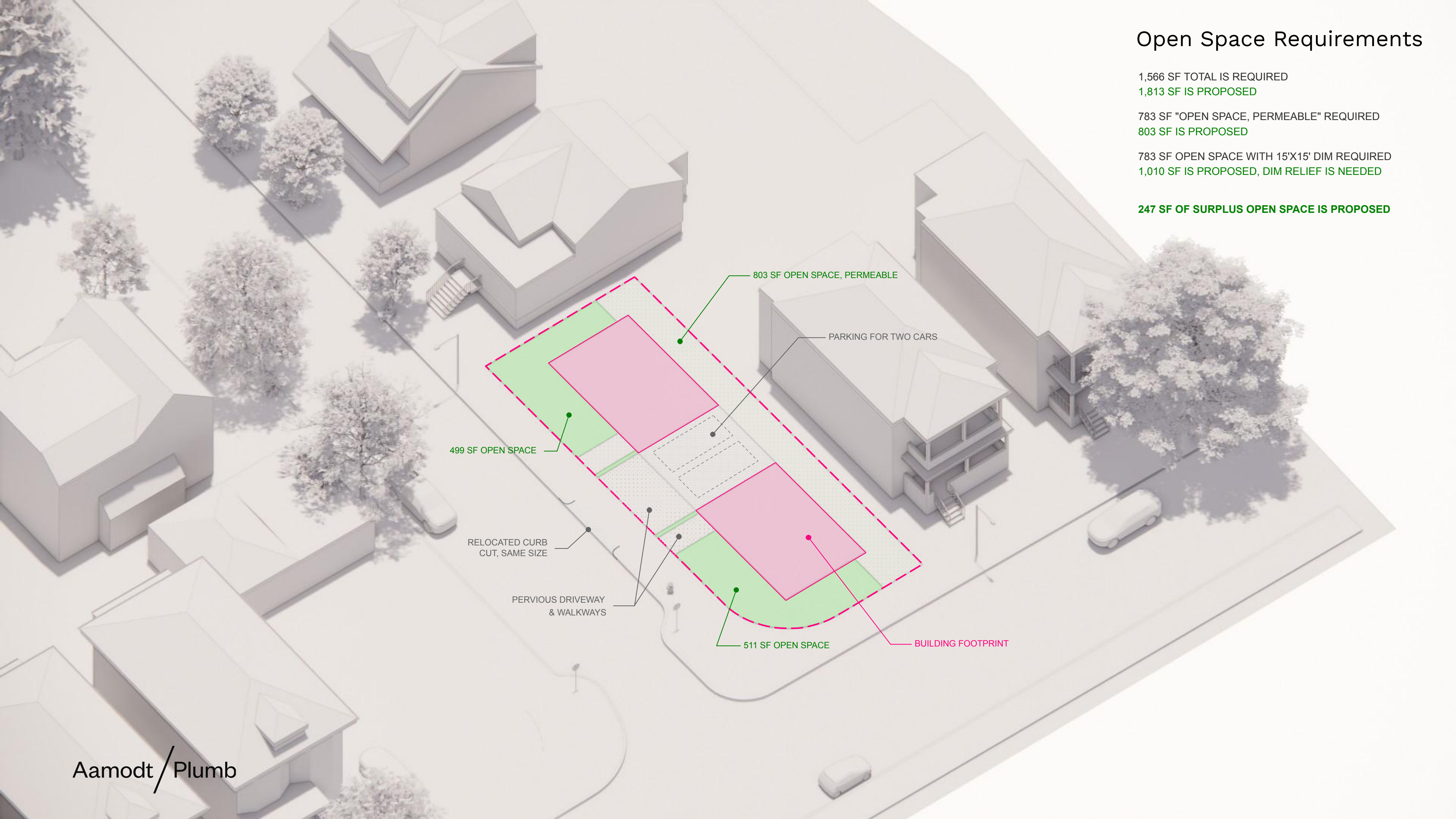
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803 SF IS PROPOSED

783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED

1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

247 SF OF SURPLUS OPEN SPACE IS PROPOSED



499 SF OPEN SPACE

803 SF OPEN SPACE, PERMEABLE

PARKING FOR TWO CARS

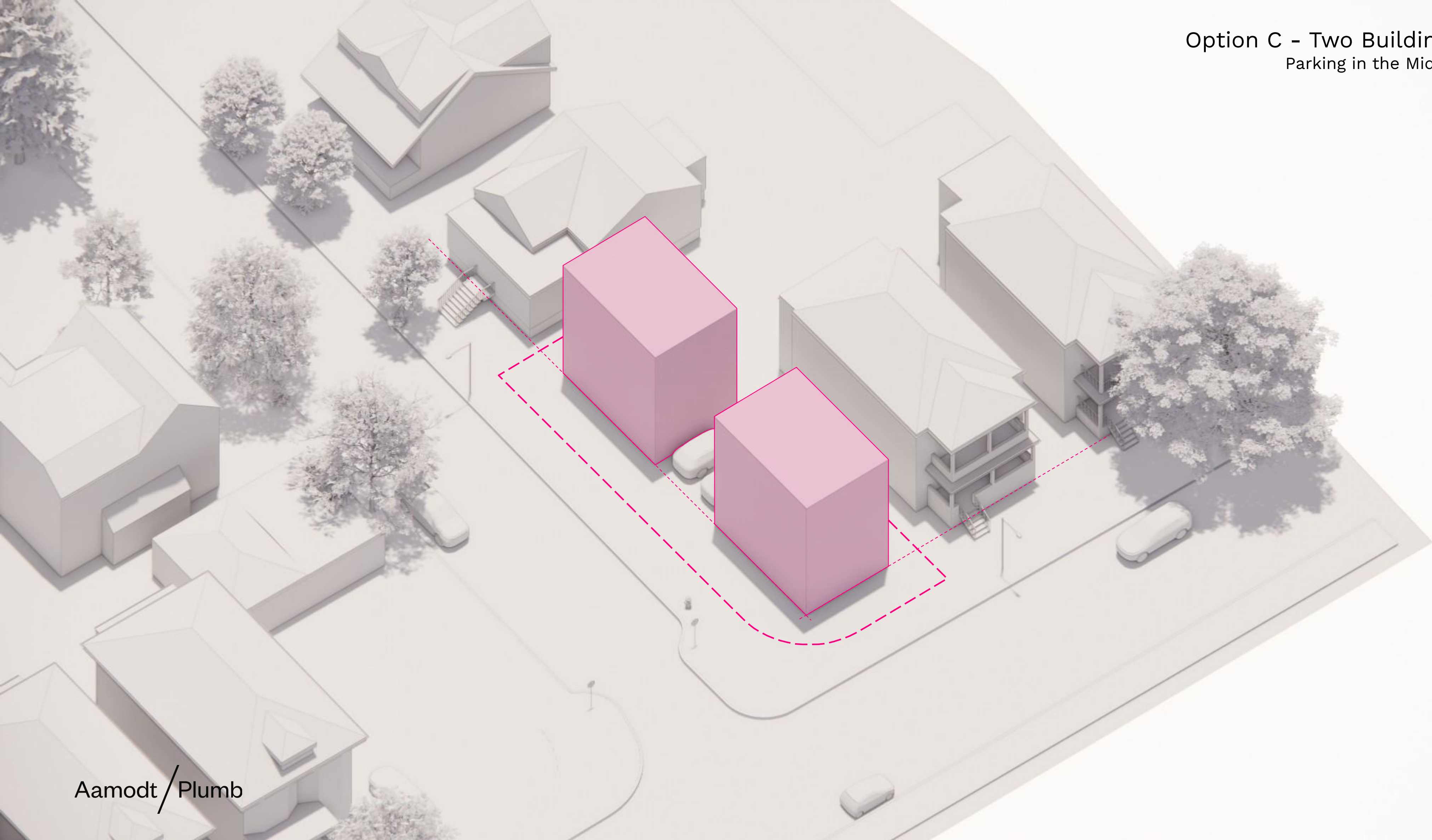
RELOCATED CURB CUT,  
CUT, SAME SIZE

PERVIOUS DRIVEWAY  
& WALKWAYS

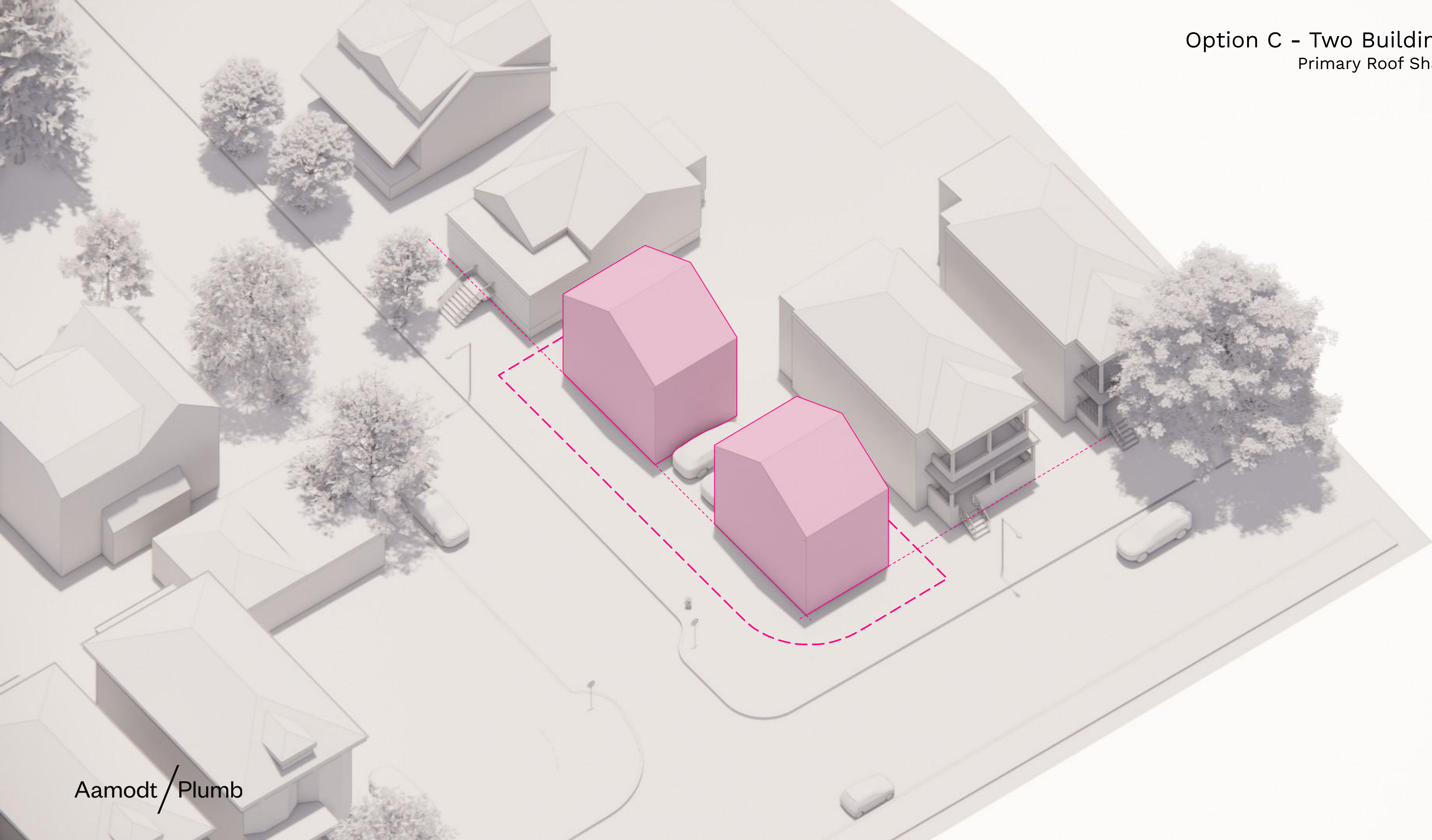
511 SF OPEN SPACE

BUILDING FOOTPRINT

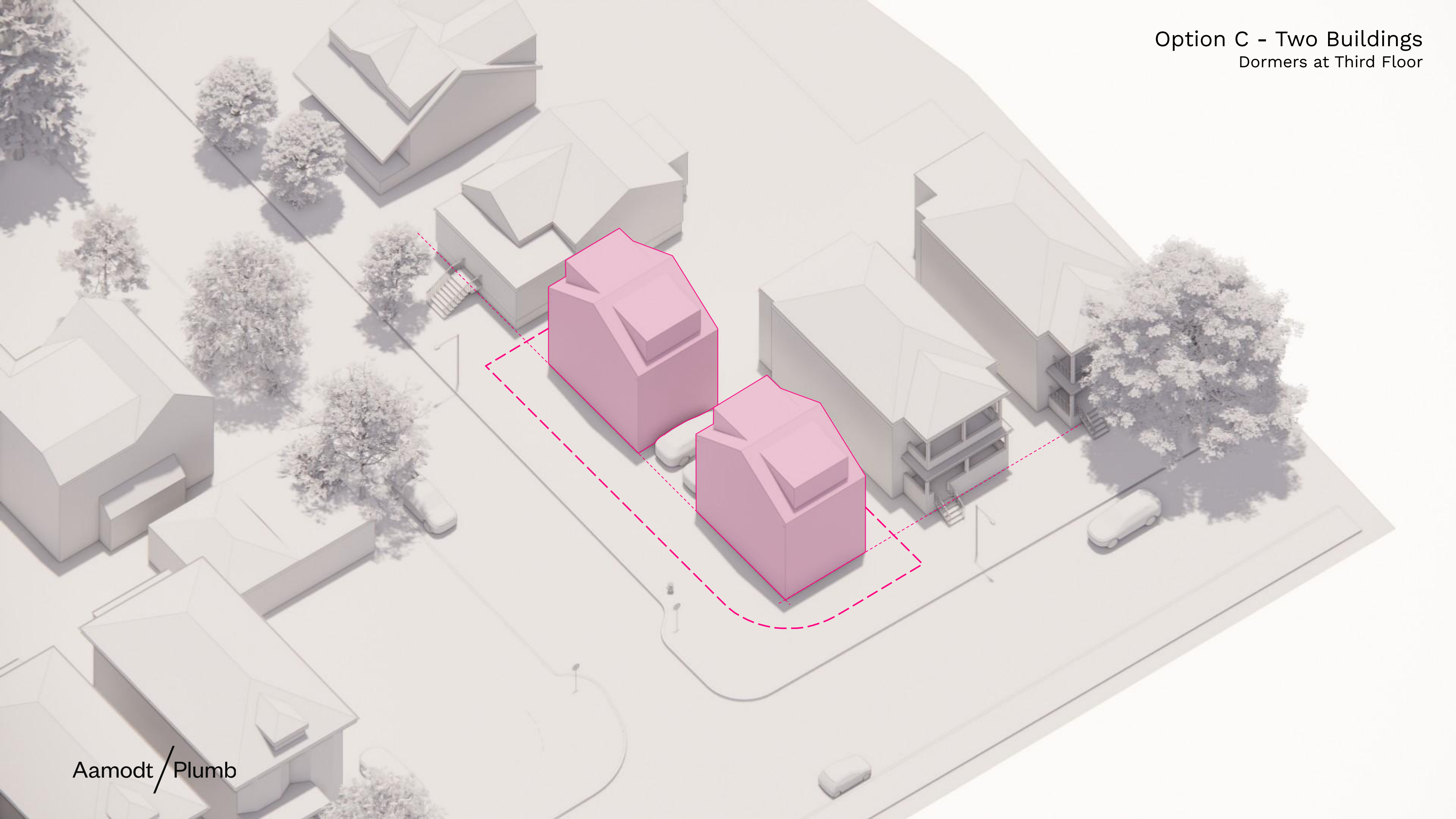
Option C - Two Buildings  
Parking in the Middle



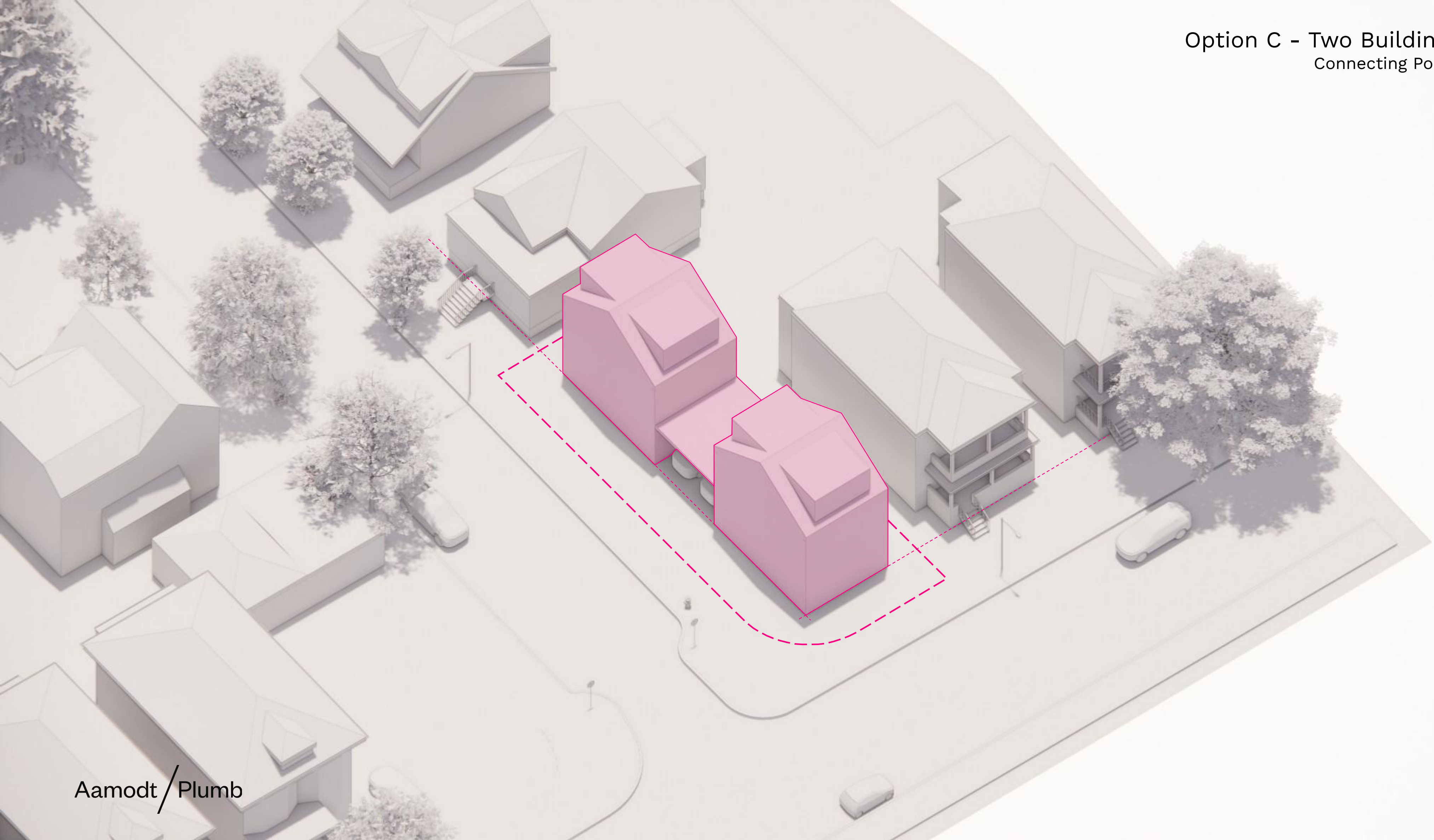
Option C - Two Buildings  
Primary Roof Shape



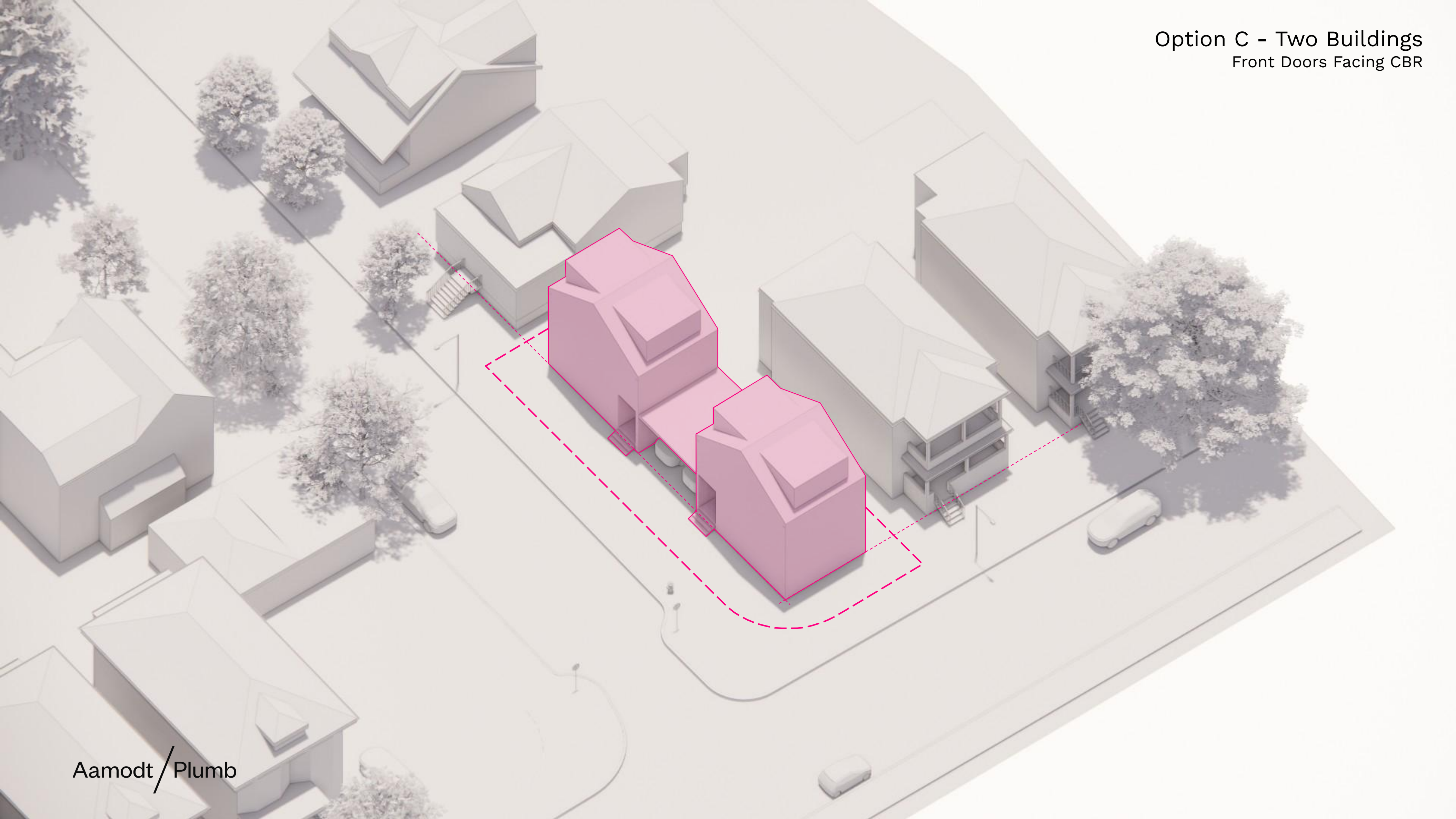
Option C - Two Buildings  
Dormers at Third Floor



Option C - Two Buildings  
Connecting Porch



Option C - Two Buildings  
Front Doors Facing CBR





Option C - Two Buildings  
View from CBR towards Concord Ave



Option C - Two Buildings  
View from Concord Ave towards CBR



Option C - Two Buildings  
View from Concord Ave looking West



**Please support us in creating two new housing units that are good, clean and fair.**

**We welcome your questions and comments. Please reach out to [andrew@aamodtplumb.com](mailto:andrew@aamodtplumb.com)**

December 13, 2022  
Community Meeting 3 via Zoom

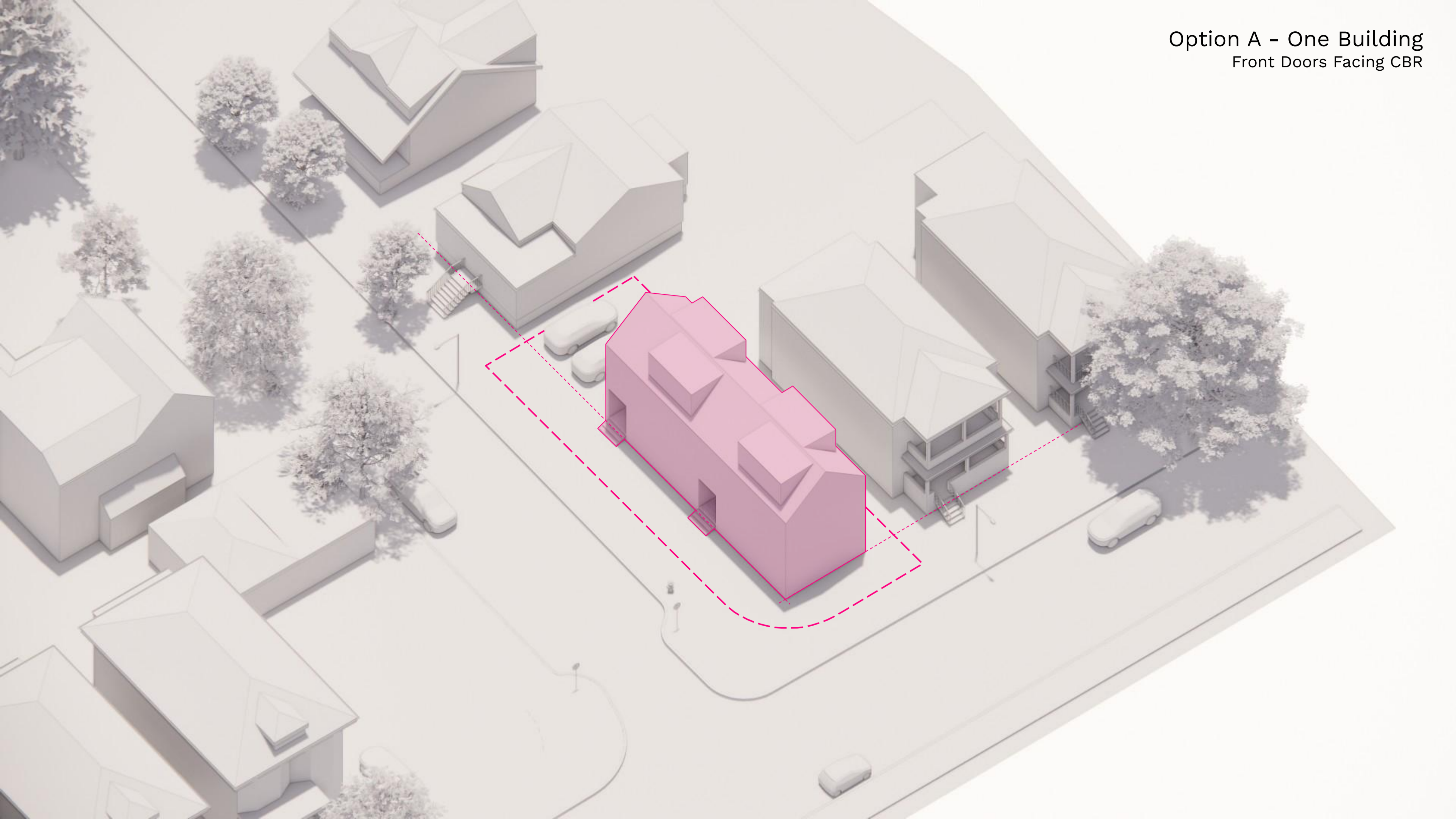
# 401 Concord Avenue



# Agenda for Tonight

- Shadow Studies
- Design Updates
- Zoning Relief - Updates
- Timeline

Option A - One Building  
Front Doors Facing CBR





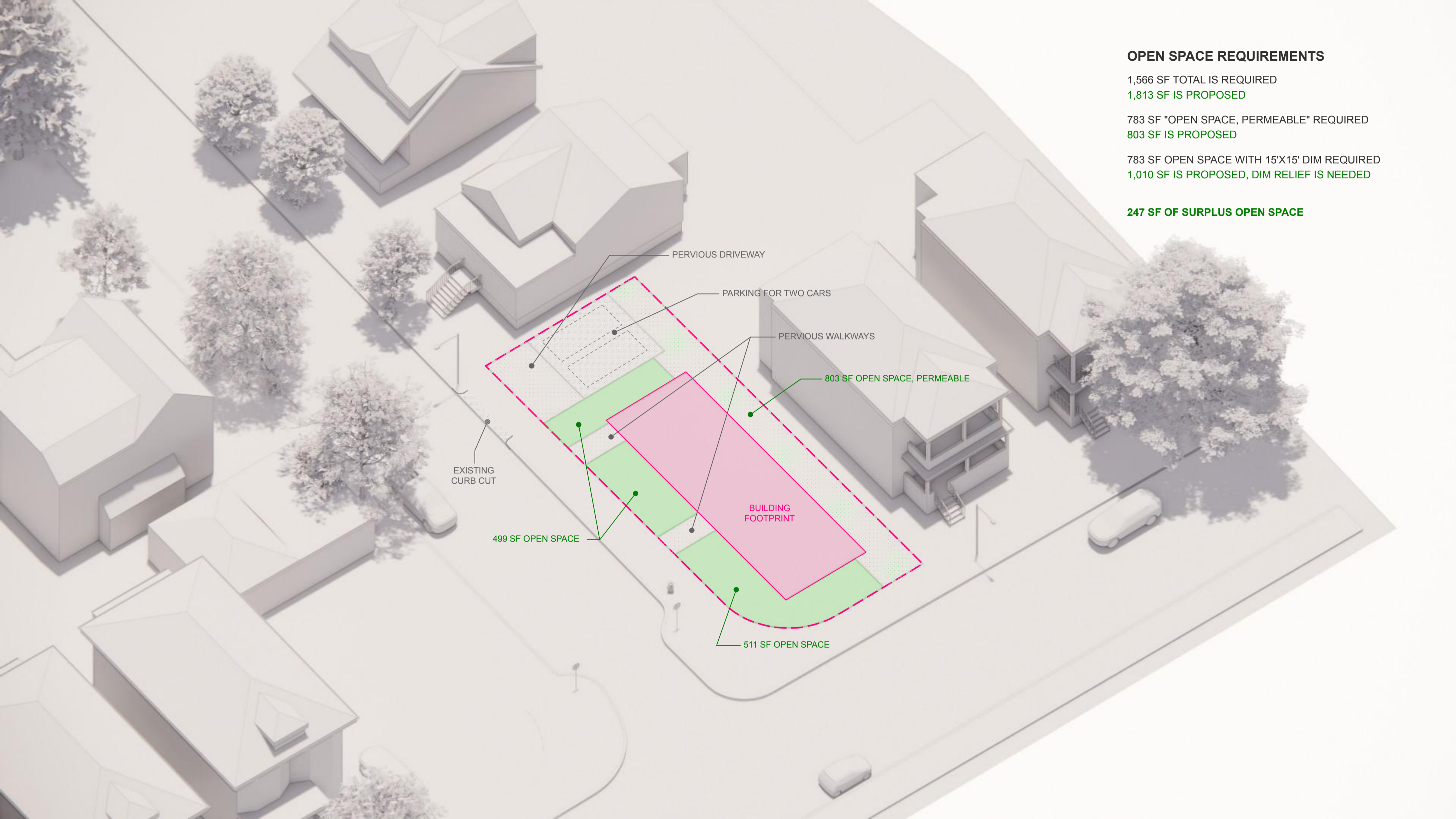
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**247 SF OF SURPLUS OPEN SPACE**



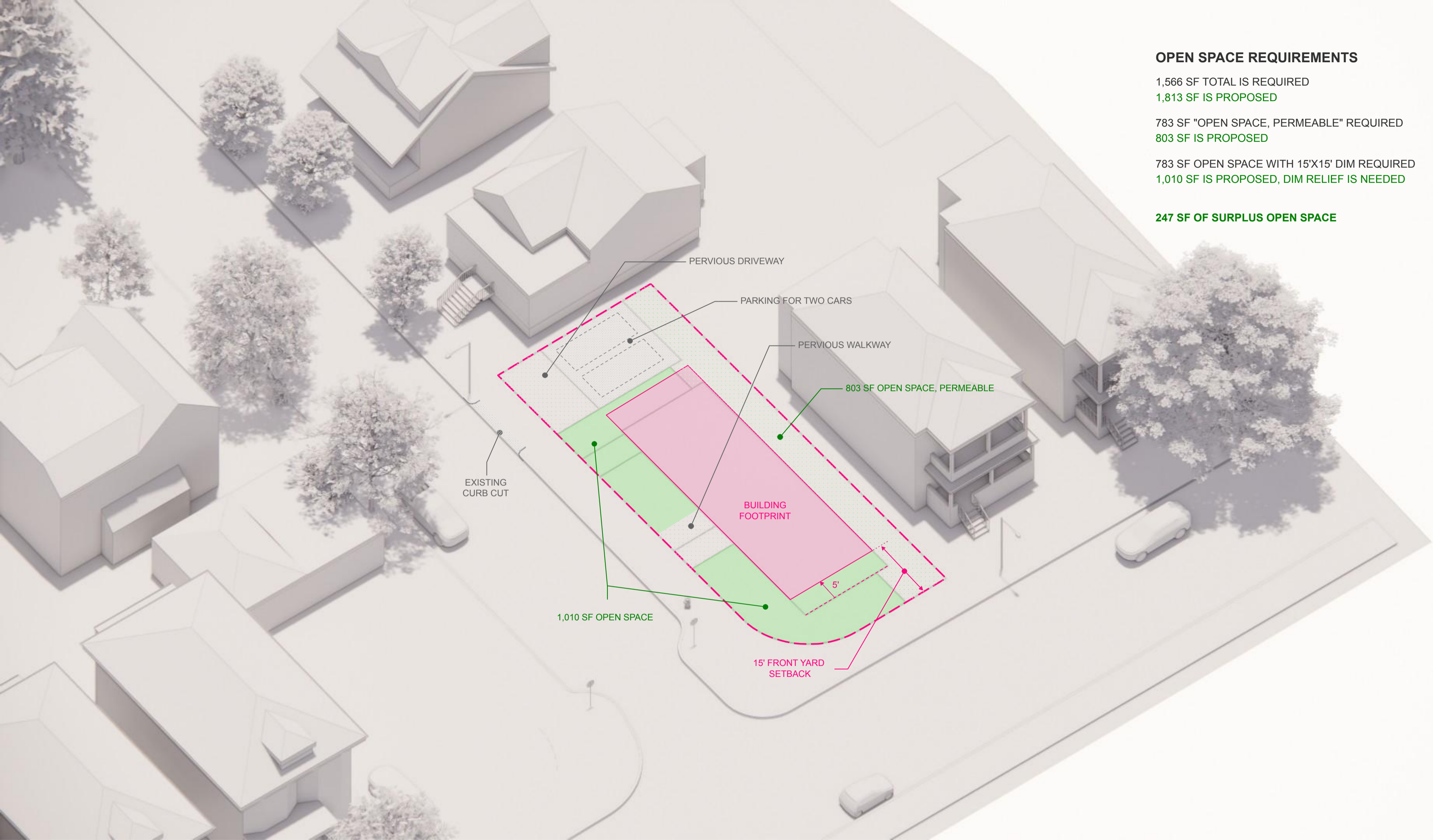
**OPEN SPACE REQUIREMENTS**

1,566 SF TOTAL IS REQUIRED  
1,813 SF IS PROPOSED

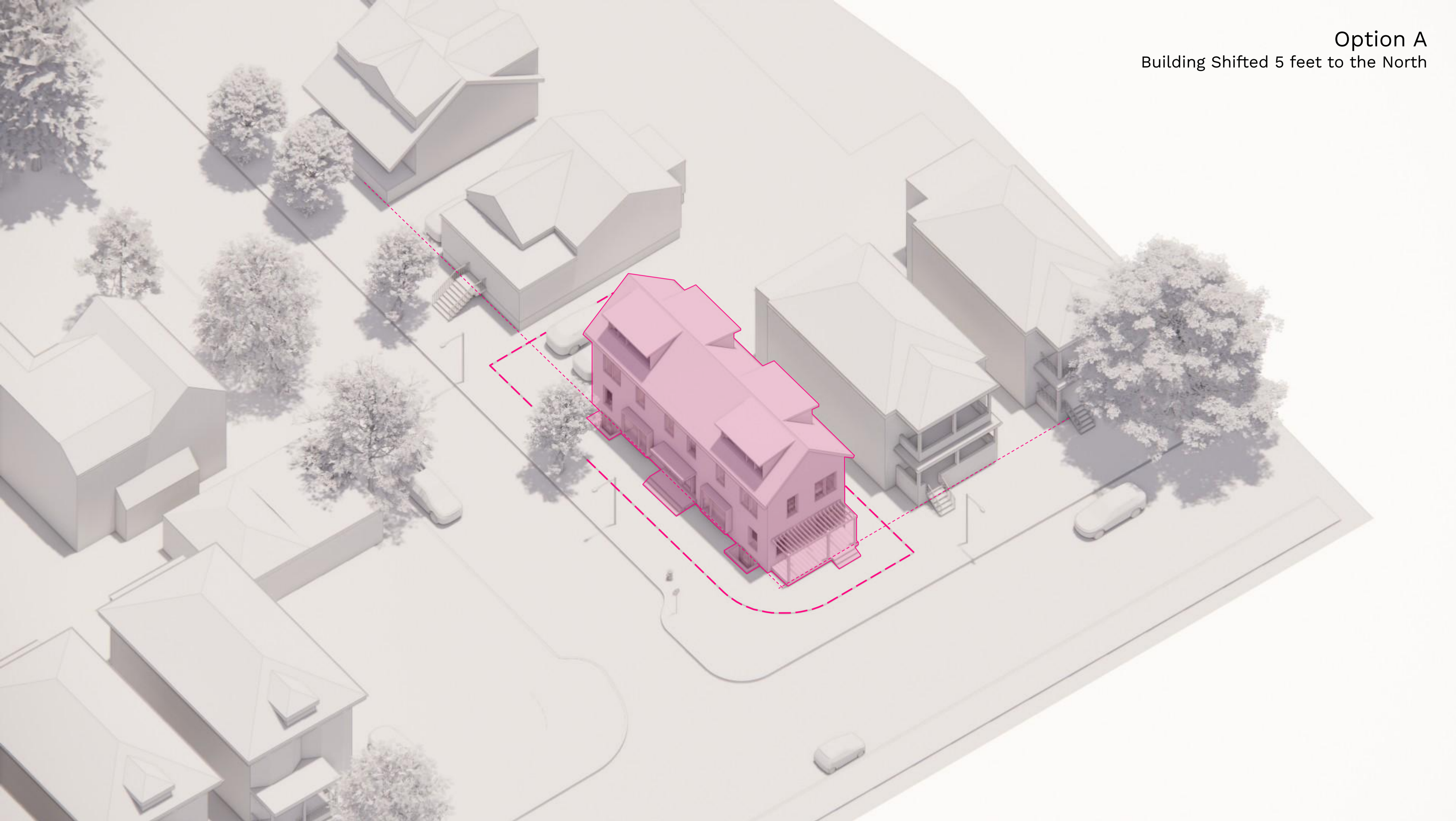
783 SF "OPEN SPACE, PERMEABLE" REQUIRED  
803 SF IS PROPOSED

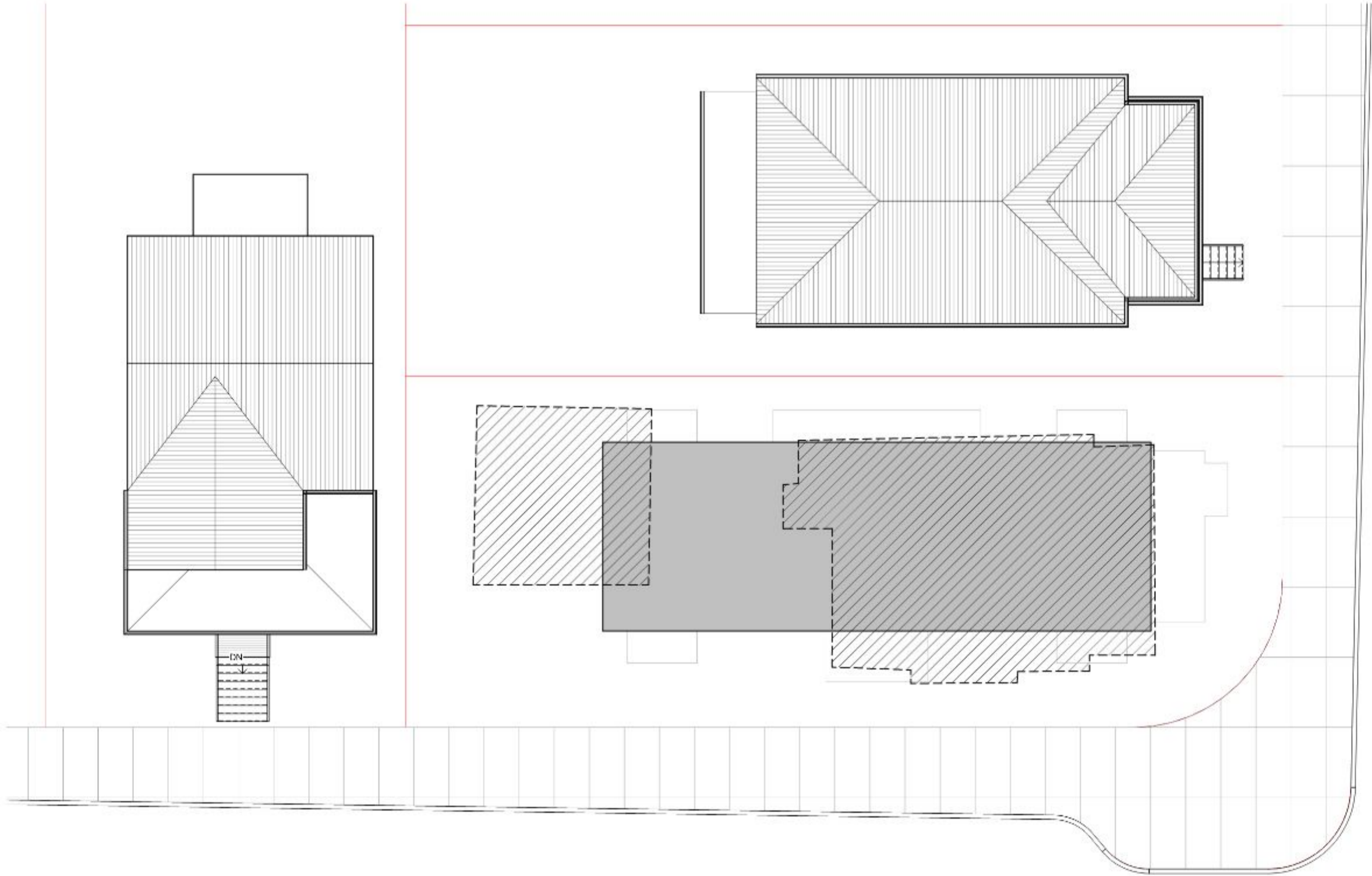
783 SF OPEN SPACE WITH 15'X15' DIM REQUIRED  
1,010 SF IS PROPOSED, DIM RELIEF IS NEEDED

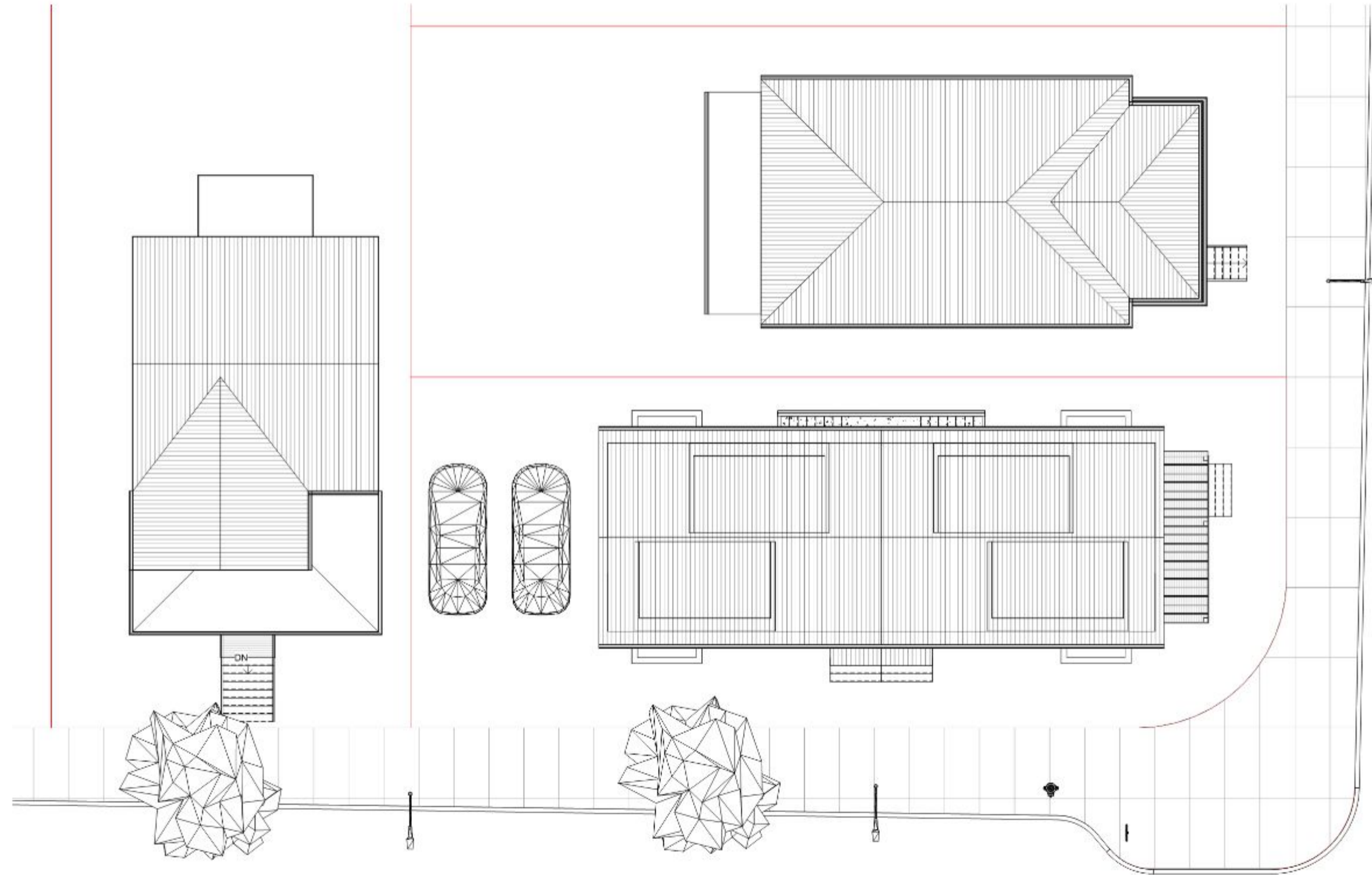
**247 SF OF SURPLUS OPEN SPACE**



Option A  
Building Shifted 5 feet to the North















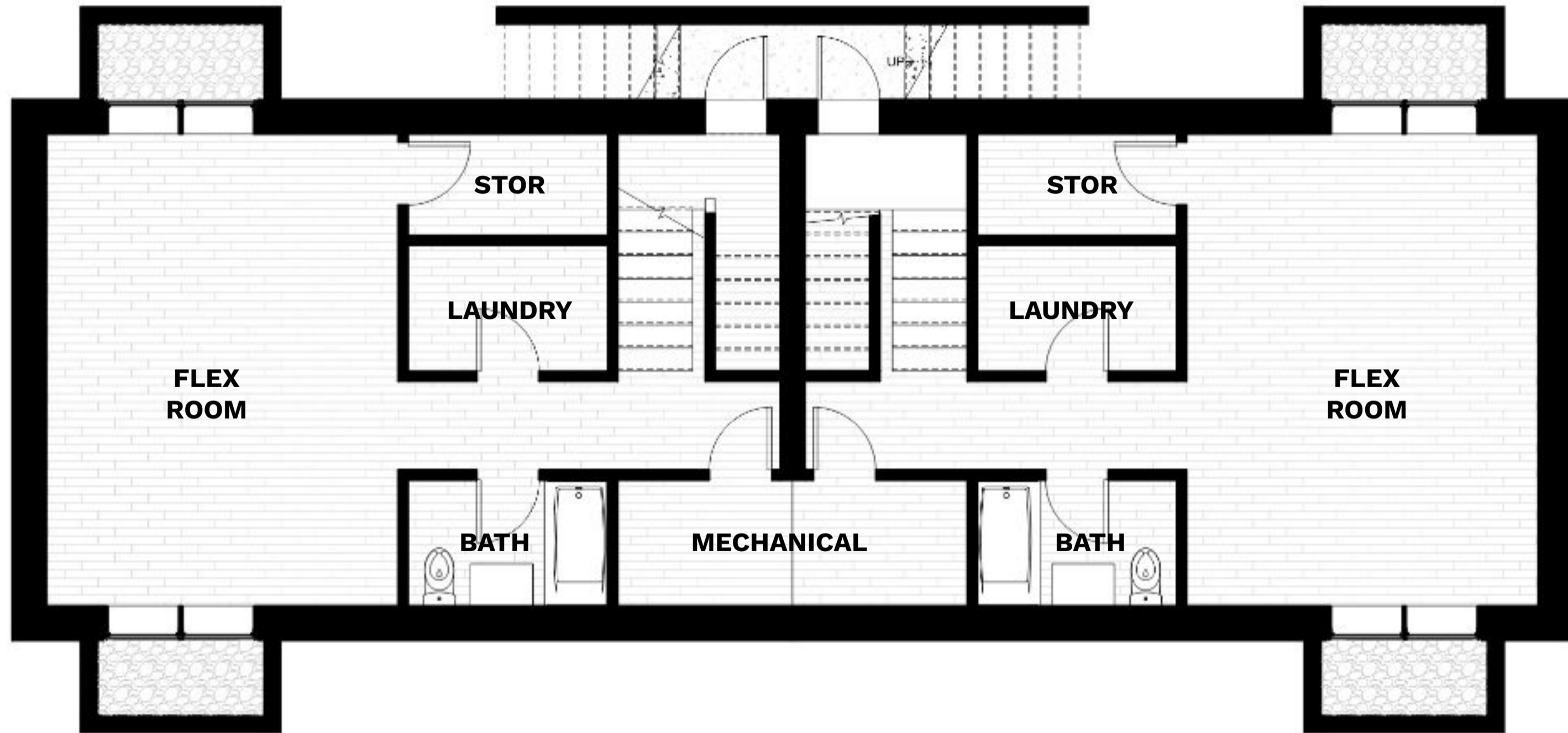


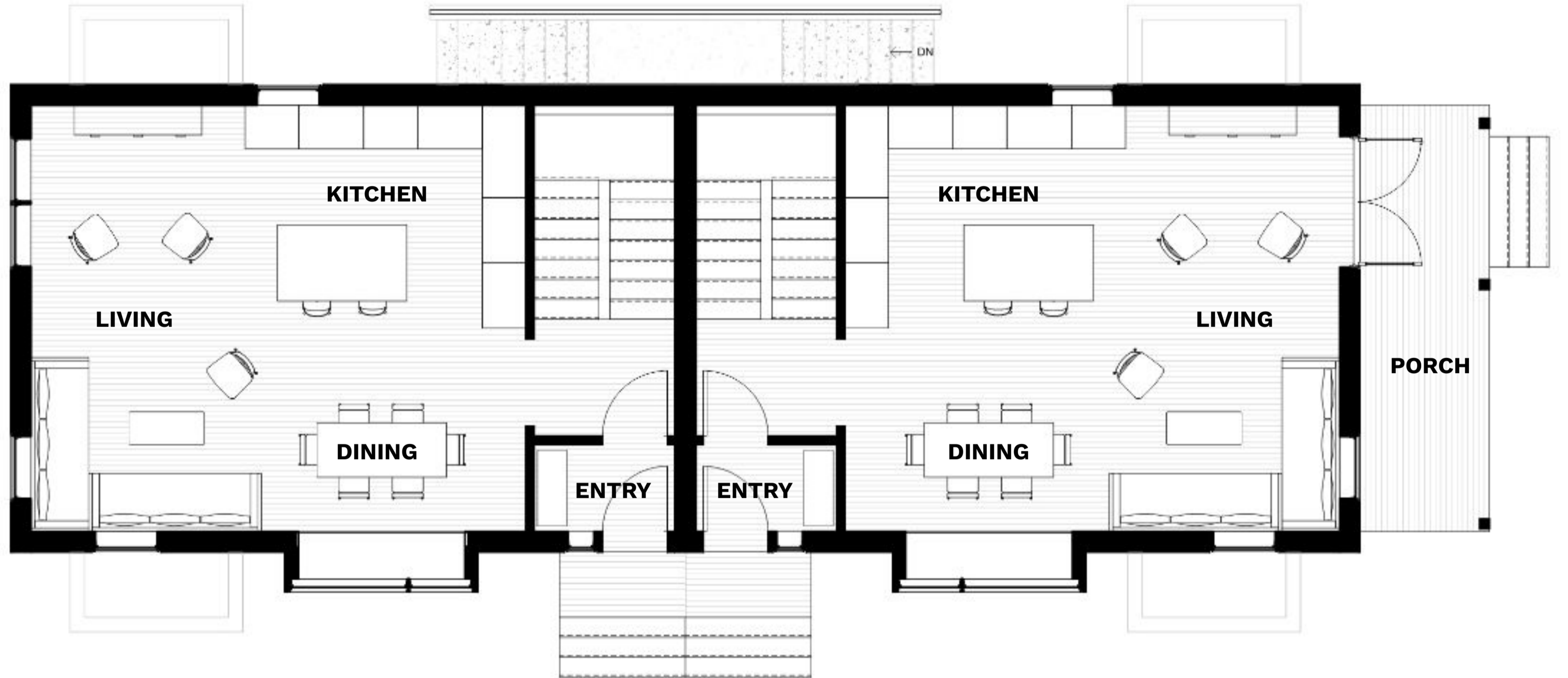






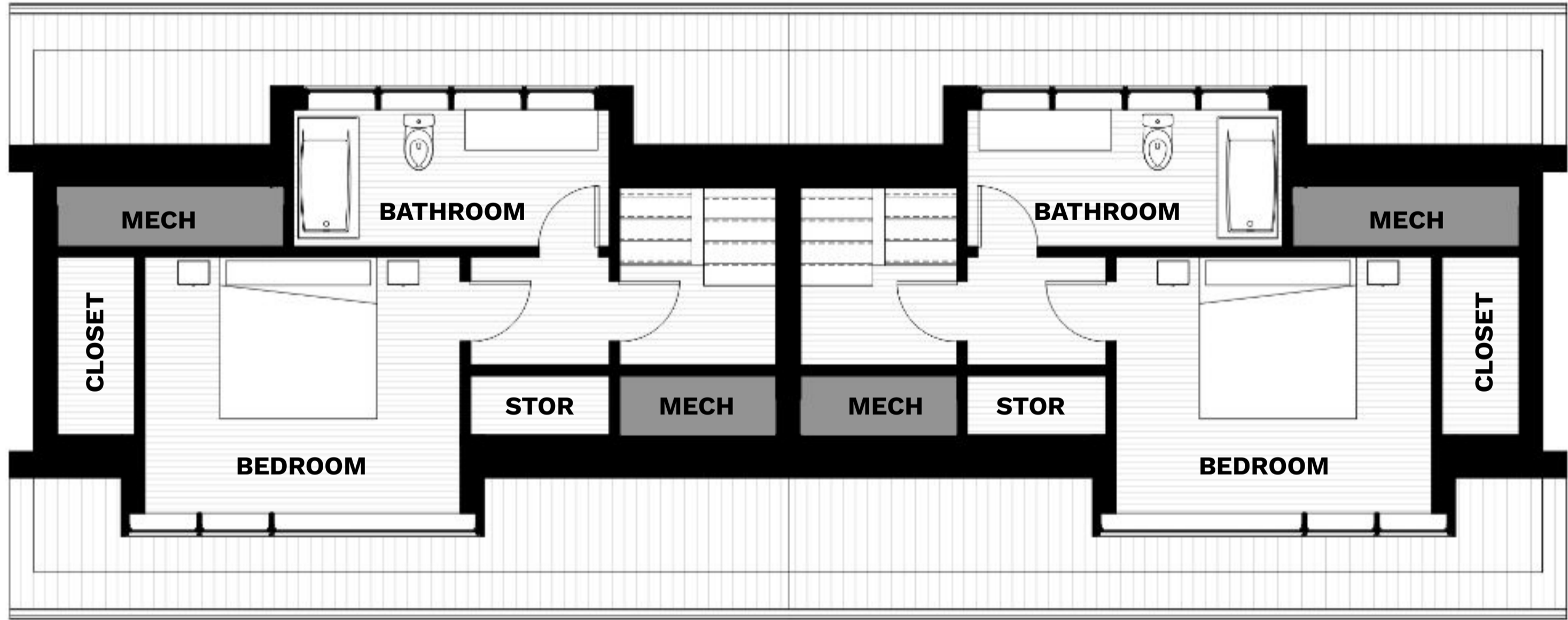












# Zoning Relief - Update

- We Are Seeking Zoning Relief in Order to Build 2 Dwelling Units
- Lot Area per Dwelling Unit
  - We are asking for 1,957 sf per Dwelling Unit
  - 2,500 sf per Dwelling Unit is allowed as of right
- Floor to Area Ratio
  - Previously, we proposed an FAR of 0.95 or 3,700 gross sf
  - Updated design proposes an FAR of 0.89 or 3,496 gross sf
  - The third floor is 808 gross sf or 23% of this total
  - Without a third floor, the FAR would be 0.69 or 2,688 gross sf
  - FAR of 0.65 is common along Concord Ave per Cambridge Property Database
- Open Space Proportion
  - We have more open space than required but need relief on the proportion of some of that space
  - Shifting the building 5 feet north meets more of the proportion requirements than before

# Timeline

- **Community Meeting #3**
  - December 13, 2022 @ 6:30pm (tonight)
- **Further Comments & Questions**
  - Please submit any further comments or questions to us via email by Friday, December 16, 2022
- **Application Submission to the BZA**
  - We intend to submit our proposal on Wednesday, December 21, 2022
- **Letters of Support**
  - Please submit letters of support by the week of January 9, 2023
- **BZA Public Hearing**
  - We intend to be on the agenda for the January 26, 2023 BZA Hearing

December 16, 2022  
Design Update Email & Video  
Recording

# Follow up to our December 13th meeting

- Existing FAR for Concord Ave Properties
- Historic vs Modern Construction Methods
- What Quality Construction Costs
- Dimensions and sizes of Proposed Units

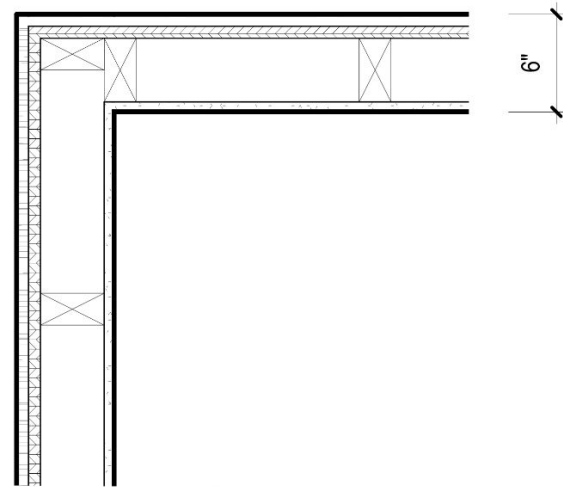
# FAR for Existing Concord Ave Properties



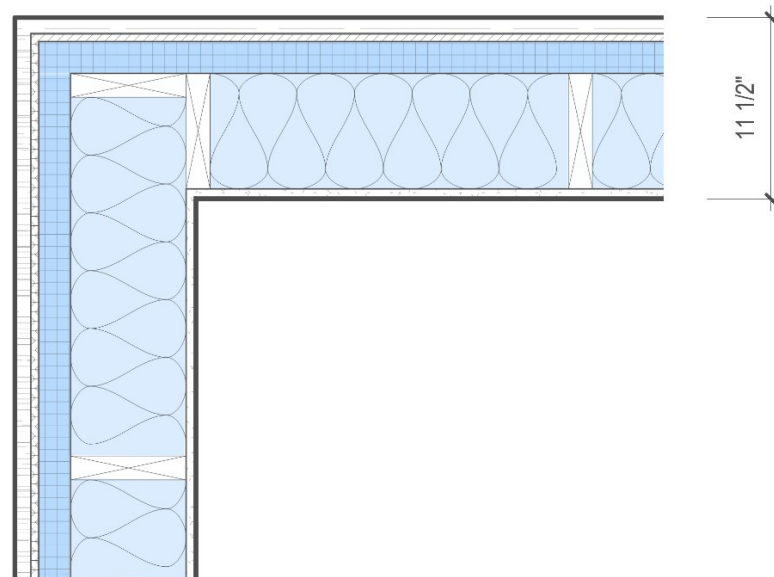
- All of the adjacent existing properties on Concord Ave have an FAR higher than the Zoning Ordinance of 0.5
- Adjacent properties have an FAR ranging from 0.63 to 0.74
- Average FAR of adjacent properties is 0.69
- These existing FAR numbers do not include basement or attic living space
- All data provided by City of Cambridge Assessing Department & City of Cambridge Property Database

Address		Living Area	Covered Porch	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370	2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370	2,512	4,000	0.63
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>1,430</b>	<b>3,913</b>	<b>0.37</b>
413 Concord Ave	Unit 1 & 2	2,526	186	2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380	2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355	2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215	2,741	3,913	0.70

# Historic vs Modern Construction Methods



Historic Wall



Modern Wall

- Adjacent properties were built over 100 years ago around 1916
- Prevailing construction techniques at that time were typically 2x4 exterior wall construction and no insulation
- Present day building code and energy code requires a substantially thicker wall construction
- The wall thickness for a home built in 1916 is about 6"
- The wall thickness for our proposed design is about 12" to create a very energy efficient and long lasting home
- This means that for the same amount of living space, a modern home has more gross floor area than a historic home

## Natural Materials

Real cedar shingles, solid hardwood flooring and marble quarried in Vermont. Natural materials in their whole, raw and authentic form. These are the materials that make your heart sing, your skin warm and your breath slow just a little. These are the healthiest materials for people and the planet because they are, like us, from the earth.



Slow Living on Willow

## Indoor Air Quality



Since we spend 90% of our time inside, indoor air quality can have a big impact on our health. The most common sources of pollution include combustion, radon, mold and volatile organic compounds. Electric appliances reduce carbon monoxide from combustion. High performance building envelope design reduces mold and radon. Natural materials, zero emissions paint and water based floor sealer reduce off-gassing from volatile organic compounds.

Slow Living on Willow

# What Quality Construction Costs

- We build high performance homes with natural, clean materials and fair labor
- Our projects are professionally managed by experienced Project Managers and are staffed full time by Site Supervisors
- Present day building and energy codes require more space than historical homes
  - Thicker, insulated walls
  - Larger, safer stairways
  - More space for equipment
- It costs more to build this way and units of the proposed size are needed to make the project work economically

“Cellulose provides excellent insulation without volatile organic compounds, making it a healthier choice.”



Cellulose Insulation

## No VOC Insulation

# 17

Slow Living on Willow

## Fair Labor

# 19



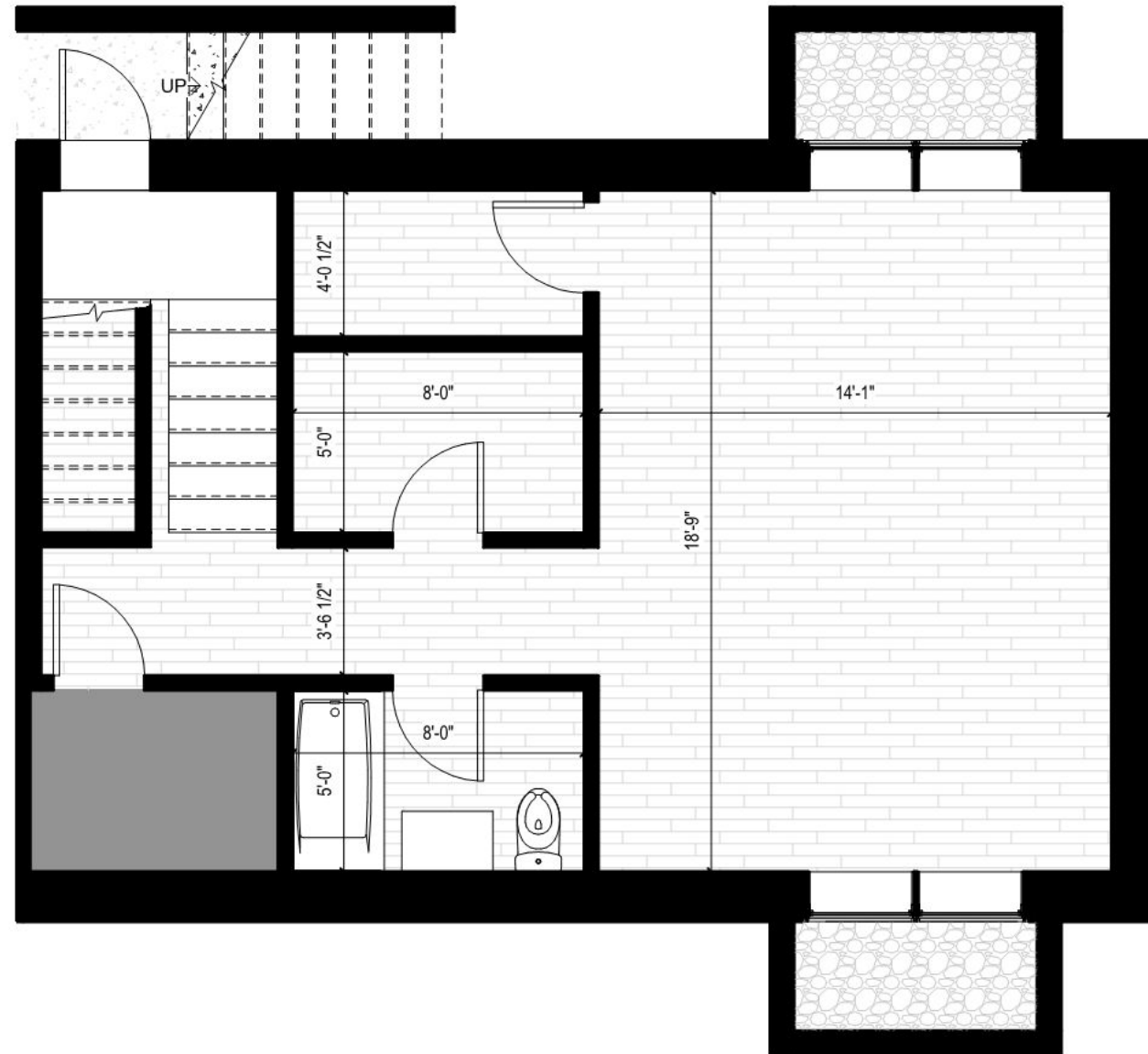
Aamodt / Plumb is committed to creating a more fair and equitable architecture and construction industry. Workers in Massachusetts, both employees and many independent contractors, are protected under the Fair Labor Standards Act, MA law and Workers Comp Insurance so long as they are not paid under the table. Subcontractors are required to self-certify that they maintain proper payroll and 1099 records and that they do not hire day laborers off the books.

Slow Living on Willow



# Dimensions and Sizes of Proposed Units

## Basement



- 513 SF Living Space
- Does not contribute to Gross Floor Area or FAR Calculation

# Dimensions and Sizes of Proposed Units

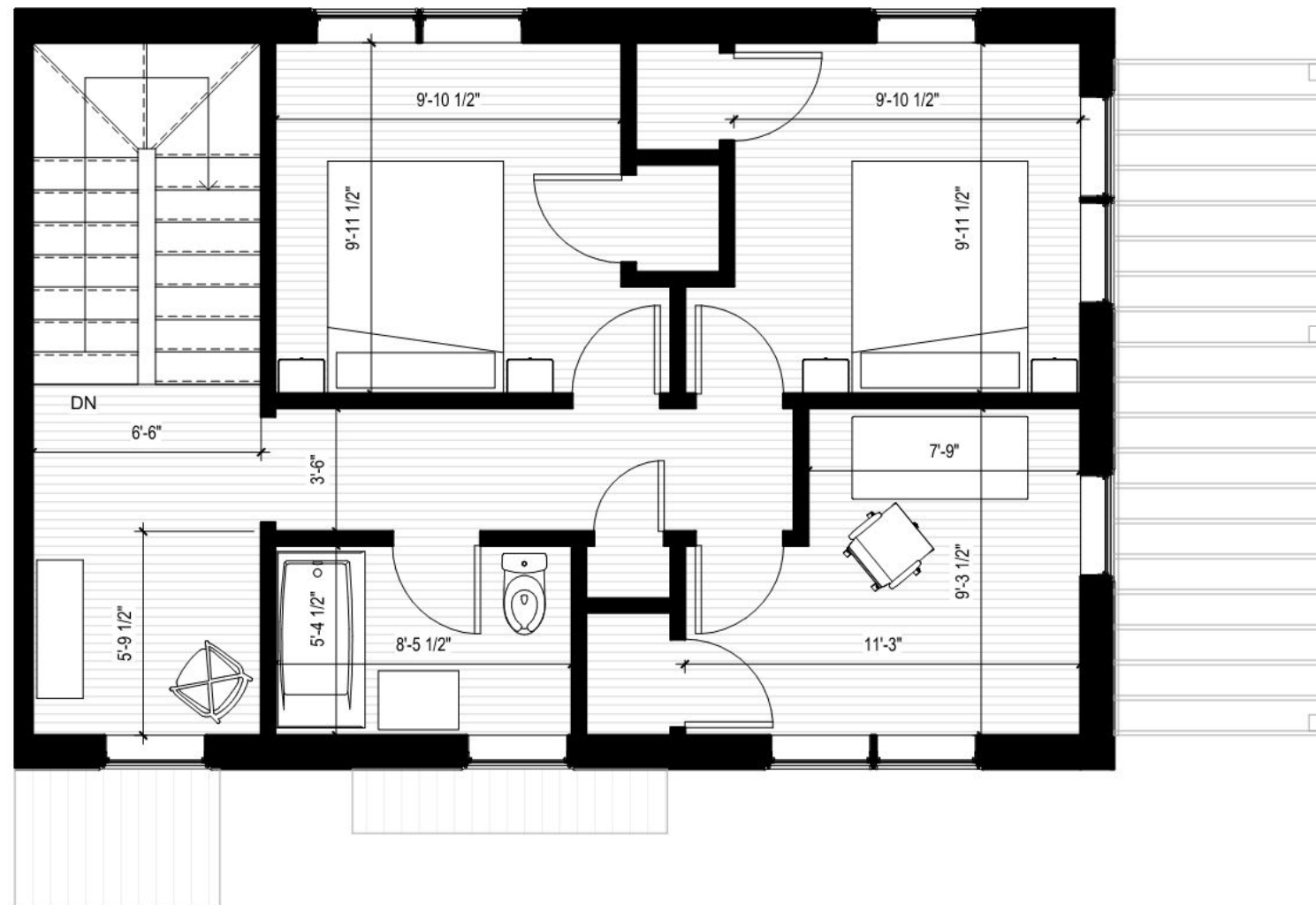
First Floor



- 596 SF Living Space
- Contributes 672 SF to Gross Floor Area and FAR Calculation

# Dimensions and Sizes of Proposed Units

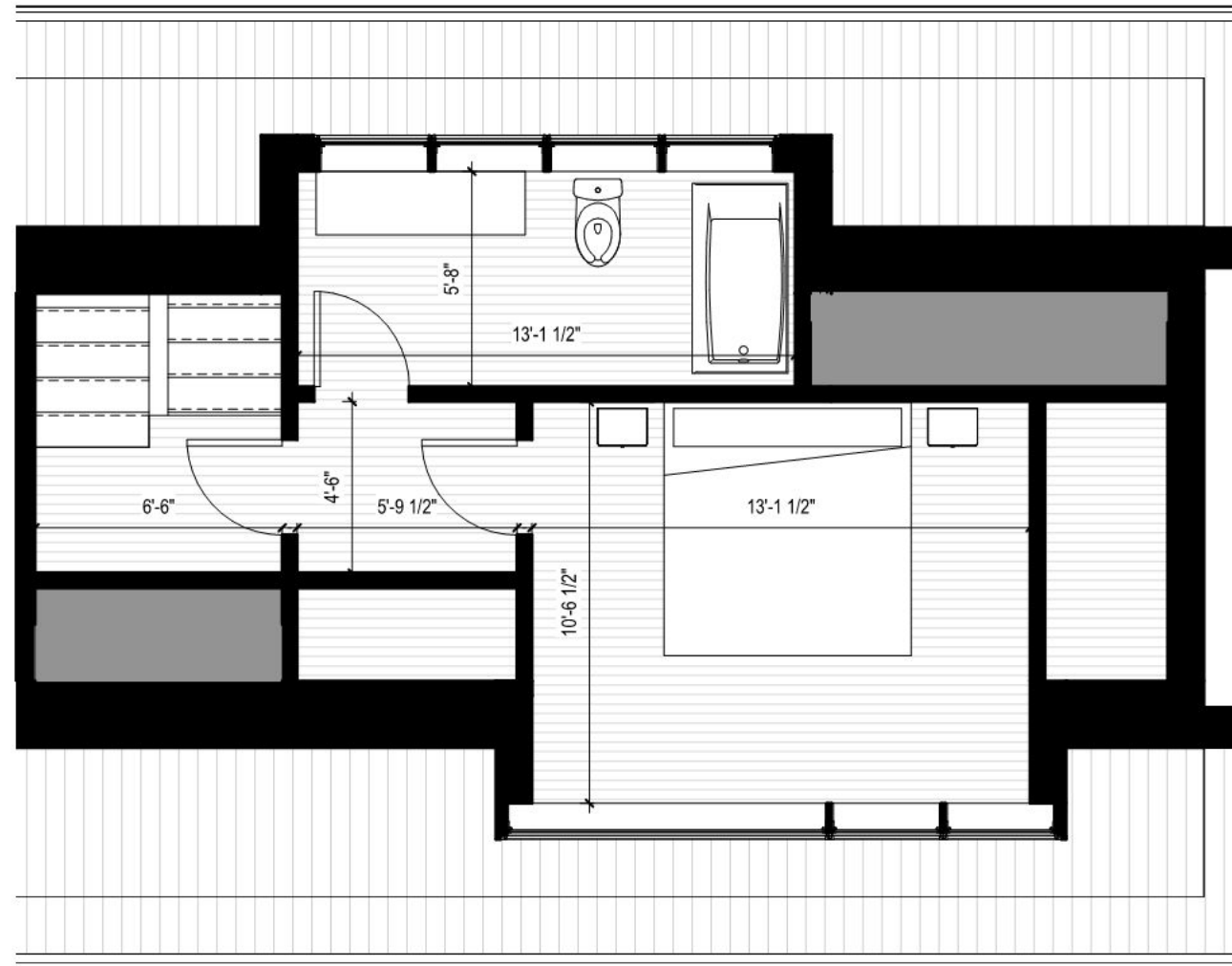
## Second Floor



- 596 SF Living Space
- Contributes 672 SF to Gross Floor Area and FAR Calculation

# Dimensions and Sizes of Proposed Units

Third Floor



- 340 SF Living Space
- Contributes 404 SF to Gross Floor Area and FAR Calculation

## Dimensions and Sizes of Proposed Units



- Each Unit has 2,045 SF of Living Space
- Each Unit Contributes 1,748 SF to Gross Floor Area and FAR Calculation
- Total Gross Floor Area for Both Units is 3,496 SF
- FAR is Calculated by Dividing the Gross Floor Area by the Lot Area
- The Proposed Design is 3,496 SF Gross Floor Area / 3,914 SF Lot Area = 0.89 FAR
- The Average FAR of the Adjacent two-family properties is 0.69 FAR
- We are requesting an additional 0.2 FAR to be able to build high quality, high energy performance, 21st century homes

January 19, 2023  
Design Update Email

# TWO FAMILY DEVELOPMENT

401 CONCORD AVENUE, CAMBRIDGE, MA, 02138

BOARD OF ZONING APPEAL DRAWING SET  
JANUARY 11, 2023

**NOT FOR  
CONSTRUCTION**

## DRAWING LIST

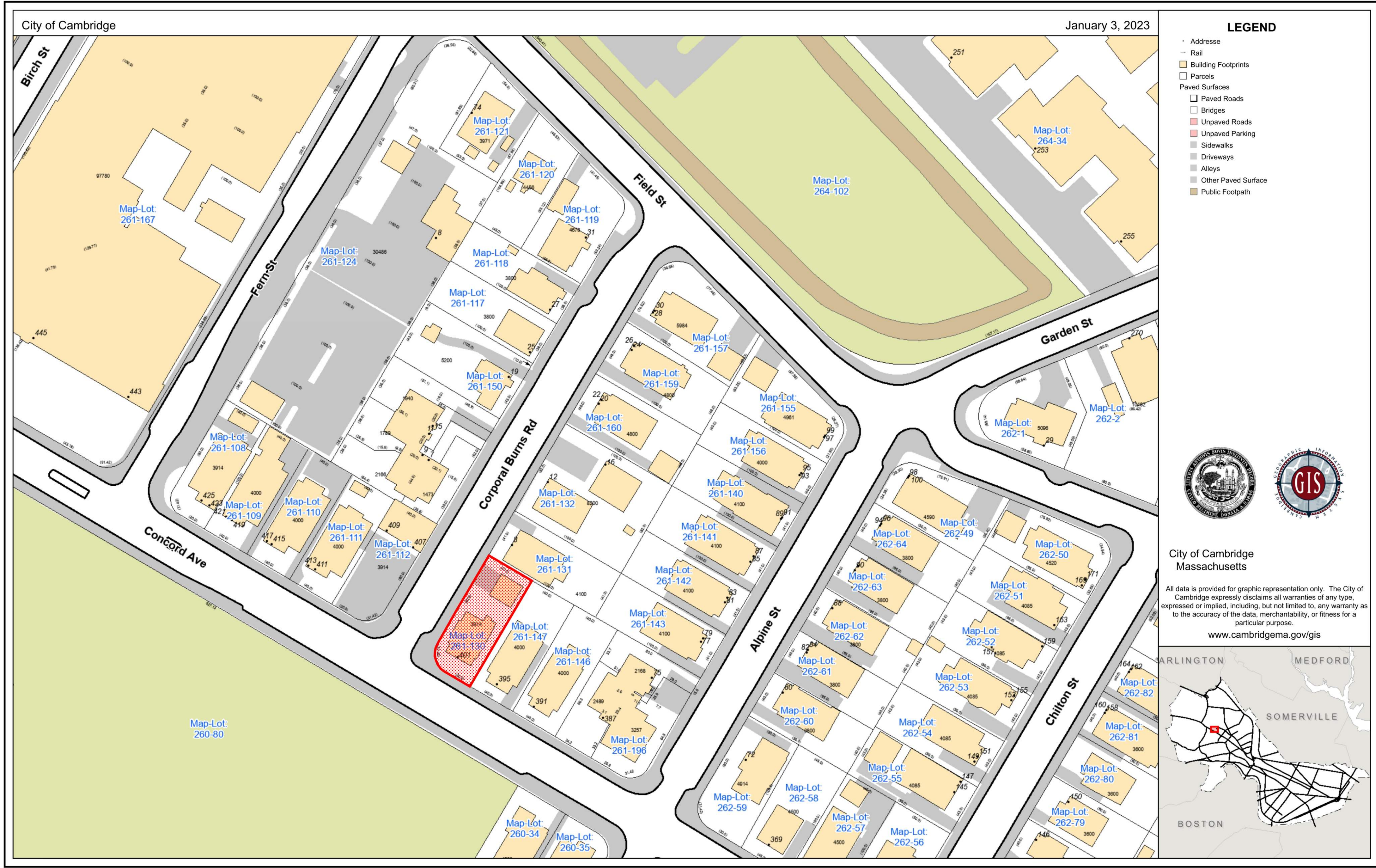
Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.4	PROPOSED THIRD FLOOR PLAN
Z1.5	PROPOSED ROOF PLAN
Z2.1	PROPOSED EXTERIOR ELEVATIONS
Z2.2	PROPOSED EXTERIOR ELEVATIONS
Z2.3	PROPOSED EXTERIOR ELEVATIONS
Z2.4	CONTEXT ELEVATIONS
Z2.5	SUN STUDY

NO. ISSUED FOR DATE

BZA TITLE SHEET

# Z0.0

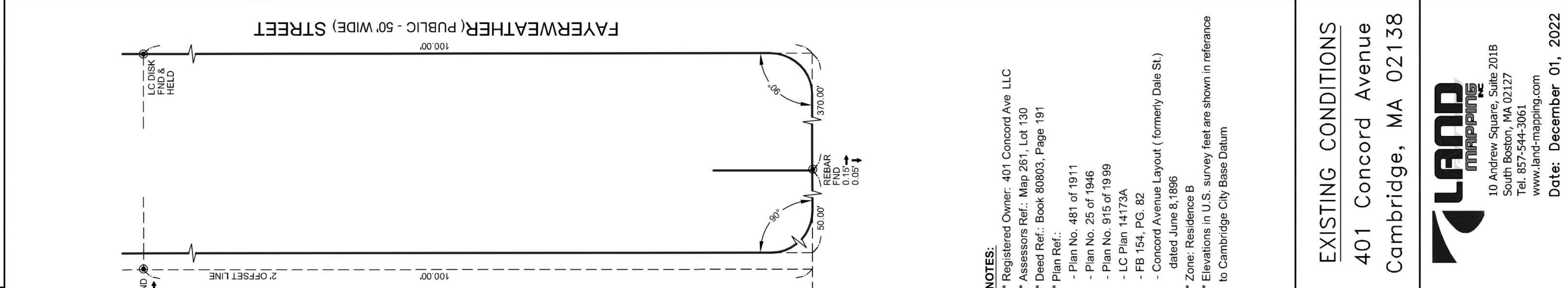
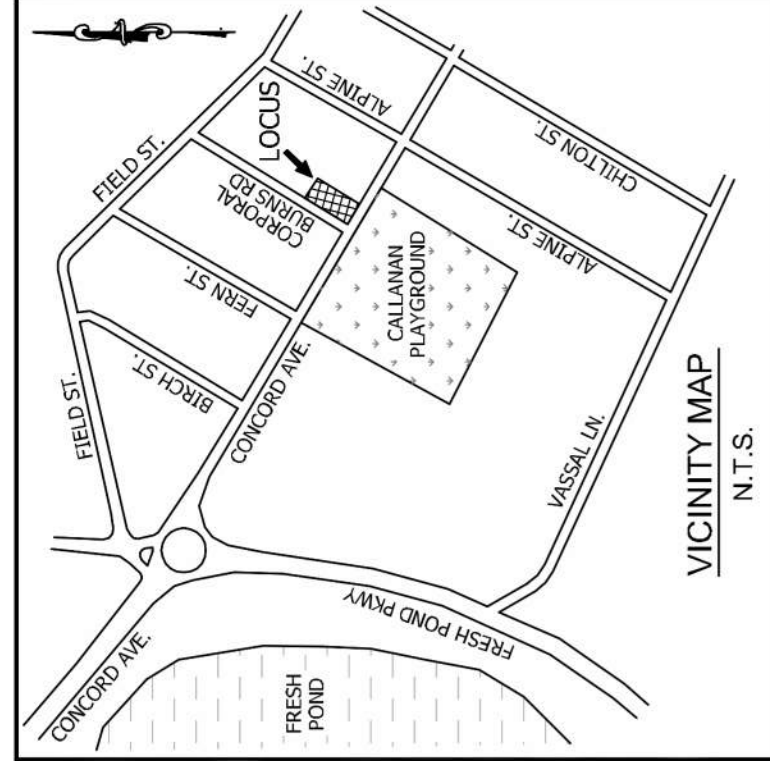
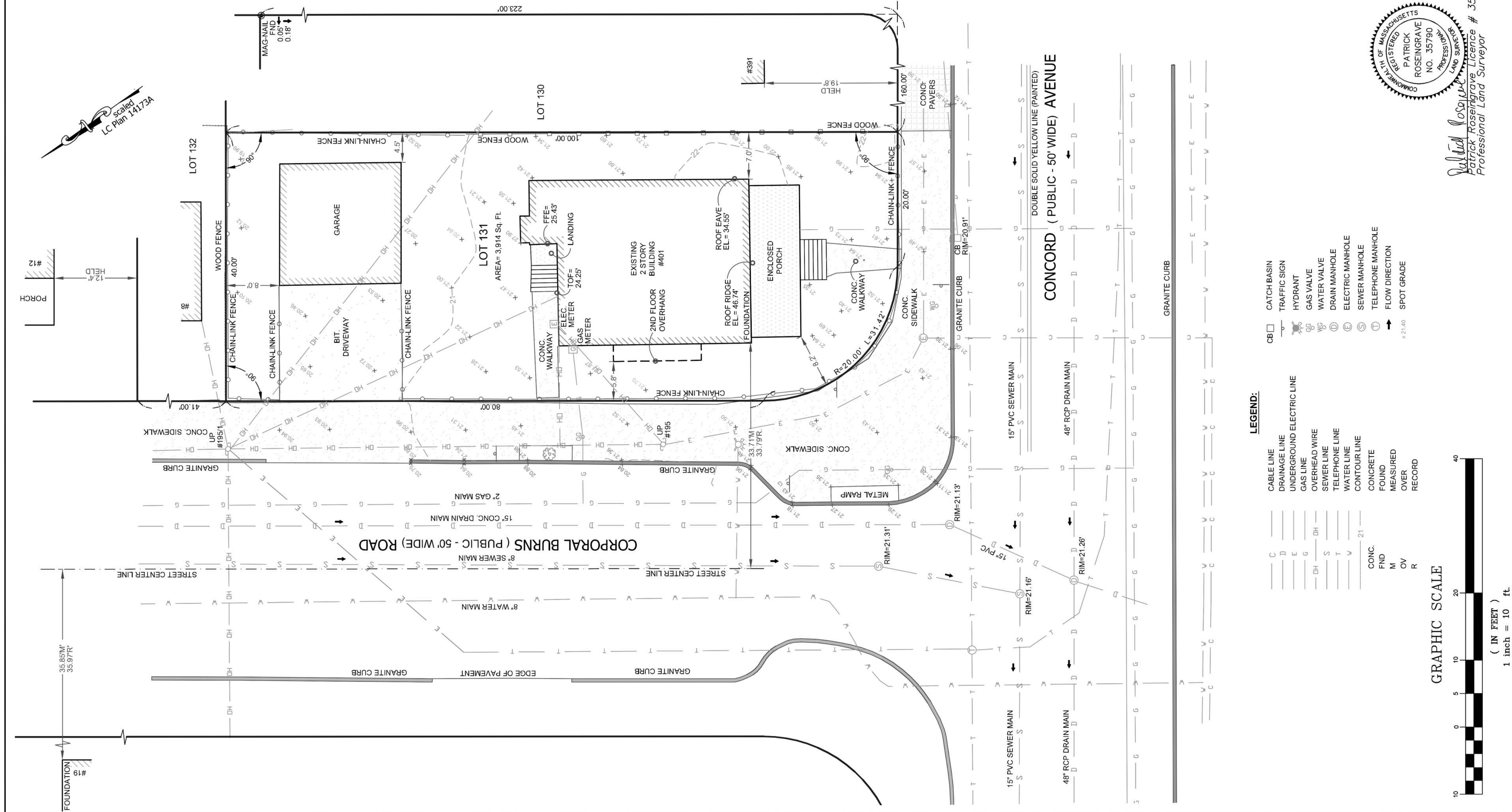
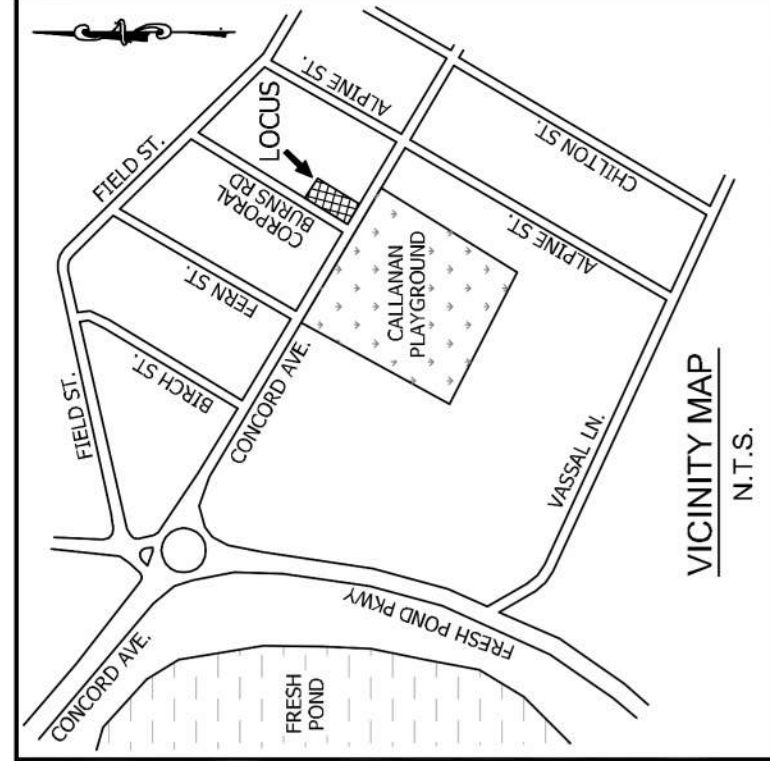
**NOT FOR  
 CONSTRUCTION**



NO. ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_  
**ASSESSOR'S GIS  
 BLOCK MAP**

**Z0.1**





- NOTES:**
- \* Registered Owner: 401 Concord Ave LLC
  - \* Assessors Ref.: Map 261, Lot 130
  - \* Deed Ref.: Book 80803, Page 191
  - \* Plan Ref.:
  - Plan No. 481 of 1911
  - Plan No. 25 of 1946
  - Plan No. 915 of 1999
  - LC Plan 14173A
  - FB 154, PG. 82
  - Concord Avenue Layout (formerly Dale St.) dated June 8, 1886
  - \* Zone: Residence B
  - \* Elevations in U.S. survey feet are shown in reference to Cambridge City Base Datum

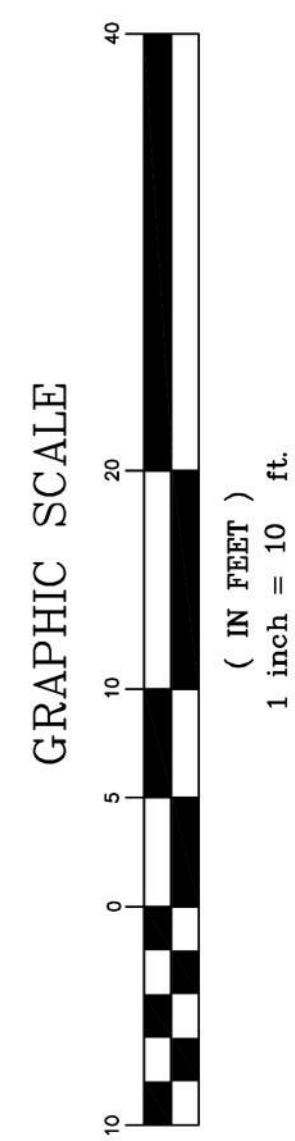
**EXISTING CONDITIONS**  
**401 Concord Avenue**  
**Cambridge, MA 02138**

10 Andrew Square, Suite 201B  
 South Boston, MA 02127  
 Tel: 857-944-3061  
 www.land-mapping.com

Date: December 01, 2022



- LEGEND:**
- CABLE LINE
  - DRAINAGE LINE
  - UNDERGROUND ELECTRIC LINE
  - GAS LINE
  - OVERHEAD WIRE
  - SEWER LINE
  - WATER LINE
  - TELEPHONE LINE
  - CONTOUR LINE
  - CONCRETE FOUND
  - M FOUND
  - OV MEASURED OVER
  - R RECORD
  - CB CATCH BASIN
  - TRAFFIC SIGN
  - HYDRANT
  - GAS VALVE
  - WATER VALVE
  - DRAIN MANHOLE
  - ELECTRIC MANHOLE
  - SEWER MANHOLE
  - TELEPHONE MANHOLE
  - FLOW DIRECTION
  - SPOT GRADE



**NOT FOR CONSTRUCTION**

Zoning Summary	Ordinance	Existing	Proposed	Notes
Map-Lot	261-130			
Zoning District	Res. B			
Maximum F.A.R.	0.50	0.45	0.93	See below for FAR analysis of adjacent properties
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914	
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957	
Minimum Lot Width	50'-0"	40'-0"	40'-0"	
Minimum Front Yard - Concord Ave	15'-0"	14'-5"	9'-0"	A covered porch was added to the design as a result of Community Outreach process and is supported by abutting neighbors. Front yard without the porch would be 15'-0".
Minimum Front Yard - Corporal Burns Road	15'-0"	8'-2"	11'-0"	
Minimum Side Yard - East	7'-6"	4'-6"	7'-6"	
Minimum Side Yard - North	7'-6"	8'-0"	22'-6"	
Minimum Rear Yard	25'-0"	N/A - Corner Lot	N/A - Corner Lot	
Maximum Building Height	35'-0"	24'-9"	35'-0"	
Required Off-Street Parking	1 per D.U.	2 per D.U.	1 per D.U.	

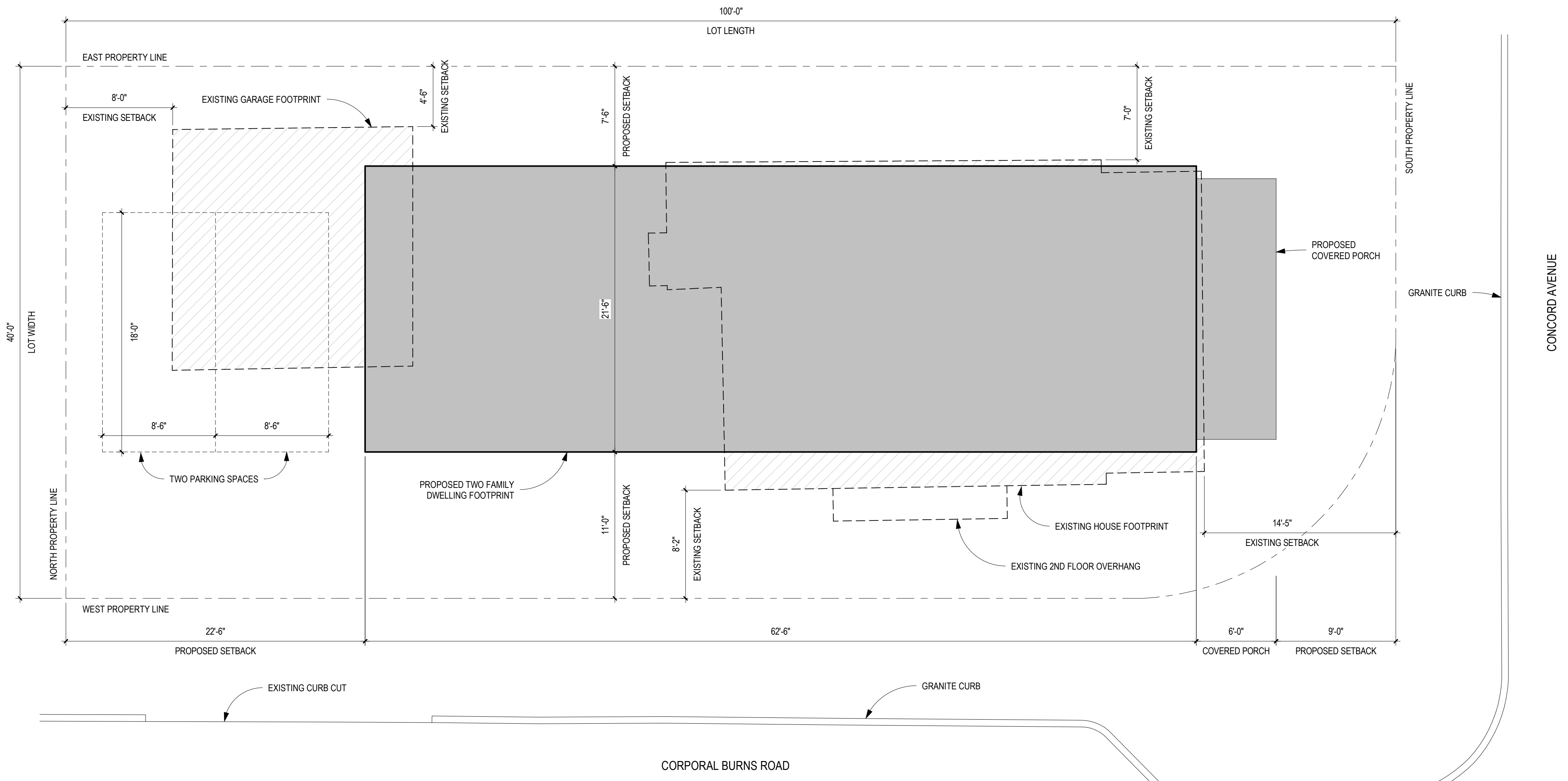
Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	

Existing Concord Ave Properties FAR Comparison		Living Area	Covered Porch	Garage	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370		2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370		2,512	4,000	0.63
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>326</b>	<b>1,756</b>	<b>3,913</b>	<b>0.45</b>
413 Concord Ave	Unit 1 & 2	2,526	186		2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380		2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355		2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215		2,741	3,913	0.70

ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.

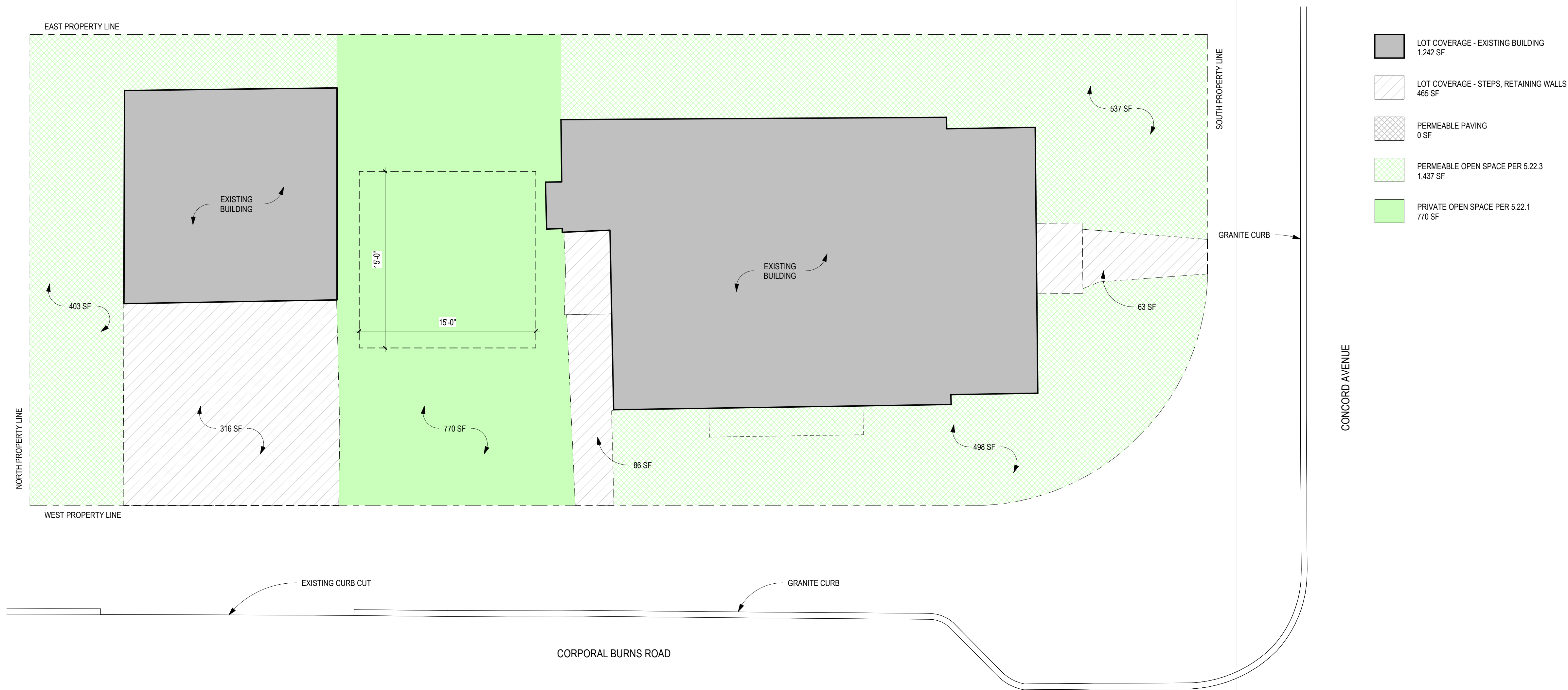
DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

**NOT FOR CONSTRUCTION**



① ZONING DIAGRAM - BZA  
 3/16" = 1'-0"

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	



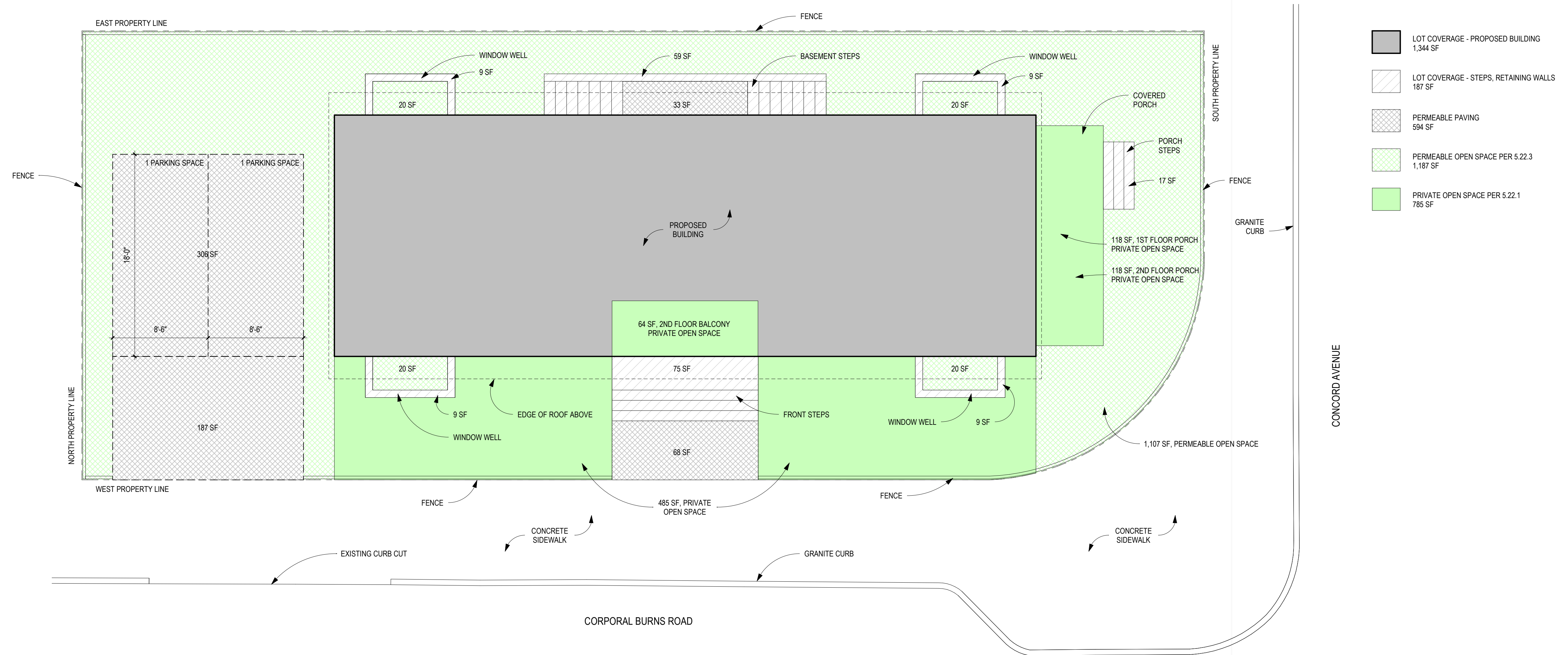
**NOT FOR CONSTRUCTION**

① EXISTING OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

NO. ISSUED FOR DATE  
**EXISTING OPEN SPACE**

**Z0.4**

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,972 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	50% (785 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	76% (1,187 SF)	



- LOT COVERAGE - PROPOSED BUILDING  
1,344 SF
- LOT COVERAGE - STEPS, RETAINING WALLS  
187 SF
- PERMEABLE PAVING  
594 SF
- PERMEABLE OPEN SPACE PER 5.22.3  
1,187 SF
- PRIVATE OPEN SPACE PER 5.22.1  
785 SF

**NOT FOR  
 CONSTRUCTION**

① PROPOSED OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

NO. ISSUED FOR DATE

**PROPOSED OPEN  
 SPACE & SITE  
 PLAN**

**Z0.5**

**NOT FOR  
CONSTRUCTION**



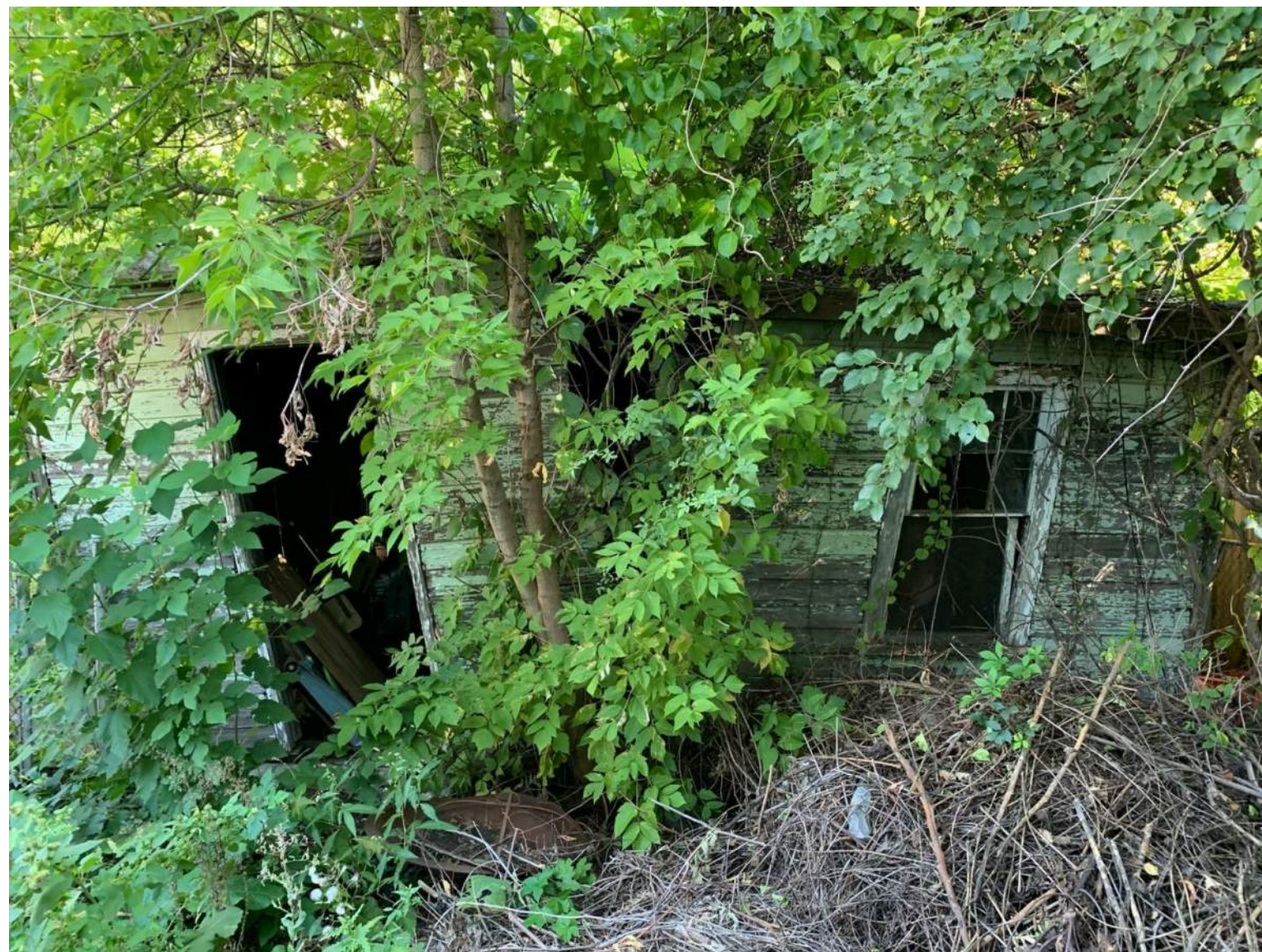
EXISTING HOUSE NORTH ELEVATION



EXISTING HOUSE & GARAGE WEST ELEVATION



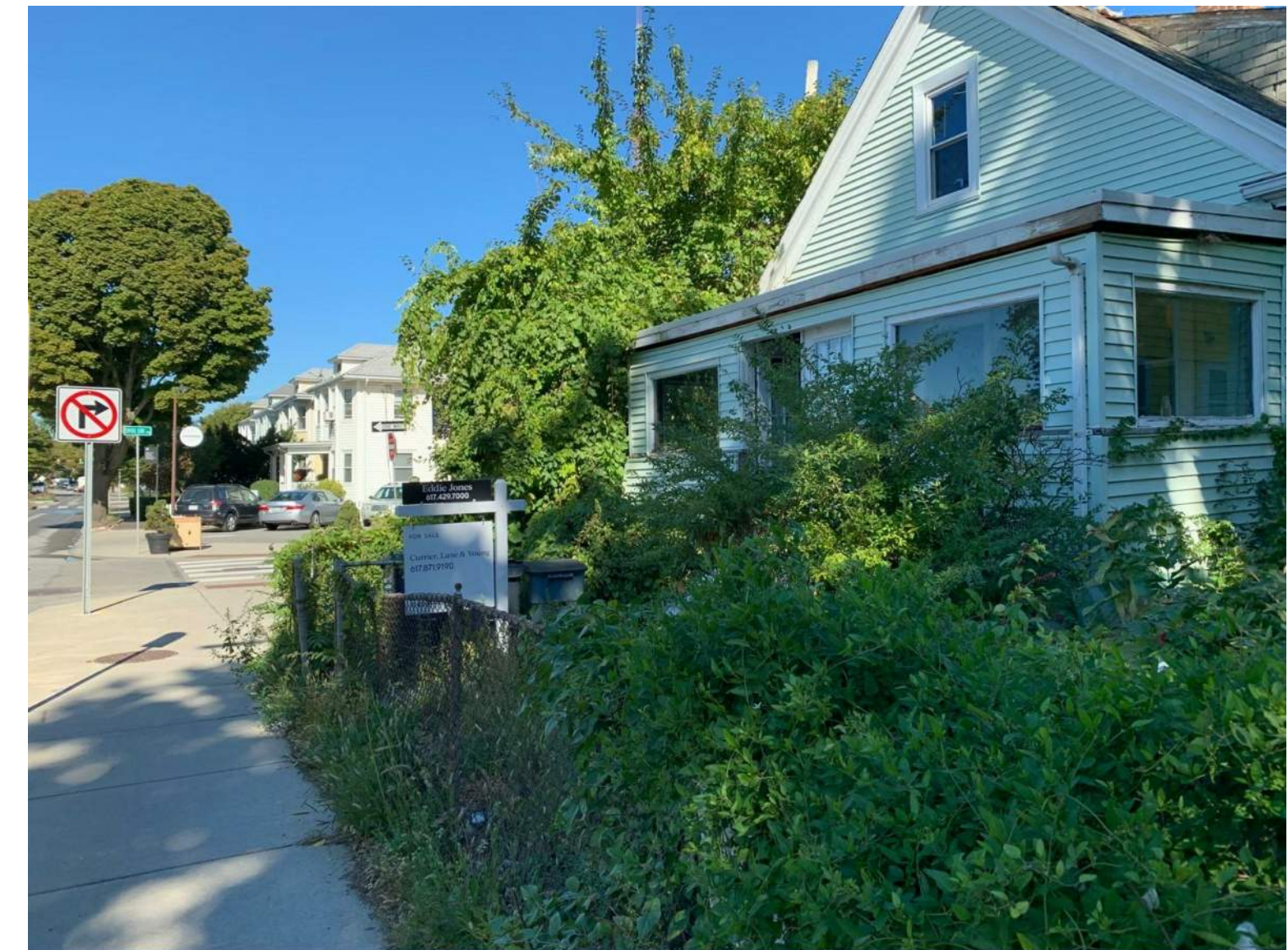
EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION

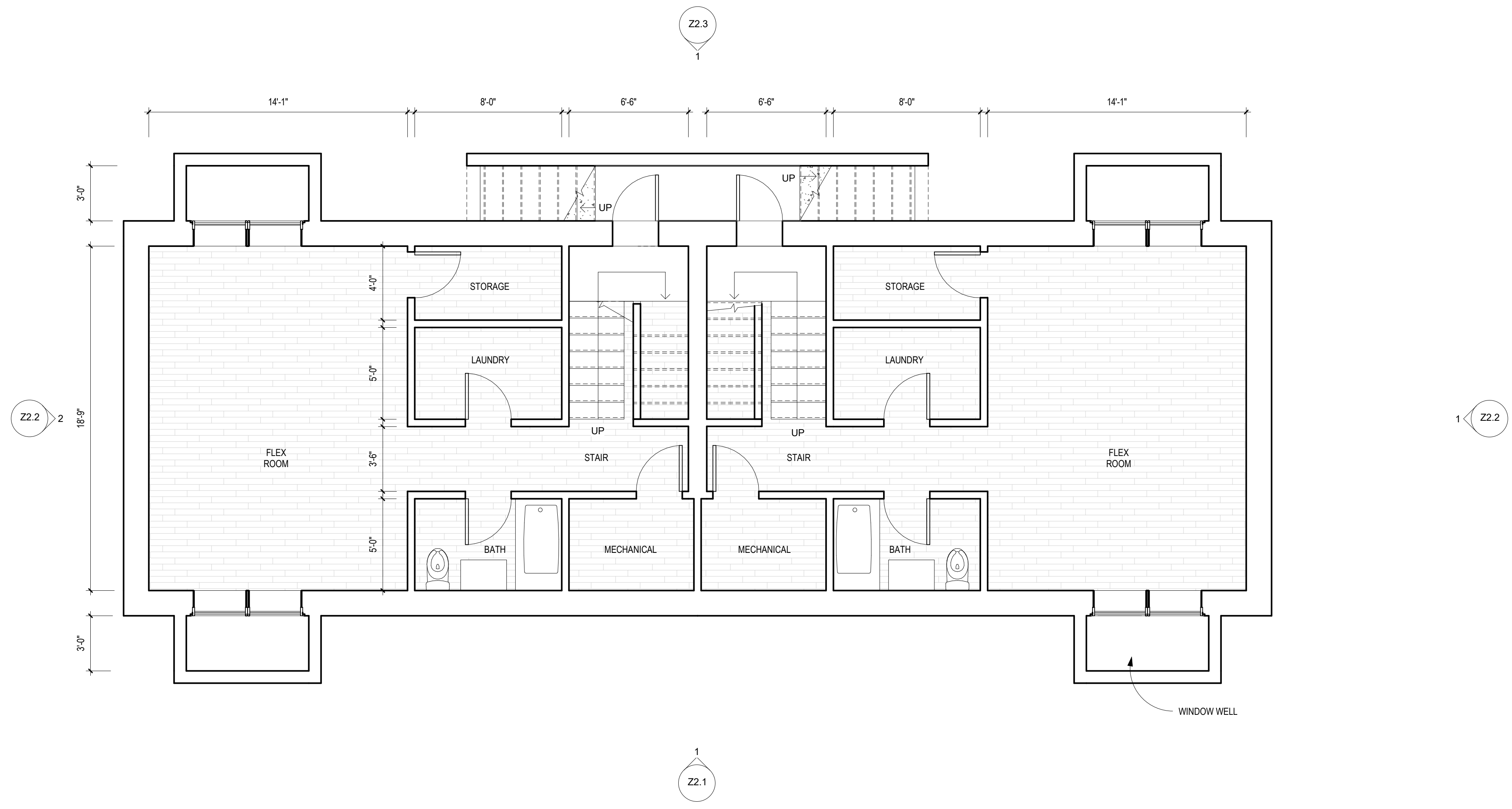


EXISTING GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION

**NOT FOR  
CONSTRUCTION**



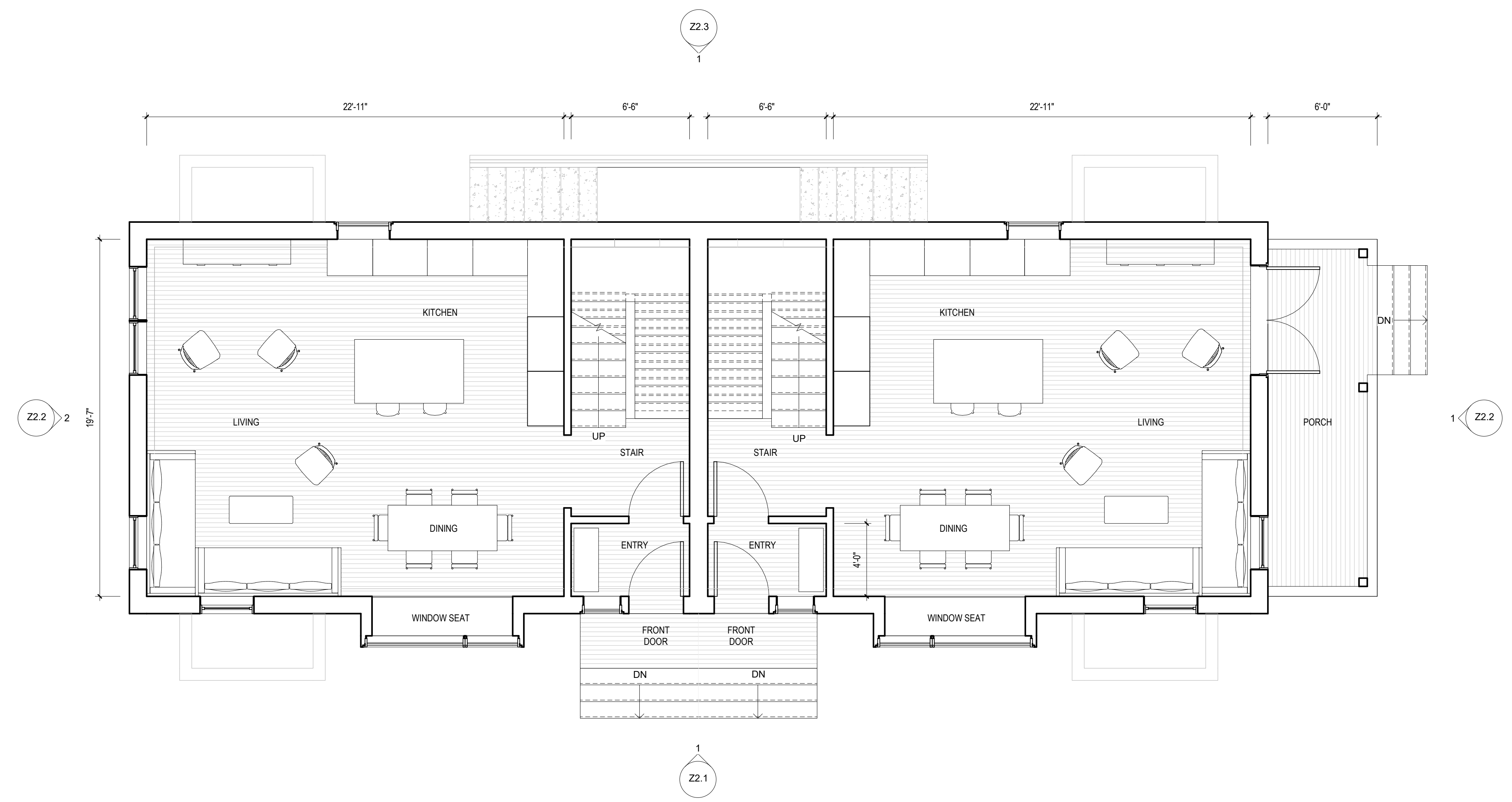
1 LOWER LEVEL PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
LOWER LEVEL  
PLAN

**Z1.1**

**NOT FOR  
CONSTRUCTION**



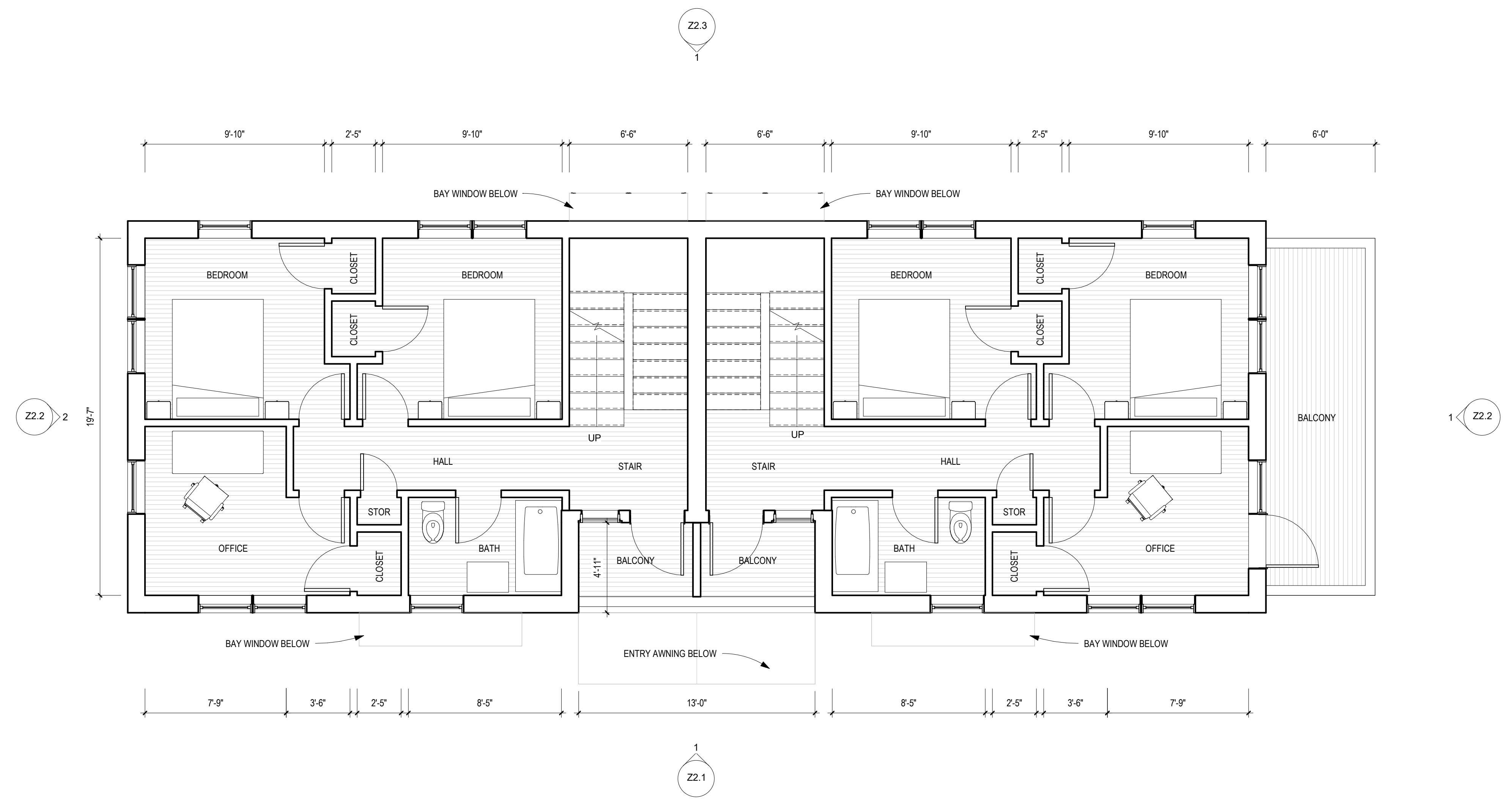
① FIRST FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED FIRST  
FLOOR PLAN

**Z1.2**

**NOT FOR  
CONSTRUCTION**



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

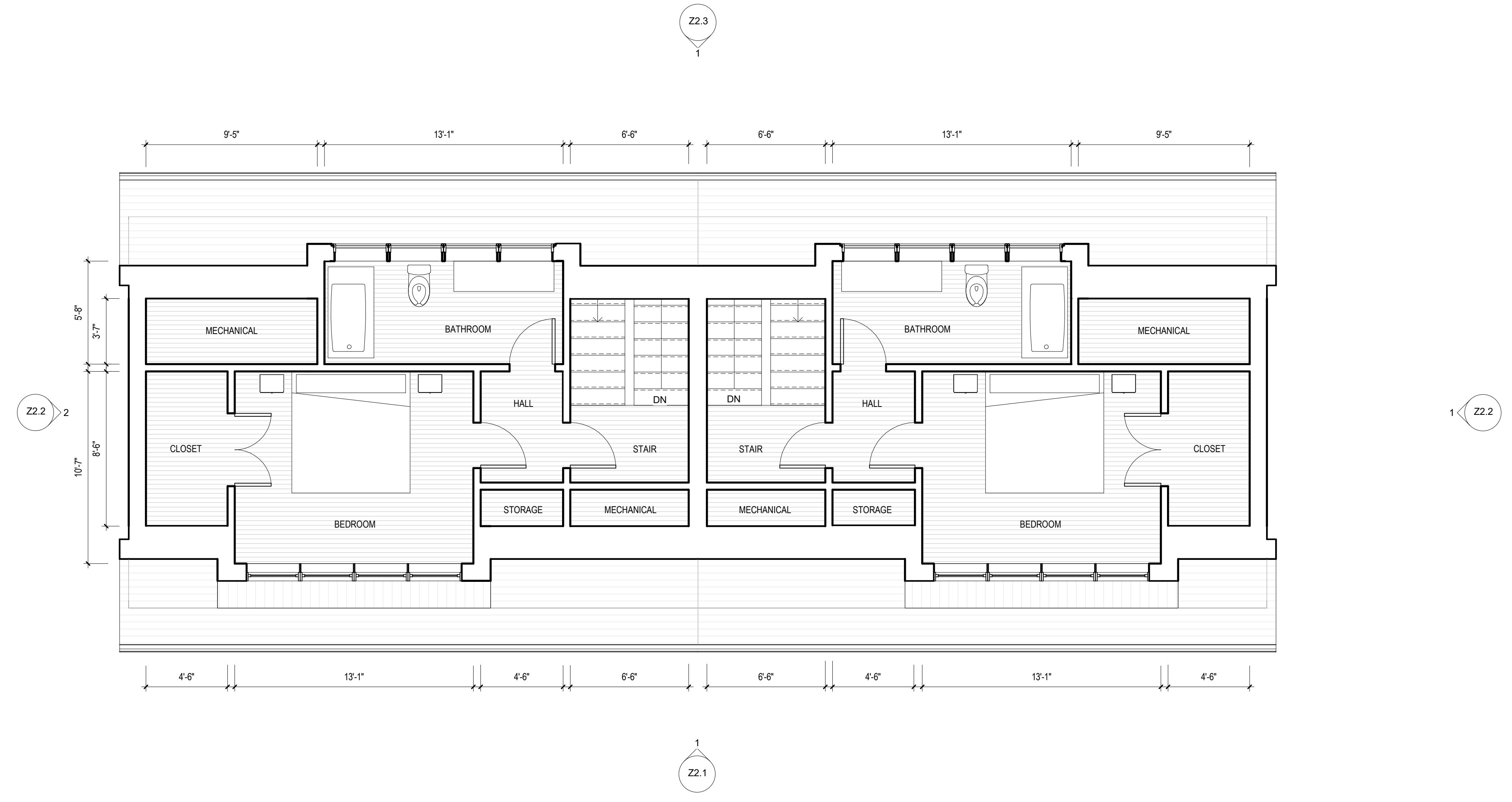
NO. ISSUED FOR DATE

PROPOSED  
SECOND FLOOR  
PLAN

**Z1.3**



**NOT FOR  
CONSTRUCTION**



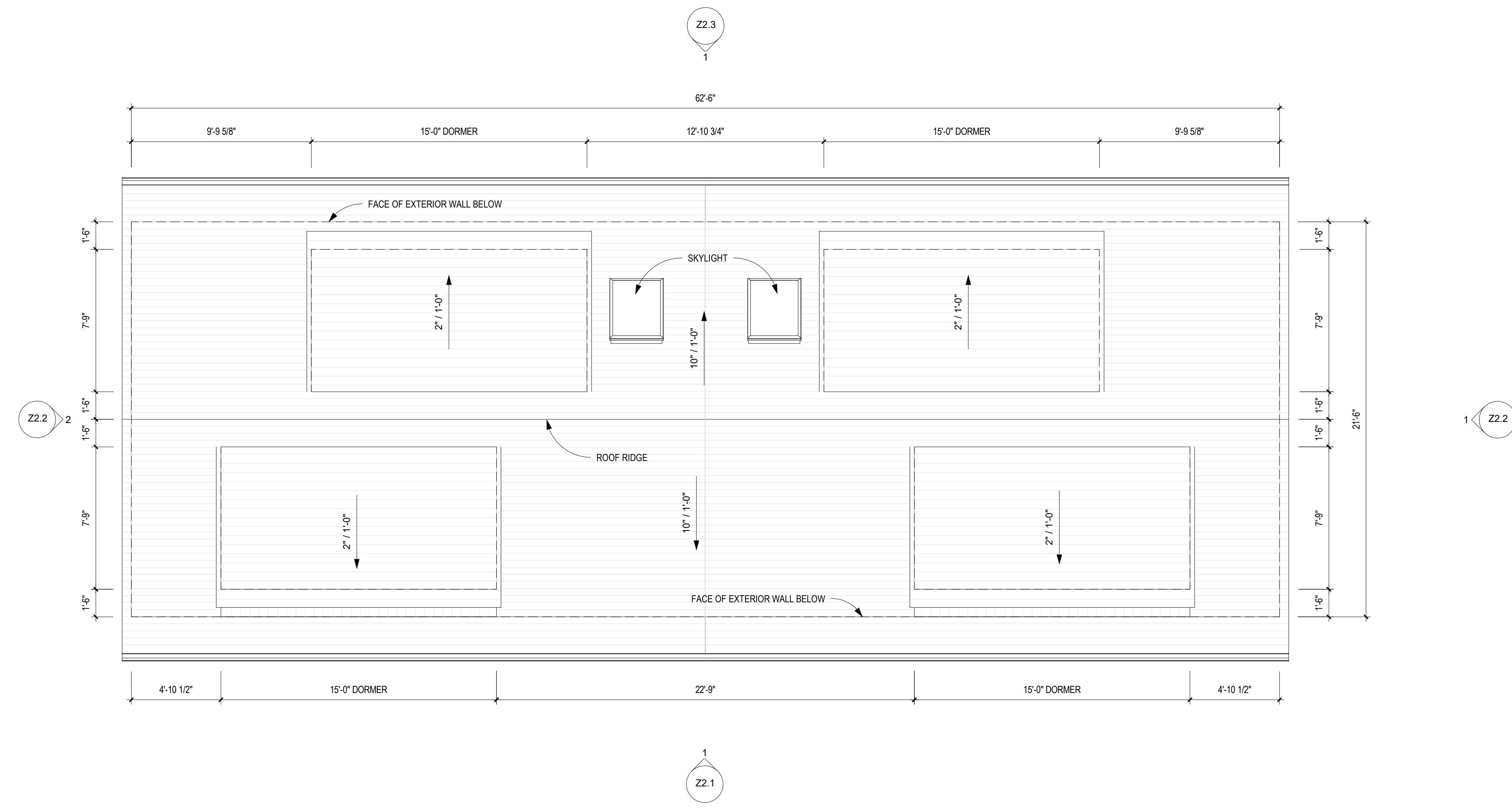
① THIRD FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED  
THIRD FLOOR  
PLAN

**Z1.4**

**NOT FOR  
 CONSTRUCTION**



1 ROOF PLAN  
 1/4" = 1'-0"

NO. ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

**PROPOSED ROOF  
 PLAN**

**Z1.5**

**NOT FOR  
CONSTRUCTION**

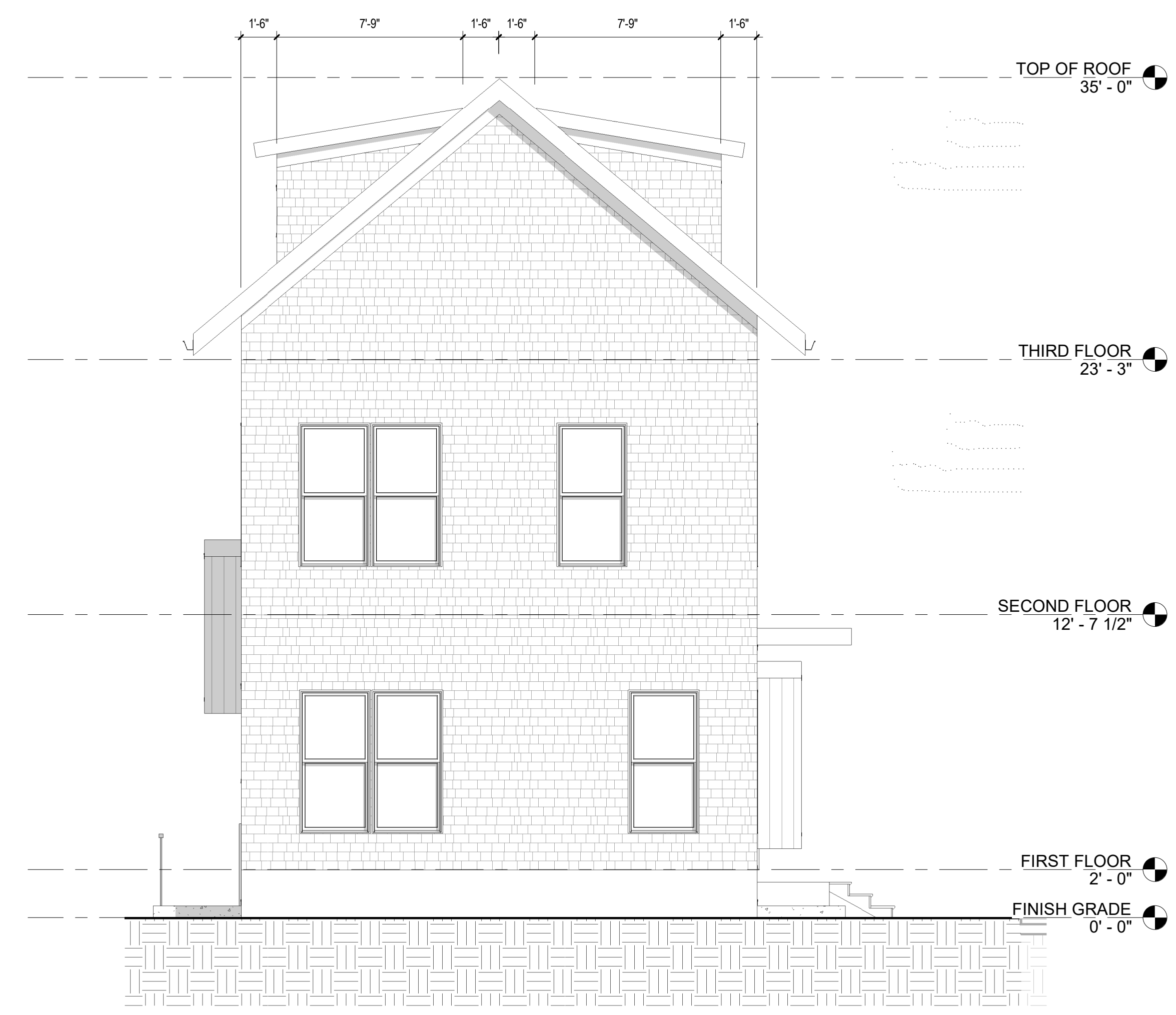
PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.1**

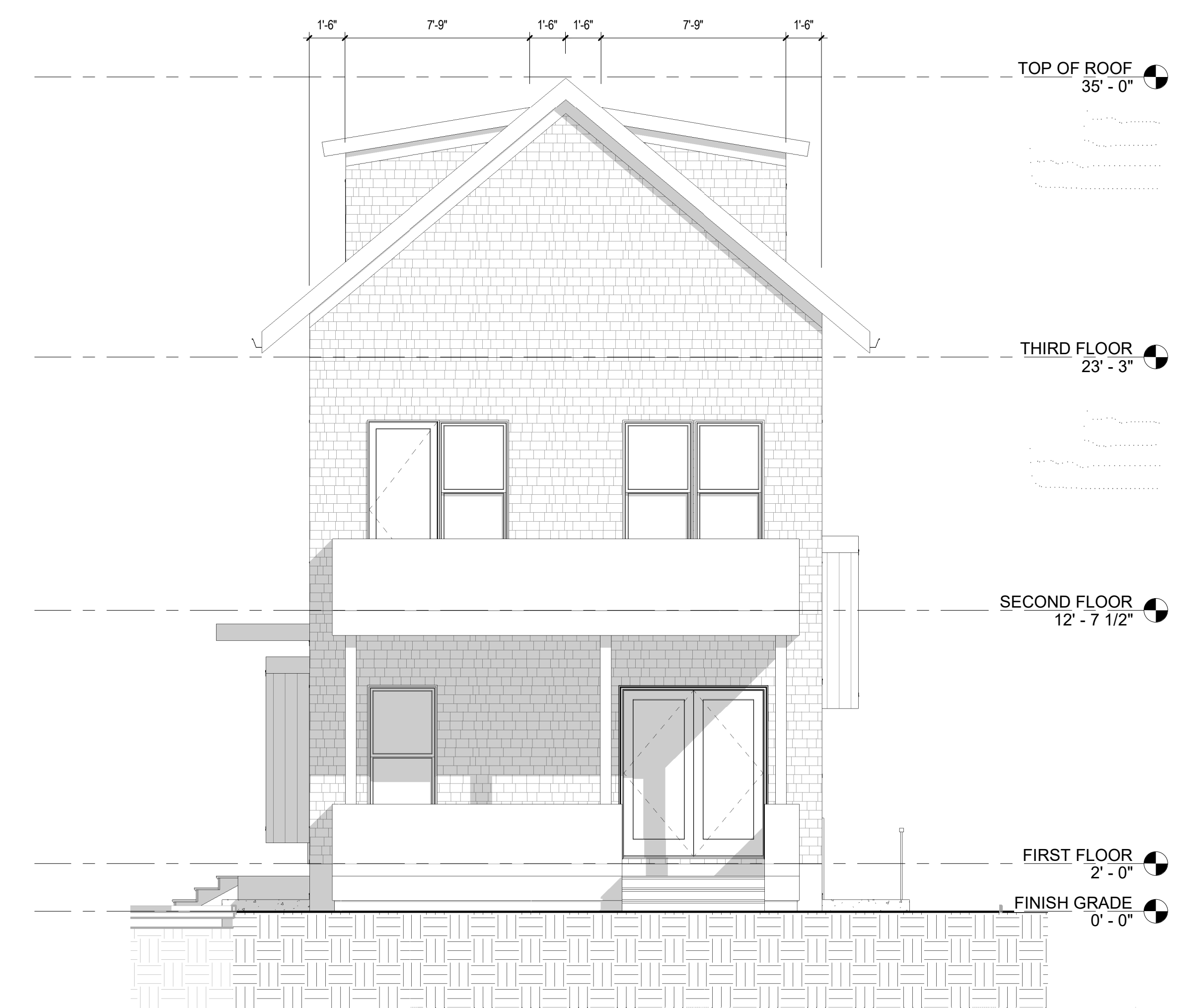


① WEST ELEVATION  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

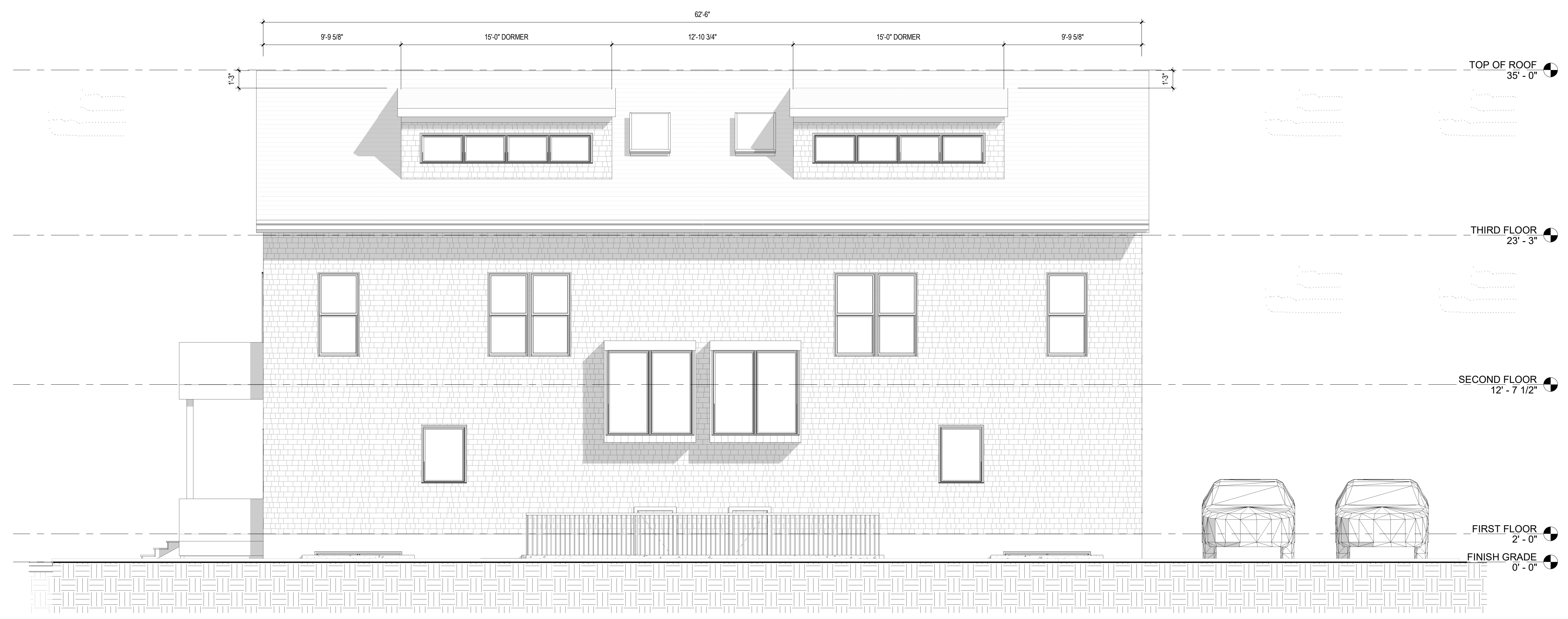


② NORTH ELEVATION  
1/4" = 1'-0"



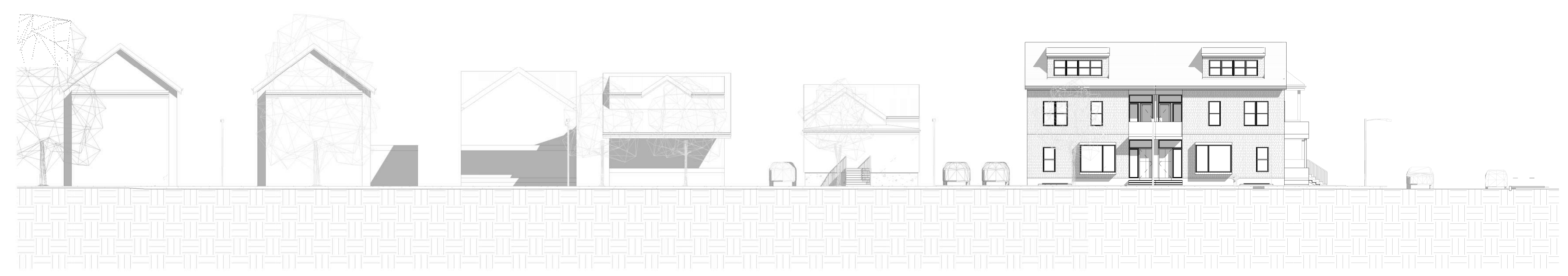
① SOUTH ELEVATION  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

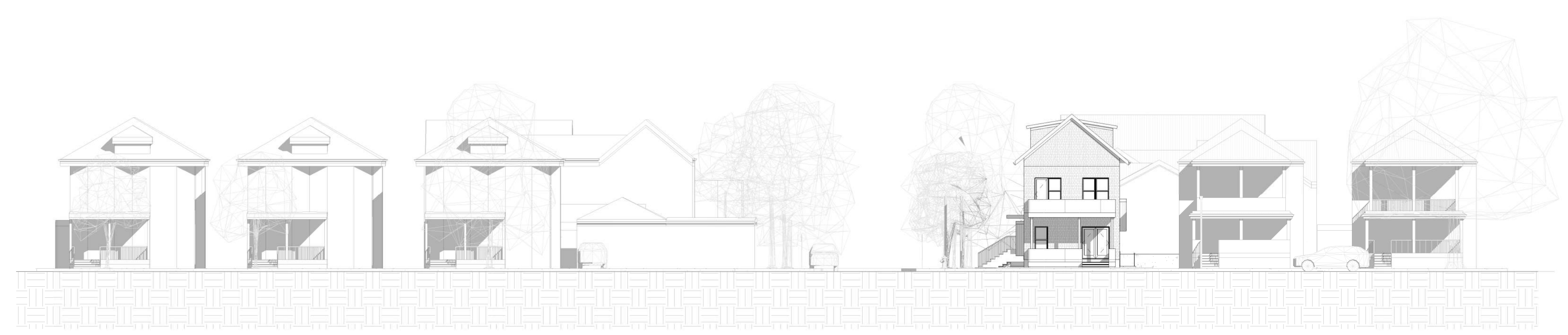


① EAST ELEVATION  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**



① CORPORAL BURNS ROAD - WEST  
ELEVATION  
1/16" = 1'-0"



② CONCORD AVENUE - SOUTH  
ELEVATION  
1/16" = 1'-0"

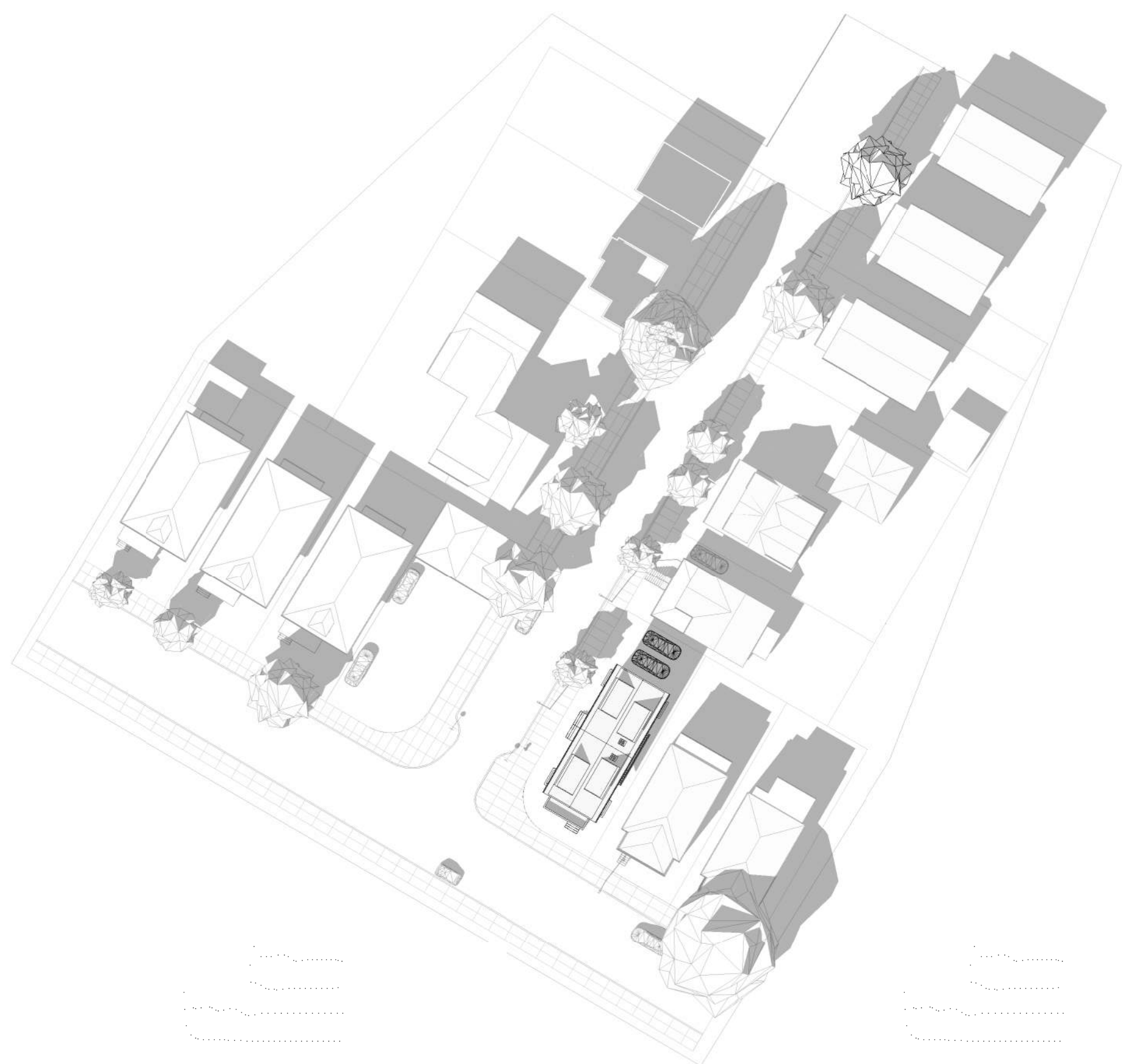
**NOT FOR  
CONSTRUCTION**



① SUN STUDY - SUMMER SOLSTICE  
1" = 50'-0"



② SUN STUDY - WINTER SOLSTICE  
1" = 50'-0"



④ SUN STUDY - SPRING EQUINOX  
1" = 50'-0"



③ SUN STUDY - FALL EQUINOX  
1" = 50'-0"

Aamodt/Plumb

186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
617.876.9300

info@aamodtplumb.com  
www.aamodtplumb.com

February 20, 2023

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: UPDATE to the Community Outreach Process for 401 Concord Avenue  
BZA Application No. 207647**

Dear Members of the Board,

We held an additional Community Meeting on the evening of February 16th in order to present further design changes to our proposal in an effort to address the concerns voiced by some of the neighbors in their letters of opposition that had been submitted prior to the February 9th BZA hearing.

The proposed design changes included the removal of the third floor living space to reduce the proposed FAR from 0.93 down to 0.72 and the reworking of the roof of the building to further break down the massing along Corporal Burns Road.

These design changes were well received by the community. As a result, each of the abutting neighbors who had previously supported the project, continue to do so and I am aware that at least two of the previously opposing neighbors have now submitted letters of support for the project.

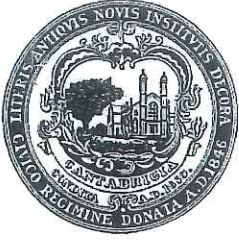
We believe that these efforts further demonstrate our commitment to working with the community to arrive at a viable project that will have a positive impact on the neighborhood.

Sincerely,



Andrew Plumb





# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

**BZA Number: 207647**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:   X   Appeal: \_\_\_\_\_

**PETITIONER:** 401 Concord Ave, LLC C/O Andrew Plumb

**PETITIONER'S ADDRESS:** 186 Alewife Brook Pkwy #1209, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 401 Concord Ave, Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Dwelling      **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/ /New Structure/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner requests Variance relief to 1) construct a new two-family dwelling on a corner lot within the two front yard setbacks, 2) reduce the minimum lot area per dwelling unit from 2,500 sf / D.U. to 1,957 sf / D.U., 3) increase the maximum FAR to **0.72** and 4) reduce the minimum dimensions of private open space.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000      Section: 8.22.3 (Non-conforming Structure).  
Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

\_\_\_\_\_  
(Petitioner (s) / Owner)

Andrew Plumb

\_\_\_\_\_  
(Print Name)

Address: 186 Alewife Brook Pkwy #1209, Cambridge, MA 02138  
Tel. No.      (617) 458-1410  
E-Mail Address: andrew@aamodtplumb.com

**Date:** February 17, 2023

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** 401 Concord Ave, LLC  
**Location:** 401 Concord Ave., Cambridge, MA  
**Phone:** (617) 458-1410

**Present Use/Occupancy:** Single Family Dwelling  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Two Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<b>TOTAL GROSS FLOOR AREA:</b>		1,756	<b>2,805</b>	1,957 (max.)
<b>LOT AREA:</b>		3,914	3,914	5,000 (min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.45	<b>0.72</b>	0.50
<b>LOT AREA OF EACH DWELLING UNIT</b>		3,914	1,957	2,500
<b>SIZE OF LOT:</b>	WIDTH	40	40	50
	DEPTH	100	100	100
<b>SETBACKS IN FEET:</b>	FRONT	14'-5" (Concord Ave side of corner lot)	9'-0" to Covered Porch, 15'-0" to Building (Concord Ave side of corner lot)	15'-0" (Concord Ave side of corner lot)
	REAR	8'-2" (Corporal Burns Road side of corner lot)	11'-0" (Corporal Burns Road side of corner lot)	15'-0" (Corporal Burns Road side of corner lot)
	LEFT SIDE	4'-6" (East Side Yard)	7'-6" (East Side Yard)	7'-6" (East Side Yard, per 5.21.1)
	RIGHT SIDE	8'-0" (North Side Yard)	22'-6" (North Side Yard)	7'-6" (North Side Yard, per 5.21.1)
<b>SIZE OF BUILDING:</b>	HEIGHT	24'-9"	<b>34'-0"</b>	35'-0"
	WIDTH	41'-6" house, 18'-0" garage	68'-6" including 6'-0" front porch	N/A
	LENGTH	24'-6" house, 18'-0" garage	21'-6"	N/A
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		per 5.22.1, 49% (770 SF), per 5.22.3, 92% (1,437 SF)	<b>per 5.22.1, 62% (969 SF), per 5.22.3, 64% (1,002 SF)</b>	per 5.22.1, 50% (783 SF), per 5.22.3, 50% (783 SF)
<b>NO. OF DWELLING UNITS:</b>		1	2	2
<b>NO. OF PARKING SPACES:</b>		2	2	1 per D.U.
<b>NO. OF LOADING AREAS:</b>		0	0	0
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		17'-9"	N/A	N/A

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.:

There is an existing detached garage on the property. Wood framed and very badly deteriorated.

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.

## BZA Application Form

### SUPPORTING STATEMENT FOR A VARIANCE

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The literal enforcement of the provisions of this Ordinance would only allow for a single dwelling unit. The property is zone for and capable of supporting two dwelling units in a similar manner to several other adjacent properties along Concord Avenue.

A literal enforcement of the Ordinance would prevent the petitioner from expanding the city's inventory of housing and from creating dwelling units of a size and quality that attract and support long term residents in the neighborhood.

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

The hardship is due to the lot having less than the minimum required lot area and width and the fact that the lot is located on a corner. These facts combined with a maximum FAR that was contemplated for larger, more generous lots results in greater restrictions on the number and size of dwelling units than are typically allowed by the ordinance. If literally enforced, the Ordinance would require a single family home to be built on a lot that is zoned for and can readily support a two-family dwelling.

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

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed dwelling continues the existing pattern of two family buildings along Concord Avenue, stays within the district height limit, conforms to City of Cambridge dormer guidelines, will be a high performance, all electric building and will contribute to the City's storm water management goals with landscaped, permeable yards and an on site infiltration system.

The existing dwelling and detached garage have been neglected for decades, are uninhabitable and beyond repair. The existing structures are a blight in an otherwise lovely neighborhood. The proposed dwelling will provide new, sustainably built, additional housing to the neighborhood.

The size and massing of the proposed dwelling relates to both those along Concord Avenue and Corporal Burns Road with its use of covered porches on the Concord Avenue facade and by breaking down the massing into two volumes on the Corporal Burns Road side. The proposed front entries for both units face Corporal Burns Road which will further enliven the streetscape and give a human scale at a busy intersection.

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

Among the purposes of the Ordinance are to "encourage the most rational use of land throughout the city" and "the protection of residential neighborhoods from incompatible activities." Granting the requested relief will continue a well established and good pattern of development along Concord Avenue. It will increase the amount of housing in the neighborhood while respecting the scale of the homes that are already present. This is a rational use of the land and protective of the integrity of the neighborhood.

There are many two family properties located long Concord Avenue and along Corporal Burns Road. All of the two family dwellings along Concord Avenue occupy lots that have less that the required lot area and width and each of these properties exceed the maximum FAR indicated by the Ordinance. Accordingly, for any of these dwellings to be built today, similar relief would be requested.

Granting relief for this proposal would allow a reasonable proposal to move forward and build a 21st century version of the dwellings that compose the fabric of this neighborhood. Relief would not set a precedent that derogates from the intent of purpose of the Ordinance because the type of relief being sought is similar to conditions that already exist in the surrounding neighborhood.

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

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.876.9300

# TWO FAMILY DEVELOPMENT

401 CONCORD AVENUE, CAMBRIDGE, MA, 02138

BOARD OF ZONING APPEAL DRAWING SET  
FEBRUARY 17, 2023 - REVISED

**NOT FOR  
CONSTRUCTION**

## DRAWING LIST

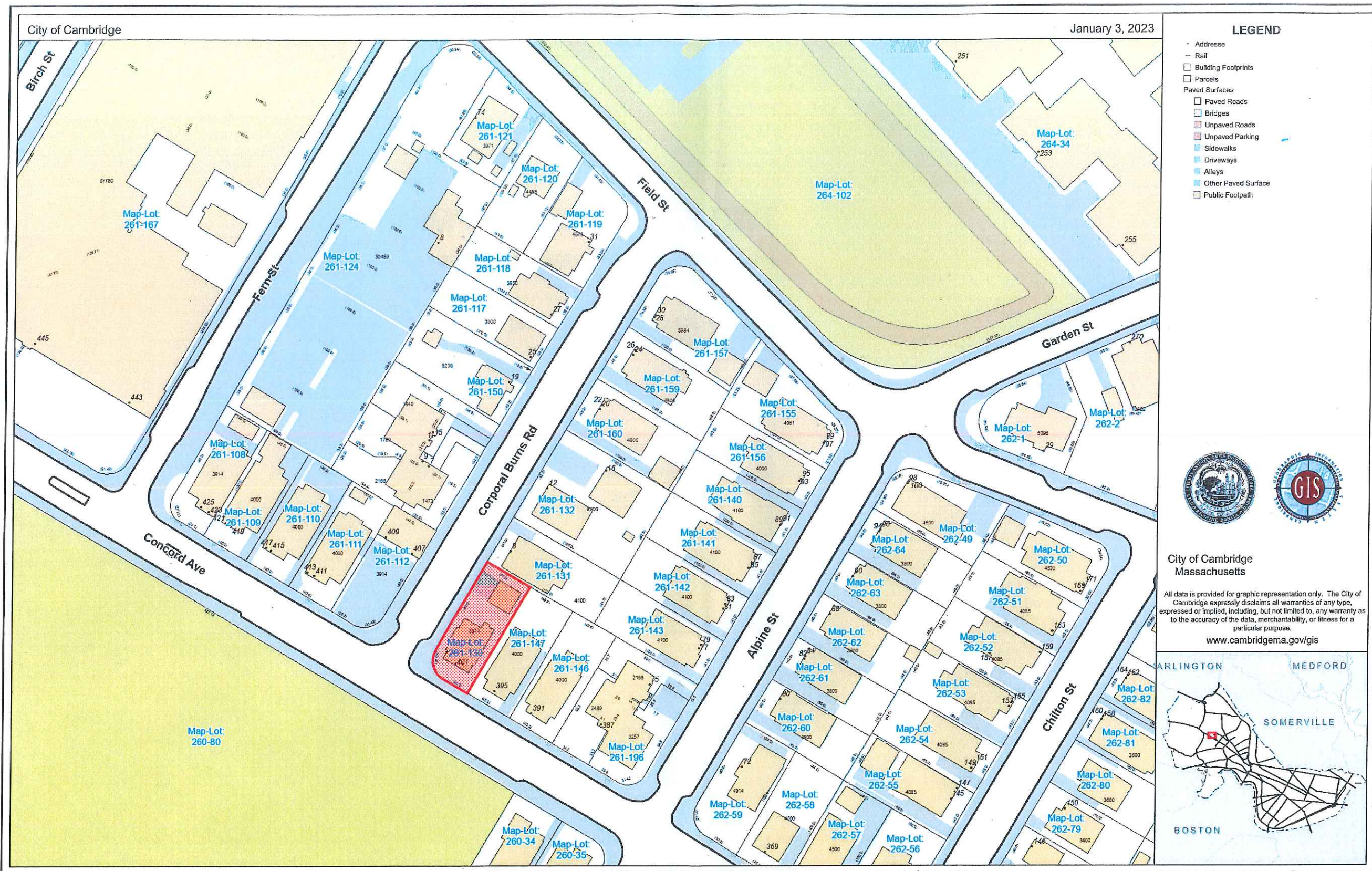
Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.5	PROPOSED ROOF PLAN
Z2.1	PROPOSED EXTERIOR ELEVATIONS
Z2.2	PROPOSED EXTERIOR ELEVATIONS
Z2.3	PROPOSED EXTERIOR ELEVATIONS
Z2.4	CONTEXT ELEVATIONS
Z2.5	SUN STUDY

NO. ISSUED FOR DA

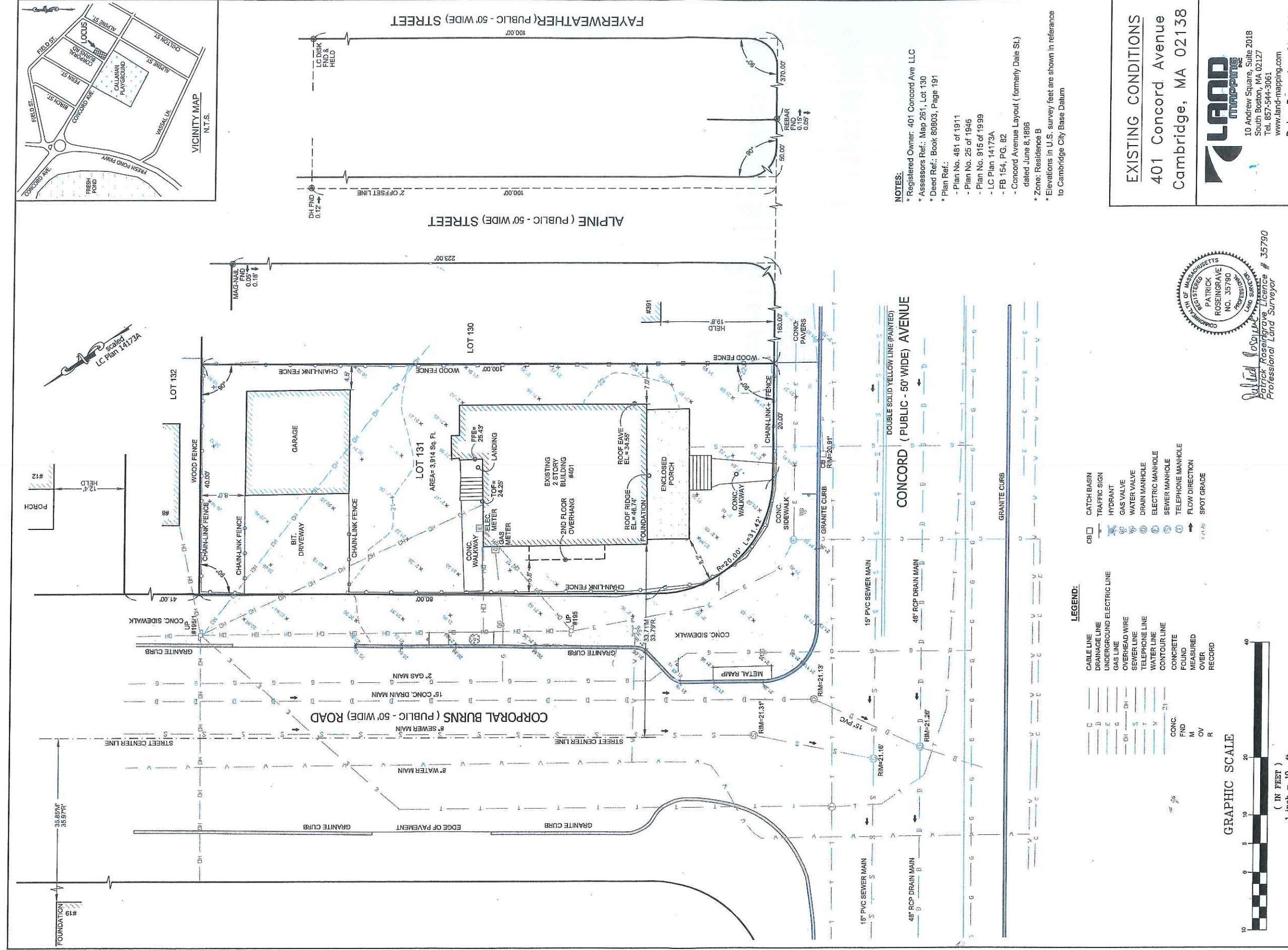
BZA TITLE SHEET

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**NOT FOR CONSTRUCTION**



NO. ISSUED FOR DAT  
**ASSESSOR'S GIS BLOCK MAP**  
**Z0.1**



**NOTES:**

- \* Registered Owner: 401 Concord Ave LLC
- \* Assessors Ref.: Map 261, Lot 130
- \* Deed Ref.: Book 80803, Page 191
- \* Plan Ref.:
  - Plan No. 481 of 1911
  - Plan No. 25 of 1946
  - Plan No. 915 of 1999
  - LC Plan 14173A
  - FB 154, PG. 82
  - Concord Avenue Layout (formerly Dale St.) dated June 8, 1886
- \* Zone: Residence B
- \* Elevations in U.S. survey feet are shown in reference to Cambridge City Base Datum

**EXISTING CONDITIONS**  
401 Concord Avenue  
Cambridge, MA 02138

**LAND mapping**

10 Andrew Square, Suite 201B  
South Boston, MA 02127  
Tel: 857-544-3061  
www.land-mapping.com

Date: December 01, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF MASSACHUSETTS  
PATRICK ROSENGRAVE  
NO. 35790

*Patrick Rosegrave*  
Patrick Rosegrave License # 35790  
Professional Land Surveyor

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401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.876.9300

**NOT FOR CONSTRUCTION**

NO. ISSUED FOR DAT  
**EXISTING CONDITIONS PLAN**

**Z0.2**

Design Builder  
**Aamodt / Plumb**  
 186 Alewife Brook Pkwy #1209  
 Cambridge, MA 02138  
 Tel: 617.876.9300

Zoning Summary	Ordinance	Existing	Proposed	Notes
Map-Lot	261-130			
Zoning District	Res. B			
Maximum F.A.R.	0.50	0.45	0.72	See below for FAR analysis of adjacent properties
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914	
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957	
Minimum Lot Width	50'-0"	40'-0"	40'-0"	
Minimum Front Yard - Concord Ave	15'-0"	14'-5"	9'-0"	A covered porch was added to the design as a result of Community Outreach process and is supported by abutting neighbors. Front yard without the porch would be 15'-0".
Minimum Front Yard - Corporal Burns Road	15'-0"	8'-2"	11'-0"	
Minimum Side Yard - East	7'-6"	4'-6"	7'-6"	
Minimum Side Yard - North	7'-6"	8'-0"	22'-6"	
Minimum Rear Yard	25'-0"	N/A - Corner Lot	N/A - Corner Lot	
Maximum Building Height	35'-0"	24'-9"	34'-0"	
Required Off-Street Parking	1 per D.U.	2 per D.U.	1 per D.U.	

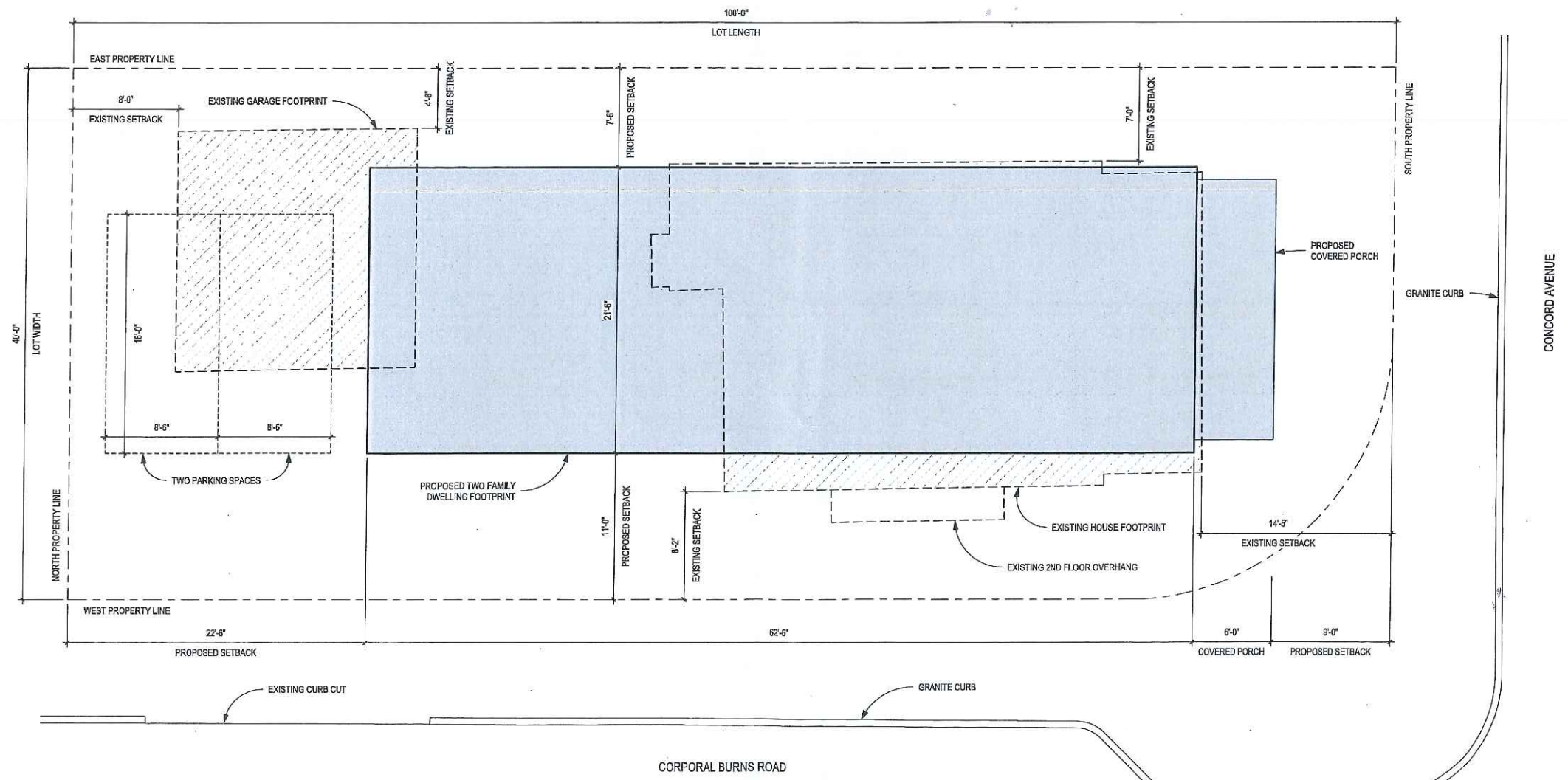
Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,971 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	62% (969 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	64% (1,002 SF)	

Existing Concord Ave Properties FAR Comparison		Living Area	Covered Porch	Garage	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370		2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370		2,512	4,000	0.63
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>326</b>	<b>1,756</b>	<b>3,913</b>	<b>0.45</b>
413 Concord Ave	Unit 1 & 2	2,526	186		2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380		2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355		2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215		2,741	3,913	0.70

ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.  
 DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

**NOT FOR CONSTRUCTION**



1 ZONING DIAGRAM - BZA  
 3/16" = 1'-0"

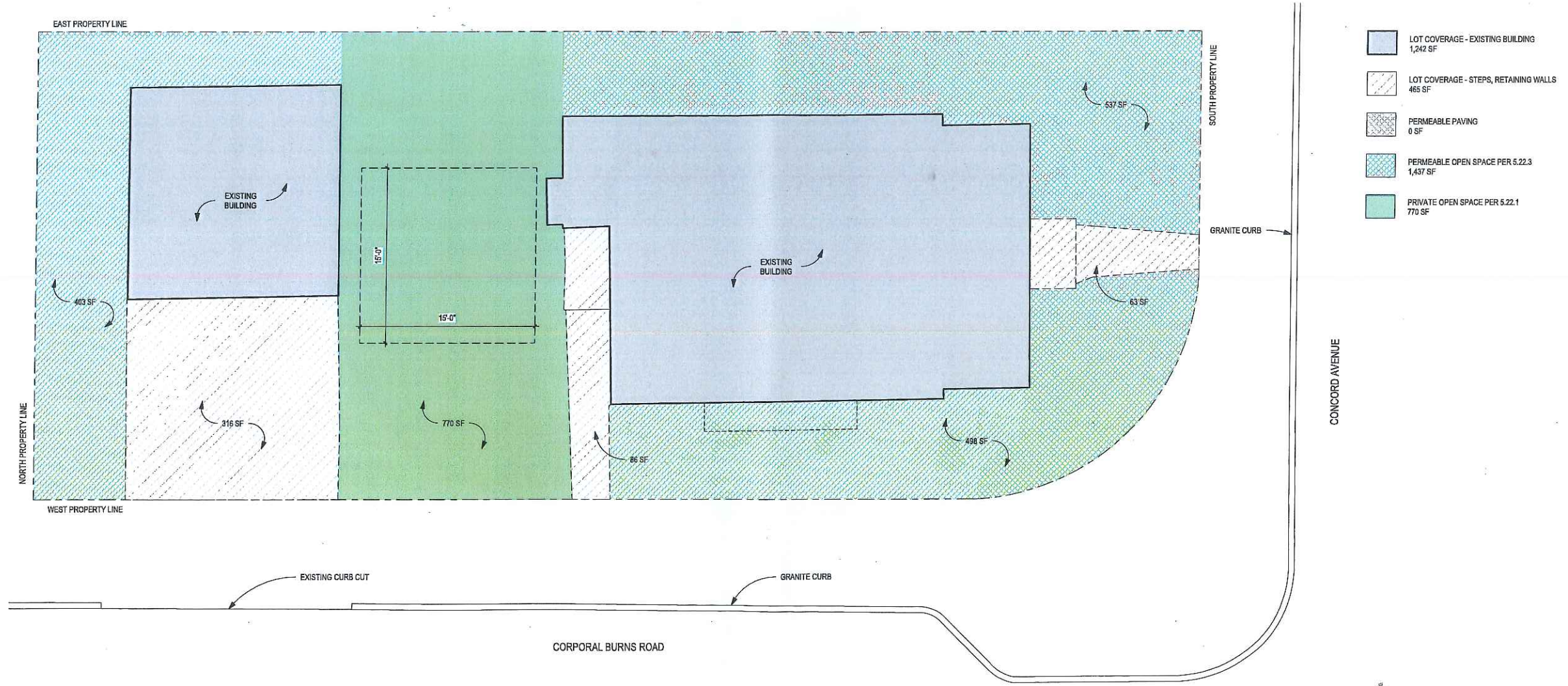
NO. ISSUED FOR DAT

ZONING ANALYSIS

**Z0.3**



Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,971 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	62% (969 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	64% (1,002 SF)	



**NOT FOR CONSTRUCTION**

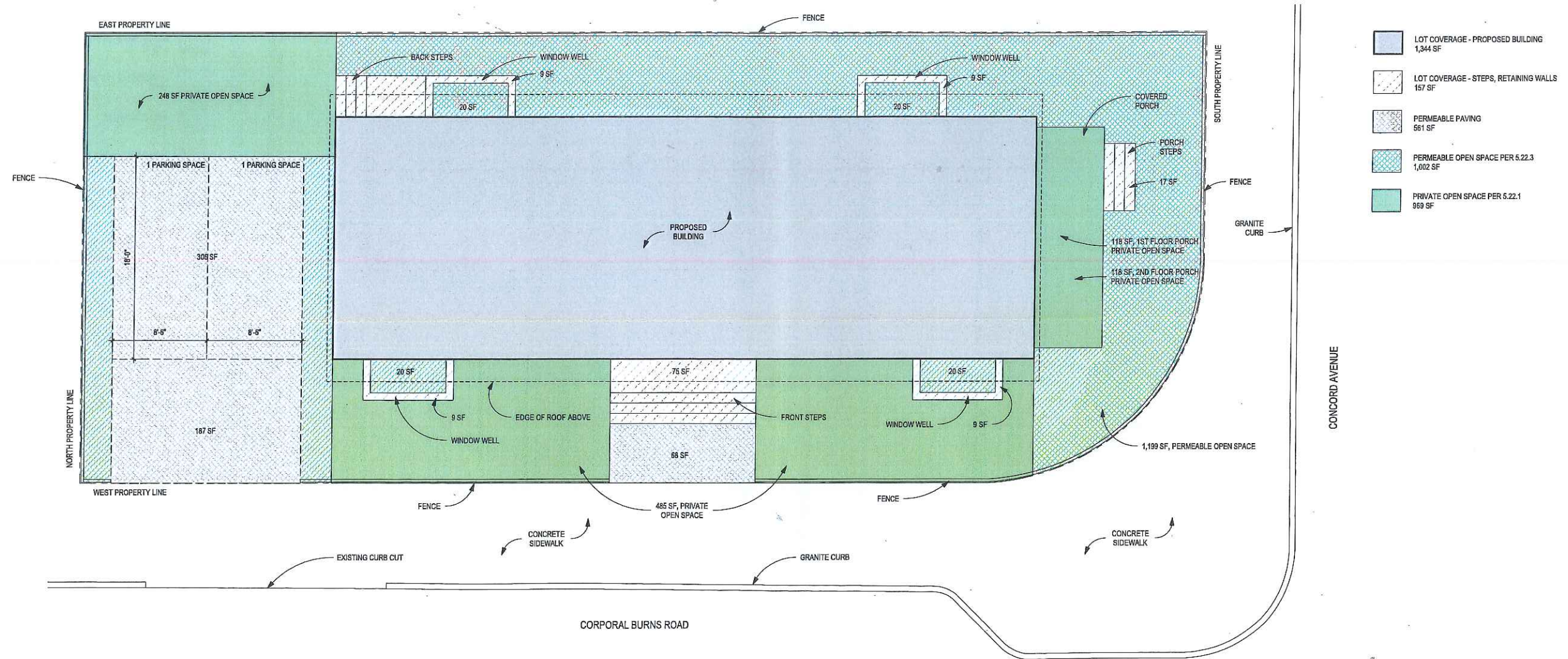
① EXISTING OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

NO. ISSUED FOR DAT

EXISTING OPEN SPACE

Z0.4

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	50% (1,971 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	62% (969 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	64% (1,002 SF)	



- LOT COVERAGE - PROPOSED BUILDING  
1,344 SF
- LOT COVERAGE - STEPS, RETAINING WALLS  
157 SF
- PERMEABLE PAVING  
561 SF
- PERMEABLE OPEN SPACE PER 5.22.3  
1,002 SF
- PRIVATE OPEN SPACE PER 5.22.1  
969 SF

**NOT FOR CONSTRUCTION**

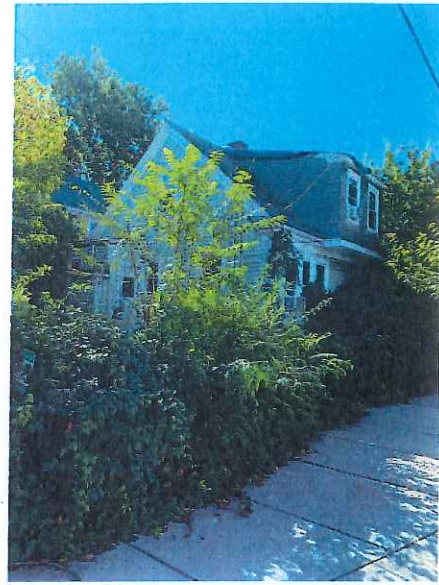
① PROPOSED OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED OPEN SPACE & SITE PLAN

**Z0.5**

**NOT FOR  
CONSTRUCTION**



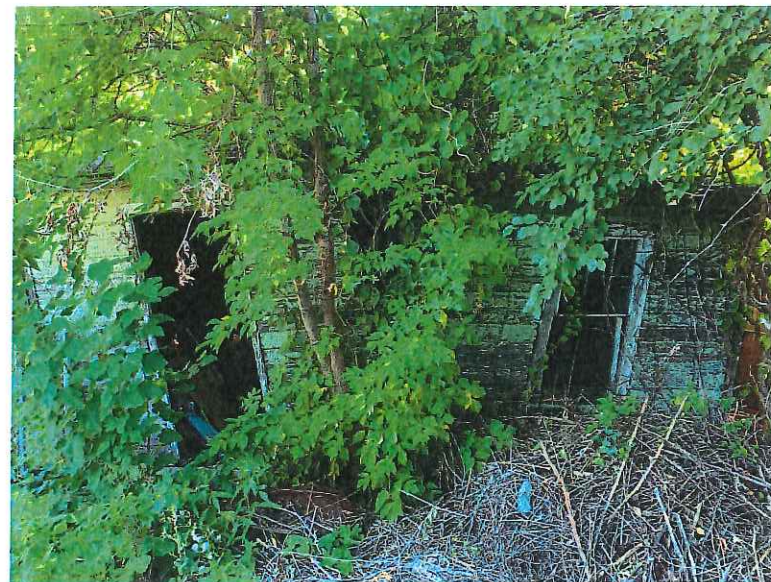
EXISTING HOUSE NORTH ELEVATION



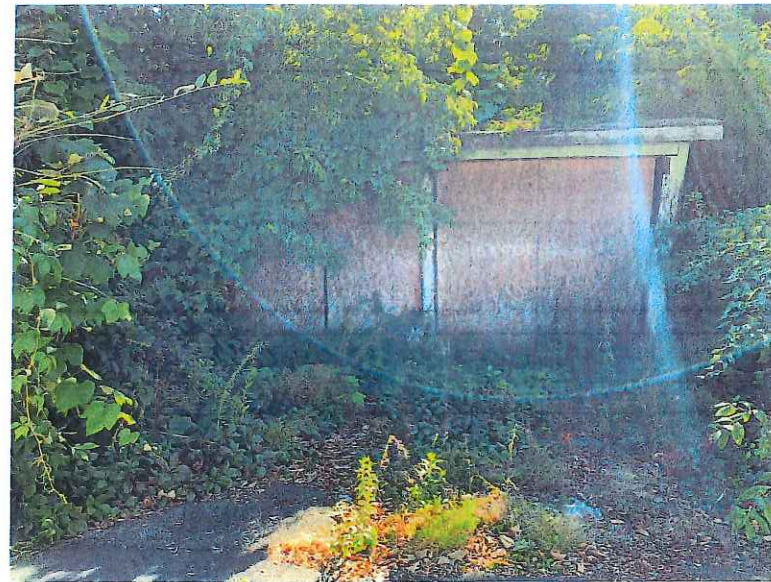
EXISTING HOUSE & GARAGE WEST ELEVATION



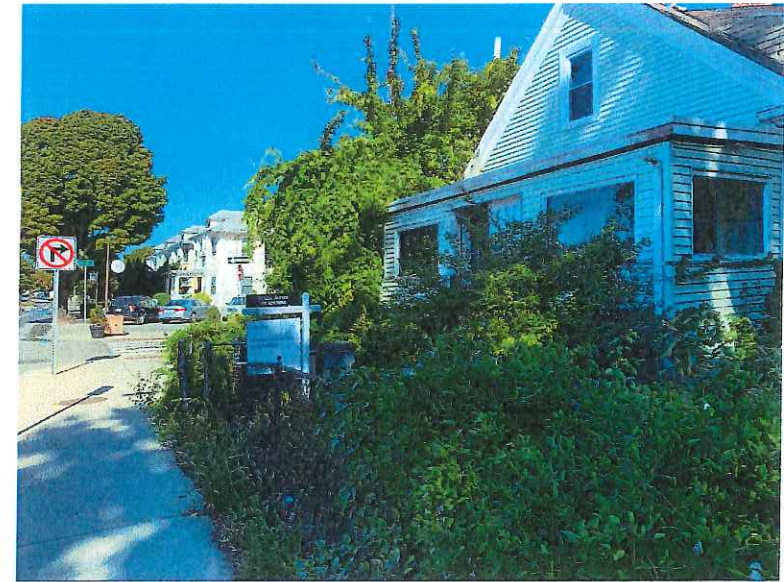
EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION



EXISTING GARAGE WEST ELEVATION

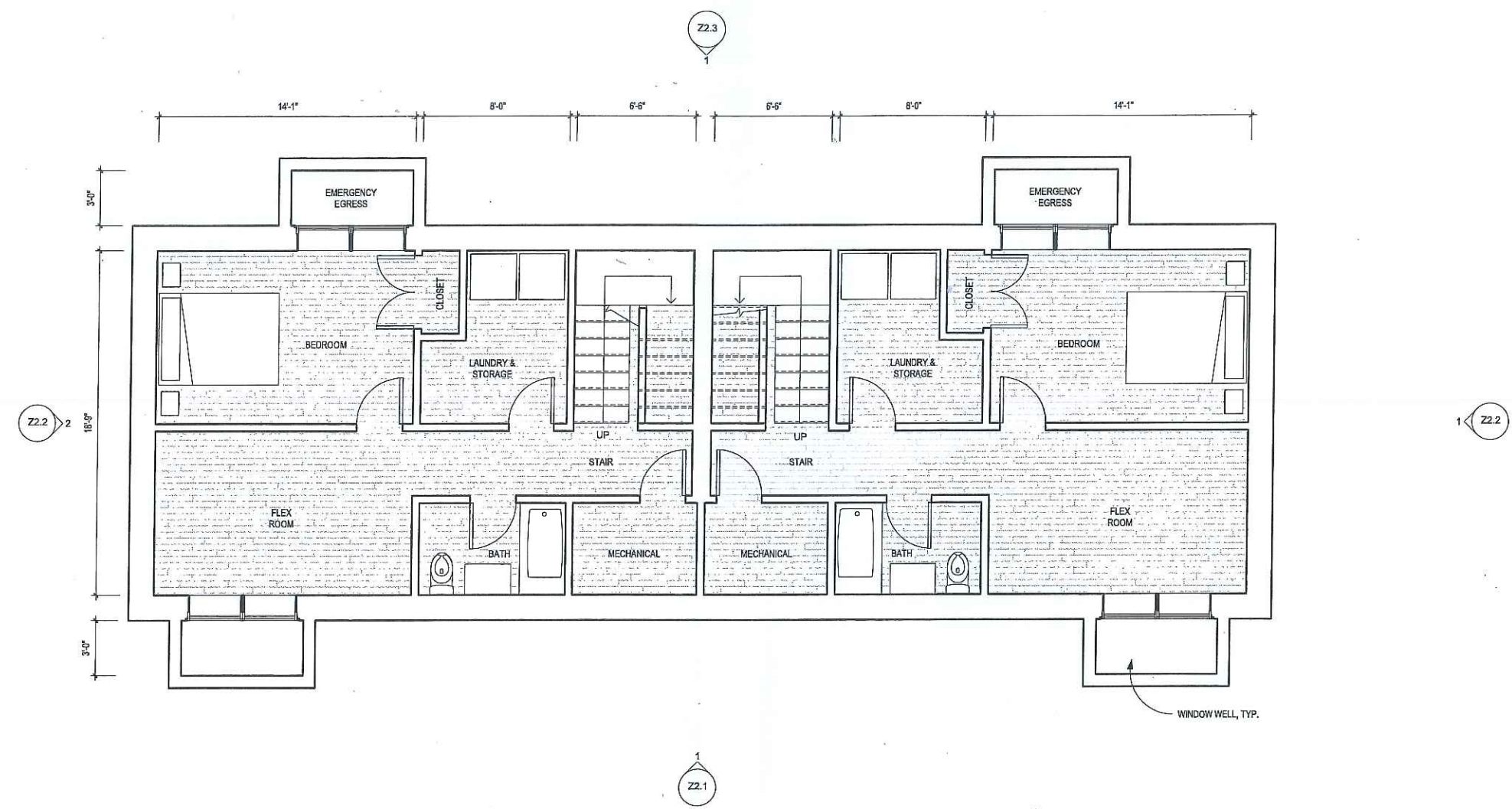


EXISTING HOUSE SOUTH ELEVATION

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186 Alewife Brook Pkwy #1209  
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**NOT FOR  
CONSTRUCTION**



① LOWER LEVEL PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DAT

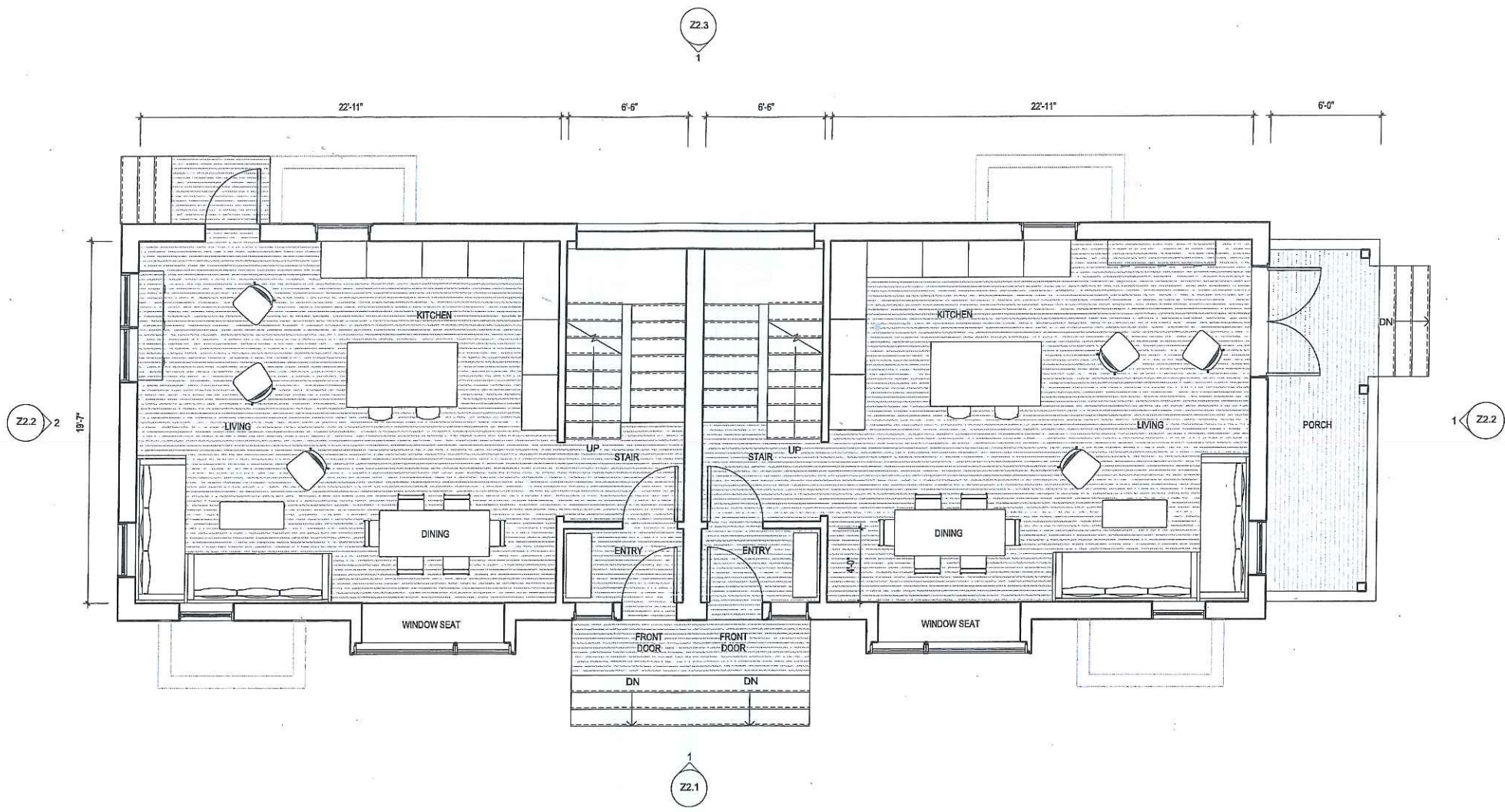
PROPOSED  
LOWER LEVEL  
PLAN

**Z1.1**

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
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CONSTRUCTION**



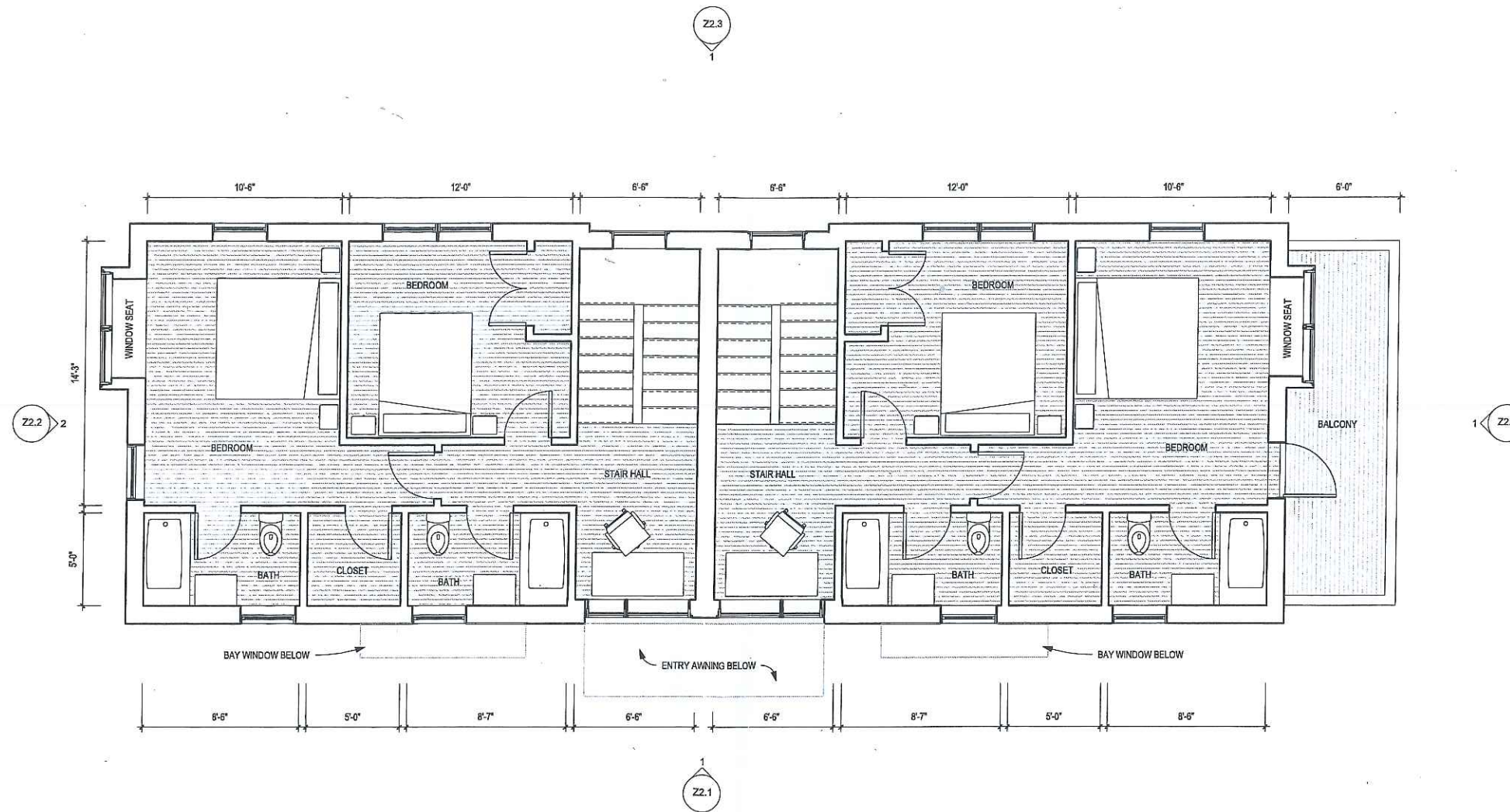
① FIRST FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED FIRST  
FLOOR PLAN

**Z1.2**

**NOT FOR  
CONSTRUCTION**



① SECOND FLOOR PLAN  
1/4" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED  
SECOND FLOOR  
PLAN

**Z1.3**

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

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Aamodt / Plumb  
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**NOT FOR  
CONSTRUCTION**



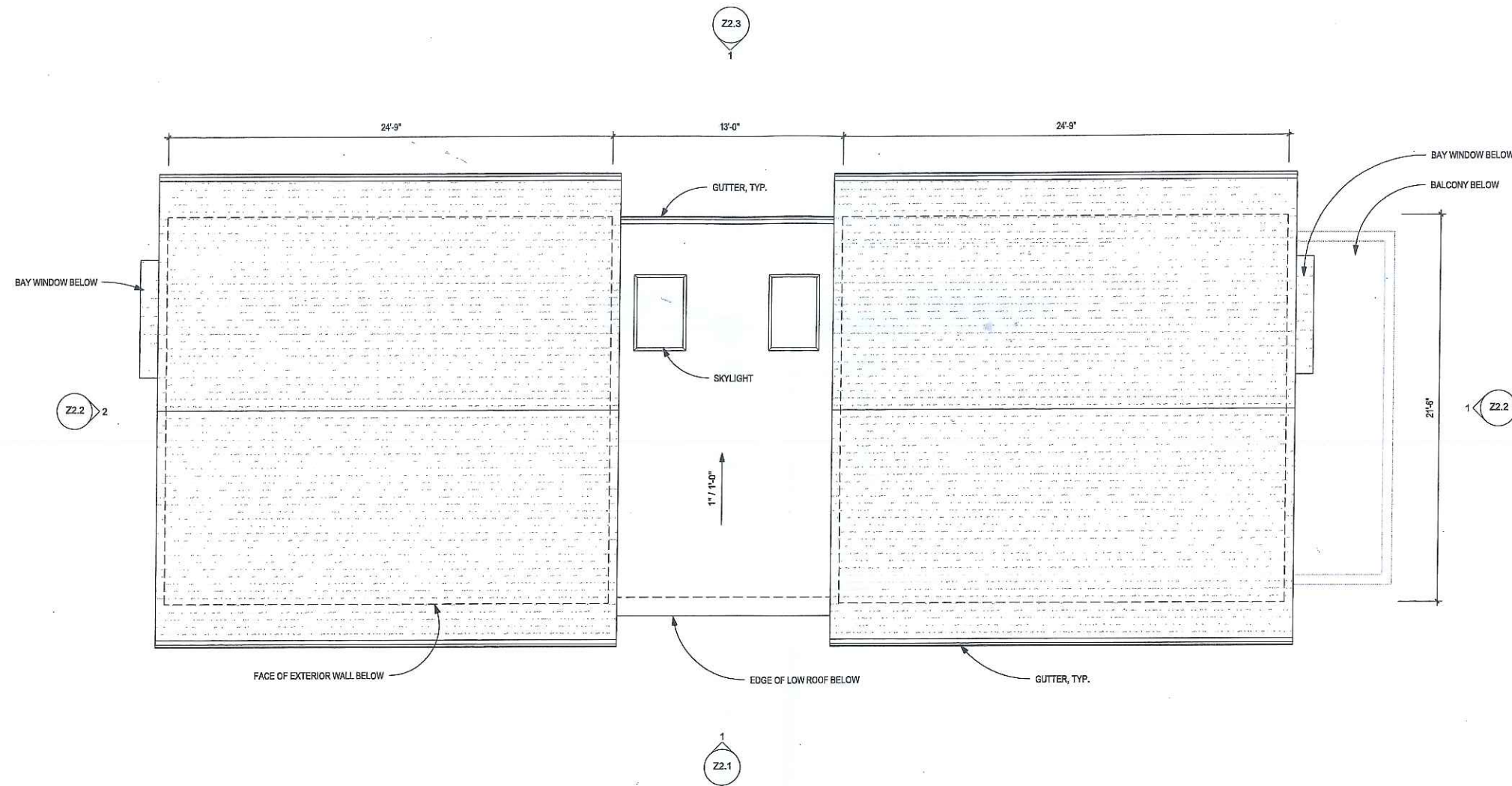
① WEST ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED  
EXTERIOR  
ELEVATIONS

Z2.1

**NOT FOR  
CONSTRUCTION**



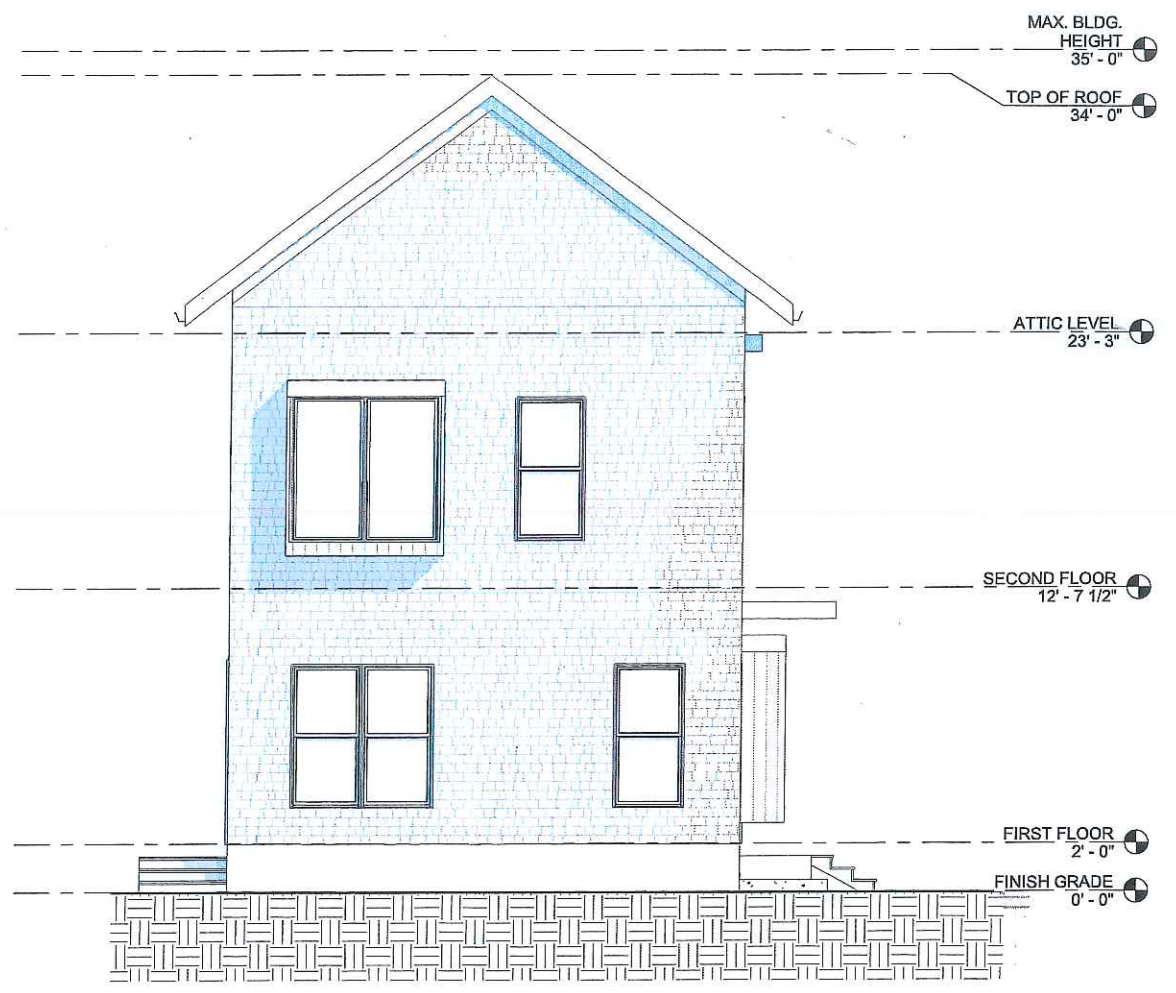
① ROOF PLAN  
1/4" = 1'-0"



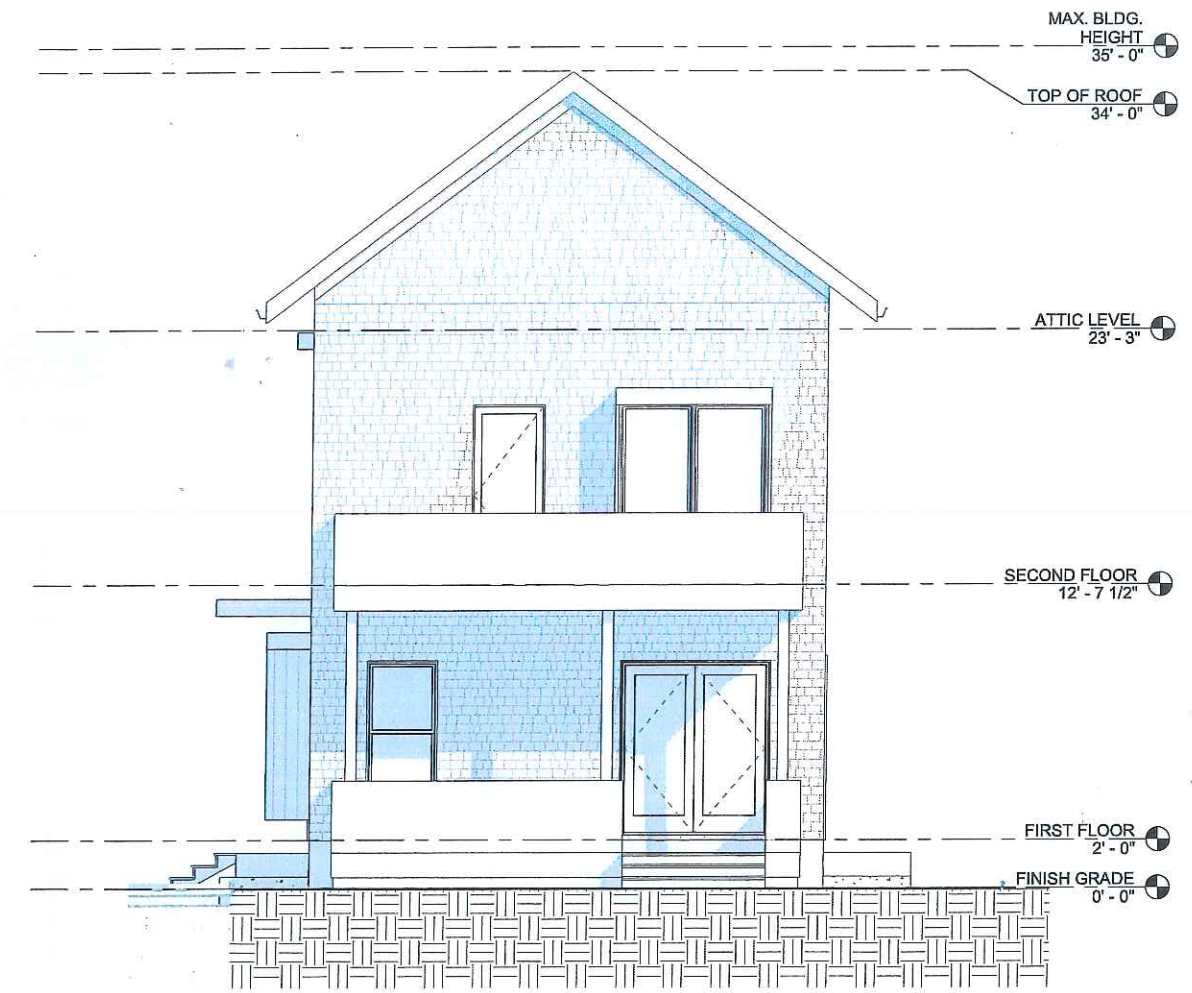
2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aarnodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.876.9300

**NOT FOR  
CONSTRUCTION**



② NORTH ELEVATION  
1/4" = 1'-0"



① SOUTH ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DAT

PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.2**

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
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**NOT FOR  
CONSTRUCTION**

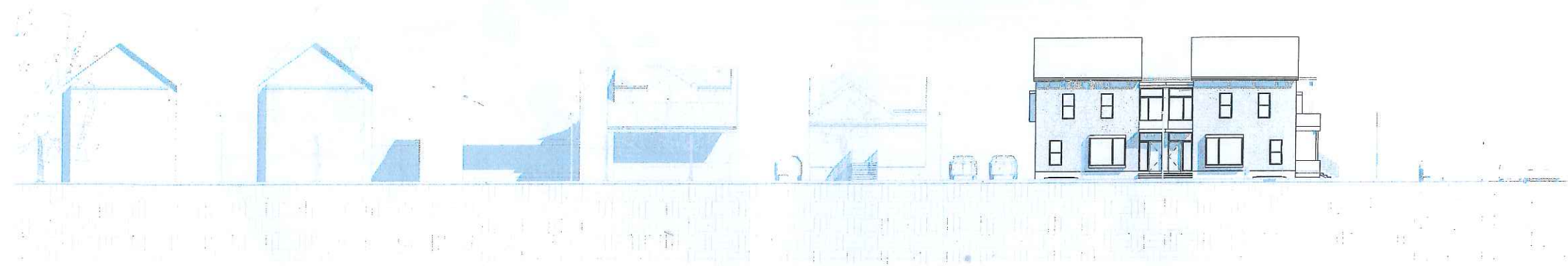
① EAST ELEVATION  
1/4" = 1'-0"

NO. ISSUED FOR DA

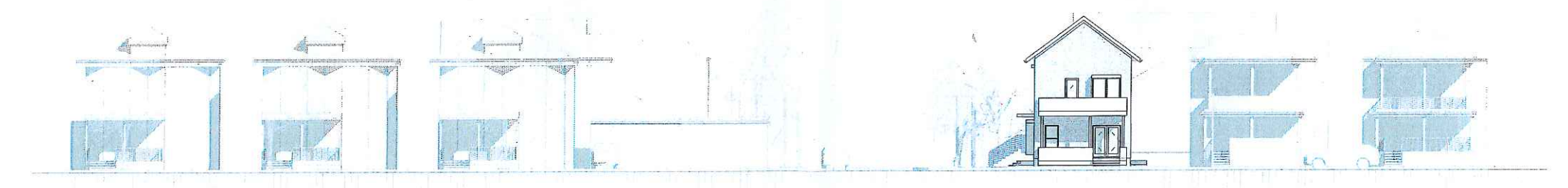
PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.3**

**NOT FOR  
CONSTRUCTION**



① CORPORAL BURNS ROAD - WEST  
ELEVATION  
1/16" = 1'-0"

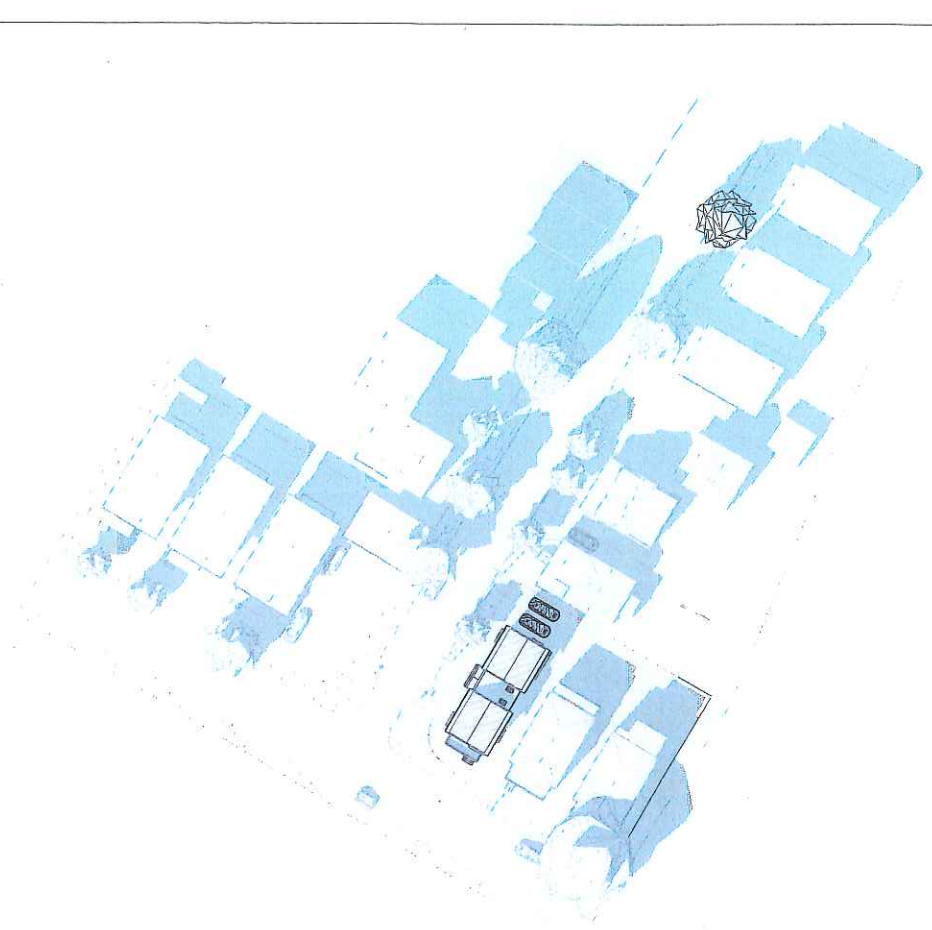


② CONCORD AVENUE - SOUTH  
ELEVATION  
1/16" = 1'-0"

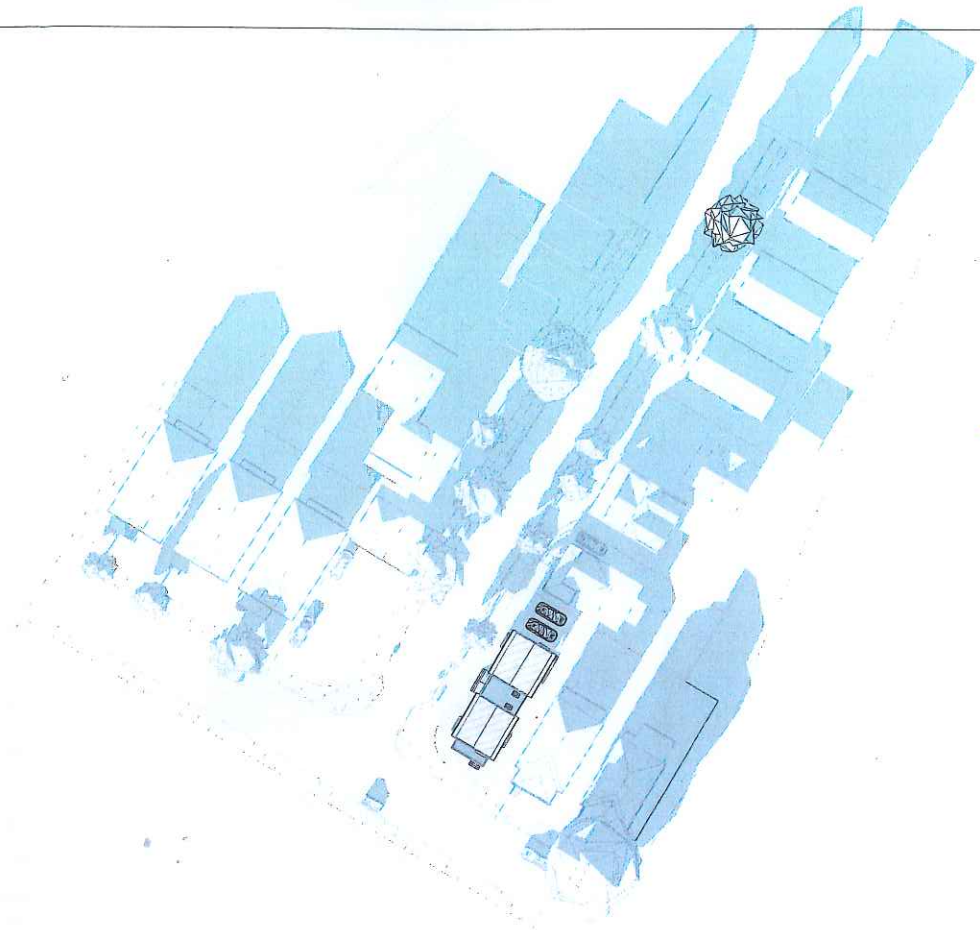
2201  
401 Concord Ave  
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Cambridge, MA 02138

Design Builder  
Aarnodt / Plumb  
185 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.876.9300

**NOT FOR  
CONSTRUCTION**



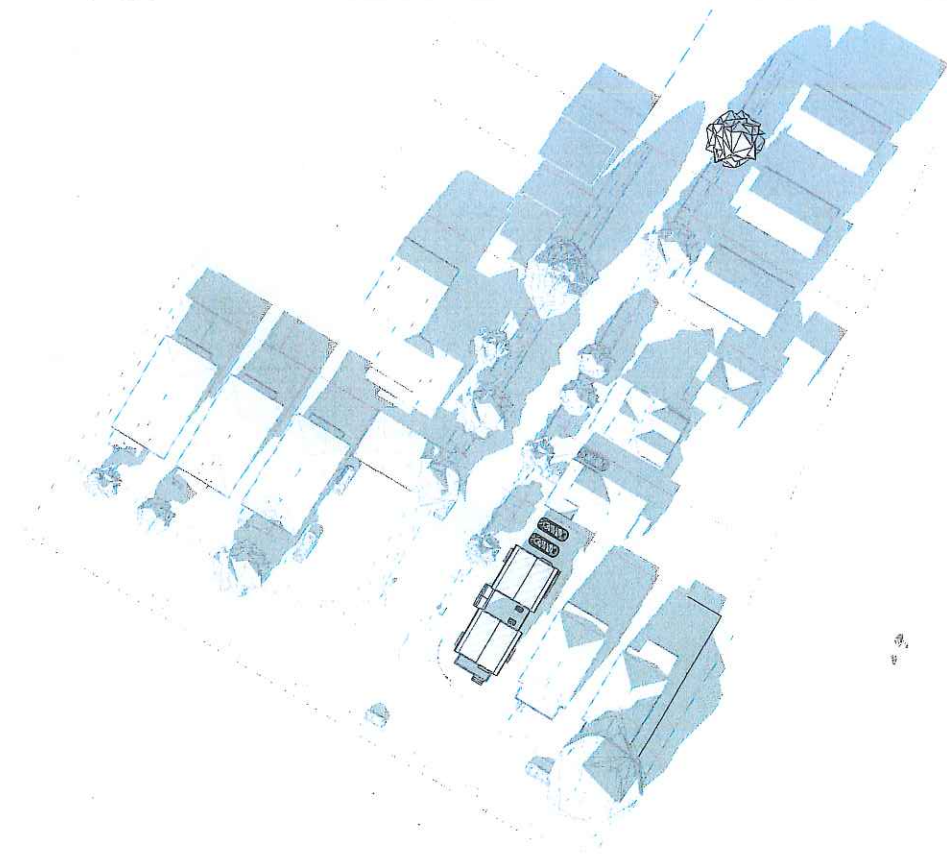
① SUN STUDY - SUMMER SOLSTICE  
1" = 50'-0"



② SUN STUDY - WINTER SOLSTICE  
1" = 50'-0"



④ SUN STUDY - SPRING EQUINOX  
1" = 50'-0"



③ SUN STUDY - FALL EQUINOX  
1" = 50'-0"

NO. ISSUED FOR DAT

SUN STUDY

**Z2.5**

## **Pacheco, Maria**

---

**From:** jessie@jenglish.us  
**Sent:** Tuesday, February 7, 2023 8:55 AM  
**To:** Pacheco, Maria  
**Subject:** Case # BZA-207647 Proposed Development at 401 Concord Ave

**To:** Board of Zoning Appeals  
**From:** Jessie M. English, PhD  
27 Corporal Burns Rd  
Cambridge, MA 02138  
**Subject:** Case # BZA-207647 Proposed Development at 401 Concord Ave  
**Date:** Feb. 7, 2023

I write in opposition to the proposed development at 401 Concord Ave. The developer has not demonstrated hardship regarding to justify the nearly doubling of FAR. The petition request a FAR of 0.93 versus the 0.5 FAR allowed under the City's zoning ordinance.

This increase differentiates from FAR of adjacent and nearby homes. I do not support this substantial increase in FAR. It is out of character for the neighborhood and it is unclear why this developer should be allowed to change the character of the neighborhood.

The current home is decrepit and potentially even a safety hazard. I welcome the construction of a new dwelling at this site. This will be a positive to the neighborhood. The petitioner, Mr. Plumb, who plans to build and then sell the home(s) has spent time with the neighborhood in meetings and discussions. I am appreciative of his work to engage the neighborhood. Also, his firm communicates a commitment to high quality construction. This also is very welcome and appreciated.

However, I can't support this proposal as it is potentially sets precedence and is not in line with the scale of the neighborhood.

I thank you for your work on the BZA on behalf of the Cambridge residents and for considering my letter.

Regards,  
Jessie M. English, PhD  
27 Corporal Burns Rd.

## **Pacheco, Maria**

---

**From:** Eileen Woodford <ewoodford@earthlink.net>  
**Sent:** Monday, February 6, 2023 8:19 PM  
**To:** Pacheco, Maria  
**Subject:** Opposition to Case No. BZA-207647 — Proposed development at 401 Concord Avenue

**TO:** The Board of Zoning Appeals, City of Cambridge, MA

**FROM:** Eileen Woodford, 25 Corporal Burns Road, Cambridge, MA 02138

**DATE:** Monday, 6 February 2023

**RE:** Case No. BZA-207647 — Proposed development at 401 Concord Avenue

To the members of the Board of Zoning Appeal:

I write in opposition to the proposed development at 401 Concord Avenue. The petitioner, Andrew Plumb, has not demonstrated hardship as required by the Zoning Ordinance that would justify a near doubling of the FAR on this parcel. The petition asks the Board to allow an increase in FAR to .93, far exceeding the .50 FAR allowed under the city's Zoning Ordinance and the .43 FAR the currently exists on the site. Simply stated, this is excessive overbuilding. The petitioner's own analysis of the FAR values along Concord Avenue prove that his proposal is out of scale with the neighborhood. Those values range from .63 to .74 FAR. Remarkably, the petitioner did not include the FAR values for Corporal Burns Road which could be expected since he is proposing that the new units have Corporal Burns Road addresses.

The issue of hardship is key. Mr. Plumb has stated on numerous occasions that if he cannot get the requested variance that he would build a single family home that does comply with the FAR for a Residence B parcel. By his own admission, therefore, there is a viable alternative to his proposed development that he can — and said that he would — pursue. **Since his project neither includes any affordable housing, which under the current City Ordinance allows for greater FAR, nor meets the necessary criterion of hardship, I respectfully request that the Board of Zoning Appeals deny his application for a variance.**

To his credit, Mr. Plumb has spent considerable time seeking input from the neighborhood about the project, hosting a number of Zoom meetings and meeting individually with neighbors, and we were willing to engage in a collaborative conversation about plans for the site. One significant concern that was stated repeatedly during Zoom calls was the sheer size, scale and mass of the proposed design. Specifically, several of us, including myself, told Mr. Plumb that the proposed design was just too big.

In the end, Mr. Plumb responded with only cosmetic improvements to the design. He did not do not address the most significant problem with his proposed design that we raised — that of overbuilding.

The petitioner purchased the lot and building with full knowledge of the FAR and other constraints and regulations that apply to redeveloping a parcel in the city. He has failed to demonstrate any reason for the Board to grant relief from the city's Zoning Ordinance. To my knowledge, none of the abutting neighbors support this proposed project. They have effectively abstained by neither opposing nor supporting the development. I do not agree with this approach. I welcome a project that enhances the city, but I find no merit with this proposed development.

**Respectfully yours,  
Eileen Woodford  
25 Corporal Burns Road**

**Thank you for considering our concerns.**

## Pacheco, Maria

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**From:** Phillip Rothman <phillip.mayer.rothman@gmail.com>  
**Sent:** Monday, February 6, 2023 8:21 PM  
**To:** Pacheco, Maria  
**Cc:** Riley Rothman  
**Subject:** Concord Avenue, Case No. BZA 207647

**TO:** The Boards of Zoning Appeals, Cambridge, MA  
**FROM:** Phillip & Riley Rothman  
**ADDRESS:** 22 Corporal Burns Rd, Cambridge, MA 02138  
**DATE:** Monday, February 6th, 2023

**RE:** 401 Concord Avenue, Case No. BZA-207647

---

We write in opposition to the development (as currently proposed) at 401 Concord Avenue. They are asking for an exemption to the FAR, however, they are not proving hardship. This is an investment development where their motivation is to generate profit on the sale of the property. Their 'hardship' is that they won't make enough money.

They knew the lot size & the FAR regulations prior to making the purchase. What they are trying to do will negatively impact the current neighbors. If they can build this design it will set a new precedent for the neighborhood. What they are asking for goes against current city zoning regulations and should not be permitted.

We welcome a new development here and support the growth of the neighborhood. They continue to ask us for thoughts and input on their development and they continue to disregard and ignore our comments about the FAR. They should either scale down their two-family design (2- or 3-bed rather than the 4-bedroom proposal) or construct a single-family home.

Thank you for considering our concerns.  
Phillip & Riley Rothman  
22 Corporal Burns Road

--

-- Phillip Rothman

New Jersey Life & Casualty  
[www.NJLC.com](http://www.NJLC.com)  
Email: PROthman@NJLC.com

Office: 973.535.0955  
Cell: 917.912.0999



## **Pacheco, Maria**

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**From:** Robin Bonner <r\_l\_bonner@yahoo.com>  
**Sent:** Monday, February 6, 2023 8:35 PM  
**To:** Pacheco, Maria  
**Cc:** Robin Bonner  
**Subject:** Opposing BZA 207647

To: The Board of Zoning Appeals  
From: Robin Bonner, 15 Corporal Burns Rd.  
Date: February 6, 2023  
RE: BZA Case #207647 / 401 Concord Ave.

I am writing to oppose the requested variance for 401 Concord Avenue, BZA Number 207647.

The petitioner requests an FAR of .93, far exceeding the allowable .50 FAR as well as exceeding the comparable actual FAR of nearby properties. And the petitioner has not demonstrated hardship.

The submitted application includes “Existing Concord Ave. FAR Comparison” table for addresses from 391 Concord Ave. to 423 Concord Ave., but since the petitioner plans to change the address from Concord Ave. to Corporal Burns Rd., comparison FAR values for Corporal Burns Rd. should also be considered.

Existing FAR values for nearby Concord Ave. properties and all Corporal Burns Rd. do not come close to the nearly double FAR requested.

The petitioner writes: “The hardship is due to the lot having less than the minimum required lot area...” But surely the lot, purchased for development, was purchased knowing the allowable zoning regulations. That doesn’t seem to demonstrate hardship.

An extreme override of allowable FAR should be a matter of city policy, not something decided by a developer or by a few neighbors. The city does, in fact, have a policy that grants zoning relief to permit a greater FAR — in cases when the development will provide Affordable Housing. Granting a variance for an FAR so greatly over what is allowed flouts city goals and sets a precedent for additional overbuilding not aligned with city needs.

Sincerely,  
Robin Bonner  
15 Corporal Burns Rd.

06 Feb 2023

Cambridge Zoning Board  
344 Broadway  
Cambridge, MA 02139

Dear Cambridge Zoning Board,

I am writing this letter in support of the new home-building project on my neighbor's property at 401 Concord Avenue, Cambridge, MA. As a resident of this community for many years, I believe this project will bring positive changes to our neighborhood.


The new home will not only add to the aesthetic appeal of the area, but will also increase property values, making the neighborhood even more desirable for families. Additionally, the construction process will provide job opportunities for local contractors and tradesmen, boosting the local economy.

The homeowners have been diligent in considering the impact of the project on their neighbors, and have made efforts to minimize any disruptions. They have taken care to design the home to complement the surrounding architecture, and have worked with the local authorities to ensure compliance with all regulations and standards.

I wholeheartedly endorse this new home-building project and would like to express my support for its approval by the Cambridge Zoning Board. I believe it will be a great asset to our neighborhood, and I look forward to its completion.

Thank you for considering this request.

Sincerely,

DocuSigned by:  
 2/6/2023  
14312A7A3A034B1...

Taylor & Patty Hayward  
391 Concord Avenue  
Cambridge, MA 02138  
(617) 697-2201  
taylor@taylorhayward.com

02/06/23

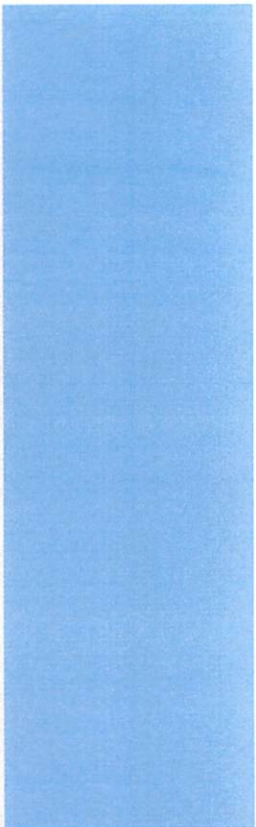
Board of Zoning Appeal  
City Hall  
795 Mass Ave.  
Cambridge, MA 02139

Dear Members of the BZA:

My wife and I have had a chance to meet with Andrew Plumb of Aamodt/Plumb Architects on several occasions to review the evolution of their current proposal before you BZA-207647 – 401 Concord Ave.

They have met with my neighbors, and I believe have made a good faith effort to incorporate feedback they received.

The general neighborhood is a combination of single family and 2 Family dwellings in buildings generally comparable in size; the majority of which are non-conforming in some aspect; including my own.



The gabled roof and dormers are a vernacular found in buildings nearby and the integration of porches along Concord Ave echo the porches found at the 3 adjacent residences.

The porch and entries along Corporal Burns serve to break down the length of that exterior wall into 2 smaller scale vertical elements.

The new design meets the setbacks along Corporal Burns that the existing house currently violates. The double hung windows and the shingle patterns add a level of detail are comparable to its neighbors.

The 2 fenced-in parking spaces located in the footprint of an existing dilapidated garage, moves the build away from the nearest neighboring building to mitigate shadows cast by the new structure.

Located on a corner lot along a very busy street and across from the school's ball fields; I think the scale of the building is appropriate and support their application for relief.

Best regards,



**David Chilinski** FAIA

**Email:** [dchilinski@pcadesign.com](mailto:dchilinski@pcadesign.com) | **Direct:** [857-453-2920](tel:857-453-2920)

391 Concord Ave #1

Cambridge, MA 02138

**Pacheco, Maria**

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**From:** Alan Price <ap02138@gmail.com>  
**Sent:** Friday, February 17, 2023 8:34 AM  
**To:** Gina LaRoche; Pacheco, Maria  
**Subject:** Re: 401 Concord Avenue, Case No. BZA 207647

TO: The Board of Zoning Appeals, Cambridge, MA  
FROM: Alan Price & Gina LaRoche at  
7 Corporal Burns Rd, Cambridge, MA 02138  
DATE: Friday, February 17th, 2023  
RE: 401 Concord Avenue, Case No. BZA-207647

Based on the revised proposal that was presented to neighbors on Thursday, February 16th, we now write in support of the development at 401 Concord Avenue. The revised proposal is a better fit with the scale of surrounding structures and does not create a precedent that would encourage overdevelopment nearby.

We applaud the developer for his continued engagement with the neighborhood. His revisions reflect an admirable effort to truly listen and meet our concerns. We now welcome both the developer and this proposed development.

Thank you.  
Alan Price & Gina LaRoche  
7 Corporal Burns Rd, Cambridge, MA 02138

2/20/2023

Dear Mr. Plumb:

I write in enthusiastic support of the project you are proposing for the property at 401 Concord Avenue in Cambridge.

I own and live in the house next door, at 395/397 Concord Avenue.

I appreciate the fact that you have held several meetings with nearby residents and adapted your plans in light of concerns voiced by the abutters and others who live close to the property. At the most recent meeting on 2/16/23, you detailed multiple changes to the design that again responded directly to concerns of some residents of the neighborhood.

The proposed plan and its design will be a very good addition to the neighborhood.

Good luck with the project.

Regards,

Nicola Moore

2/20/2023

Cambridge Zoning Board:

We are David Doolittle and Judith Bacher who live at 8 Corporal Burns Road, Cambridge, MA and are abutters to the property at 401 Concord Ave.


Since our last letter, Andrew and Meta have proposed a redesign that has taken into account the most significant concerns that we and our neighbors had. They have greatly reduced the FAR by removing the living space on the third floor, removed the dormers, and reduced the massiveness of the building by lowering the roof in the area between the two units.

They held another zoom meeting to present to us and discuss their new design. This was greatly appreciated so that we are kept in the loop.

They have really listened to our input and our issues and made serious adjustments to their design so that our concerns were addressed.

Therefore, we would like to state that we support their newly proposed design for the property at 401 Concord Ave.

Judith Bacher & David Doolittle




**Pacheco, Maria**

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**From:** jessie@jenglish.us  
**Sent:** Monday, February 20, 2023 10:02 AM  
**To:** Pacheco, Maria  
**Cc:** 'Andrew Plumb'  
**Subject:** BZA-207647 Proposed Development at 401 Concord Ave-rescind opposition

**To:** Board of Zoning Appeals

**From:** Jessie M. English, PhD  
27 Corporal Burns Rd  
Cambridge, MA 02138

**Subject:** Case # BZA-207647 Proposed Development at 401 Concord Ave

**Date:** Feb. 20, 2023

I write to rescind my opposition (sent Feb 7, 2023) to the proposed development at 401 Concord Ave. The developer has engaged with the neighbors and amended the design to incorporate resident's feedback.

The current home is decrepit and potentially even a safety hazard. I welcome the construction of a new dwelling at this site. This will be a positive to the neighborhood. The petitioner, Mr. Plumb, who plans to build and then sell the home(s) has spent time with the neighborhood meetings and discussions. I am appreciative of his work to engage the neighborhood. Also, his firm communicates a commitment to high quality construction. This also is very welcome and appreciated.

I thank you for your work on the BZA on behalf of the Cambridge residents and for considering my letter.

Regards,  
Jessie M. English, PhD  
27 Corporal Burns Rd.

## Pacheco, Maria

---

**From:** David Chilinski <dchilinski@pcadesign.com>  
**Sent:** Sunday, February 19, 2023 10:14 AM  
**To:** Pacheco, Maria  
**Cc:** andrew@aamodtplumb.com; hoonemk@gmail.com; David Chilinski  
**Subject:** 401 Concord Ave - Letter of support  
**Attachments:** Board of Zoning Appeal letter DC 2-19-23.docx

Maria

Please find attached a revised letter of support for the ZBA case at 401 Concord Avenue.

I had sent one earlier this month.....but there was a subsequent meeting with the neighbors that further altered the design submission so This letter deals with those alternatives proposed.

Thank you

**David Chilinski** FAIA  
President  
[dchilinski@pcadesign.com](mailto:dchilinski@pcadesign.com)



Architecture Interiors + Planning

221 Hampshire Street  
Cambridge, MA 02139

**Office:** 617-547-8120

**Direct:** 857-453-2920

pcadesign.com



Notice of confidentiality

02/19/23

Board of Zoning Appeal  
City Hall  
795 Mass Ave.  
Cambridge, MA 02139

Dear Members of the BZA:

My wife and I have had a chance to meet with Andrew Plumb of Aamodt/Plumb Architects on several occasions to review the evolution of their current proposal before you BZA-207647 – 401 Concord Ave.

They have met with my neighbors, and I believe have made a good faith effort to incorporate feedback they received.

The general neighborhood is a combination of single family and 2 Family dwellings in buildings generally comparable in size; the majority of which are non-conforming in some aspect; including my own.



The gabled roof and materials and double hung windows are similar to the vernacular found in buildings nearby and the integration of porches along Concord Ave echo the porches found at the 3 adjacent residences.

The porch, building articulation appear to be 2 attached buildings along Corporal Burns is effective in breaking down the scale of that exterior wall.

The new design meets the setbacks along Corporal Burns that the existing house currently violates.

The 2 fenced-in parking spaces located in the footprint of an existing dilapidated garage, moves the build away from the nearest neighboring building to mitigate shadows cast by the new structure.

Located on a corner lot along a very busy street and across from the school's ball fields; I think the scale of the building is appropriate and my wife Maureen and I support their application for relief.

Best regards,



**David Chilinski** FAIA



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 FEB -8 AM 11:49  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-207647

Address: 401 Concord Ave

Owner,  Petitioner, or  Representative: Andrew Plumb  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 2/7/23

Andrew Plumb  
Signature

Aamodt / Plumb

186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
617.876.9300

info@aamodtplumb.com  
www.aamodtplumb.com

February 7, 2023

Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: Request for Continuance, BZA Case 207647**

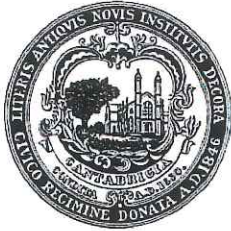
Dear Members of the Board,

I would respectfully like to request a continuance for our case to the Hearing scheduled for February 23, 2023 so that I may revisit some of the concerns expressed by members of the neighborhood group with whom I have been working on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "A Plumb". The signature is fluid and cursive, with a large initial "A" and a distinct "Plumb" following.

Andrew Plumb



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2023 APR 10 A 10:03

## BZA Application Form

BZA Number: 207647

### General Information

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

Special Permit: \_\_\_\_\_ Variance:   X   Appeal: \_\_\_\_\_

**PETITIONER:** 401 Concord Ave, LLC C/O Andrew Plumb

**PETITIONER'S ADDRESS:** 186 Alewife Brook Pkwy #1209, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 401 Concord Ave , Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Dwelling

**ZONING DISTRICT:** Residence B Zone

### **REASON FOR PETITION:**

/Change in Use/Occupancy/ /New Structure/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner requests Variance relief to 1) construct a new two-family dwelling on a corner lot within the two front yard setbacks, 2) reduce the minimum lot area per dwelling unit from 2,500 sf / D.U. to 1,957 sf / D.U., 3) increase the maximum FAR to **0.65** and 4) reduce the minimum dimensions of private open space.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000      Section: 8.22.3 (Non-conforming Structure).  
Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Andrew Plumb

(Print Name)

Address: 186 Alewife Brook Pkwy #1209, Cambridge, MA 02138  
Tel. No. (617) 458-1410  
E-Mail Address: andrew@aamodtplumb.com

REVISED April 7, 2023

Date: February 17, 2023

## BZA Application Form

### DIMENSIONAL INFORMATION

Applicant: 401 Concord Ave, LLC  
 Location: 401 Concord Ave., Cambridge, MA  
 Phone: (617) 458-1410

Present Use/Occupancy: Single Family Dwelling  
 Zone: Residence B Zone  
 Requested Use/Occupancy: Two Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		1,756	<b>2,551</b>	1,957 (max.)
<u>LOT AREA:</u>		3,914	3,914	5,000 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.45	<b>0.65</b>	0.50
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,914	1,957	2,500
<u>SIZE OF LOT:</u>	WIDTH	40	40	50
	DEPTH	100	100	100
<u>SETBACKS IN FEET:</u>	FRONT	14'-5" (Concord Ave side of corner lot)	13'-6" to Covered Porch, 19'-6" to Building (Concord Ave side of corner lot))	15'-0" (Concord Ave side of corner lot)
	REAR	8'-2" (Corporal Burns Road side of corner lot)	11'-0" (Corporal Burns Road side of corner lot)	15'-0" (Corporal Burns Road side of corner lot)
	LEFT SIDE	4'-6" (East Side Yard)	7'-6" (East Side Yard)	7'-6" (East Side Yard, per 5.21.1)
	RIGHT SIDE	8'-0" (North Side Yard)	24'-0" (North Side Yard)	7'-6" (North Side Yard, per 5.21.1)
<u>SIZE OF BUILDING:</u>	HEIGHT	24'-9"	33'-0"	35'-0"
	WIDTH	41'-6" house, 18'-0" garage	62'-6" including 6'-0" front porch	N/A
	LENGTH	24'-6" house, 18'-0" garage	21'-6"	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		per 5.22.1, 49% (770 SF), per 5.22.3, 92% (1,437 SF)	per 5.22.1, 68% (1,061 SF), per 5.22.3, 70% (1,104 SF)	per 5.22.1, 50% (783 SF), per 5.22.3, 50% (783 SF)
<u>NO. OF DWELLING UNITS:</u>		1	2	2
<u>NO. OF PARKING SPACES:</u>		2	2	1 per D.U.
<u>NO. OF LOADING AREAS:</u>		0	0	0
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		17'-9"	N/A	N/A

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.:

There is an existing detached garage on the property. Wood framed and very badly deteriorated.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.



3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2023 APR 10 A 10:03

## BZA Application Form

### SUPPORTING STATEMENT FOR A VARIANCE

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The literal enforcement of the provisions of this Ordinance would only allow for a single dwelling unit. The property is zone for and capable of supporting two dwelling units in a similar manner to several other adjacent properties along Concord Avenue.

A literal enforcement of the Ordinance would prevent the petitioner from expanding the city's inventory of housing and from creating dwelling units of a size and quality that attract and support long term residents in the neighborhood.

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

The hardship is due to the lot having less than the minimum required lot area and width and the fact that the lot is located on a corner. These facts combined with a maximum FAR that was contemplated for larger, more generous lots results in greater restrictions on the number and size of dwelling units than are typically allowed by the ordinance. If literally enforced, the Ordinance would require a single family home to be built on a lot that is zoned for and can readily support a two-family dwelling.

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

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed dwelling continues the existing pattern of two family buildings along Concord Avenue, stays within the district height limit, conforms to City of Cambridge dormer guidelines, will be a high performance, all electric building and will contribute to the City's storm water management goals with landscaped, permeable yards and an on site infiltration system.

The existing dwelling and detached garage have been neglected for decades, are uninhabitable and beyond repair. The existing structures are a blight in an otherwise lovely neighborhood. The proposed dwelling will provide new, sustainably built, additional housing to the neighborhood.

The size and massing of the proposed dwelling relates to both those along Concord Avenue and Corporal Burns Road with its use of covered porches on the Concord Avenue facade and by breaking down the massing into two volumes on the Corporal Burns Road side. The proposed front entries for both units face Corporal Burns Road which will further enliven the streetscape and give a human scale at a busy intersection.

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

Among the purposes of the Ordinance are to "encourage the most rational use of land throughout the city" and "the protection of residential neighborhoods from incompatible activities." Granting the requested relief will continue a well established and good pattern of development along Concord Avenue. It will increase the amount of housing in the neighborhood while respecting the scale of the homes that are already present. This is a rational use of the land and protective of the integrity of the neighborhood.

There are many two family properties located long Concord Avenue and along Corporal Burns Road. All of the two family dwellings along Concord Avenue occupy lots that have less than the required lot area and width and each of these properties exceed the maximum FAR indicated by the Ordinance. Accordingly, for any of these dwellings to be built today, similar relief would be requested.

Granting relief for this proposal would allow a reasonable proposal to move forward and build a 21st century version of the dwellings that compose the fabric of this neighborhood. Relief would not set a precedent that derogates from the intent or purpose of the Ordinance because the type of relief being sought is similar to conditions that already exist in the surrounding neighborhood.

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

CITY OF CAMBRIDGE  
INSPECTORIAL SERVICES  
2023 APR 10 A 10:03

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2023 APR 10 A 10:03

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2023 APR 10 A 10:03

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.876.9300

# TWO FAMILY DEVELOPMENT

401 CONCORD AVENUE, CAMBRIDGE, MA, 02138

BOARD OF ZONING APPEAL DRAWING SET  
APRIL 7, 2023 - REVISION 2

**NOT FOR  
CONSTRUCTION**

## DRAWING LIST

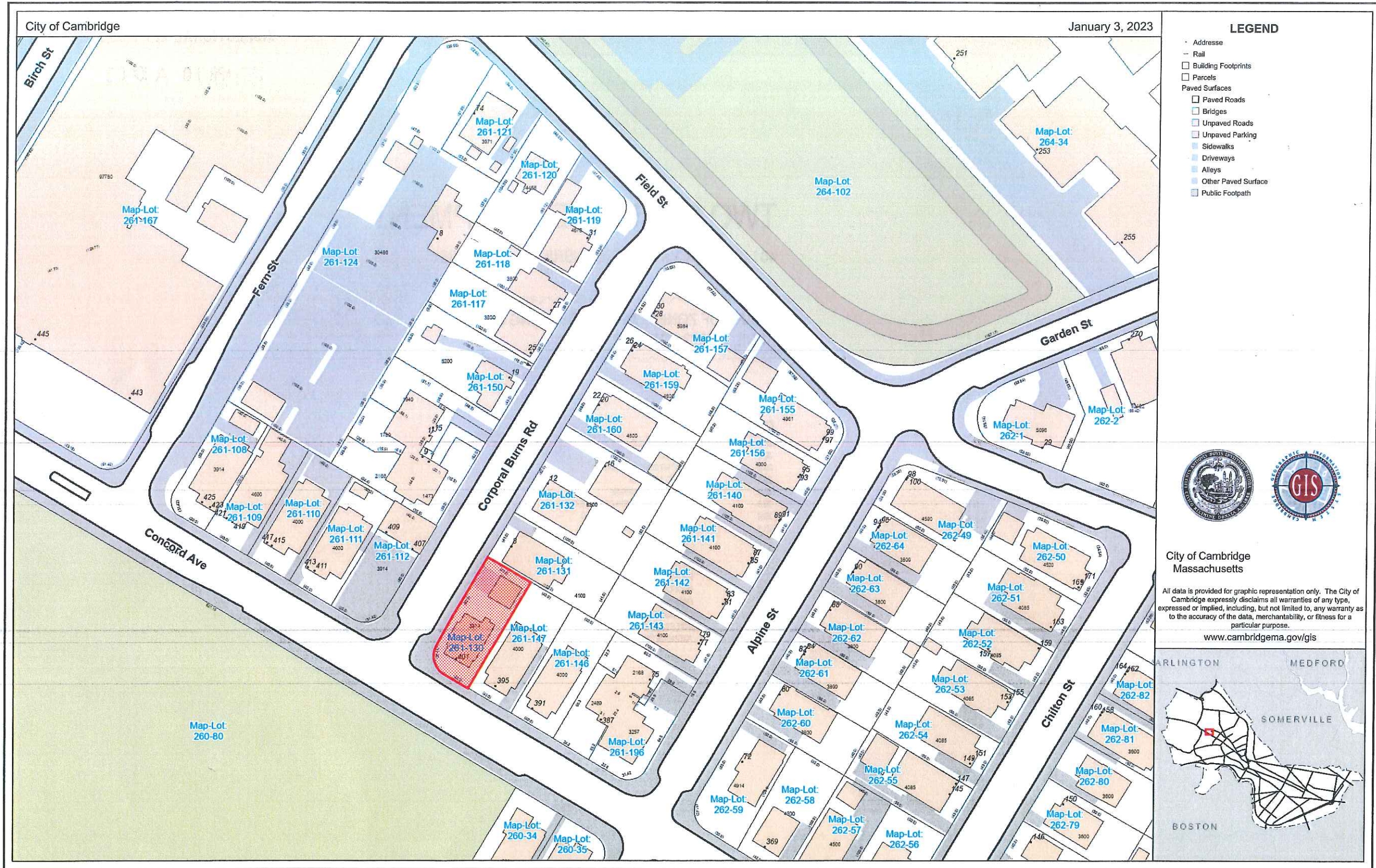
Z0.0	BZA TITLE SHEET
Z0.1	ASSESSOR'S GIS BLOCK MAP
Z0.2	EXISTING CONDITIONS PLAN
Z0.3	ZONING ANALYSIS
Z0.4	EXISTING OPEN SPACE
Z0.5	PROPOSED OPEN SPACE & SITE PLAN
Z0.6	EXISTING CONDITIONS PHOTOS
Z1.1	PROPOSED LOWER LEVEL PLAN
Z1.2	PROPOSED FIRST FLOOR PLAN
Z1.3	PROPOSED SECOND FLOOR PLAN
Z1.5	PROPOSED ROOF PLAN
Z2.1	PROPOSED EXTERIOR ELEVATIONS
Z2.2	PROPOSED EXTERIOR ELEVATIONS
Z2.3	PROPOSED EXTERIOR ELEVATIONS
Z2.4	CONTEXT ELEVATIONS
Z2.5	SUN STUDY
Z2.6	AXONOMETRIC VIEW

1	BZA REVISIONS	04/07/202
NO.	ISSUED FOR	DAT

BZA TITLE SHEET

# Z0.0

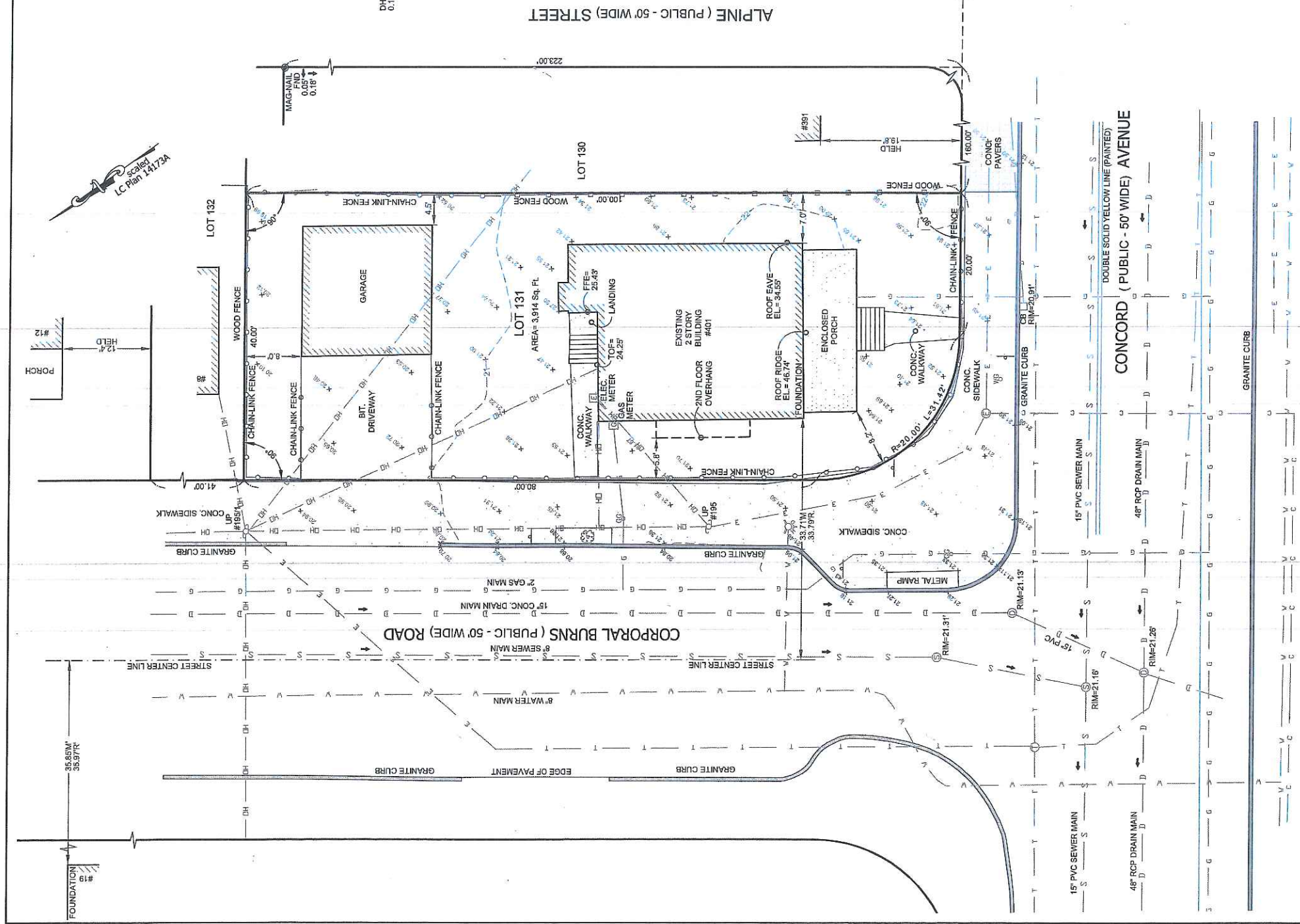
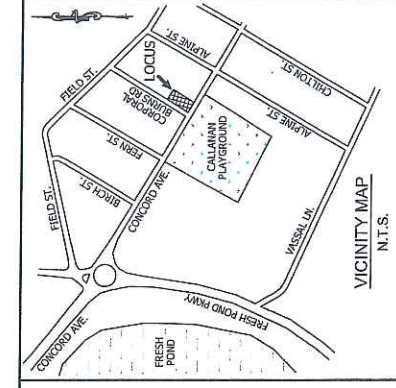
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 CONSTRUCTION**



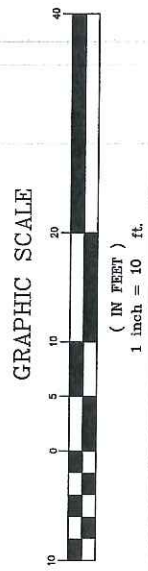
NO. ISSUED FOR DAT

ASSESSOR'S GIS  
 BLOCK MAP

**Z0.1**



- LEGEND:**
- C CABLE LINE
  - D DRAINAGE LINE
  - E UNDERGROUND ELECTRIC LINE
  - G GAS LINE
  - OH OVERHEAD WIRE
  - S SEWER LINE
  - W WATER LINE
  - V TELEPHONE LINE
  - V CONTOUR LINE
  - CONC. CONCRETE
  - FND FOUND
  - M MEASURED
  - OV OVER
  - R RECORD
- CB CATCH BASIN
  - TS TRAFFIC SIGN
  - HY HYDRANT
  - GV GAS VALVE
  - WV WATER VALVE
  - DM DRAIN MANHOLE
  - EM ELECTRIC MANHOLE
  - SM SEWER MANHOLE
  - TM TELEPHONE MANHOLE
  - FD FLOW DIRECTION
  - SG SPOT GRADE



**NOTES:**

- \* Registered Owner: 401 Concord Ave LLC
- \* Assessors Ref.: Map 261, Lot 130
- \* Deed Ref.: Book 80803, Page 191
- \* Plan Ref.:
  - Plan No. 481 of 1911
  - Plan No. 25 of 1946
  - Plan No. 915 of 1999
  - LC Plan 14173A
  - FB 154, PG. 82
  - Concord Avenue Layout (formerly Dale St.) dated June 8, 1896
- \* Zone: Residence B
- \* Elevations in U.S. survey feet are shown in reference to Cambridge City Base Datum

**EXISTING CONDITIONS**  
 401 Concord Avenue  
 Cambridge, MA 02138

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

Date: December 01, 2022

Patrick Rosegrave  
 Patrick Rosegrave, License # 35790  
 Professional Land Surveyor

2201  
 401 Concord Ave  
 401 Concord Avenue  
 Cambridge, MA 02138

Design Builder  
**Aamodt / Plumb**  
 186 Alewife Brook Pkwy #1209  
 Cambridge, MA 02138  
 Tel: 617.876.9300

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**EXISTING CONDITIONS PLAN**

**Z0.2**

Zoning Summary	Ordinance	Existing	Proposed	Notes
Map-Lot	261-130			
Zoning District	Res. B			
Maximum F.A.R.	0.50	0.45	0.65	See below for FAR analysis of adjacent properties
Minimum Lot Size in Sq. Ft.	5,000	3,914	3,914	
Minimum Lot Area Per D.U. in Sq. Ft.	2,500	3,914	1,957	
Minimum Lot Width	50'-0"	40'-0"	40'-0"	
Minimum Front Yard - Concord Ave	15'-0"	14'-5"	13'-6"	A covered porch was added to the design as a result of Community Outreach process and is supported by abutting neighbors. Front yard without the porch would be 19'-6"
Minimum Front Yard - Corporal Burns Road	15'-0"	8'-2"	11'-0"	
Minimum Side Yard - East	7'-6"	4'-6"	7'-6"	
Minimum Side Yard - North	7'-6"	8'-0"	24'-0"	
Minimum Rear Yard	25'-0"	N/A - Corner Lot	N/A - Corner Lot	
Maximum Building Height	35'-0"	24'-9"	33'-0"	
Required Off-Street Parking	1 per D.U.	2 per D.U.	1 per D.U.	

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	55% (2,165 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
5.22.1 Private Open Space - Res. B	50% (783 SF)	49% (770 SF)	68% (1,061 SF)	Relief requested from 15' minimum dimension
5.22.3 Special Requirements - Res. B	50% (783 SF)	92% (1,437 SF)	70% (1,104 SF)	

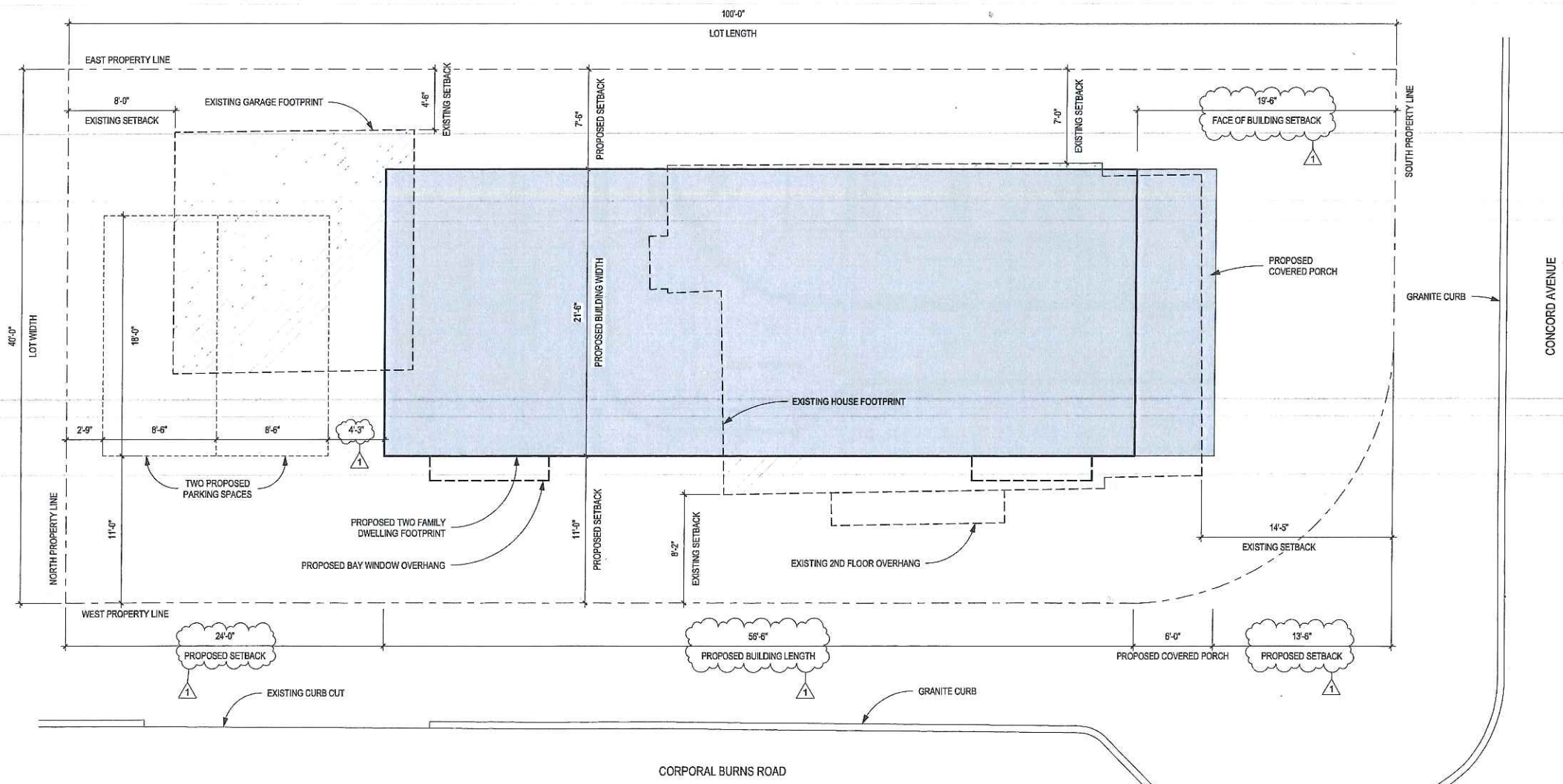
  

Existing Concord Ave Properties FAR Comparison		Living Area	Covered Porch	Garage	Gross Floor Area	Lot Area	FAR
391 Concord Ave	Unit 1 & 2	2,178	370		2,548	4,000	0.64
395 Concord Ave	Unit 1	2,142	370		2,512	4,000	0.63
<b>401 Concord Ave</b>	<b>Single Family</b>	<b>1,254</b>	<b>176</b>	<b>326</b>	<b>1,756</b>	<b>3,913</b>	<b>0.45</b>
413 Concord Ave	Unit 1 & 2	2,526	186		2,712	4,000	0.68
415 Concord Ave	Unit 1 & 2	2,545	380		2,925	4,000	0.73
419 Concord Ave	Unit 1 & 2	2,593	355		2,948	4,000	0.74
423 Concord Ave	Unit 1 & 2	2,526	215		2,741	3,913	0.70

ALL DATA PROVIDED BY CITY OF CAMBRIDGE ASSESSING DEPARTMENT & CITY OF CAMBRIDGE PROPERTY DATABASE. EXISTING ATTIC SPACE IS EXCLUDED FROM THIS CALCULATION.

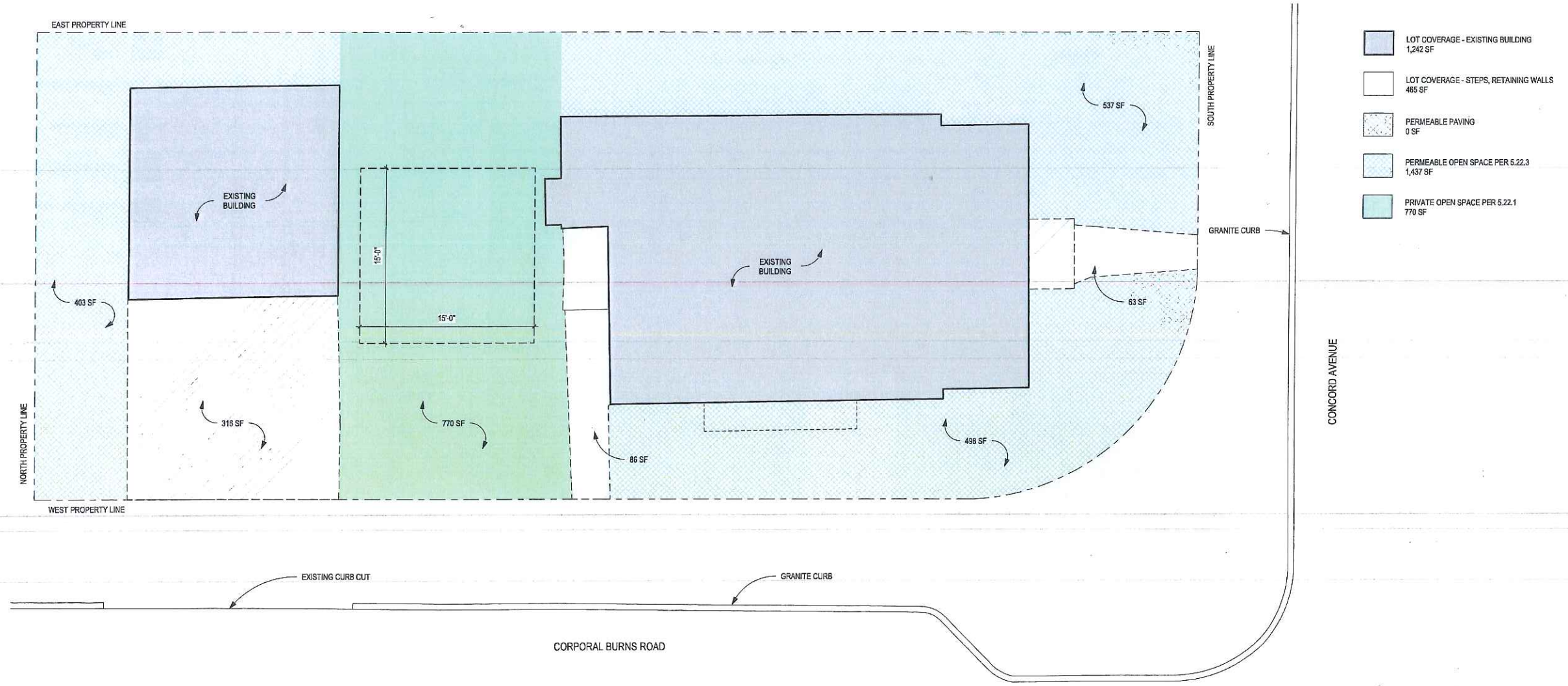
DATA BASED ON CURRENT EXISTING CONDITIONS SURVEY.

**NOT FOR CONSTRUCTION**



① ZONING DIAGRAM - BZA  
 3/16" = 1'-0"

Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	55% (2,165 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
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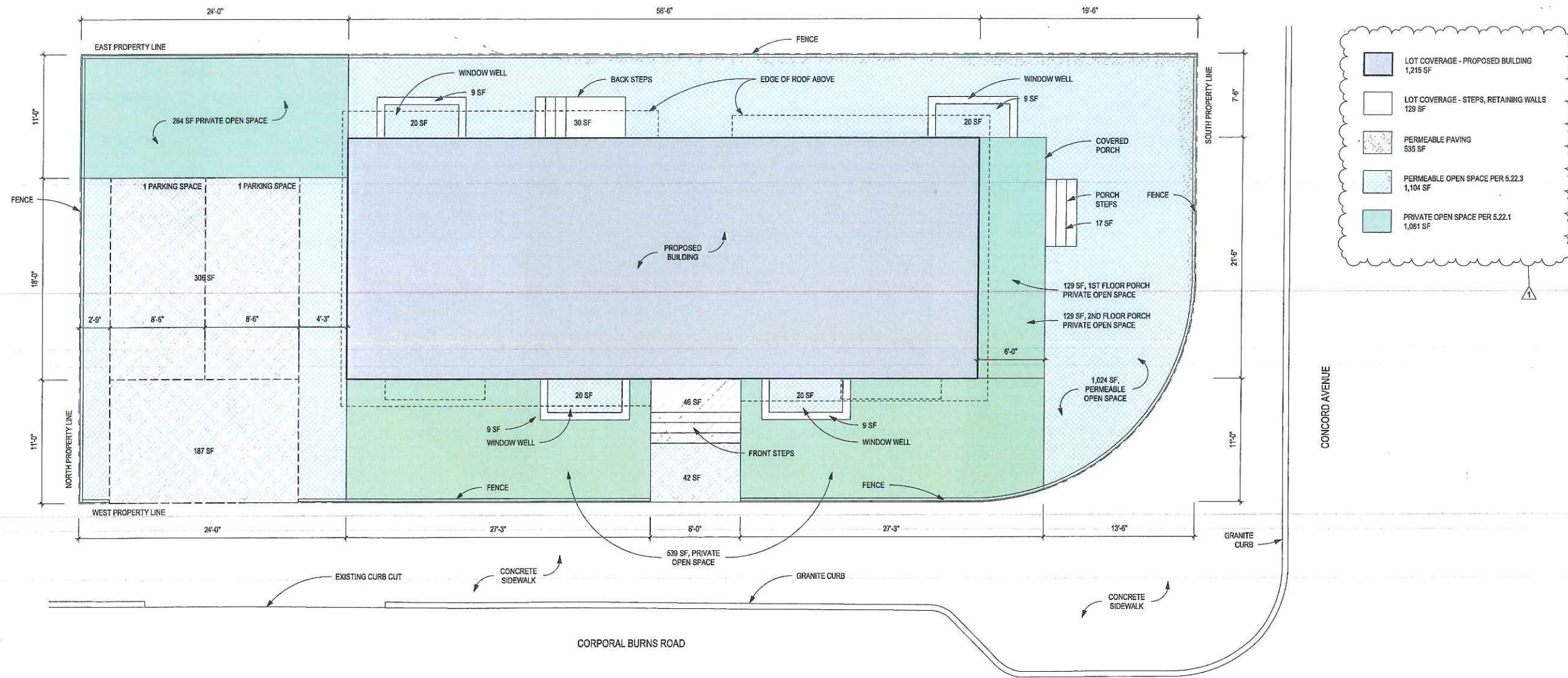
- LOT COVERAGE - EXISTING BUILDING  
1,242 SF
- LOT COVERAGE - STEPS, RETAINING WALLS  
465 SF
- PERMEABLE PAVING  
0 SF
- PERMEABLE OPEN SPACE PER 5.22.3  
1,437 SF
- PRIVATE OPEN SPACE PER 5.22.1  
770 SF

**NOT FOR CONSTRUCTION**

① EXISTING OPEN SPACE DIAGRAM  
 3/16" = 1'-0"



Open Space Requirements	Ordinance	Existing	Proposed	Notes
Minimum Ratio of Private Open Space to Lot Area	40% (1,566 SF)	56% (2,207 SF)	55% (2,165 SF)	Total Open Space excluding driveway, parking, walkways, steps, retaining walls
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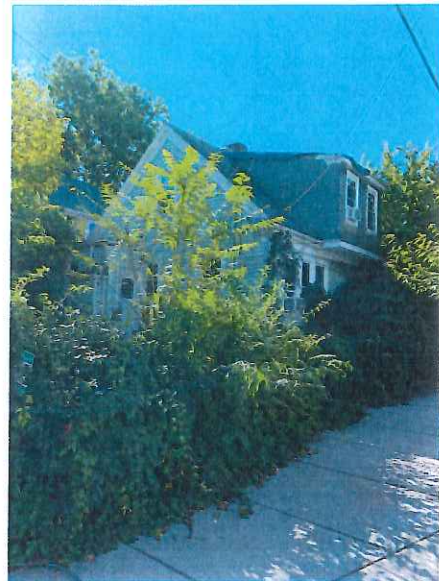
**Legend:**

- LOT COVERAGE - PROPOSED BUILDING  
1,215 SF
- LOT COVERAGE - STEPS, RETAINING WALLS  
129 SF
- PERMEABLE PAVING  
535 SF
- PERMEABLE OPEN SPACE PER 5.22.3  
1,104 SF
- PRIVATE OPEN SPACE PER 5.22.1  
1,061 SF

**NOT FOR CONSTRUCTION**

1 PROPOSED OPEN SPACE DIAGRAM  
 3/16" = 1'-0"

**NOT FOR  
CONSTRUCTION**



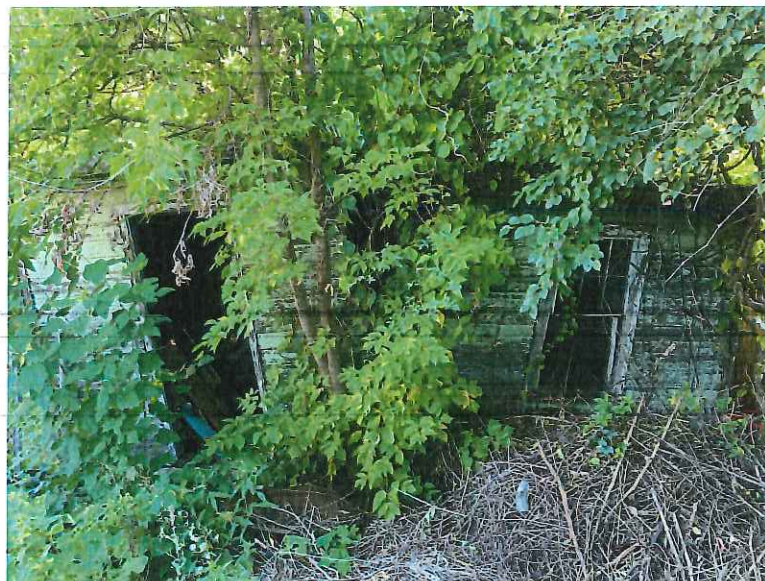
EXISTING HOUSE NORTH ELEVATION



EXISTING HOUSE & GARAGE WEST ELEVATION



EXISTING HOUSE SOUTH ELEVATION



EXISTING GARAGE SOUTH ELEVATION



EXISTING GARAGE WEST ELEVATION

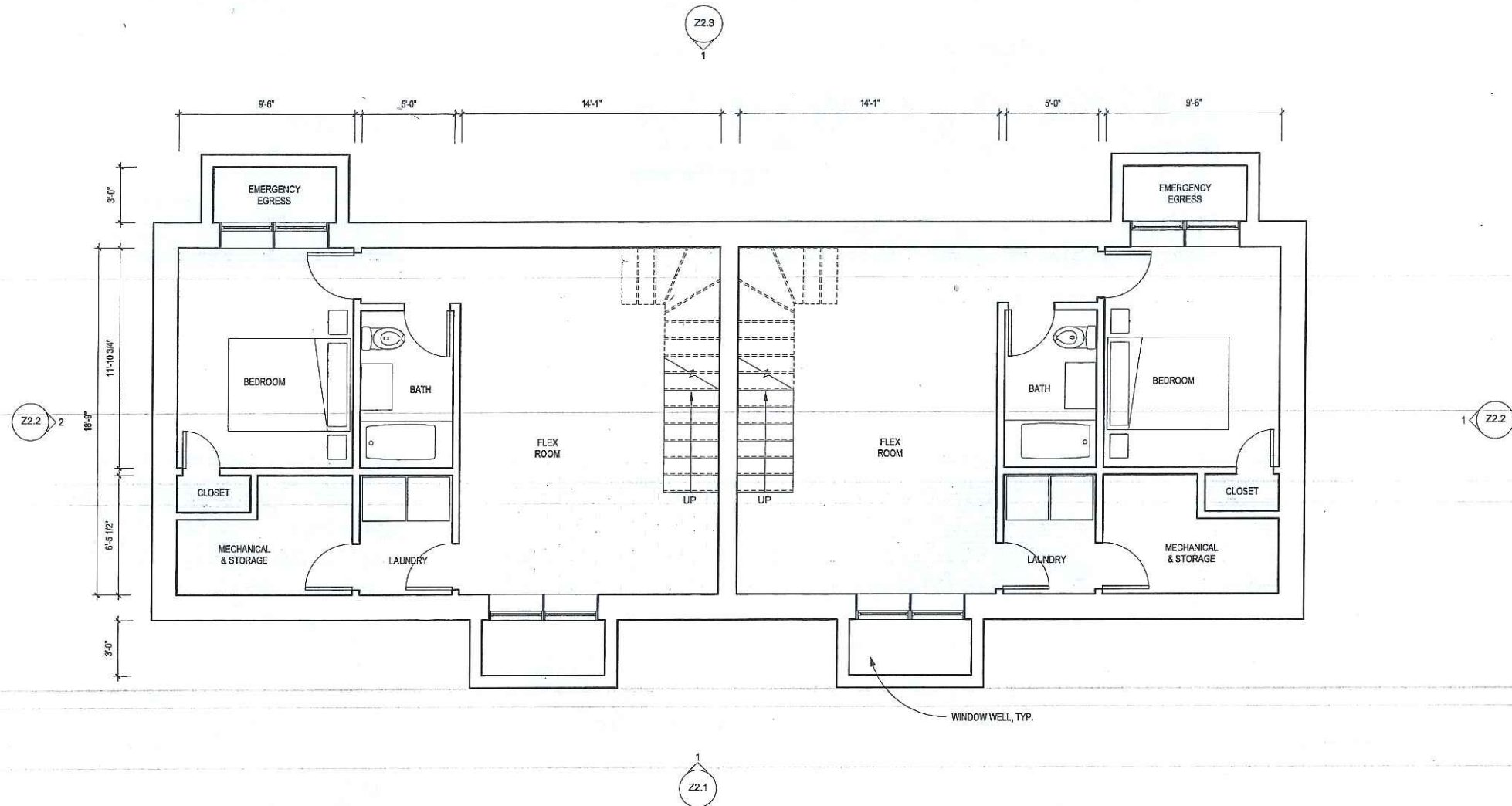


EXISTING HOUSE SOUTH ELEVATION

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.876.9300

**NOT FOR  
CONSTRUCTION**



① LOWER LEVEL PLAN  
1/4" = 1'-0"

1 BZA REVISIONS 04/07/2022  
NO. ISSUED FOR DAT

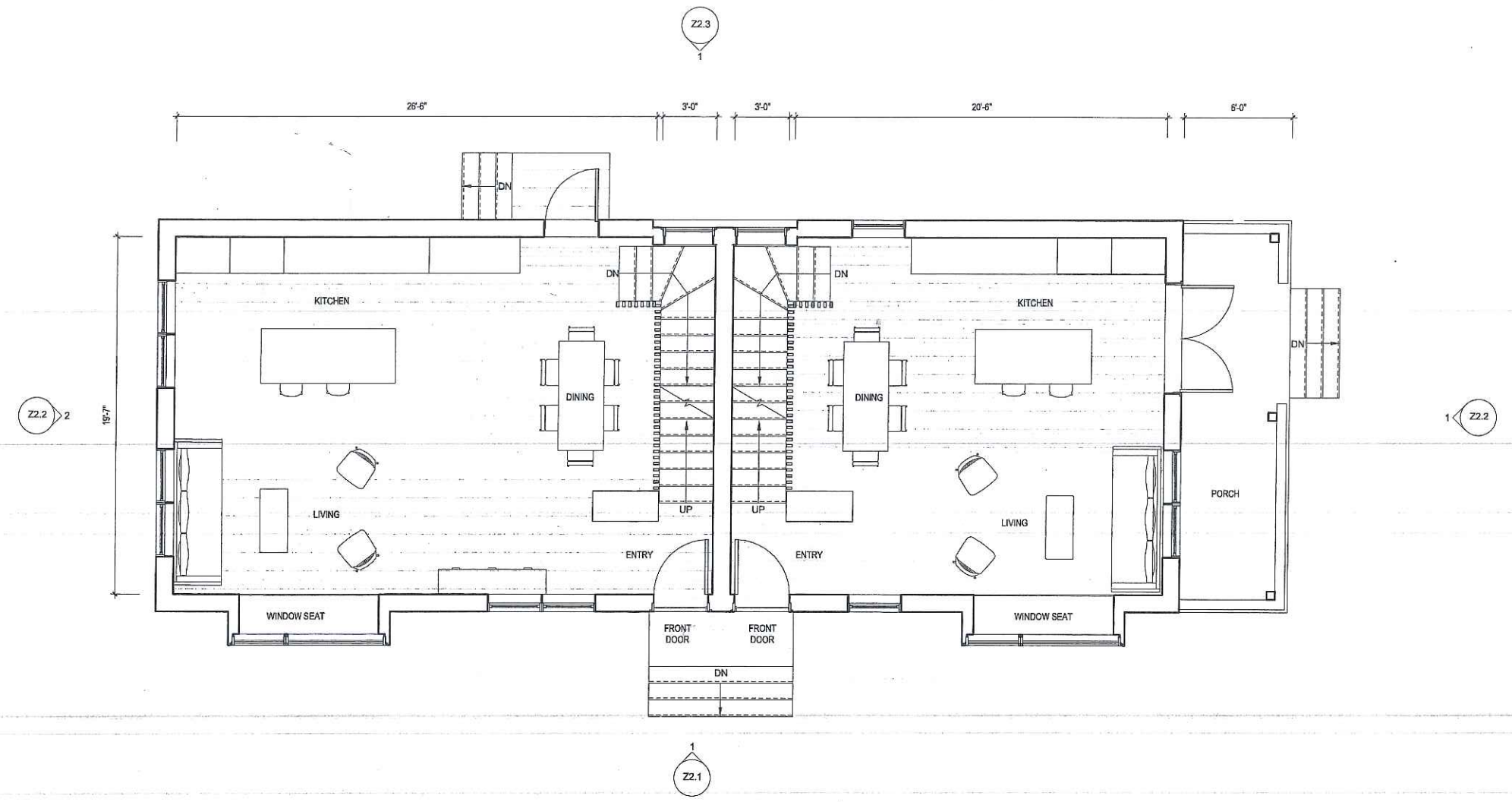
**PROPOSED  
LOWER LEVEL  
PLAN**

**Z1.1**

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

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Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
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**NOT FOR  
CONSTRUCTION**



① FIRST FLOOR PLAN  
1/4" = 1'-0"

NO.	BZA REVISIONS	DATE
1	BZA REVISIONS	04/07/2022
	ISSUED FOR	DAT

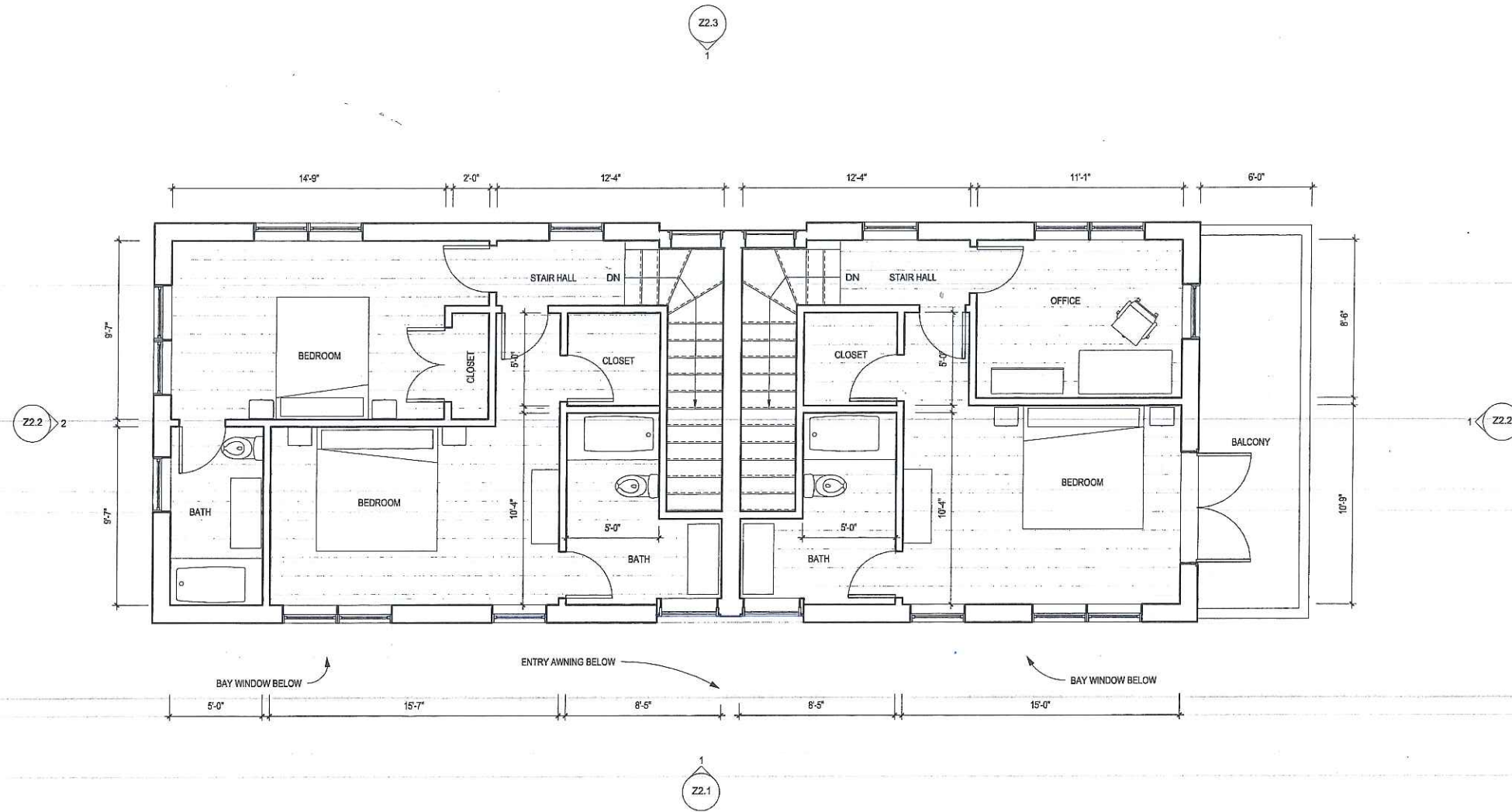
**PROPOSED FIRST  
FLOOR PLAN**

**Z1.2**

2201  
401 Concord Ave  
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Cambridge, MA 02138

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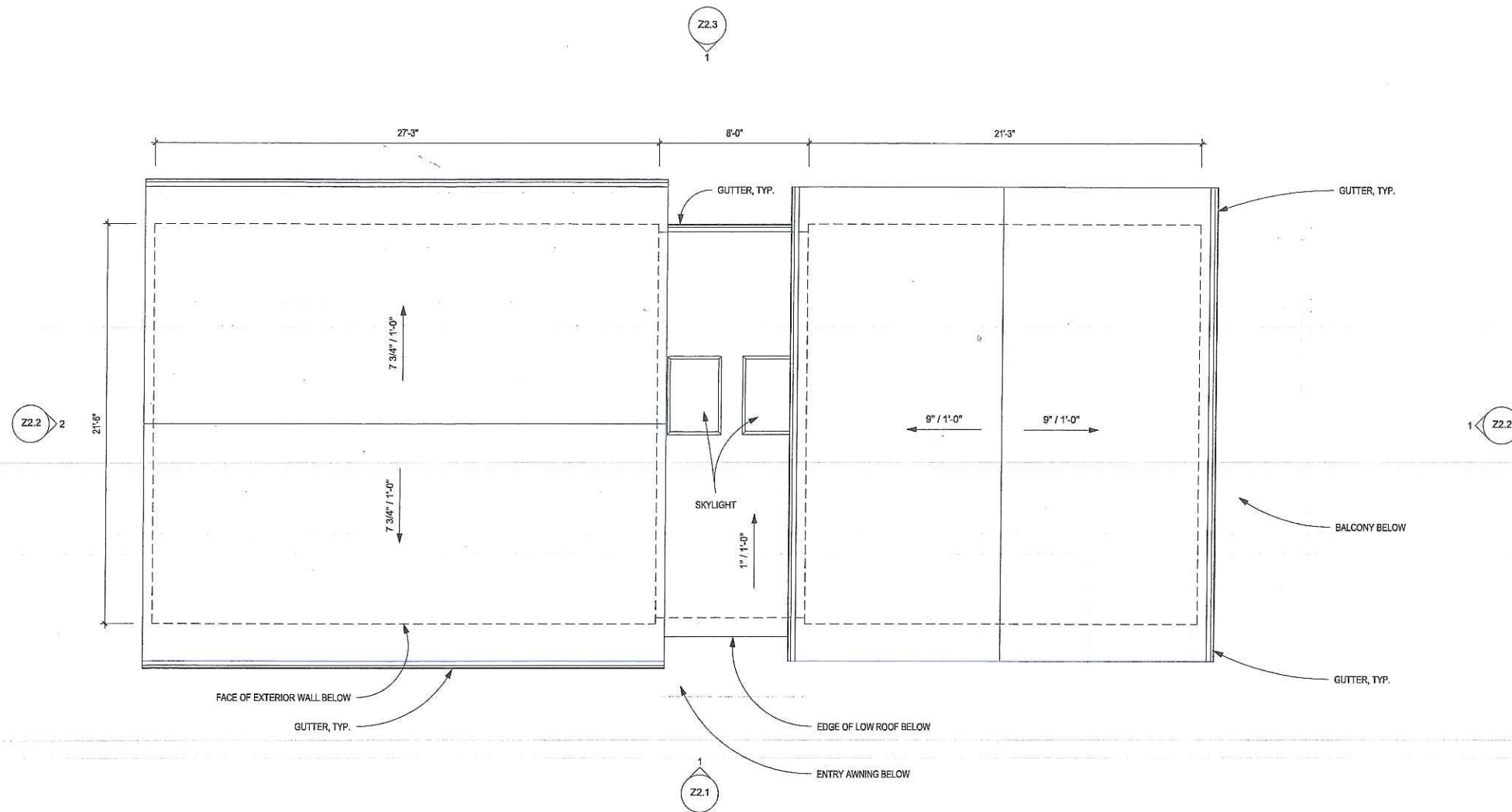
1 SECOND FLOOR PLAN  
1/4" = 1'-0"

1	BZA REVISIONS	04/07/202
NO.	ISSUED FOR	DAT

**PROPOSED  
SECOND FLOOR  
PLAN**

**Z1.3**

**NOT FOR  
CONSTRUCTION**



1 ROOF PLAN  
1/4" = 1'-0"

NO.	BZA REVISIONS	DATE
1	BZA REVISIONS	04/07/2022
	ISSUED FOR	DAT

**PROPOSED ROOF  
PLAN**

**Z1.5**

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401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

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**Aamodt / Plumb**  
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Cambridge, MA 02138  
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CONSTRUCTION**

① WEST ELEVATION  
1/4" = 1'-0"

NO.	BZA REVISIONS	DATE
1	BZA REVISIONS	04/07/2022
	ISSUED FOR	DAT

**PROPOSED  
EXTERIOR  
ELEVATIONS**

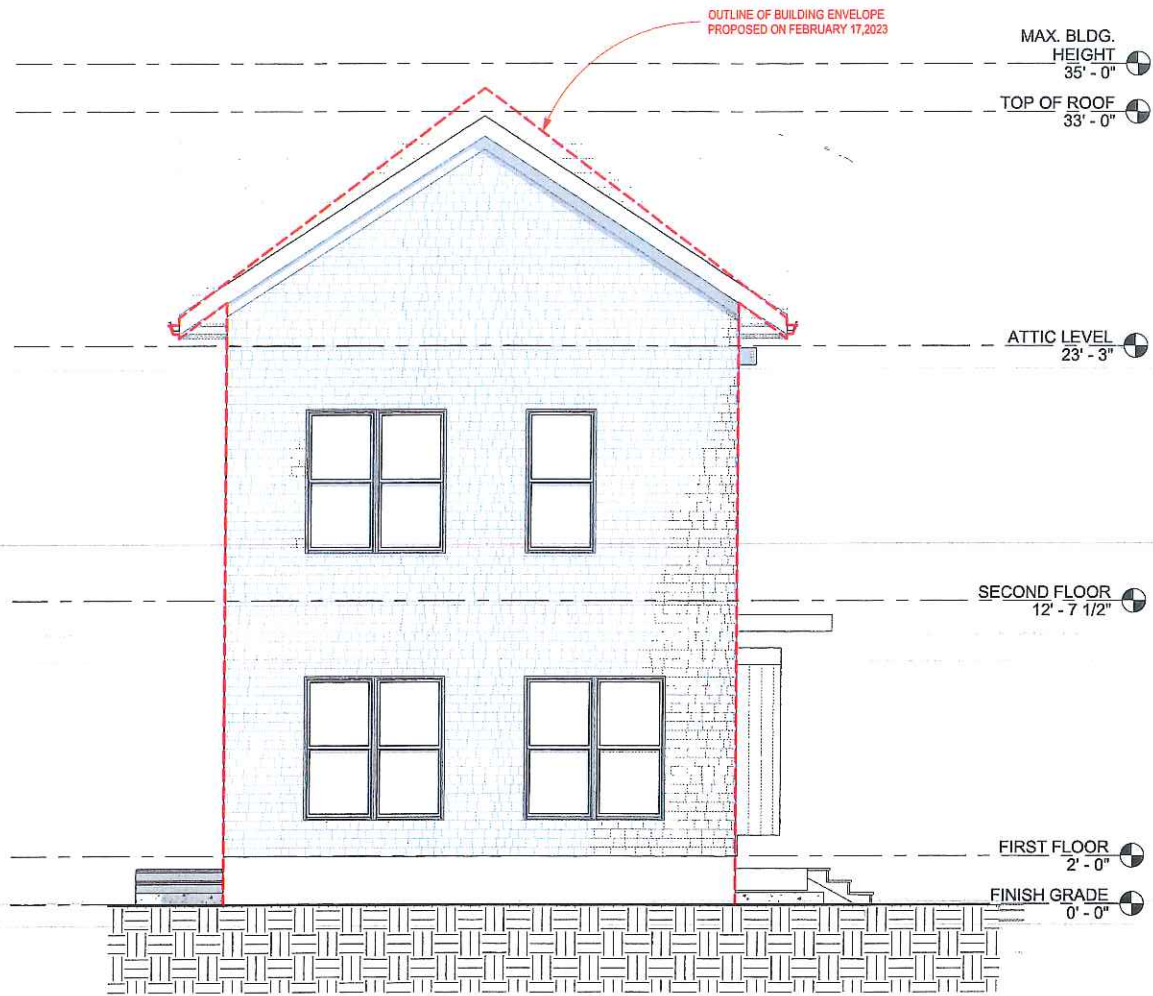
**Z2.1**

**NOT FOR  
CONSTRUCTION**



**PROPOSED  
EXTERIOR  
ELEVATIONS**

**Z2.2**



② NORTH ELEVATION  
1/4" = 1'-0"

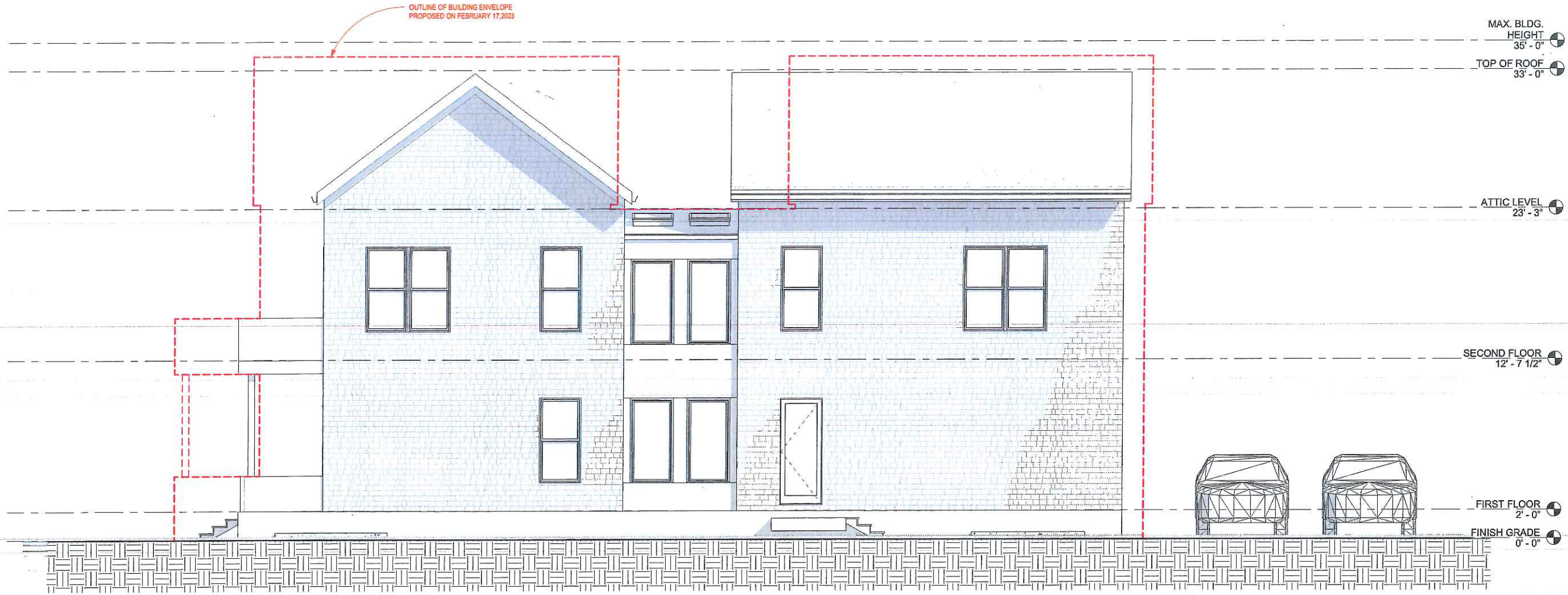


① SOUTH ELEVATION  
1/4" = 1'-0"



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**NOT FOR  
CONSTRUCTION**

① EAST ELEVATION  
1/4" = 1'-0"

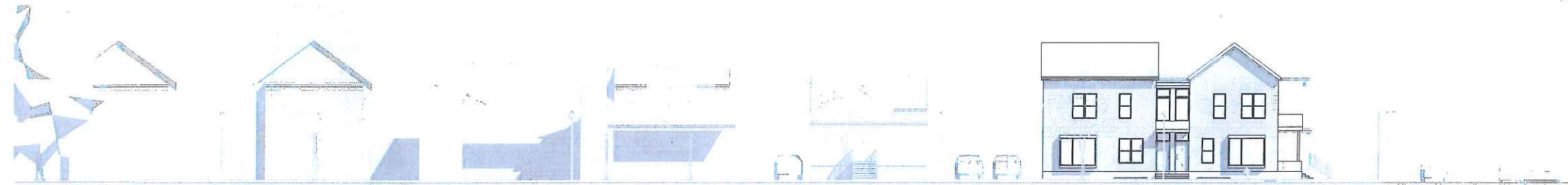
1	BZA REVISIONS	04/07/2022
NO.	ISSUED FOR	DATE

PROPOSED  
EXTERIOR  
ELEVATIONS

**Z2.3**

2201  
401 Concord Ave  
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Cambridge, MA 02138

Design Builder  
**Aamodt / Plumb**  
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Cambridge, MA 02138  
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① CORPORAL BURNS ROAD - WEST  
ELEVATION  
1/16" = 1'-0"



② CONCORD AVENUE - SOUTH  
ELEVATION  
1/16" = 1'-0"

**NOT FOR  
CONSTRUCTION**

NO.	BZA REVISIONS	DATE
1	BZA REVISIONS	04/07/2022
	ISSUED FOR	DAT

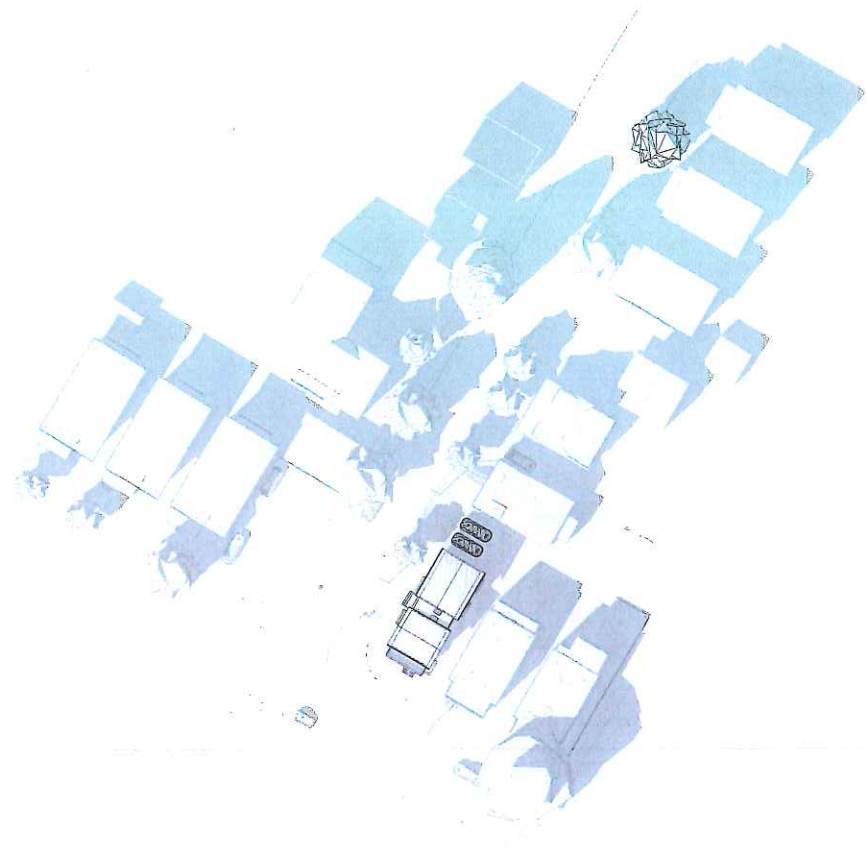
**CONTEXT  
ELEVATIONS**

**Z2.4**

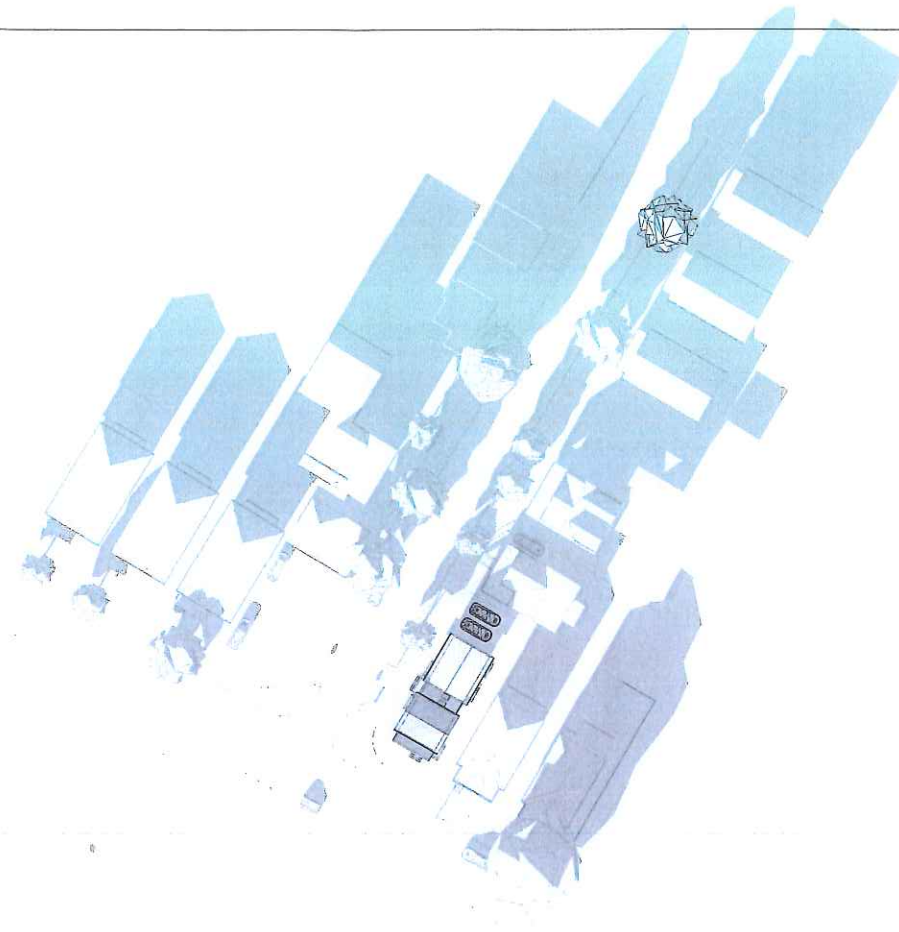
2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
Tel: 617.876.9300

**NOT FOR  
CONSTRUCTION**



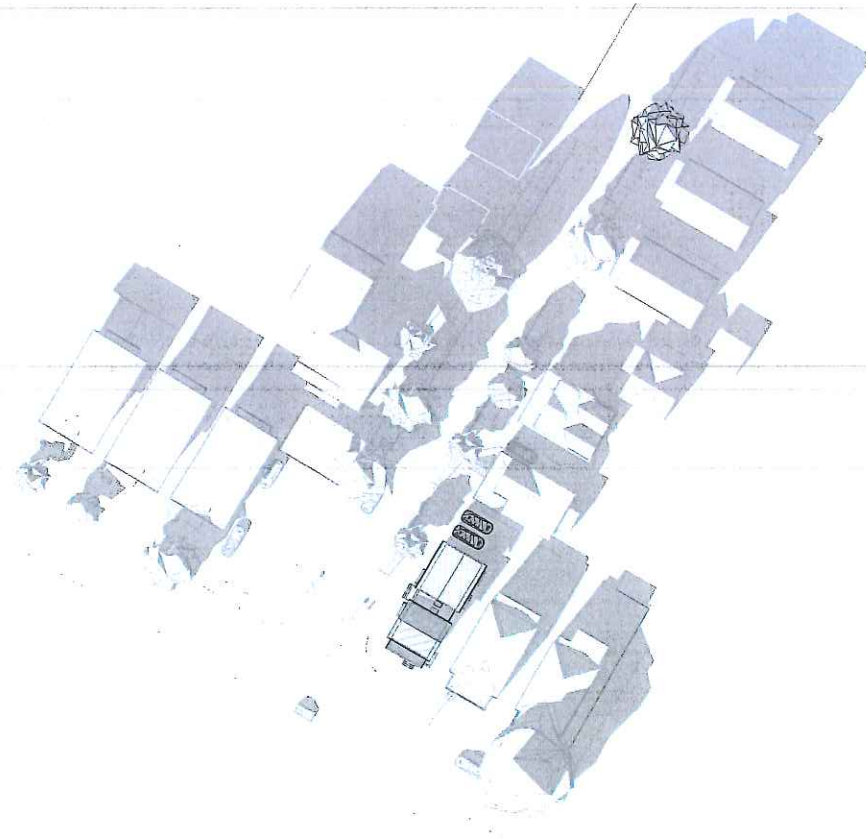
① SUN STUDY - SUMMER SOLSTICE  
1" = 50'-0"



② SUN STUDY - WINTER SOLSTICE  
1" = 50'-0"



④ SUN STUDY - SPRING EQUINOX  
1" = 50'-0"



③ SUN STUDY - FALL EQUINOX  
1" = 50'-0"

NO. ISSUED FOR DAT

SUN STUDY

**Z2.5**

2201  
401 Concord Ave  
401 Concord Avenue  
Cambridge, MA 02138

Design Builder  
Aamodt / Plumb  
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Cambridge, MA 02138  
Tel: 617.876.9300

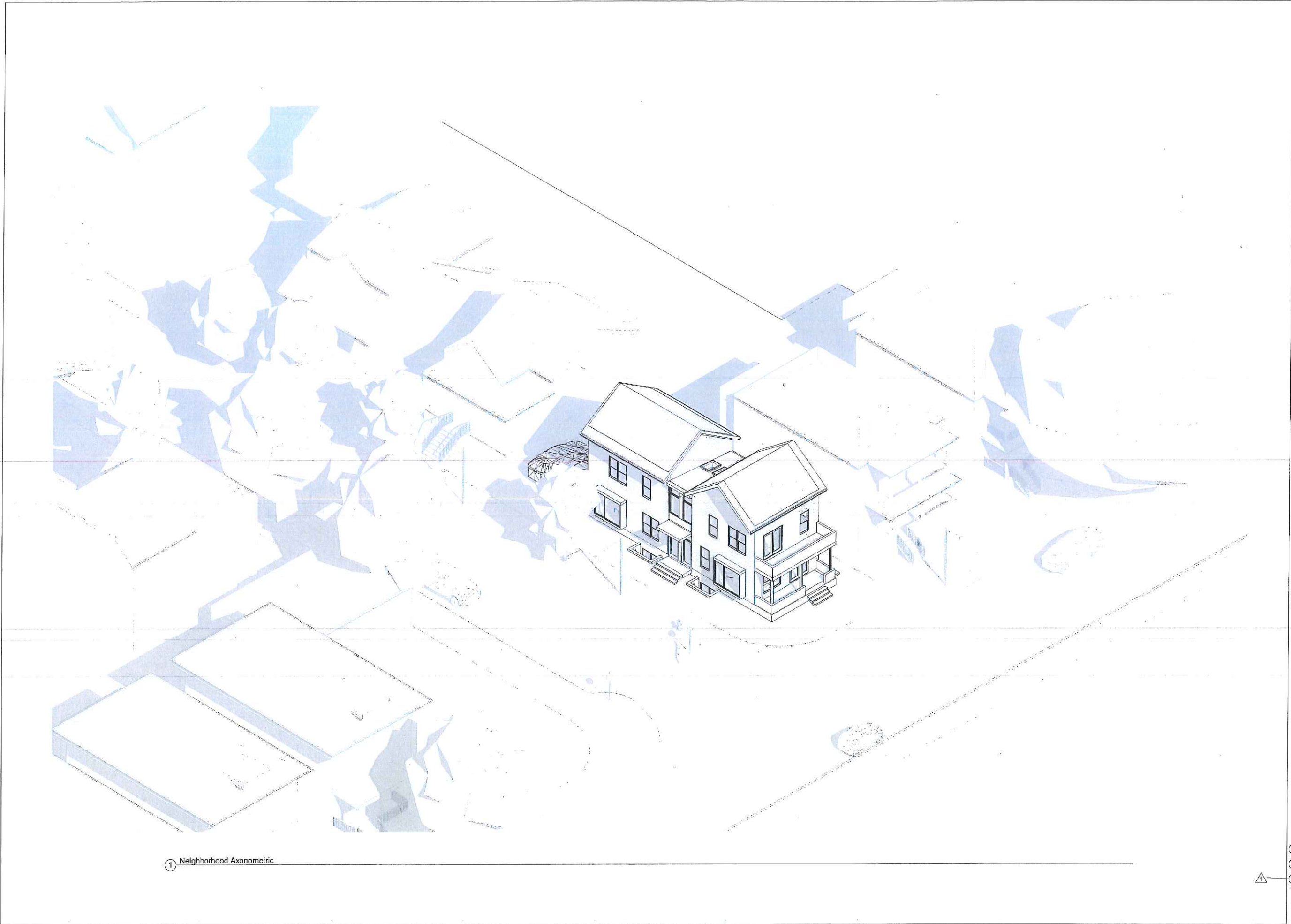
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CONSTRUCTION**

1	BZA REVISIONS	04/07/202
NO.	ISSUED FOR	DAT

**AXONOMETRIC  
VIEW**

**Z2.6**

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① Neighborhood Axonometric

1 \* \* \* \* \*

2 (6:14 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey,  
4 Jim Monteverde, Laura Wernick, and Matina Williams

5 BRENDAN SULLIVAN: The Board will now hear Case  
6 No. 207647 -- 401 Concord Avenue. Mr. Plumb?

7 [Pause]

8 He's on. Mr. Plumb, you may be on mute.

9 ANDREW PLUMB: Yes, I'm here. Thank you.

10 BRENDAN SULLIVAN: All right. We can hear you  
11 now. Okay. If you'd like to proceed?

12 ANDREW PLUMB: Okay, thank you. Thank you, Mr.  
13 Chair and members of the Board. As you know, we were on the  
14 agenda for the February 9 meeting, and had requested a  
15 continuance at that time in order to continue meeting with  
16 the --

17 VOICE: Recording in progress.

18 ANDREW PLUMB: -- for a number of months, which we  
19 did. And as a result of that meeting last week, we  
20 resubmitted the proposal that you have before you this  
21 evening. And I'll just sort of dive into that.

22 So the -- the petition is for -- the property has

1 an existing, single-family residence on it that's in very  
2 bad repair. And we're proposing to remove that existing  
3 single-family and garage and, in its place, build a new two-  
4 family residence. This is located at the corner of Concord  
5 Avenue and Corporal Burns Road.

6 And the relief that we're requesting this evening  
7 to -- this hearing to build on this corner lot within the  
8 two front yard setbacks to reduce the minimum lot area per  
9 dwelling unit per the ordinance, and to increase the maximum  
10 FAR and to -- we're looking for some relief on the minimum  
11 dimensions of private open space, and I'm happy to go  
12 through those things.

13 Before I get into the details of that, I do want  
14 to say that we are very proud of the process that we've been  
15 able to run with the community. We reached out back in  
16 October of last year and flyered the whole neighborhood and  
17 surrounding blocks.

18 And out of that group of neighbors who were  
19 interested, joined a series of Zoom meetings that we held.  
20 And I have submitted a -- I apologize -- rather lengthy kind  
21 of summary of the process that we went through.

22 But just to show that we really wanted to have the

1 community input for -- inform the design that we came up  
2 with.

3 And so, let's see -- to begin with, importantly,  
4 it's a two-fam residence. We feel very strongly that  
5 Cambridge is in dire need of additional housing units.

6 And this is a property that is zoned for two-  
7 family and is flanked by other properties along Concord  
8 Avenue that have existing two-families on similar lots with  
9 similar restrictions to this one. So in our minds, this  
10 proposal is a sort of trying to continue that pattern of  
11 development by putting a two-family residence on this  
12 property.

13 So if I could ask that we start on Drawing No.  
14 Z0.3, which is the Zoning Summary and site plan that  
15 overlays -- yep, there you go.

16 So the -- the sort of solid, shaded gray zone is  
17 the proposed footprint of the project. And then the dashed  
18 line with the sort of diagonal hash marks going through it  
19 represents the footprint of the existing building and its  
20 detached garage.

21 And so, you can see that what we're proposing if  
22 you -- in terms of the amount of the footprint that touches

1 the ground on the property is not terribly different than  
2 what's there with the existing residents and garage. If you  
3 were to sort of in your mind move that garage closer to the  
4 building, you would see that it's of a similar amount of  
5 area.

6 We're also improving the side yard setbacks on the  
7 two side yard setbacks and the front yard setback on  
8 Corporal Burns from what's existing.

9 And on the Concord Avenue side, we're proposing  
10 that the sort of main body of the massing of the building  
11 fall close -- that's within -- that's at 15 feet from the  
12 property line, but there's also porches that are proposed,  
13 which came out working with the movers to find some ways to  
14 tie in the new building with the adjacent buildings and the  
15 porches with something that was important to several of the  
16 neighbors.

17 And that sort of sits in a similar location  
18 relative to the property line, as the neighboring projects.

19 I want to say that the proposal that we had  
20 presented or submitted for the prior meeting had a higher  
21 floor-to-area ratio that we were seeking relief for than  
22 this one.



1           And we had at that time several of the abutting  
2 neighbors in support of the project, and several of the  
3 other neighbors in the neighborhood that were concerned and  
4 submitted letters of not in support. And they had cited  
5 issues of FAR being too high and a sense of the mass of the  
6 building feeling too big.

7           And so, what we did in the interim, but we last  
8 meeting and this one was to remove the proposed third floor  
9 of living area and its associated dormers. And actually,  
10 that would be a good time if we could just go to the  
11 elevation, the main elevation on Corporal Burns, which is --  
12 let's see -- that's Z2.1, there you go.

13           And in addition, by removing the third-floor  
14 living space, that brought the FAR that we're seeking here  
15 to 0.72, but it also allowed us to rework the roof form.  
16 And so, what was before a continuance roof along the entire  
17 length that you see here with dormers -- two on this side  
18 and two on the other -- is now broken up into two roofs and  
19 a lower, middle roof in the zone.

20           And the reason for doing that was to really try to  
21 break down the mass of the building and have it relate to  
22 the scale that's present on Corporal Burns.

1           And if I could ask you to go to the elevation  
2 sheet, which is of the whole block, let's see that's 2.4,  
3 there you go. I don't know if it's possible to zoom in, but  
4 you can see the top drawing up there is looking along  
5 Corporal Burns.

6           And you can see that the -- by breaking up the  
7 roof form and sort of treating that middle zone differently,  
8 what we kind of get is a massing that has a similar width to  
9 the single-families that are directly adjacent as you move  
10 to the left on this drawing.

11           And then you can see it further down at the end of  
12 Corporal Burns, there's 2 two-families that are shown in  
13 this drawing. There's actually a third one that's not in  
14 the drawing. But just to kind of, you know, show that the  
15 street has, you know, the scale of the two-family at both  
16 ends.

17           And so, these were the types of things that we did  
18 in response. And we met with the community on the sixteenth  
19 in the evening. I felt that it was well received. And I  
20 know that at least two of the people who had previously not  
21 supported the project rescinded their letter and instead  
22 wrote a letter of support. I don't know if others did that

1 as well.

2 But I think that I just wanted to -- you know,  
3 point out that we -- it's very important to us that there be  
4 a community process, even if it's not strictly required, and  
5 that we wanted to show the Board that we really tried hard  
6 to find and project that's viable from a development point  
7 of view, but also one that's directly informed by those who  
8 are, you know, living around it and are affected by it. And  
9 this is -- this is a very clear example of that.

10 One more note about the FAR: The -- we did an  
11 analysis of the -- the two families that are along Concord  
12 Avenue adjacent to this property and found a range of FAR  
13 that's existing, ranging from 0.63 to 0.74, just by taking  
14 the data that's available on the City of Cambridge assessing  
15 database and not including sort of attic space.

16 And so, we feel like what we're proposing here is  
17 not setting a precedent of any more FAR than is already sort  
18 of present in the amount of density that's in this  
19 neighborhood.

20 And if you were to look at properties along Alpine  
21 Street, which is -- you know, just the other side of one  
22 street up here, you'll find FAR in point -- mid to point

1 sevens, point eights, even -- even -- I saw 0.98.

2 So our feeling is that the -- what we're proposing  
3 here is not pushing the envelope in terms of requested FAR.

4 If I could now ask that we look at the open space  
5 drawings? So that would be Z0.5. I'm sorry, one more up  
6 would be the -- yeah, this one shows the -- the sort of  
7 existing open space.

8 And what I've done is just sort of color-coded the  
9 footprint of the building and the existing. The solid green  
10 represents sort of how private open space is -- is counted  
11 within the ordinance.

12 So the solid green zone is the zone that has the  
13 15-foot minimum dimension in both directions. And then the  
14 kind of cross-hatch green represents other open space. And  
15 then we've got the sort of paved areas in the gray.

16 If we go to the next drawing, I will show the  
17 proposal.

18 So I think the headline here that I want to point  
19 out is that the amount of open space of both types, we are  
20 exceeding the requirements. The caveat is that we're  
21 looking for relief on the 15 x 15 dimension.

22 And so, if you look at the -- for the private open

1 space, so if you look at the solid green zones that are  
2 along Corporal Burns on either side of that sort of entry,  
3 you'll see that what we've got is -- on the Corporal Burns  
4 side is about a 10' dimension by approximately 25' on each  
5 side, and then in the corner behind the driveway that's  
6 proposed, we've got another zone there that's about 22.5'  
7 wide by about 11' or 12' in the other direction.

8           And so, you know, we're meeting the -- the amount  
9 of square footage of both types of open space for this --  
10 this -- this area. And what we're looking for relief for is  
11 in the sort of 15' dimension. And I think the argument I  
12 just want to make is that it's worth it if it allows for us  
13 to put a second unit on the property and to build a second  
14 unit of housing in Cambridge.

15           I believe that touches on all of my sort of  
16 prepared remarks to begin with.

17           And actually I'll just say one more thing just to  
18 discuss the argument for hardship, which is that the -- you  
19 know, we're located on a corner lot that is smaller than the  
20 minimum 5000 square-foot lot in this Residence B district.  
21 It's also narrower than the 50-foot requirement.

22           And it's also got this sort of quarter-circle

1 corner condition, which I believe was, you know, part of  
2 some street work to kind of make this -- the sidewalk, you  
3 know, enlarged. And that took away from this property as  
4 well.

5 And so, those sorts of facts when you combine that  
6 with the sort of maximum FAR that was contemplated with this  
7 district -- it was contemplated for larger, more generous  
8 lots -- what you get is an overly restrictive, if you were  
9 to apply that literally, it would mean that you, you just  
10 couldn't build two units on this property.

11 That and also the minimum square footage per  
12 dwelling unit. And it's simply due to the fact that we've  
13 got a lot that's under 5000 square feet. It's narrower than  
14 50 square feet, and we've also got this geometry at the  
15 corner.

16 And like I said, there's ample precedent of two-  
17 families built on lots of this size or smaller, and we think  
18 that it's a reasonable request to propose this two-family  
19 residence as you see before you this evening. Thank you.

20 BRENDAN SULLIVAN: One of the questions I always  
21 ask myself when I see -- as obviously this property needs  
22 total redo, which is what you're proposing -- been looking

1 at this for years and years and years -- that you're  
2 basically starting off with a blank piece of paper, because  
3 you're going to tear down the existing structures and level  
4 the site and then go from there.

5 So starting off with a blank piece of paper, did  
6 you look at -- and again, looking at the ordinance, you  
7 really according to numbers are only allowed a single-family  
8 there, because you don't meet the minimum lot area per  
9 dwelling unit.

10 And other than the fact trying to provide another  
11 unit there of housing, does a single-family not work for  
12 you, or can it work for you, or is it absolutely out of the  
13 question that it will not work for you?

14 ANDREW PLUMB: I'm not sure I understand in terms  
15 of does it work for me. I mean, I think that the -- what,  
16 you know, as an architect and as developer, I have -- you  
17 know, our company has a certain set of mission and values  
18 that we operate by.

19 And one of them is to, you know, create homes that  
20 are -- that are, you know, of high-quality that are  
21 nontoxic, that are energy-efficient, but also in the larger  
22 context of the housing crisis that exists, when we see a

1 property that can support the two-families it has, you know,  
2 for the last 100 years and there's all these other flanking  
3 properties, it seems to me that it's a waste to build a  
4 single-family here.

5 And of course you can build a single-family here,  
6 but to make it economically viable, you have to build a big  
7 one. And it's -- that's not what Cambridge needs. We need  
8 reasonable apartments that are a reasonable size, that  
9 families will want to live in.

10 And so, is it possible to build a single-family?  
11 Yes. But I think it's an absolute wasted opportunity and  
12 sends the wrong message.

13 BRENDAN SULLIVAN: Okay. No, I think that's a  
14 good answer to my question. So let me open it up to the  
15 members of the Board. Jim Monteverde, any questions or  
16 comments at this time?

17 Jim Monteverde?

18 JIM MONTEVERDE: Sorry. Can you hear me?

19 BRENDAN SULLIVAN: Yes. Any --

20 JIM MONTEVERDE: Sorry.

21 BRENDAN SULLIVAN: -- questions or comments at  
22 this time?



1           JIM MONTEVERDE: Yeah. Just one related to the  
2 dimensional form. So I'm looking at Sheet Z0.3, the Zoning  
3 Analysis.

4           ANDREW PLUMB: Yeah.

5           JIM MONTEVERDE: Could you please help me  
6 understand just without a north arrow on this -- I'm not  
7 sure where east and west is -- but I'm looking at the  
8 dimensional form and where it says, "I read the minimum  
9 front yard Concord Avenue required 15, provided 9," but  
10 you've got a porch that otherwise would be 15' to the front  
11 of the building. Corporal Burns side, I think it asks for  
12 15', you're providing 11, correct?

13          ANDREW PLUMB: Correct.

14          BRENDAN SULLIVAN: Right. And then which side is  
15 east end, requires 7'6" and you're providing 7'6", you're  
16 fine? And north requires 7'6" and you're proposing 22'6".  
17 So you're fine. The only setback issue is really on the  
18 Concord Avenue side because of the porch, is that correct?

19          ANDREW PLUMB: Yes, although I guess I felt that,  
20 you know, with the Corporal Burns side, the 11-foot-setback  
21 --

22          JIM MONTEVERDE: Oh, that's right. Yeah.

1           ANDREW PLUMB: That was driven by picking up the  
2 adjacent, you know, sort of prevailing setback of adjacent  
3 properties. But by the letter of the ordinance, it's 15',  
4 so that's why I was requesting relief in both --

5           JIM MONTEVERDE: Okay. And that -- and that 11'  
6 is measured to the face of the building, not to the  
7 areaways, not to the front steps? I'm assuming that there's  
8 a porch there, but front steps, right?

9           ANDREW PLUMB: That's --

10          JIM MONTEVERDE: It's the property line to base of  
11 the building?

12          ANDREW PLUMB: Correct.

13          JIM MONTEVERDE: Okay. Thank you.

14          BRENDAN SULLIVAN: Andrea Hickey, any questions or  
15 comments at this point?

16          ANDREA HICKEY: Yes. I just have one question  
17 regarding the open space dimensioning. If I could ask the  
18 petitioner, is there a plan that shows the proposed open  
19 space as what the actual dimensions? I do see the -- at the  
20 top sort of the box in the bar where you've made the total  
21 calculations.

22                 But is there a plan that sort of shows the actual

1 dimensions of each of these little proposed open space  
2 areas?

3 ANDREW PLUMB: Unfortunately, this drawing -- what  
4 I've done is I've itemized the square footage of each sort  
5 of block, but in terms of like a dimension,

6 ANDREA HICKEY: Right. I can say for me it would  
7 have been helpful to see --

8 ANDREW PLUMB: Yeah.

9 ANDREA HICKEY: -- sort of where you come up with  
10 those numbers.

11 ANDREW PLUMB: Yeah. Well, I mean it's all just -  
12 - it's all directly measured from modeling it in the  
13 computer, so the numbers are -- the square footages are  
14 correct. But I -- unfortunately I did not include that on  
15 here, the dimension strengths of these.

16 I mean, for comparison, the -- like if we look at  
17 the driveway, the width that's proposed is 17'. Actually,  
18 well we know that the setback from the property line to the  
19 building on the north side where the driveway is is 22'6"  
20 anyhow. So the width of that solid green square on the --  
21 on the left-hand side is 22'6".

22 ANDREA HICKEY: Okay.

1           ANDREW PLUMB: And we know that the -- along  
2 Corporal Burns, the building setback is 11' so those solid  
3 green areas are 11' deep by -- yeah, it's -- and we might  
4 need to look at the floor plans to sort of -- well, I did  
5 dimension the floor plans, so let me just see if I can find  
6 a better drawing to look at.

7           Well, if you look at the first-floor plan on Z1.2,  
8 the -- now this is an interior dimension, but it's close.  
9 So the -- it's -- that's an interior dimension of about 23  
10 feet that's of that sort of main living space.

11           So the width of that private open space that I'm  
12 showing on the other drawing is 23' plus another, like, foot  
13 and a half. So call it 24.5' by 11'. So it's approximately  
14 -- I apologize for not having the dimensions drawn on there.  
15 I agree that would have been useful.

16           ANDREA HICKEY: All right. So just moving on, is  
17 there a plan that shows us how far away the proposed two  
18 outdoor parking spaces are from the rear of the proposed  
19 structure, just so that I could see that?

20           ANDREW PLUMB: How far they are from the rear? So  
21 let's -- if we look at Z0.5 --

22           ANDREA HICKEY: Yeah. What I'm calling the rear

1 is the part of the lot furthest away from the Concord Ave  
2 frontage, so --

3 ANDREW PLUMB: Okay.

4 ANDREA HICKEY: I realize that's not the rear of  
5 the building.

6 ANDREW PLUMB: Yeah. So the width of the parking  
7 is 17' and the width of the space of the setback is 22'6".  
8 So if I subtract, that's 5.5' over 2'. So we're about just  
9 under 3' from the edge of the parking to the building.

10 ANDREA HICKEY: And then also accordingly about  
11 that same width from the lot line on the side of the --

12 ANDREW PLUMB: Yes.

13 ANDREA HICKEY: -- other parking space?

14 ANDREW PLUMB: Yes.

15 ANDREA HICKEY: So about 3'. Okay. That's all I  
16 have for questions now. I would like to thank you for your  
17 community outreach in this case. We don't see that enough  
18 in cases that come before us.

19 And in reviewing the file, it just is really good  
20 to see how much time you spent sort of listening to the  
21 neighbors and doing your best to address their questions and  
22 concerns.

1           So thank you for doing that. That makes our job a  
2 lot easier. So that's all I have for now.

3           BRENDAN SULLIVAN: Laura Wernick, any comments or  
4 questions at this point?

5           LAURA WERNICK: Well, I'll just follow up on both  
6 of Andrea's points. One is yes, I agree the outreach has  
7 been really -- is -- is very, very helpful. And then going  
8 back to the parking places, I'm just curious as to the depth  
9 of the parking area from Corporal Burns Road.

10           And what I'm going -- what's in the back of my  
11 mind is could that be shortened, bring the cars closer to  
12 the street? Is there anything particularly set, that back  
13 end of the parking spaces?

14           As you bring the cars closer to the street,  
15 obviously you can shorten the length of the drive --

16           ANDREW PLUMB: Right.

17           ANDREA HICKEY: -- then the green area becomes  
18 wider. So I just was wondering what's the --

19           ANDREW PLUMB: I believe that the -- the  
20 requirement for the driveway is that you provide the parking  
21 space not within the front yard setback. I could be wrong  
22 on that, but that's -- so basically, what I've done is I've

1 taken where I've set the front yard setback and then set the  
2 parking space beyond that. So that's sort of what -- that's  
3 what was locating it.

4 ANDREA HICKEY: Okay. Okay.

5 ANDREW PLUMB: But I agree with you. I mean, that  
6 would be -- I just don't think it's allowed, I guess.

7 ANDREA HICKEY: Yeah. Okay. That was my only  
8 question. Thank you.

9 BRENDAN SULLIVAN: Matina Williams, any questions  
10 or comments at this point?

11 MATINA WILLIAMS: No. I don't think so. I'm  
12 still wondering what the hardship is, though? But that's  
13 it.

14 BRENDAN SULLIVAN: Okay. I think we will get into  
15 that when we come back on the other side of that. That  
16 would be a -- I think he's attempted to answer it in the  
17 beginning, and it's incumbent with -- with a number of  
18 issues. But Andrea, if you wanted to elaborate on that now  
19 for Matina, the hardship issue?

20 ANDREW PLUMB: Sure.

21 BRENDAN SULLIVAN: How you meet the statutory  
22 requirement?

1           ANDREW PLUMB: Yes. So the hardship that we're  
2 seeing has to do with the size and shape of the property,  
3 and that's it's undersized. And so, it's -- it's too small  
4 for the minimum lot size. It's too narrow for the minimum  
5 lot width. And it also has this unusual corner shape to it.

6           And those things taken together when you apply the  
7 ordinance literally results in an overly restrictive set of  
8 requirements for building on the lot that I don't think was  
9 intended with the way that the ordinance was written in the  
10 first place, because it contemplated with more generous  
11 lots.

12           And what it would mean if you did it literally was  
13 that you simply wouldn't be able to build units on a  
14 property that's zoned for two units, and which has proven to  
15 be able to easily handle two units, because there are -- you  
16 know, dozens or more two-family units on properties of this  
17 size or smaller in the neighborhood.

18           And so, the literal enforcement or application of  
19 the variance -- sorry, of the ordinance -- creates a  
20 situation that is overly restrictive than what is -- was  
21 intended, and also is -- well, it seems like it would be  
22 unfair to not allow building on this lot in the manner that



1 all these other properties have been built on in the past.  
2 In fact, if you were to try to build any of these two-  
3 families again, you'd be asking for very similar relief that  
4 I'm requesting here this evening.

5 BRENDAN SULLIVAN: Okay. Matina, does that  
6 somewhat answer your question?

7 MATINA WILLIAMS: Yep.

8 BRENDAN SULLIVAN: Yep.

9 MATINA WILLIAMS: Somewhat. It answers it.

10 BRENDAN SULLIVAN: All right. You can mull losses  
11 over it, anyhow, and we will catch you on the back side --

12 MATINA WILLIAMS: -- yeah.

13 BRENDAN SULLIVAN: -- when we come back.

14 MATINA WILLIAMS: Okay. Okay. Thank you.

15 BRENDAN SULLIVAN: Great. Let me open it -- thank  
16 you. Let me open it to public comment. Any member of the  
17 public who wishes to speak should now click the button that  
18 says, "Participants," and then click the button that says,  
19 "Raise hand."

20 If you're calling in by phone, you can raise your  
21 hand by pressing \*9 and unmute or mute by pressing \*6, and  
22 you'll have up to three minutes in which to comment.

1           STEPHEN NATOLA: User called, "Andrew Plumb."

2           NICOLA MOORE: Hello?

3           BRENDAN SULLIVAN: Yes.

4           NICOLA MOORE: Hi.

5           BRENDAN SULLIVAN: You can identify yourself for  
6 the record.

7           NICOLA MOORE: Yeah, my name is Nicola Moore. I  
8 live in and -- I own and live in the house, one of the two  
9 houses that abut this property. I live on Concord Avenue at  
10 395-397 Concord Avenue. And I -- I'm here to support this  
11 project.

12           I think it will be a really nice addition to the  
13 neighborhood. And Mr. Plumb has -- he's gone above and  
14 beyond in terms of working with the community. And there  
15 were some very tough meetings. I -- and he adjusted the  
16 plans and adjusted the plans and adjusted the plans.

17           And on -- you know, both to respond to the people  
18 on Concord Avenue who wanted the property to sort of match,  
19 you know, with the porch and things like that the way that  
20 Concord Avenue looks, and also the people who live on  
21 Corporal Burns, who were concerned about having a large  
22 block of property, a sort of massive property on Corporal

1 Burns.

2 And I think -- I think he's really done the best  
3 he can to adjust the property to the community's concerns  
4 and also that property that he, you know, that he's -- the  
5 lot that he's dealing with.

6 So I enthusiastically support the project.

7 BRENDAN SULLIVAN: Thank you, Nicola.

8 STEPHEN NATOLA: Another user named Andrew Plumb.

9 [Pause]

10 BRENDAN SULLIVAN: No, that's the petitioner.

11 ANDREA HICKEY: There may be some confusion about  
12 the name.

13 BRENDAN SULLIVAN: Yeah, that's the petitioner.

14 STEPHEN NATOLA: Yes.

15 BRENDAN SULLIVAN: Yeah.

16 ROBERT TAGUIN: I think you're up. You're  
17 unmuted.

18 BRENDAN SULLIVAN: Anybody else calling in?

19 JUDY BACHER: Yes, hi, this is Judy Bacher and  
20 Dave Doolittle.

21 BRENDAN SULLIVAN: Yes.

22 JUDY BACHER: We are the other abutters. We are

1 on Corporal Burns right next to the property 401.

2           And we -- we support the project as well. I  
3 support exactly what Nicola said about Andrew being very  
4 approachable and setting up all sorts of communication and  
5 meetings so we could learn and express our issues and  
6 concerns. And I believe they really have addressed the  
7 biggest concerns that the neighborhood had regarding the FAR  
8 and the massiveness.

9           And earlier -- this was the latest changes that  
10 they made, but even earlier they addressed one of the  
11 concerns we had, because -- you know, we're right next to  
12 them -- if they had moved the parking lot, the driveway into  
13 the center of the unit, then we would have had a big  
14 building right next to our property, which we weren't really  
15 happy about, but they -- they listened to that, and they  
16 moved the parking area to closest to our house.

17           And so that will really alleviate some of the  
18 blockage that we might otherwise have experienced.

19           So we really support this new design. And thank  
20 Andrew for reaching out and really communicating and  
21 listening to our concerns. So we are for it.

22           BRENDAN SULLIVAN: Great. Thank you for calling

1 in.

2           STEPHEN NATOLA: Robert Tagiuri?

3           [Pause]

4           BRENDAN SULLIVAN: Robert?

5           ROBERT TAGIURI: Hi. I'm confused. I'm -- I'm  
6 here for the hearing for 65 Sparks Street variance, which I  
7 thought was at 6:30?

8           BRENDAN SULLIVAN: That will be after this hearing  
9 on this case concludes.

10          ROBERT TAGIURI: Okay. And --

11          BRENDAN SULLIVAN: Maybe another 15,20 minutes or  
12 so.

13          ROBERT TAGIURI: Okay. Sorry to interrupt you.

14          BRENDAN SULLIVAN: Not a problem.

15          ROBERT TAGIURI: I'm also not seeing any of the --  
16 I just see the big plan in front of me, and then somebody's  
17 face. I don't see the normal Zoom controls below. But  
18 maybe they'll appear.

19          BRENDAN SULLIVAN: Okay.

20          ROBERT TAGIURI: Thank you.

21          BRENDAN SULLIVAN: Yes. That appears to be all of  
22 the call-ins there is.

1           Probably another half dozen letters from people  
2 who had written earlier voicing some concern or objection to  
3 the original plan who have now rescinded the letter of  
4 objection and a revised letter of support.

5           We've heard from a couple of the abutters, and the  
6 letters are -- have been read by the Board members and will  
7 be incorporated by reference.

8           I will conclude the public comment portion  
9 applicants. I will send it back to Andrew. If you have any  
10 other comments you wish to add at this point, before we take  
11 it to the Board for a vote?

12           ANDREW PLUMB: Nothing further at this point,  
13 thank you.

14           BRENDAN SULLIVAN: Okay. I guess my -- let me  
15 open it up I guess for discussion with the Board. I guess  
16 my thought on this is that if -- I initially said is that  
17 when you start off with a blank piece of paper, you know,  
18 what can you do as-of-right and not have to seek relief?

19           And yet I think that Andrew had basically hit the  
20 salient points, that yeah, you probably could build a  
21 single-family home, but that the price point of that would  
22 be high -- not that these are not going to be reasonable.

1 They're going to be somewhat pricey, but then again, I think  
2 that the value is probably being put into it.

3           There is, obviously, acquisition costs and then  
4 building the structure -- hard costs and soft costs. And,  
5 you know, being a realist that a single-family home would  
6 probably be, you know, out of reach and yes, compliant.

7           However, the addition of a second unit is probably  
8 obviously some economies of scale. And to make two  
9 reasonably -- I guess for Cambridge standards -- priced  
10 units would be far more advantageous to the housing stock,  
11 and also to the neighborhood. And these are well-designed.

12           I think that the original plan was probably a  
13 stretch -- probably would have met with some resistance from  
14 the Board. And I think in reading the initial letters from  
15 the neighbors voicing their concerns, some of those concerns  
16 resonated with me also.

17           So in total, I think that is applaud -- and, you  
18 know, that other members have mentioned your outreach and  
19 your willingness to scale back the project to make it still  
20 viable, but also attractive to the abutters. And something  
21 needs to be done there.

22           And I think that the plan before us as far as I'm

1 concerned achieves that end. And it will be a win-win for  
2 the neighborhood, and also adds another unit to the housing  
3 stock for that area.

4 So that's my thought on it.

5 Jim, any thought further?

6 JIM MONTEVERDE: Yeah. My -- my thought is, and  
7 it goes back to the dimensional form -- I'm still concerned  
8 about the 50 percent above the required or the allowed FAR,  
9 realizing what it means in terms of the lot, in terms of how  
10 much you can build.

11 And I think looking at the plan, what it means is  
12 -- and I don't think it means the only thing you can build  
13 is a single-family home; I think what it's saying is you  
14 can't build this plan, which is two identical, three-bedroom  
15 units. It could be some other combination.

16 So at the moment, I'm still struggling over the  
17 FAR and not feeling very supportive at the moment. However,  
18 I do appreciate all of the effort they went through with the  
19 neighbors and et cetera.

20 BRENDAN SULLIVAN: Yeah, Jim, if -- if you look at  
21 the -- and again, and I wrestled with that same question --  
22 is --



1           JIM MONTEVERDE: Yeah.

2           BRENDAN SULLIVAN: -- are these units, two units,  
3 are they sort of -- you know, bigger than they need to be?  
4 Can we pull back the structure or something like that? And  
5 I don't -- I did not come to the conclusion that these  
6 units, the interior spacing of the bedrooms and the other --  
7 were overly generous or excessive.

8           And I thought that they are of an appropriate size  
9 that would garner a certain attractiveness to family looking  
10 for three-bedroom units, and also that the price point of it  
11 would be also somewhat attractive for the related size of  
12 the units.

13           So I think in proportion to the size of the units,  
14 the size of the rooms, I felt that it was adequate and to  
15 scale it back even though it does lessen the number --

16           JIM MONTEVERDE: Right.

17           BRENDAN SULLIVAN: -- I think it may compromise  
18 the useability or the livability and the attractiveness of  
19 the units. That's the conclusion I came to, anyhow.

20           JIM MONTEVERDE: Yeah, I -- right. And I don't  
21 know that without, you know, not designing it in my head,  
22 but --

1 BRENDAN SULLIVAN: Right.

2 JIM MONTEVERDE: -- without seeing that as part of  
3 an alternative, I can't -- I can't say -- I can't get to  
4 that point. And whether it would be a three-bedroom and a  
5 two-bedroom unit, you know, I don't know. But it seems like  
6 there potentially could be a different mix, or at least that  
7 could be explored to get closer to the ordinance FAR.

8 BRENDAN SULLIVAN: Okay.

9 JIM MONTEVERDE: 50 percent just seems to be a bit  
10 too much of a reach for me.

11 BRENDAN SULLIVAN: Okay, Laura Wernick your  
12 thoughts? You're on mute, Laura.

13 LAURA WERNICK: Yeah. Sorry.

14 BRENDAN SULLIVAN: Okay. Now you're on.

15 LAURA WERNICK: Yeah. I think my leanings are  
16 along with the Chair's thoughts: that these do not seem  
17 like extravagant units. I also feel like it's in keeping  
18 with the scale and the intensity of the other properties in  
19 the neighborhood. So that's a positive consideration in my  
20 -- in my mind.

21 So I appreciate the bringing into Cambridge 2  
22 three-bedroom units. I think this is much needed.

1           And it's done in a way that fits in and is  
2 comparable to what exists in this neighborhood. So it  
3 doesn't feel as if it's imposing in any way, or presenting  
4 some extravagant, large, out of scale structure that I would  
5 have a great deal of difficulty with.

6           So I think that's what's -- that's what I'm  
7 seeing. Thank you. That's it.

8           BRENDAN SULLIVAN: Okay. Matina, any thoughts,  
9 comments at this time?

10           MATINA WILLIAMS: Well, I have to agree with Jim a  
11 little bit. But I also, you know, weigh in the fact that  
12 the neighbors do -- you know, have put a lot of thought and  
13 effort in. And Mr. Plumb has -- has revised his plans  
14 somewhat. I'm still not weighing in towards it, though. I  
15 just can't. I don't know.

16           BRENDAN SULLIVAN: All right. You know, and  
17 here's the other thought I have regarding the three bedrooms  
18 is --

19           MATINA WILLIAMS: Mm-hm.

20           BRENDAN SULLIVAN: -- that we're finding lately is  
21 people coming down, adding bedrooms or kind of chomping up  
22 interior space, what have you, and then that yes it can be

1 used as a bedroom. Three-bedrooms are, obviously, much-  
2 needed, as Laura says, and very attractive. But sometimes  
3 that third bedroom becomes a home office or --

4 MATINA WILLIAMS: Mm-hm.

5 BRENDAN SULLIVAN: -- the need for home office.

6 And then it can also then double as, you know, the part-time  
7 bedroom if a family member comes or whomever comes or what  
8 have you, so that this pandemic has changed societal trends  
9 on how they use their house. And that's one of the things  
10 that we keep being asked is to add some more space so that  
11 it could be used as a home office.

12 So I just throw that out for consideration.

13 Andrea Hickey, any thoughts, comments?

14 ANDREA HICKEY: Yes. So I struggle a bit, as Mr.  
15 Monteverde does, regarding FAR and whether we really need  
16 two identical, large -- I consider, still consider these  
17 large, large units on this site, or whether there's some  
18 sort of a compromise that could make sense for the developer  
19 to maybe have one large unit and one small unit.

20 I like the idea of there being an additional unit,  
21 given housing stock issues and all, but I think two big  
22 units are going to be too big expensive units, and --

1           ANDREW PLUMB: Yeah, right.

2           ANDREA HICKEY: -- and the FAR issue still is a  
3 little troubling to me. My other issues are going back to  
4 Matina's initial comments about hardship: I'm not  
5 completely swayed that the sort of hardship bar has been met  
6 with this proposal. And my final thought is that I don't  
7 like parking spaces to -- as close to the structure as these  
8 two proposed spaces are.

9           If I could ask the petitioner, has that area  
10 always been used for parking outdoors of more than one car,  
11 where there is a garage there now?

12          ANDREW PLUMB: I don't -- I mean, it's always been  
13 a garage with a driveway in front of it, and it's got space  
14 for two cars. I don't know what's been parked there in the  
15 past, if that's what you're asking?

16          MATINA WILLIAMS: Oh.

17          ANDREW PLUMB: And it's -- so it's always been  
18 sort of the part of the property that's been utilized in  
19 that way.

20          ANDREA HICKEY: Right. Well, those are my  
21 comments at the moment. So Mr. Chair, I'll give it back to  
22 you.

1           BRENDAN SULLIVAN: Okay. And it appears that if  
2 we were to take it to a vote, that you may not at this  
3 juncture out of the four affirmative votes that you need,  
4 the option would be -- I can proceed with a motion and a  
5 vote, or that if you want to digest what you've just heard  
6 from members of the Board and go back to the drawing board,  
7 see if you can't whittle it down, address some of the  
8 concerns.

9           Or you may come back and say, "You know, guys,  
10 I've tried my best and -- and, you know, it is what it is."

11           So those are your two options. I can either  
12 proceed, or ask for -- you could ask for a continuance and  
13 come back another night and see if you can't in the interim  
14 address some of the comments and concerns that you've heard  
15 from members of the Board.

16           ANDREW PLUMB: Could I ask for the opportunity to  
17 try to speak to some of these FAR comments?

18           BRENDAN SULLIVAN: Yeah. Yeah. No, sure, yep.

19           ANDREW PLUMB: Okay. So one of the things that we  
20 talked about a lot in the community meetings -- and we had  
21 several -- was FAR and how much is appropriate and how much  
22 is too much, and where's the line?

1           And, you know, at least out of those  
2           conversations, it was sort of like a, "I don't know what the  
3           -- if there is a magic number, but there's -- there was a  
4           feeling before we made this latest change -- that, you know,  
5           that where we were at was too high.

6           And then after we -- after we -- you know, pulled  
7           off the third floor and brought it back in line in the  
8           midpoint of what's already there in the existing -- in the  
9           adjacent properties, that that felt like, okay, that seems  
10          reasonable. You're not setting any precedent.

11          And so, to the folks on the Board who aren't  
12          comfortable with the FAR that we're looking at here, I know  
13          is there a target? Because, you know, like I said, the  
14          comparable properties along Concord Avenue as they stand  
15          today all exceed the 0.5. And if you look on Alpine Street,  
16          for example, they're even higher.

17          And so, I guess I don't -- I don't personally  
18          follow how applying the 0.5 in this case only is -- is  
19          appropriate, given -- given the ample precedent of the other  
20          properties that are all exceeding the 0.5 FAR, and many of  
21          which exceed it by a great deal more than -- than what this  
22          proposal is for. And so --

1           JIM MONTEVERDE: Mr. Chair, can I address that for  
2 a second?

3           BRENDAN SULLIVAN: Yeah, sure, Jim. Yeah.

4           JIM MONTEVERDE: So my issue is -- and I  
5 understand your point, Mr. Plumb, it's not that I disagree  
6 with it -- but I don't believe the ordinance gives us the  
7 wiggle room to say that there's an ordinance required FAR  
8 that can be modified, based on what existing or proposed  
9 adjacent properties for the neighborhood present. So I  
10 can't -- and it sets a precedent -- that's one.

11           Two, then, it also sets a precedent. If we were  
12 to, you know, following your logic, it could apply to any  
13 number of other cases now and in the future, where it just  
14 may not be appropriate.

15           So it -- that's -- it's a number, and that's the  
16 ordinance, and that's kind of what we're stuck with. And  
17 that's what -- we're the body that has to adjudicate based  
18 on.

19           ANDREW PLUMB: May I respond, Mr. Monteverde?

20           BRENDAN SULLIVAN: Yes, yeah.

21           ANDREW PLUMB: Just a quick question, really,  
22 which is -- I hear what you're saying, but how is it that if



1 you look at every single two-fam property on Concord Avenue,  
2 on Alpine Street on both sides, every single one of them  
3 exceeds the FAR? How did they get there if what you're  
4 saying has to be followed? And maybe you're suggesting that  
5 --

6 JIM MONTEVERDE: Oh. If it's like my  
7 neighborhood, most of what was built was before the zoning  
8 ordinance was in effect. And things are much larger than  
9 they could be.

10 Again, it -- but it's an issue that would have to  
11 be addressed by a modification to the zoning ordinance,  
12 which I'd be happy to see. But it's not what it reads now.  
13 And that's what we're trying to --

14 ANDREW PLUMB: You have any preexisting,  
15 nonconforming lot, it's too small. I mean, it -- you can't  
16 build -- you can build appropriate-sized units at 0.5 on a  
17 lot that's too small.

18 ANDREA HICKEY: I mean, that's what we're doing.  
19 We're always making judgment calls on what's appropriate  
20 when there's far -- when there are unusual lots, and what's  
21 appropriate for the context, and what's needed in Cambridge.  
22 And that's part of our responsibility as well.

1           So I think that in this instance when -- I have  
2 you know, and I have to say if my family's -- my kids grew  
3 up in a lot that was -- in Cambridge that was -- had almost  
4 no, you know, I mean it had a very large FAR and had no --  
5 was shared space with the surrounding kids and it was an  
6 incredibly wonderful experience for them.

7           So I don't have the underlying prejudices and I do  
8 -- against tight sites. I understand the purpose of the  
9 ordinance. I think the ordinance sets a framework, which is  
10 important.

11           But when there are important reasons to adjust  
12 that framework, then I think it's upon this Board to  
13 determine what has -- what values do we weigh here?

14           BRENDAN SULLIVAN: One comment to Andrew that  
15 applies to the size of the lot, that case law will -- I'm  
16 sure when I don't have the actual cases in front of me, I  
17 could research it, that the courts have found that the size  
18 of a lot, even though substandard, not compliant with the  
19 existing ordinance -- is not sufficient grounds to grant a  
20 variance.

21           That the only test is relating to the soil  
22 conditions, the shape or topography. There are no known

1 soil conditions here. There is no known topography issues  
2 here -- topographical issues here.

3 The only other one would be the shape of the lot.  
4 And I could understand on this particular one the shape of  
5 the lot being not perfectly rectangular -- different than  
6 other lots, other than maybe Emory's one across -- on the  
7 other side of the street there.

8 But that you are encumbered by having two front  
9 yards, and so, consequently two front yard setbacks. And  
10 you're encumbered by that.

11 To your question of how did he get to all the  
12 other houses on Corporal Burns and also Concord Avenue,  
13 well, they were built prior to the Zoning Ordinance.

14 The Zoning Ordinance has changed over the years,  
15 and in the divine wisdom or whatever of the Community  
16 Development Department, Planning Board, and then ultimately  
17 the City Council has enacted that standard, that number for  
18 this particular area. So that's how those houses got built.

19 And even though it appears to be somewhat  
20 draconian that, you know, now I have to comply with a higher  
21 number, I need more land and I don't have it, and so  
22 consequently, you know, I can't build something similar to

1 what is there now.

2 Well, unfortunately, they with the broad brush  
3 bring in a zoning ordinance that governs an entire area --  
4 section of town or something like that. And so, that's how  
5 you're encumbered by it. And how you can't, obviously,  
6 mirror or mimic what is the existing situation, condition on  
7 both those streets.

8 So if that answers the question, anyhow?

9 ANDREW PLUMB: I -- I understand, and I appreciate  
10 that. I just -- I think I feel very strongly that, or, you  
11 know, the -- the literal enforcement of the ordinance is  
12 winning over here over what seems to me to be a rather  
13 commonsense proposal here, where you can support two units.

14 You know, we're trying to build something that  
15 people want to live in in this day of age, not from 100  
16 years ago. We're trying to build something that's done in  
17 a way that's of good quality and that, you know,  
18 construction costs have never been higher. Labor costs have  
19 never been higher. That means you need to build units of a  
20 certain size.

21 The units are not extravagant, they're  
22 appropriate.

1           And, you know, what's -- what's going to happen  
2 here is that if we can't -- if we can't get there, then we  
3 end up having to building an extravagant single-family home.  
4 And how is that the outcome of this?

5           I mean, it just seems given all of the effort and  
6 energy and desire of the neighborhood and of, you know,  
7 everyone knows what's coming in terms of pressure to build  
8 more multifamily in Cambridge and every other city around  
9 the MBTA and everything like that that the result of this  
10 process is an extravagant single-family home.

11           I mean, yes, the question was asked, "Can you  
12 build one big one and one small one?" I don't know. I don't  
13 know, and we're already putting a third basement, the third  
14 bedroom in the basement. Does shaving off a few feet and  
15 bringing the FAR down by another 0.2 suddenly make it  
16 palatable?

17           I mean, it's -- it's just -- I feel like, you  
18 know, what's the magic, what's the magic number? You know?  
19 We should be able to build a two-family home here, and the  
20 reality of building in this day in age requires that you  
21 have to build of a certain size for it to be desirable in  
22 the market and you have to be able to build it of a certain

1 level of quality to meet energy code, which is -- you know,  
2 in Massachusetts it's one of the most strict, thicker walls.  
3 You know, all of these things add up.

4           And so, you know, as an architect, as a builder,  
5 as a developer, I'm balancing all of these things. And I  
6 feel that we're being -- well, it's -- it's just -- it's  
7 just -- it feels very disappointing that the outcome of this  
8 is going to be an extravagant single-family home, instead of  
9 two, 2 reasonable two-families -- I'm sorry, two reasonable  
10 units.

11           And I -- I don't know if there's anything I can  
12 say at this point that -- that will have, won't be on the  
13 fence about the FAR rethink it, but I just feel like it  
14 needs to be said.

15           BRENDAN SULLIVAN: Well, all right. Let me throw  
16 it back to the -- the Board. Is it the sense of the Board  
17 that a continuance would be in order? Jim?

18           LAURA WERNICK: I just think it goes back to Mr.  
19 Plumb's initial question. What is the magic line where the  
20 FAR would be acceptable? And be reduced as a bedroom, and  
21 it's still high. So we're going to say, "Well, you know,  
22 okay, sorry, you can't do it. Do a single-family."

1           I think we're really getting to the point where  
2 you're going to have a much-less desirable situation and add  
3 very little to the site.

4           So is that -- is that the direction the Board  
5 wants to go in? If I could understand -- yeah, so that's --  
6 that's concerning to me.

7           BRENDAN SULLIVAN: I -- Laura, I agree with you.  
8 And -- and your reasoning, that's my reasoning. I mean, I  
9 support the plan that is in front of us, for a variety of  
10 reasons that I have stated -- that I think that it's not  
11 excessive. Yes, it does tickle the number, but I think that  
12 the lot can support it.

13           I think the hardship is that he's encumbered by  
14 the change in the ordinance some years ago, and also that  
15 you're on two front yard setbacks, which further constrains  
16 the size of the building.

17           So anyhow, but he still has to get to four votes,  
18 and if there's no four votes there, then it's an up and down  
19 vote, it's not going to happen, and then you can't come back  
20 for two years.

21           So I think that if we -- my suggestion is that we  
22 step back from tonight to just Board members what, you know,

1 your thought is on it. Maybe you can relook at it.

2 Mr. Plumb, if you can suggest what the Board  
3 members have said and take another relook at it, maybe both  
4 sides can take a relook at this and come back another night,  
5 and see if we can't come to some agreement? Does that make  
6 sense, Board members and Mr. Plumb? Yes? No?

7 JIM MONTEVERDE: Makes sense to me.

8 BRENDAN SULLIVAN: Sure. Okay.

9 ANDREW PLUMB: It makes sense to me, I just would  
10 request any level of specificity of what I can do, you know,  
11 that would be helpful.

12 BRENDAN SULLIVAN: Okay.

13 ANDREW PLUMB: It's difficult to just say the FAR  
14 is too high. I don't -- you know, I don't know, if you tell  
15 me that the FAR has to be 0.5, I can tell you right now that  
16 the project doesn't work.

17 And, you know, so I -- it -- so is there are  
18 number, a threshold? You know, what are the things -- you  
19 just need to see that one unit's smaller? You know, is that  
20 -- so that's the kind of -- if there's any kind of specific  
21 feedback I guess of what I can look at, so that I can see if  
22 it's even possible, that would be --



1           BRENDAN SULLIVAN: Okay, I -- yeah, I mean I  
2 cannot add anything more than what I've said. I mean, I  
3 support what is before us. Jim, can you --

4           JIM MONTEVERDE: Yeah, I'd -- I wouldn't -- I  
5 don't think it would be appropriate to state a number,  
6 because we're not charged to, you know, restate the  
7 ordinance or modify the ordinance.

8           But I think the comment I made before it it seems  
9 like it does appear that with the scheme that you have to  
10 get closer to the FAR, you probably would not have two  
11 identical units side-by-side.

12           That's -- I don't know how else to suggest it.  
13 They're either smaller than what they are now, and I kind of  
14 agree with Brendan that I don't see -- they're not large by  
15 any means, but it basically suggests they're not the same.  
16 They're not identical. One may still be a three bedroom;  
17 one is something else.

18           BRENDAN SULLIVAN: Okay, and --

19           JIM MONTEVERDE: And you may make the decision  
20 that that's not -- you can't market that. You can't finance  
21 that. You can't do that. Just asking you to take a look at  
22 that.

1           ANDREW PLUMB: I understand.

2           BRENDAN SULLIVAN: Okay. Andrea, any -- can you  
3 add to the discussion?

4           ANDREA HICKEY: So I am really aligned with Jim on  
5 this. And what I can say is I don't need to see 0.5.  
6 That's not what I'm looking for here. I certainly am  
7 willing to make a compromise.

8           And if Mr. Plumb comes back and says that this is  
9 the only viable project, it's either what he's presented  
10 tonight or nothing, then I'd make a decision at that time.

11           But I'd like to see a little exploration about  
12 perhaps two units that are not equal in size as presented  
13 this evening.

14           BRENDAN SULLIVAN: Okay, Matina, any comments,  
15 guidance at this point? Anything else you'd like to add?

16           MATINA WILLIAMS: No. If you can come back and,  
17 you know, if we could see something different where the FAR  
18 does come down, we could create -- sorry, I'm losing my  
19 voice --

20           BRENDAN SULLIVAN: All right.

21           MATINA WILLIAMS: I think we said -- oh, sorry.

22           BRENDAN SULLIVAN: Okay.

1           MATINA WILLIAMS: I think we stated to another  
2 developer a few weeks ago --

3           BRENDAN SULLIVAN: Yep.

4           MATINA WILLIAMS: -- that, you know, you buy these  
5 lots and you, you know, try and max out your money. And we  
6 understand that, but we still have rules that we follow.  
7 And so, that neighborhood's not overbuilt and things aren't  
8 overbearing.

9           And I do take into account that you did do a lot  
10 of outreach with the -- the community. I do. And that's,  
11 you know, part of my hangup is, like, okay, the community is  
12 -- is -- is agreeing. How can we come to a great, a good  
13 compromise?

14          BRENDAN SULLIVAN: Okay.

15          MATINA WILLIAMS: And it may be that when you come  
16 back you may say, "This is the only viable option for  
17 yourself."

18          BRENDAN SULLIVAN: All right. Matina, thank you.  
19 That was very good. Let me make a motion, then. Andrea,  
20 I'm going to continue this matter to April 13, 2023 at 6:00  
21 p.m. on the condition that you change the posting sign to  
22 reflect the new date of April 13, 2023 at 6:00 p.m.

1 Any new submittals not in the file, dimensional  
2 form, supporting statements, be submitted by 5:00 p.m. on  
3 the Monday prior to the April 13, 2023 hearing.

4 We already have a waiver of statutory time for a  
5 hearing and a decision to -- so that is not the issue.

6 On the motion, then, to continue this matter to  
7 April 13, Jim Monteverde?

8 JIM MONTEVERDE: In favor.

9 BRENDAN SULLIVAN: Andrea Hickey?

10 ANDREA HICKEY: Yes.

11 BRENDAN SULLIVAN: Laura Wernick?

12 LAURA WERNICK: Yes.

13 BRENDAN SULLIVAN: Andrea Hickey?

14 ANDREA HICKEY: Yes, in favor.

15 BRENDAN SULLIVAN: Matina Williams?

16 MATINA WILLIAMS: Yes, in favor.

17 [All vote YES]

18 BRENDAN SULLIVAN: And Brendan Sullivan yes. Five  
19 affirmative votes to the continuance. This matter is  
20 continued to April 13, 2023, at 6:00 p.m. See you then,  
21 Andrew.

22 ANDREW PLUMB: Thank you.

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(8:33 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
Monteverde, Slater W. Anderson, and Matina  
Williams

BRENDAN SULLIVAN: The Board will hear Case No.  
207647 -- 401 Concord Avenue. The -- is the applicant on  
the line at all, Mr. Plumb?

ANDREW PLUMB: Yes, I'm here.

BRENDAN SULLIVAN: Yes. Okay. If you would just  
-- I think you're asking for a request? I can either read  
it into the record, or you can read it out loud, and that  
can be incorporated into the record.

ANDREW PLUMB: Sure. I can -- I'm happy to read  
it. This is Andrew Plumb from Plumb Architecture and  
Construction. Shall I just read the letter that I submitted  
directly? Is that --

BRENDAN SULLIVAN: Sure. Yeah, that's fine. Yep.

ANDREW PLUMB: Okay.

"Dear Members of the Board, I would respectfully  
like to request a continuance for our case to the hearing  
scheduled for the next hearing, February 23, 2023, so that I

1 may revisit some of the concerns expressed by members of the  
2 neighborhood group, with whom I have been working on this  
3 project.

4 "Sincerely,

5 "Andrew Plumb."

6 Okay, February 23 will give you enough time to --

7 ANDREW PLUMB: I believe so, yes. I -- we've been  
8 working for three months now, and I think that there's a  
9 very specific adjustment that I can make that, you know,  
10 should address the concerns that have been raised.

11 And I think that's enough time if I have until the  
12 5:00 p.m. on the Monday before 5:00 p.m. on the twentieth.  
13 I -- that's enough time for me to update the drawings and  
14 the -- the chart.

15 BRENDAN SULLIVAN: Okay. It is a case not heard,  
16 so whoever is empaneled that night can hear it. All right.  
17 So let me make a motion, then, to grant the relief -- I'm  
18 sorry, to make a motion to grant the request to continue  
19 this matter to February 23, 2023 on the condition that the  
20 petitioner change the posting sign to reflect the new date  
21 of February 23, 2023 and that such sign be maintained at  
22 least 14 days prior.

1           So you'll have to change the posting either  
2 tonight or first thing tomorrow morning.

3           ANDREW PLUMB: Okay.

4           BRENDAN SULLIVAN: And that any new submittals not  
5 in the file be submitted by 5:00 p.m. on the Monday prior to  
6 the February 23 hearing, and regarding any new dimensional  
7 forms or supporting statements.

8           And I guess that's it. So -- and a waiver of --  
9 we do have the waiver --

10          ANDREW PLUMB: Yes.

11          BRENDAN SULLIVAN: -- so you have complied with  
12 that. So on the motion, then, to continue this matter to  
13 February 23, 2023 at 6:00 p.m., Jim Monteverde?

14          JIM MONTEVERDE: Oh In favor.

15          BRENDAN SULLIVAN: Matina Williams?

16          MATINA WILLIAMS: In favor.

17          BRENDAN SULLIVAN: Slater Anderson?

18          SLATER ANDERSON: In favor.

19          BRENDAN SULLIVAN: Wendy Leiserson?

20          WENDY LEISERSON: In favor.

21          BRENDAN SULLIVAN: In favor.

22          [All vote YES]

1           BRENDAN SULLIVAN: On the five affirmative votes,  
2 this matter is continued to February 23, 2023 with the pre  
3 stated conditions.

4           Thank you. See you then.

5           ANDREW PLUMB: Could I ask one last question?

6           BRENDAN SULLIVAN: Yes.

7           ANDREW PLUMB: Is there a time that I need to  
8 write on the sign as well?

9           BRENDAN SULLIVAN: I'm sorry?

10          ANDREW PLUMB: Do I need to indicate a time on the  
11 sign that I update tomorrow morning?

12          BRENDAN SULLIVAN: Oh, yes, yeah. I'm sorry.  
13 Yeah. So you change the posting sign to reflect the date of  
14 February 23, 2023 and the time at 6:00 p.m.

15          ANDREW PLUMB: Okay. Perfect.

16          BRENDAN SULLIVAN: Yeah. So do that tomorrow.

17          ANDREW PLUMB: Will do. Thank you very much.

18          BRENDAN SULLIVAN: Great. Thank you. See you  
19 then. And that's a wrap for tonight.

20          MATINA WILLIAMS: Goodnight. Thank you.

21          JIM MONTEVERDE: Welcome back, Mr. Chair.

22          BRENDAN SULLIVAN: Thank you.



1 JIM MONTEVERDE: Goodnight.

2 BRENDAN SULLIVAN: Let me just --

3 WENDY LEISERSON: Goodnight. Yep?

4 BRENDAN SULLIVAN: -- comment that I've been  
5 running around in my head all night is that in an earlier  
6 case, we had a -- I think a very good exchange of  
7 viewpoints, some different viewpoints from members of the  
8 Board. And I appreciate that.

9 It's one of the reasons -- and again, I'll  
10 editorialize it, but it's one of the reasons why I like  
11 coming here every other Thursday to meet with you people,  
12 because of the good exchange of ideas that we have. And I  
13 respect each and every one of you.

14 So thank you for your views, your comments, and  
15 for participating.

16 MATINA WILLIAMS: And thank you.

17 JIM MONTEVERDE: All right.

18 WENDY LEISERSON: Thank you, Mr. Chair.

19 JIM MONTEVERDE: You're welcome. Goodnight.

20 BRENDAN SULLIVAN: And goodnight.

21 WENDY LEISERSON: Thank you.

22 MATINA WILLIAMS: Goodnight.



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

*g Bds  
Replacement  
Bds*

BZA

## POSTING NOTICE – PICK UP SHEET

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

Name: Andrew Plumb Date: 3/27/2023  
(Print)

Address: 401 Concord Ave

Case No. BZA-207647

Hearing Date: 4/13/23

Thank you,  
Bza Members



## Notice of Public Hearing

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually, or submit a written statement to the Board of Zoning Appeal, 831 Mass Avenue, Cambridge, Mass. or email your comments to [Maria.Pacheco@cambridgema.gov](mailto:Maria.Pacheco@cambridgema.gov). If you would like further information, please contact the Zoning department at 349-6100 or visit our office at Inspectional Services Department. Please be advised that documents may be submitted, including revisions to plans or documents previously submitted, by the petitioner or any interested party for the BZA's consideration at the hearing if the documents are submitted prior to 5:00 p.m. on the Monday before the public hearing. It is within the BZA's sole discretion whether to accept further revisions to plans or documents at the public hearing.

Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridgema.zoom.us/j/85702655517>  
Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 857 026 55517

**VIRTUAL HEARING - THURSDAY - APRIL 13, 2023 @ 6:00 P.M.**

Please Note: If at this hearing, the BZA Chairperson continues the case to a later date, you will not receive further notice. However, dates for continued BZA cases are posted on the notice board at the City Clerk's office, City Hall, and the City's Website.

CASE NO: BZA-207647

LOCATION: 401 CONCORD AVENUE  
CAMBRIDGE, MA

PETITIONER: 401 CONCORD AVE, LLC - C/O ANDREW PLUMB

ZONING DISTRICT: RESIDENCE B ZONE

PETITION: **Variance:** To construct a new two-family dwelling on a corner lot within the two front yard setbacks. Reduce the minimum lot area per dwelling unit, increase the maximum floor area ratio and reduce the minimum dimensions of private open space.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements),  
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure),  
Art. 10.000, Sec. 10.30 (Variance).

Copies of the application are on file at the City Clerk's Office, City Hall, 795 Massachusetts Avenue, and at the Inspectional Services Department, Lombard Building, 831 Massachusetts Avenue, Cambridge, Massachusetts.

Address written comments to the Board of Zoning Appeal, 831 Massachusetts Avenue, Cambridge, MA 02139

For more information please call 349-6100. TTY: 349-6112



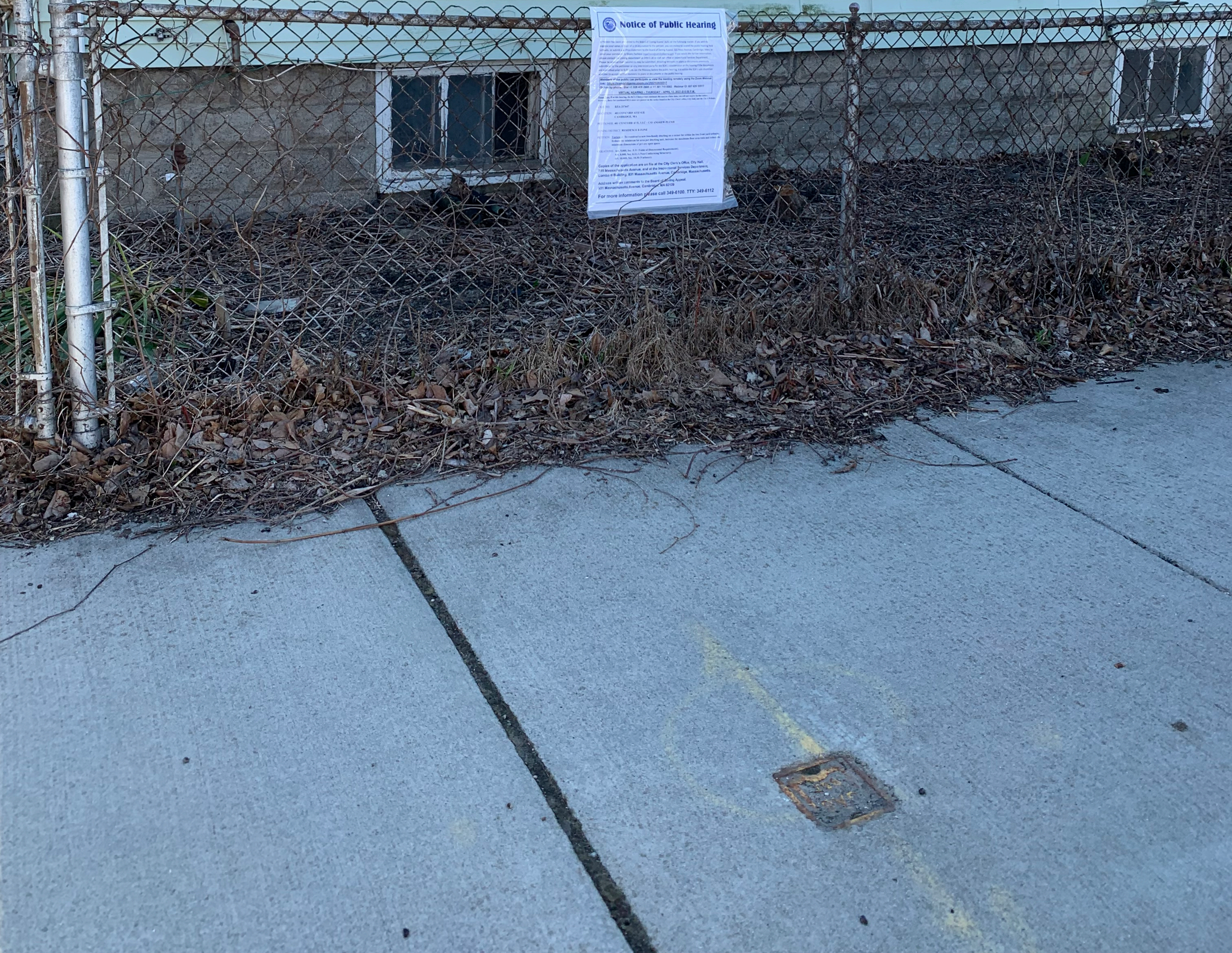
**Notice of Public Hearing**

THE BOARD OF SELECTS OF THE TOWN OF WESTPORT, MASSACHUSETTS, HAS RECEIVED AN APPLICATION FOR A ZONING VARIANCE TO CONSIDER THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DWELLING ON A PARCEL OF LAND LOCATED AT 107 W. BROADWAY, WESTPORT, MASSACHUSETTS. THE APPLICANT IS MR. JAMES M. KELLY, JR., 107 W. BROADWAY, WESTPORT, MASSACHUSETTS. THE PROPOSED VARIANCE IS TO CONSIDER THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DWELLING ON A PARCEL OF LAND LOCATED AT 107 W. BROADWAY, WESTPORT, MASSACHUSETTS. THE APPLICANT IS MR. JAMES M. KELLY, JR., 107 W. BROADWAY, WESTPORT, MASSACHUSETTS. THE PROPOSED VARIANCE IS TO CONSIDER THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DWELLING ON A PARCEL OF LAND LOCATED AT 107 W. BROADWAY, WESTPORT, MASSACHUSETTS. THE APPLICANT IS MR. JAMES M. KELLY, JR., 107 W. BROADWAY, WESTPORT, MASSACHUSETTS.

**Public Hearing:** The Board of Selects will hold a public hearing on the application at the City Clerk's Office, City Hall, 100 Westport Avenue, Westport, Massachusetts, on Wednesday, November 14, 2018, at 7:00 PM. The hearing will be held in the City Clerk's Office, City Hall, 100 Westport Avenue, Westport, Massachusetts. The hearing will be held in the City Clerk's Office, City Hall, 100 Westport Avenue, Westport, Massachusetts.

**Comments:** Comments may be submitted to the Board of Selects at the public hearing or by mail to the City Clerk's Office, City Hall, 100 Westport Avenue, Westport, Massachusetts. Comments should be submitted by November 14, 2018, at 7:00 PM. Comments should be submitted by November 14, 2018, at 7:00 PM. Comments should be submitted by November 14, 2018, at 7:00 PM.

**For more information please call 349-6100. TTY: 349-6112**



Aamodt / Plumb

186 Alewife Brook Pkwy #1209  
Cambridge, MA 02138  
617.876.9300

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www.aamodtplumb.com

May 22, 2024

Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: Case No: 207647 Variance, Extension Request**

2024 MAY 22 PM 2:30  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Dear Members of the Board,

I am writing to respectfully request a six month extension to the zoning variance granted for the property located at 401 Concord Avenue.

The reason for this request is so that permitting and financing for the project can be completed.

If you have any further questions, please do not hesitate to reach out.

Sincerely,



Andrew Plumb

\* \* \* \* \*

(6:41 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea Hickey, Laura Wernick, and Matina Williams

BRENDAN SULLIVAN: So we're going to call Case No. 163881 -- 130 Cushing Street. We have myself, Jim Monteverde, Matina, Wendy and Andrea.

LAURA WERNICK: Mr. Chair, would it be possible to call the 401 Concord first?

BRENDAN SULLIVAN: I'm sorry?

LAURA WERNICK: The other case, the Concord?

BRENDAN SULLIVAN: Oh, Concord Avenue?

LAURA WERNICK: Concord Avenue case?

BRENDAN SULLIVAN: Which you thought I would call first?

LAURA WERNICK: That's my last -- yes, because that's my last. That's the only reason I attended this evening.

BRENDAN SULLIVAN: Okay.

LAURA WERNICK: Thank you.

BRENDAN SULLIVAN: My notes are different, Laura, so that's why I'm -- as far as the membership anyhow. All

1 right. So let me call Case No. 207647 -- 401 Concord  
2 Avenue. Sitting on this is myself, Jim Monteverde, Andrea  
3 Hickey, Laura Wernick and Matina Williams.

4 Okay, 401 Concord Ave. Andrew?

5 ANDREW PLUMB: Hi. Good evening.

6 BRENDAN SULLIVAN: Yes.

7 ANDREW PLUMB: This is Andrew Plumb.

8 BRENDAN SULLIVAN: All right. So since our last  
9 meeting, what have you come up with?

10 ANDREW PLUMB: Yes, Thank you, Mr. Chair and  
11 members of the Board. So since our last meeting, I have  
12 redesigned the proposal that we reviewed, taking into  
13 account the comments that were made about the ask for the  
14 amount of FAR that we were requesting and comments about,  
15 you know, perhaps given the size of the site, you know, a  
16 more appropriate approach would be a larger unit and a  
17 smaller unit, as opposed to two identical units.

18 And so, what you have before you is a revised  
19 design that has done a few things. And to just sort of hit  
20 the highlights: the FAR on this proposal before you this  
21 evening is 0.65. I think where we were last time was 0.72.

22 And we have also changed this so that the unit mix

1 that we're proposing is a three-bed, three-bath and a two-  
2 bed two-bath. In both cases, one of the bedrooms is located  
3 in the basement, which is to be a finished space.

4 I think the other thing we were able to do was in  
5 reducing -- we've sort of reduced the overall length of the  
6 proposal, which pulls the Concord Avenue side basically in  
7 line with the abutting two-family residences.

8 And it also pulls a little bit further away from  
9 the residence at 8 Corporal Burns, giving a little bit more  
10 extra room. I remember one of the Board members had some  
11 questions about the amount of space between the driveway and  
12 the building in the last round, and that has been increased,  
13 and I'm happy to walk you through that.

14 But perhaps a good illustrative drawing to start  
15 with is, it's Z2.1. It's on page 12 of the submission. And  
16 it shows the new -- there it is. So the red dashed line  
17 represents the kind of profile or outline of what we saw  
18 last time, and the elevation of the new proposal.

19 And so, you can see how -- a couple of things; one  
20 that the volume on the Concord Ave side, which is the right-  
21 hand side of the image, where the biggest changes took  
22 place, that was by removing six feet of the overall length



1 of the building.

2 And that allowed us to kind of shift back from  
3 Concord Avenue, which gives us more open space. But we also  
4 -- if you look at the left-hand side, you know, we shifted  
5 the building to the right, page right, in order to get a  
6 little bit more space on the -- with the neighbor at 8  
7 Corporal Burns.

8 The other thing that we did is we changed the  
9 maxing of the roof on the -- sorry, the Concord Avenue side,  
10 and basically rotated the orientation of the gable and,  
11 which we think accomplishes several things in terms of --  
12 and here I might ask that we go to Drawing No. -- let's see  
13 -- Z2.4 which shows the sort of -- let's give them more --  
14 is sort of the proposal in the context of the other houses.

15 And on the top here we see Corporal burns, which  
16 has a kind of a mix of at the left-hand side of the page  
17 sort of typical two-families, and then a mix of single-  
18 families.

19 And so, by turning the roof massing and changing,  
20 you know, the fact that there's -- you know, there's sort of  
21 a large volume and a smaller volume, we think it does a lot  
22 more to kind of relate to the character of the sort of

1 Corporal Burns side.

2           And then if you look at the elevations on the  
3 bottom of the page, by turning that roof on Concord Avenue,  
4 sort of grabbed the cornice line that's present, whereas  
5 last time you were looking at the gable end. So it kind of  
6 in a way, you know, matches that.

7           So, you know, one of the difficulties or kind of  
8 challenges with this site being on a corner is that to be  
9 comfortable in the neighborhood, it kind of wants to work  
10 with two different typologies: the two-families on Concord  
11 Avenue and the single families on Corporal Burns.

12           And we think that we've kind of arrived at -- with  
13 these moves and the kind of change -- the change in the  
14 massing and the kind of making it smaller, that it's -- it's  
15 actually able to, you know, in an urban way really kind of  
16 be a good neighbor to both.

17           And, you know, we took a really hard look at, as  
18 you know, you know, to make the project viable financially,  
19 this really represents sort of as far as we can go to make  
20 it work.

21           But I do think that it's gone a long way to  
22 address the concerns that were brought up, at least in the

1 last round from the Board.

2           So that's sort of the high level. I mean, the  
3 roof height has been further reduced when the massing  
4 changed. We brought it down a little bit more, so it's at  
5 33'. Last time it was at 34'.

6           And, you know, the open space has increased.  
7 We're still looking for relief on the dimensional  
8 requirement. We easily exceed the kind of total square  
9 footage with the different types of open space that are  
10 required but are looking for some relief on the sort of 15'  
11 x 15' square piece.

12           I'm happy to -- if you look at Drawing No. Z0.5,  
13 that's the proposed open space drawing, which I've added  
14 dimensions to. And you can see that sort of between the  
15 parking and the building, that that is now 4'3". I think it  
16 was under 3'. It was 2'9" before.

17           And you can see that the sort of main façade of  
18 the building is now 19' -- I think 19.6' off of the property  
19 line with the 6' porch sort of sitting in that front yard.

20           Let's see. That's I think really the high points  
21 of what's different. I'm happy to answer any other  
22 questions that the Board has.

1           BRENDAN SULLIVAN: Great. Thank you, Andrew. Let  
2 me open it to Board members. Jim Monteverde, any comments  
3 or questions?

4           JIM MONTEVERDE: I'd like to thank you for all  
5 your efforts and your work to address the comments from the  
6 Board from the last presentation. I think it's come a long  
7 way, and at the moment I'm feeling rather comfortable with  
8 the proposal. So thank you.

9           BRENDAN SULLIVAN: Andrea Hickey, any comments?

10          ANDREA HICKEY: I have no comments at this time.  
11 Thank you, Mr. Chair.

12          BRENDAN SULLIVAN: Okay. Laura?

13          LAURA WERNICK: I feel the same way: that the  
14 improvements are significant, and I greatly appreciate what  
15 they've done, and I believe it makes a difference to me.

16          BRENDAN SULLIVAN: And Matina Williams, any  
17 comments, questions?

18          MATINA WILLIAMS: No real comments. Thank you for  
19 your effort, again, and making the changes.

20          BRENDAN SULLIVAN: Let me open it to -- and I have  
21 no questions or comments at this time, other than I can echo  
22 what the Board members have said. Let me open it to public

1 comment. Any members of the public who wish to speak should  
2 now click the button that says, "Participants," and then  
3 click the button that says, "Raise hand."

4 If you're calling in by phone, you can raise your  
5 hand by pressing \*9 and unmute or mute by pressing \*6, and  
6 you'll have up to three minutes to comment.

7 OLIVIA RATAY: Judy Bacher?

8 JUDY BACHER: Yes, hi. This is Judy Bacher. I  
9 live at 8 Corporal Burns Road, an abutter to the 401 Concord  
10 Road property. And I think that this is a wonderful  
11 solution to all of the issues that were raised from the very  
12 beginning. And I fully support this design.

13 BRENDAN SULLIVAN: Thank you for calling in.  
14 Appreciate that. That appears to be the only caller, so I  
15 will close the public comment portion, send it back to you.  
16 Andrew, anything else to add or -- you don't have to, if you  
17 don't feel it necessary?

18 ANDREW PLUMB: I don't feel like I have any  
19 further comments.

20 BRENDAN SULLIVAN: I will make a comment then. I  
21 think that actually I supported the original one last time.  
22 But I think this is a far better plan, and I think it

1 addresses some of the concerns that the Board had. And I  
2 applaud you for your efforts, even though we have chipped  
3 away at it. And hopefully it is still doable. Because I  
4 think you guys do pretty good stuff. So anyhow, I'll leave  
5 it at that.

6 Ready for a motion, Board?

7 ANDREA HICKEY: Ready.

8 BRENDAN SULLIVAN: Oh, sorry. I thought we were  
9 all done. Okay. Yep. Another person calling in?

10 NICOLA MOORE: Yes. This is Nicola Moore. I'm  
11 also an abutter. I'm at 395 Concord Avenue. And I agree; I  
12 think that Andrew has gone above and beyond. And I think it  
13 will work very well in the neighborhood and it will -- you  
14 know, it will be a nice house to be next to.

15 So I couldn't figure out how to raise my hand, so.

16 BRENDAN SULLIVAN: Okay. All right.

17 NICOLA MOORE: But yeah, so the -- I'm the other  
18 abutter. And I fully support it.

19 BRENDAN SULLIVAN: Great. Well, thank you for  
20 raising your hand and calling in. And that, then, concludes  
21 the public comment. So let me make a motion, then, to grant  
22 the relief requested, seeking relief under 5.1, which is the

1 Table of Dimensional Requirements and 8.223, which requires  
2 a variance.

3 I make the motion, then, that a literal  
4 enforcement of the provisions of the ordinance would involve  
5 a substantial hardship to the petitioner because it would  
6 preclude the petitioner from building an adequate and  
7 reasonable structure on two residential units on the site.

8 That a literal enforcement would only allow a  
9 single-family on the site, which could be of sort of a  
10 dimension that may not be easily markable, given the cost I  
11 think of acquisition, development cost, and as such would be  
12 out of the norm for the neighborhood.

13 The Board finds that the hardship is owing to the  
14 unusual shape of the lot; also the fact that it is  
15 encumbered by being on two -- having two front yard  
16 setbacks, Corporal Burns and also Concord Avenue, which  
17 severely limits the amount of structure having to comply  
18 with the front yard setback...

19 And also the fact that the shape of the lots at  
20 the corner there is curved and reduces greatly any amount of  
21 land that would be on a rectangular-shaped lot, and that  
22 this particular lot is unique to the neighborhood.

1           The Board finds that desirable relief may be  
2 granted without substantial detriment to the public good.  
3 The Board notes the letters of support from the neighbors,  
4 the fact that the developer is taking a derelict building  
5 that has not been properly maintained, it's an eyesore to  
6 the community, and putting in a structure that is of  
7 adequate size to house two reasonable units.

8           The Board finds that desirable relief may be  
9 granted without substantial detriment to the public good or  
10 nullifying or substantially derogating from the intent and  
11 purpose of the ordinance.

12           The Board finds that under Section 1.30 of the  
13 ordinance, that the ordinance empowers the Board to  
14 encourage the most rational use of land throughout the city  
15 and the protection of residential neighbors from  
16 incompatible activities or potential designs.

17           And that this proposed project meets that  
18 objective to provide two adequate residential units, which  
19 adds to the housing stock at a fair market point and is in  
20 general harmony with the surrounding neighborhood.

21           On the motion, then, to grant the relief as per  
22 the request, Jim Monteverde?



1 JIM MONTEVERDE: In favor.

2 BRENDAN SULLIVAN: Matina Williams?

3 MATINA WILLIAMS: In favor.

4 BRENDAN SULLIVAN: Andrea Hickey?

5 ANDREA HICKEY: Yes, in favor.

6 BRENDAN SULLIVAN: Laura Wernick?

7 [Pause]

8 Laura?

9 LAURA WERNICK: Sorry. Laura Wernick yes, in  
10 favor.

11 BRENDAN SULLIVAN: And Brendan Sullivan.

12 [All vote YES]

13 BRENDAN SULLIVAN: Also, one of the other  
14 conditions is that the work comply with the revised plans,  
15 supporting statements, dimensional forms initialed by the  
16 Chair.

17 The variance is granted. Thank you, Andrew.

18 ANDREW PLUMB: Thank you very much.

19 BRENDAN SULLIVAN: Good luck. Good luck with it.

20 ANDREW PLUMB: Thank you.

21 LAURA WERNICK: So Mr. Chair, I'm leaving for the  
22 rest of the evening.

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BRENDAN SULLIVAN: Yes. Thank you. Thank you.

LAURA WERNICK: Thank you. Goodnight.

BRENDAN SULLIVAN: Goodnight, Laura.



**CITY OF CAMBRIDGE**

Massachusetts

**BOARD OF ZONING APPEAL**  
831 Mass Avenue, Cambridge, MA.  
617) 349-6100

2023 JUN 22 PM 3:09  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: 207647

LOCATION: 401 Concord Avenue  
Cambridge, MA

Residence B Zone

PETITIONER: 401 Concord Ave, LLC  
C/o Andrew Plumb

PETITION: Variance: To construct a new two-family dwelling on a corner lot within the two front yard setbacks. Reduce the minimum lot area per dwelling unit, increase the maximum floor area ratio and reduce the minimum dimensions of private open space.

VIOLATIONS Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).  
Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: January 26 & February 2, 2023

DATE OF PUBLIC HEARING: February 9, 2023, February 23, 2023 & April 13, 2023

MEMBERS OF THE BOARD:

BRENDAN SULLIVAN – CHAIR  
JIM MONTEVERDE – VICE-CHAIR  
ANDREA A. HICKEY  
LAURA WERNICK

ASSOCIATE MEMBERS:

SLATER W. ANDERSON  
JASON MARSHALL  
MATINA WILLIAMS  
WENDY LEISERSON

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner’s property, the layout, and other characteristics as well as the surrounding district.

Case No: BZA-207647

Location: 401 Concord Avenue, Cambridge, MA

Petitioner: 401 Concord Ave, LLC - C/O Andrew Plumb

On April 13, 2023, Petitioner's architect Andrew Plumb appeared before the Board of Zoning Appeal requesting a variance in order to construct a new two-family dwelling on a corner lot within the two front yard setbacks, reducing the minimum lot area per dwelling unit, increasing the maximum floor area ratio, and reducing the minimum dimensions of private open space. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Section 8.22.3, and Article 10, Section 10.30 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Plumb stated that the proposal was to replace a derelict house with a new two-family dwelling. He stated that the property was an undersized and oddly shaped corner lot with two front setbacks. He stated that this limited the potential development and asked for FAR, setback, lot per dwelling unit, and open space relief.


Neighbors spoke and wrote in support of the proposal.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the petitioner because it would preclude the petitioner from building an adequate and reasonable structure with two residential units on the site; that the Board find that a literal enforcement would only allow a single-family on the site, with dimensions that would not be easily marketable, given the cost of acquisition and development, and would be out of the norm for the neighborhood; that the Board find that the hardship owed to the unusual shape of the lot and its being encumbered by having two front yard setbacks, which severely limited the amount of structure allowed on the lot; that the Board find that the shape of the lot, being curved, reduced greatly any amount of buildable area that would be on a rectangularly-shaped lot, and that this particular lot was unique to the neighborhood; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board note the letters of support from the neighbors; that the Board find that the petitioner was taking a derelict building that had not been properly maintained, and was an eyesore to the community, and putting in a structure that would be of adequate size to house two reasonable units; that the Board find that desirable relief could be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that Section 1.30 of the Ordinance empowered the Board to encourage the most rational use of land throughout the City and the protection of residential neighbors from incompatible activities or designs; that the Board find that the proposed project met that objective by providing two adequate residential units, which would add to the housing stock, at a fair market point, and was in general harmony with the surrounding neighborhood.

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the condition that the work comply with the revised plans, supporting statements, and dimensional forms, as initialed by the Chair.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Sullivan, Monteverde, Hickey, Williams, and Wernick). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

  
Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 6-22-2023 by Razees McDonald, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_.

Appeal has been filed and dismissed or denied.

Date: \_\_\_\_\_ City Clerk.

39



# CITY OF CAMBRIDGE

Massachusetts  
BOARD OF ZONING APPEAL  
831 Mass Avenue, Cambridge, MA.  
617) 349-6100

2023 JUN 22 PM 3:09  
OFFICE OF THE CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS

CASE NO: 207647

LOCATION: 401 Concord Avenue  
Cambridge, MA

Residence B Zone

*deed: 80803-191*

PETITIONER: 401 Concord Ave, LLC  
C/o Andrew Plumb



2023 00076763  
Bk: 81764 Pg: 172 Doc: DECIS  
Page: 1 of 3 07/13/2023 10:51 AM

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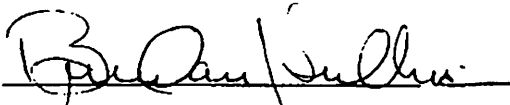
Neighbors spoke and wrote in support of the proposal.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the petitioner because it would preclude the petitioner from building an adequate and reasonable structure with two residential units on the site; that the Board find that a literal enforcement would only allow a single-family on the site, with dimensions that would not be easily marketable, given the cost of acquisition and development, and would be out of the norm for the neighborhood; that the Board find that the hardship owed to the unusual shape of the lot and its being encumbered by having two front yard setbacks, which severely limited the amount of structure allowed on the lot; that the Board find that the shape of the lot, being curved, reduced greatly any amount of buildable area that would be on a rectangularly-shaped lot, and that this particular lot was unique to the neighborhood; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board note the letters of support from the neighbors; that the Board find that the petitioner was taking a derelict building that had not been properly maintained, and was an eyesore to the community, and putting in a structure that would be of adequate size to house two reasonable units; that the Board find that desirable relief could be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that Section 1.30 of the Ordinance empowered the Board to encourage the most rational use of land throughout the City and the protection of residential neighbors from incompatible activities or designs; that the Board find that the proposed project met that objective by providing two adequate residential units, which would add to the housing stock, at a fair market point, and was in general harmony with the surrounding neighborhood.

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the condition that the work comply with the revised plans, supporting statements, and dimensional forms, as initialed by the Chair.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Sullivan, Monteverde, Hickey, Williams, and Wernick). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

  
Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 6-22-2023 by Rozanne McDunald, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_.

Appeal has been filed and dismissed or denied.

Date: July 13, 2023 \_\_\_\_\_  City Clerk.