

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: City of Cambridge

PETITIONER'S ADDRESS: 795 Massachusetts Avenue, Cambridge MA

LOCATION OF PROPERTY: 850 Cambridge Street, Cambridge MA

TYPE OF OCCUPANCY: School/Municipal ZONING DISTRICT: C-1

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input checked="" type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Cambridge Public Schools Administration Office portion of the project occupies part of the 2nd and 3rd floor along Berkshire Street. Table 5-1 in 5.31 sets forth the minimum front yard setback along Berkshire Street as 57' (per _____ formula) and maximum height as 35'. The City of Cambridge is seeking a variance from the Zoning Board of Appeals for relief from both the front yard setback and height requirements for the CPS Administration Office portion of the project.

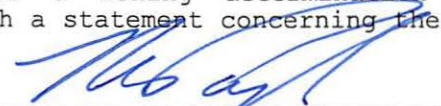
SECTIONS OF ZONING ORDINANCE CITED:

Article 5.00 Section 5.31

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): 
(Petitioner(s)/Owner)

LOUIS DEPASQUALE
(Print Name)

Address: City Hall

795 MASSACHUSETTS AVE.

Tel. No.: 617.349.4300

E-Mail Address: _____

Date: _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We City of Cambridge
(OWNER)

Address: 795 Massachusetts Avenue, Cambridge MA

State that I/We own the property located at 850 Cambridge Street, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of City of Cambridge

*Pursuant to a deed of duly recorded in the date 12/18/1893, Middlesex South
County Registry of Deeds at Book 2242, Page 76; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

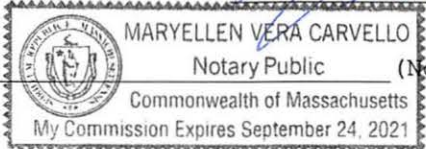
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Louis A. DePasquale personally appeared before me,
this 3 of March, 2017, and made oath that the above statement is true.

Maryellen Vera Carvello Notary

My commission expires _____



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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A 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 overall project program requirements of two schools, the Valente Library, the Gold Star Pool, and the offices of the CPS Administration, in combination with efforts to fit into the scale and character of the neighborhood while maintaining a maximum amount of usable green space on site, produced stringent spacial limitations for the project.

- 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 King Open / Cambridge Street Upper Schools & Community Complex project, including the CPS Administration office, relies on the 5.54 special permit relief for Municipal Elementary and Middle Schools and their associated uses. The 5.54 permit relief is therefore unique to the project site within the residential neighborhood, and thus the particular constraints on the shape of the structure and the preservation of open space produce a hardship that does not generally affect the surrounding zoning district.

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

- 1) Substantial detriment to the public good for the following reasons:
The school, library, and pool components of the project are all replacing programs that exist on the site. The new project will not adversely impact neighboring sites as it has been designed to respond respectfully to its physical context while offering new benefits to the neighborhood such as a significant amount of new public recreational open space. The proposed addition of a Local Government Administrative Office (CPS Administration) would have no adverse effects on the continued operation of or development of adjacent uses in the neighborhood. The CPS Administration program is closely related in daily activity and mission to both the school component as well as the other municipal programs that already operate on site (the library and recreational pool building).
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
The dimensional relief requested is not egregious in nature and the resultant form has been carefully designed to respect the character and scale of the surrounding neighborhood.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: City of Cambridge PRESENT USE/OCCUPANCY: School/Municipal

LOCATION: 850 Cambridge Street, Cambridge MA ZONE: C-1

PHONE: 617-349-4251 REQUESTED USE/OCCUPANCY: School/Municipal

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>116,082</u>	<u>233,862</u>	<u>234,751</u>	(max.)
LOT AREA:	<u>527,492</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.26</u>	<u>.47</u>	<u>.48</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
SIZE OF LOT: WIDTH	<u>515'</u>		<u>50'</u>	(min.)
DEPTH	<u>1025'</u>			
Setbacks in Cambridge St. FRONT Feet:	<u>n/a_a</u>	<u>136'</u>	<u>27'</u>	(min.)
York St. FRONT	<u>n/a_a</u>	<u>n/a_b</u>	<u>n/a_b</u>	(min.)
Berkshire ST. FRONT	<u>n/a_a</u>	<u>21'-8"</u>	<u>57'</u>	(min.)
Willow ST. FRONT	<u>n/a_a</u>	<u>n/a_b</u>	<u>n/a_b</u>	(min.)
SIZE OF BLDG.: HEIGHT	<u>n/a_a</u>	<u>41'</u>	<u>35'</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>.70</u>	<u>.74</u>	<u>.70</u>	(min.)
NO. OF DWELLING UNITS:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(max.)
NO. OF PARKING SPACES:	<u>55</u>	<u>105</u>	<u>82</u>	(min./max)
NO. OF LOADING AREAS:	<u>1</u>	<u>2</u>	<u>1</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>107'</u>	<u>112'</u>	<u>14'</u>	(min.)

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

The Frisoli Youth Center, also on the site, is an Institutional use recreation center.

The building measures 139' x 110'.

The King Open / Cambridge Street Upper Schools & Community Complex is proposed as a steel frame structure.

a. The CPS Administration use, a Municipal Governmental Office, was not previously present on the site. Therefore there are no existing conditions with respect to setback or height. The use has been approved for the site per Planning Board Special Permit.

b. The CPS Administration portion of the project has no frontage on York or Willow Streets.

BZA APPLICATION FORM

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2017 MAR 20 PM 05
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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|---|---|
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| <input type="checkbox"/> Other: _____ | |

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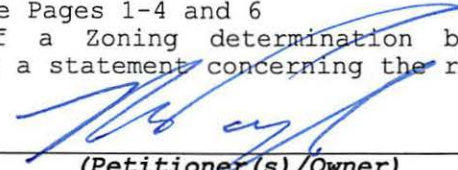
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(Petitioner(s)/Owner)

LOUIS DE PASQUALE
(Print Name)

Address: CITY HALL

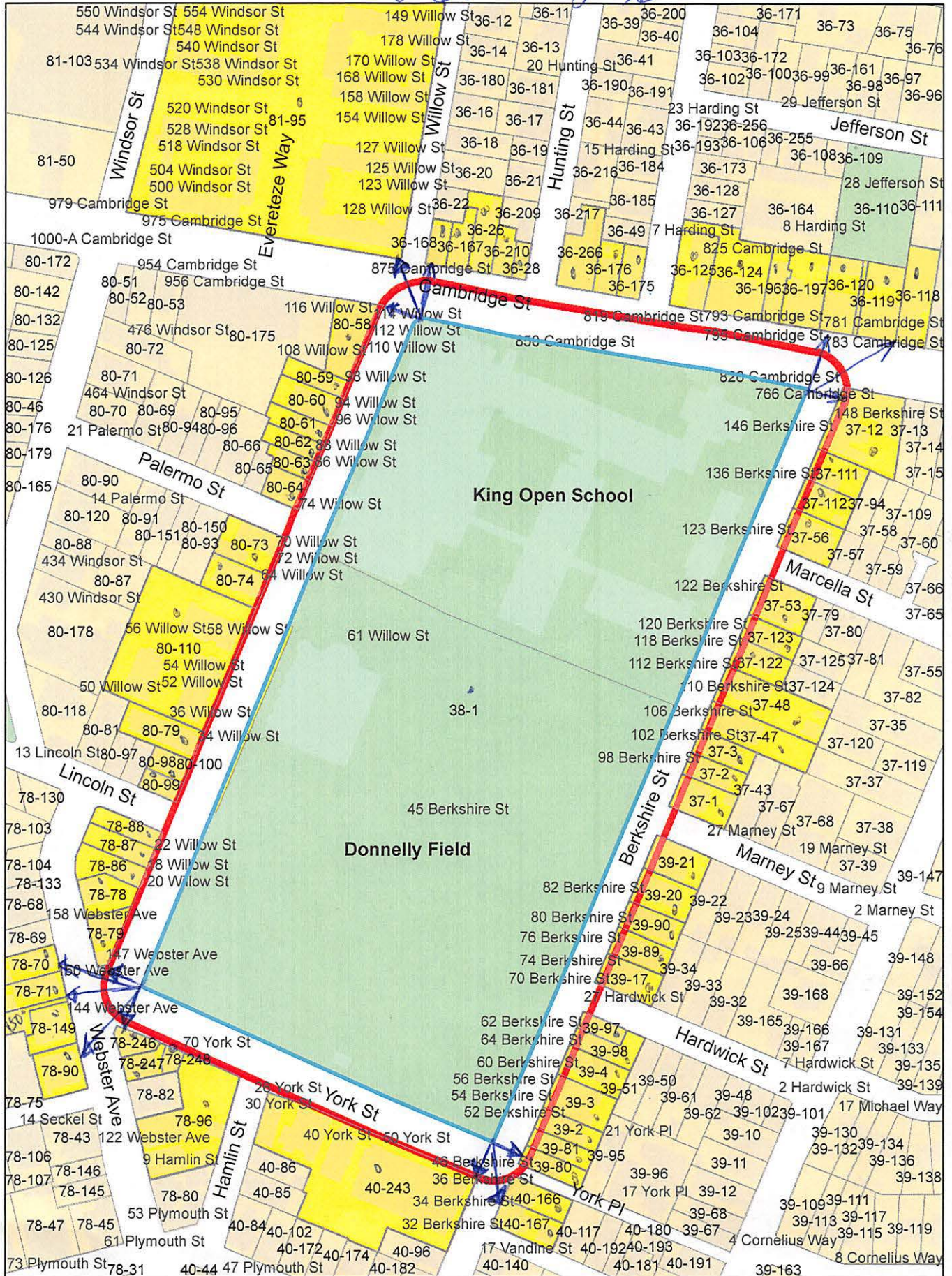
795 MASSACHUSETTS AVENUE

Tel. No.: 617-349-4300

E-Mail Address: _____

Date: _____

850 Cambridge St.



850 Cambridge St.

Petitioner

1 of 4

80-63
WEI, JIAQI
84 WILLOW ST., #1
CAMBRIDGE, MA 02141

MICHAEL BLACK
PROJECT MANAGER
795 MASS AVE
CAMBRIDGE, MA 02139

38-1
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

80-74
THOMPSON, JANELLE R.
64 WILLOW ST., UNIT #1
CAMBRIDGE, MA 02141

38-1
CAMBRIDGE CITY OF SCHOOL AND
RECREATION DEPT.
159 THORNDIKE ST
CAMBRIDGE, MA 02141

36-110 /38-1
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

36-120
GOMES, LUIS M.
785 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

80-74
ONG, ANDREW
64 WILLOW ST., #2
CAMBRIDGE, MA 02141

36-110
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

36-120
GOMES, JASON
781 CAMBRIDGE ST. UNIT#7
CAMBRIDGE, MA 02141

80-63
GAFFNEY, ADAM W. &
NIHARIKA SAMTANI-GAFFNEY
84 WILLOW ST., #2
CAMBRIDGE, MA 02139

36-120
MCLAUGHLIN, LAUREN
781 CAMBRIDGE ST., #4
CAMBRIDGE, MA 02143

80-74
CARLSON, NEIL R. & MARY HOPPER
64 WILLOW ST. UNIT#3
CAMBRIDGE, MA 02141

36-26
MAGEE, PATRICK M.,
TR. OF 877 CAMBRIDGE ST. NOMINEE TR.
877 CAMBRIDGE ST
CAMBRIDGE, MA 02138

36-28
MADAGAN KEYES,
TRUSTEE THE BSM TRUST
871 CAMBRIDGE ST
CAMBRIDGE, MA 02141

37-3
VICKERY, ELLEN M. & TIMOTHY W. DYWER
102 BERKSHIRE ST., #2
CAMBRIDGE, MA 02141

36-118
761 CAMBRIDGE STREET, LLC
47 IRMA AVE
WATERTOWN, MA 02472

36-119
AZEVEDO, JOSE M. & LUIS L. AZEVEDO,
TRS. OF AZEVEDO REAL ESTATE TRUST
777 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

36-124
CASCAP REALTY INC.
C/O CASCAP INC.
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

36-125
PONTE, ALBANO, TR. OF P &
K. REALTY TRUST II
819 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

36-266
CASTANHEIRA, FERNANDO, JR.
TRUSTEE & CITY OF CAMBRIDGE TAX TITLE
170 CAMBRIDGE HUNTING ST. REALTY TR.
BURLINGTON, MA 01803

36-167
CAMBRIDGE-BREN PROPERTIES LLC.
C/O GERALD BRENNAN
26 LELAND RD.
BROOKLINE, MA 02446

36-168
SINGH, DIAL
26 PROPERZI WAY., UNIT I
SOMERVILLE, MA 02143

36-175
BARRILA, FRANCA, A LIFE ESTATE
1 HARDING ST
CAMBRIDGE, MA 02141

36-176
YUZLEK, SETREK & CICEK BABA
123 NICHOLS AVENUE
WATERTOWN, MA 02472

36-196
CIP REAL ESTATE, LLC,
5 CROSS ST
STOW, MA 01775

36-197
FRISOLI, FRANK J.
TR. OF THE DEGUGLIELMO TRUST
795 CAMBRIDGE ST
CAMBRIDGE, MA 02141

36-210
PIRES, MANUEL
TRUSTEE THE 873-875 REALTY TR.
875 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

37-1
MARTINS, MANUEL F. & HERMINIA MARTINS
A LIFE ESTATE & RUI M. MARTINS
94 BERKSHIRE STREET
CAMBRIDGE, MA 02141

37-2
BRZEZINSKI, JOHN & LEONORA CAPPUCCI
98 BERKSHIRE ST
CAMBRIDGE, MA 02141

37-47
WORTIS, HENRY H., ROCHELLE P. WORTIS,
SONIA H. DETTMAN, NEIL ROHR AND
PATRICIA A. HNATIUK
106 BERKSHIRE STREET
CAMBRIDGE, MA 02141

37-111
BAIROS, ANTONIO D. &
FILOMENA D. BAIROS A LIFE ESTATE
142 BERKSHIRE ST
CAMBRIDGE, MA 02141

37-123
DA SILVA, MARIA C.
TRUSTEE OF DA SILVA FAMILY TRUST
118 BERKSHIRE STREET
CAMBRIDGE, MA 02141

39-3
JUST-A-START CORPORATION
C/O JAS PROPERTIES
243 BROADWAY
CAMBRIDGE, MA 02139

39-20
DADMUN, BERNARD & VERONICA A. DADMUN
27 BERKELEY ST
SOMERVILLE, MA 02143

39-81
CHAVES, DINIZ, CLOTILDE CHAVES,
ALVARO J. MEDEIROS &
ANA PAULA MEDEIROS
48 BERKSHIRE STREET
CAMBRIDGE, MA 02141

39-97
DEMEDEIROS, MARIA C.
66-66 1/2 BERKSHIRE ST.
CAMBRIDGE, MA 02141

40-167
GENTILE, JEAN F. A LIFE ESTATE
34 BERKSHIRE ST
CAMBRIDGE, MA 02141

78-71
KOEN, THOMAS A. & CLAIRE P. KOEN
150 WEBSTER AVE.
CAMBRIDGE, MA 02141

78-86
REBELO, ANTONIO M. & OLINDA C. REBELO
127 GROVE RD EX
MEDFORD, MA 02155

37-53
DDG PARKVIEW LLC
163 NEWBURY ST.
BOSTON, MA 02116

37-112
ALMEIDA, JOSE E. & MARIA A. ALMEIDA
136 BERKSHIRE ST.
CAMBRIDGE, MA 02141

37-3
RHEE, EUGENE P.
39 PRISCILLA RD
NEWTON, MA 02467

39-4
PACHECO, ALBERTO &
LEONTINA O. PACHECO 64 ORCHARD ST
C/O PACHECO -BERKSHIRE LTD
54 LARCHWOOD DR
CAMBRIDGE, MA 02138

39-21
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT, INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

39-89
FIORENZA, CHERYL A.
C/O MARY ELLEN CORRAO
76 BERKSHIRE STREET
CAMBRIDGE, MA 02141

39-98
BANDARRA, JAMES B. &
DOROTHY A. BANDARRA
62 BERKSHIRE STREET
CAMBRIDGE, MA 02141

40-243
ST PATRICKS PLACE, LIMITED PARTNERSHIP
C/O JAS PROPERTIES
243 BROADWAY
CAMBRIDGE, MA 02139

78-78
VICENTE, ALBANO & LORENA M. VINCENTE
161 WEBSTER AVE
CAMBRIDGE, MA 02141

78-87
LINRHAN, CHARLES W. JR.
22 WILLOW ST
CAMBRIDGE, MA 02141

37-56
ALBITE, LLC
C/O NCP MANGEMENT CO
PO BOX 590179
NEWTON CENTER, MA 02459

37-122
FERNANDES, ANTONIO C. &
MARIA C. FERNANDES
114-116 BERKSHIRE ST
CAMBRIDGE, MA 02141

39-2
PEREIRA, ELMIRO & LIDUINA PEREIRA
52 BERKSHIRE ST.
CAMBRIDGE, MA 02141

39-17
KOTOWSKI, ROBERT J. & CHRISTINE KOTOWSKI
71 WOBURN ST.
MEDFORD, MA 02155

39-80
MAYER, RUSSELL & LISA A. D'AMBROSIO
C/O RUSSELL MAYER & LISA D'AMBROSIO
20 YORK RD
WABAN, MA 02468

39-90
MCDERMOTT, MICHAEL J.
TRUSTEE OF 78 BERSHIRE STREET REALTY TR.
C/O MICHAEL MCDERMOTT JR
172 PERKINS ST
BRISTOL, CT 06010

40-166
HUO, LI & YIN LUO
38 BERKSHIRE ST
CAMBRIDGE, MA 02141

78-70
YIDEBEN REALTY LLC
154 WEBSTER AVE
CAMBRIDGE, MA 02141

78-79
PACHECO, ALBERT M. & LEONTINE O. PACHECO
C/O PACHECO-WEBSTER LTD
54 LARCHWOOD DR
CAMBRIDGE, MA 02138

78-88
MASSEY, ROBERT &
KEREN WOODWARD MASSEY
26 WILLOW ST
CAMBRIDGE, MA 02141

78-90
SOUZA, JOSE R.
134 WEBSTER AVE
CAMBRIDGE, MA 02141

37-48
ALVAREZ, MARUSHA
112 BERKSHIRE ST., #3
CAMBRIDGE, MA 02141

78-150
CHATELLE, BRYAN D.
146 WEBSTER AVE.
CAMBRIDGE, MA 02141

78-246
CHEN, RITCHIE
133 WEBSTER AVE., #3
CAMBRIDGE, MA 02141

80-58
STEINBERGH, ALEX M. & STANLEY BOWDEN, TR
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

80-61
CIROLO, FRANCES M. A LIFE ESTATE
92 WILLOW ST
CAMBRIDGE, MA 02141

80-73
ABBASI, FARIBA & MICHAEL J. LAGASSE
14 CHAMBERLAIN RD.
NEWTON, MA 02458

80-100
DREDGE, ROBERT D. & ERIN PRICE
32 WILLOW ST
CAMBRIDGE, MA 02141

37-12
HERNANDEZ, GUSTAVO
146 BERKSHIRE ST. UNIT#1
CAMBRIDGE, MA 02141

37-12
BERZANSKIS, AUDRIUS
764 CAMBRIDGE STREET, UNIT #8
CAMBRIDGE, MA 02141

78-96
BEAN, FRANCES H. & MARY A. BEAN,
TRUSTEE OF THE FRANKLIN TRUST
250 NORTHERN BLVD
NEWBURYPORT, MA 01950

37-48
AKER, JENNY C.
112 BERKSHIRE ST., #2
CAMBRIDGE, MA 02139

78-246
HUA, SERENUS & TUONGVI TRAM NGUYEN
133 WEBSTER AVE., #1
CAMBRIDGE, MA 02141

78-247
CONTRERAS, TERESA & CARLOS A. CONTRERAS
129-131 WEBSTER AVE
CAMBRIDGE, MA 02141

80-59
DEPIERRO, BEATRICE, A LIFE ESTATE
98 WILLOW ST.
CAMBRIDGE, MA 02141

80-62
SPINETTI, SALVATORE A. &
MAUREEN J. SPINETTI
86 WILLOW STREET
CAMBRIDGE, MA 02141

37-3
MEHTA, ANAND
100-102 BERKSHIRE ST., UNIT #1
CAMBRIDGE, MA 02141

80-110 /81-95
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

37-12
MEDRANO, ELVIS
6 MIDDLESEX CANAL PARK
WOBURN, MA 01801

37-12
POEHLMAN, KRISTY & LARISSA POLLARD
764 CAMBRIDGE ST., #764/7
CAMBRIDGE, MA 02141

37-48
PAUL, MAXINE N.
654 GALISTEO ST -STE #B
SANTA FE, NM 87505

78-149
MARGOLIS, JONATHAN
C/O LISA DALTON
144 WEBSTER AVE.
CAMBRIDGE, MA 02141

78-246
KHOO, JUSTIN D. & LAURA K. KHOO
133 WEBSTER AVE., #2
CAMBRIDGE, MA 02141

78-248
MARTINS, ALFREDO D.
70 YORK ST
CAMBRIDGE, MA 02141

80-60
CHAVES, ROSE & DOLORES M. MEDEIROS,
TRS. DOLORES M. MEDEIROS FAMILY TRUST
52 FOREST ST
SAUGUS, MA 01906

80-64-79
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT, INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

80-99
KOHLER, SARAH ANNE & JONATHAN M. KOHLER
28 WILLOW ST
CAMBRIDGE, MA 02142

37-12
MILLER, LAUREN M.
146 BERKSHIRE ST. UNIT#2
CAMBRIDGE, MA 02141

37-12
KAUFMAN, VICTOR M.,
TRUSTEE OF CAMBRIDGE STREET REALTY TRUST.
C/O BECHO, BZUMINA
770 CAMBRIDGE ST
CAMBRIDGE, MA 02141

37-12
SIDERIS, JEAN MARIC
764 CAMBRIDGE ST. UNIT#6
CAMBRIDGE, MA 02141

37-12
BENZ, MARCEL & LAUREN BENZ
764 CAMBRIDGE ST., UNIT #5
CAMBRIDGE, MA 02138

37-12
LACY, BROCK T. & CYNTHIA M. POLLARD
764 CAMBRIDGE ST., #764/4
CAMBRIDGE, MA 02141

37-12
BRASLOW, DAVID C/O MCCLENDON,
TING YING WU
205 RICHDALE AVE., #A27
CAMBRIDGE, MA 02141

37-12
YACCATO, KARIN J.
764 CAMBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02141

37-12
WILLIAMS, ROBERTA L. & CAROL MILLER STINE
764 CAMBRIDGE ST., UNIT #1
CAMBRIDGE, MA 02141

37-12
LIN, BEVIN
152 BERKSHIRE ST., #152/6
CAMBRIDGE, MA 02141

37-12
FEDERAL NATIONAL MORTGAGE ASSOCIATION
1900 MARKET ST. SUITE 800
PHILADELPHIA, MA 19103

37-12
BEAUBIEN, SIMONE
152 BERKSHIRE ST., UNIT #4
CAMBRIDGE, MA 02141

37-12
ANDERSON, RICHARD STANLEY & HEIDI
WINSTON ALLISON TRU OF FLAMMIA FAM
152 BERKSHIRE ST. UNIT#2
CAMBRIDGE, MA 02141

37-12
GATELY, JOSHUA J. & HEATHER M. SWEENEY
152 BERKSHIRE STREET, UNIT #2
CAMBRIDGE, MA 02141

37-12
SPARROW, JANE,
A LIFE ESTATE THE SPARROW FAM IREV TRUST
152 BERKSHIRE ST. UNIT 1
CAMBRIDGE, MA 02141

37-12
SMITH, CHRISTA
C/O CHRISTA S. SHARMA
150 BERKSHIRE ST. UNIT#1
CAMBRIDGE, MA 02141

37-12
HANEY, BLAIR T.
148 BERKSHIRE STREET, UNIT 148-8
CAMBRIDGE, MA 02141

37-12
VANDEVER, KATHRYN G.
146 BERKSHIRE ST., #7
CAMBRIDGE, MA 02141

37-12
VAN MIDDLESWORTH, REX & DIANE UMSTEAD
1201 CLAIRE AVE
AUSTIN, TX 78703

37-12
SHIMANOVSKAYA, VERONICA A.
148 BERKSHIRE ST #5
CAMBRIDGE, MA 02141

37-12
BENEDICT, RACHEL A.
146 BERKSHIRE ST., #148/4
CAMBRIDGE, MA 02141

37-12
HYDE, BRITTANY E.
148 BERKSHIRE STREET, UNIT #3
CAMBRIDGE, MA 02141

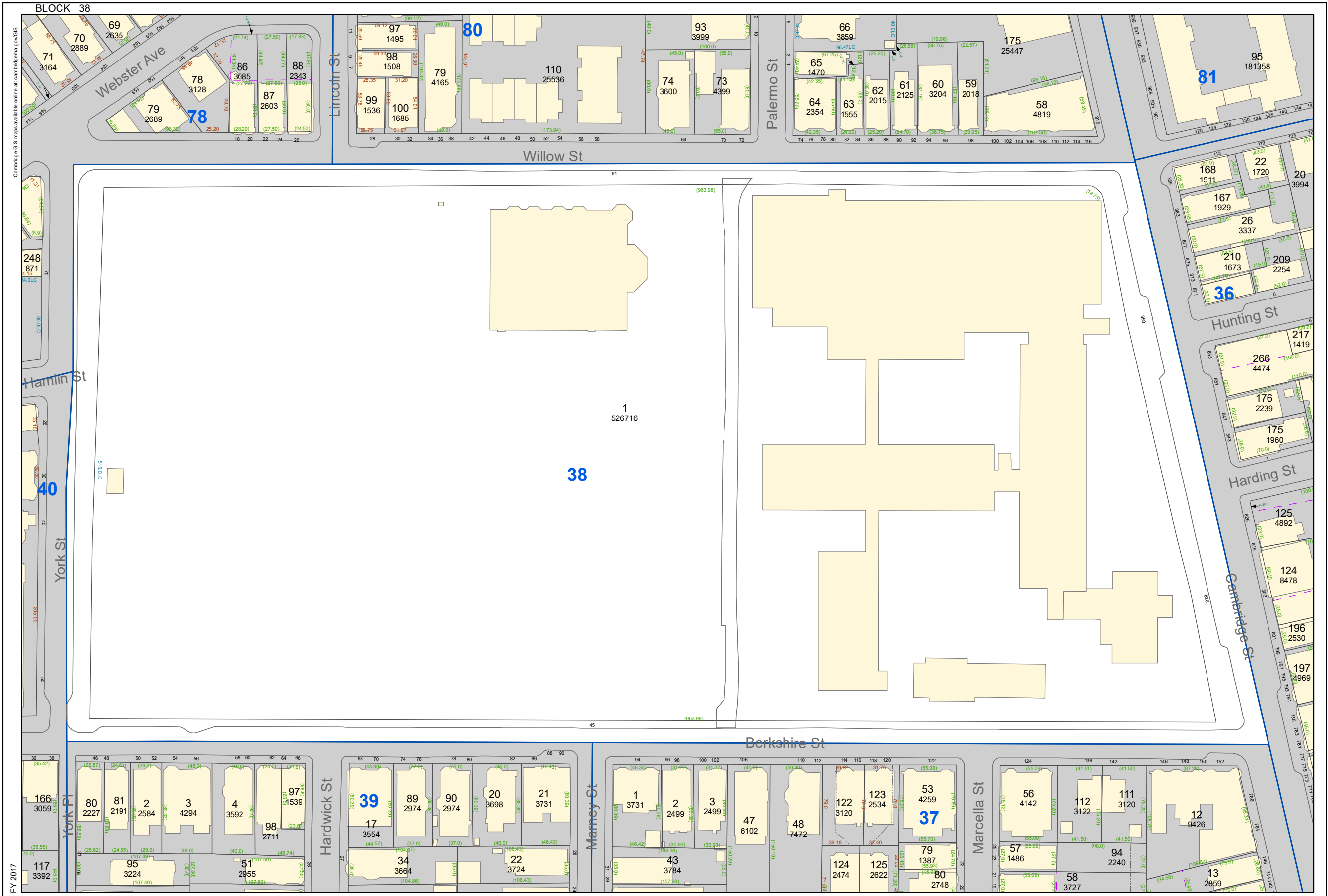
37-12
MALAVER, PEDRO J.
148 BERKSHIRE ST., UNIT #2
CAMBRIDGE, MA 02141

37-12
PURCHON, SUSAN F.
146 BERKSHIRE ST., #148/1
CAMBRIDGE, MA 02141

37-12
HILL, LENORE
21 VILLAGE ST.
SOMERVILLE, MA 02143

37-12
MAIL, RANDI
146 BERKSHIRE ST., UNIT #3
CAMBRIDGE, MA 02141

80-63
ENOS, JORDAN M. & TREVOR ENOS
84 WILLOW ST., #3
CAMBRIDGE, MA 02141



FY 2017



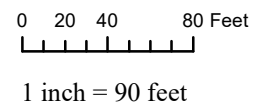
**City of Cambridge
Assessing Department**

795 Massachusetts Ave.
Cambridge, MA 02139

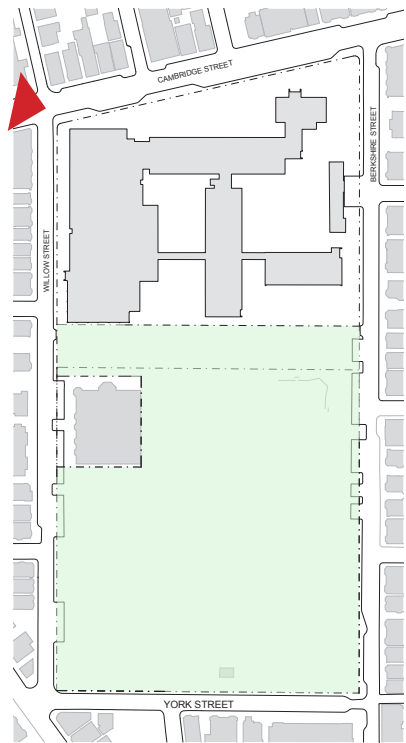
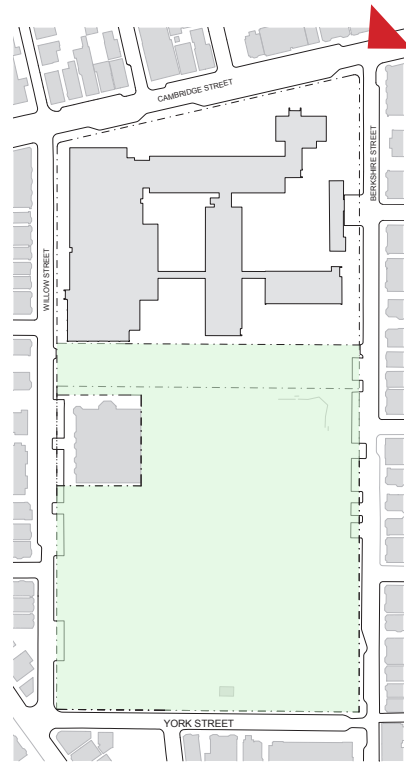
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

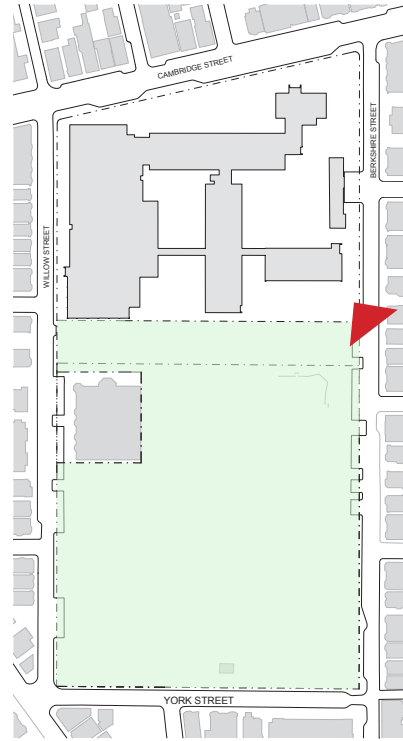
- 10 Lot Number
- 100 Parcel size in Sq. Ft.
- 38** Block Number
- 44.0LC Land Court Dimension
- 10 Street Number
- 65.0 Survey Dimensions
- (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1990 to 2016 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
38

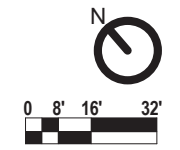
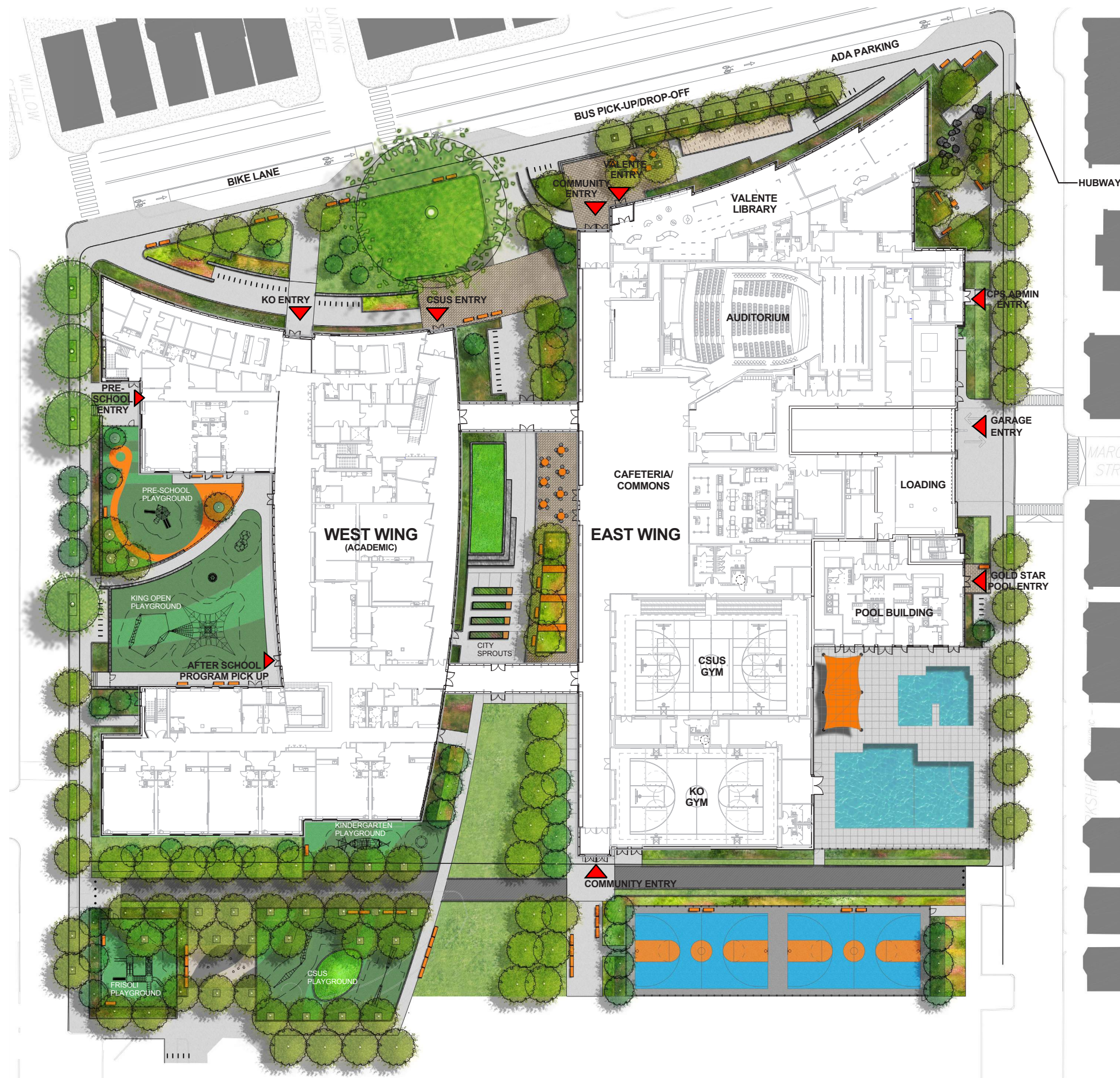






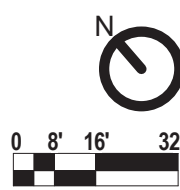
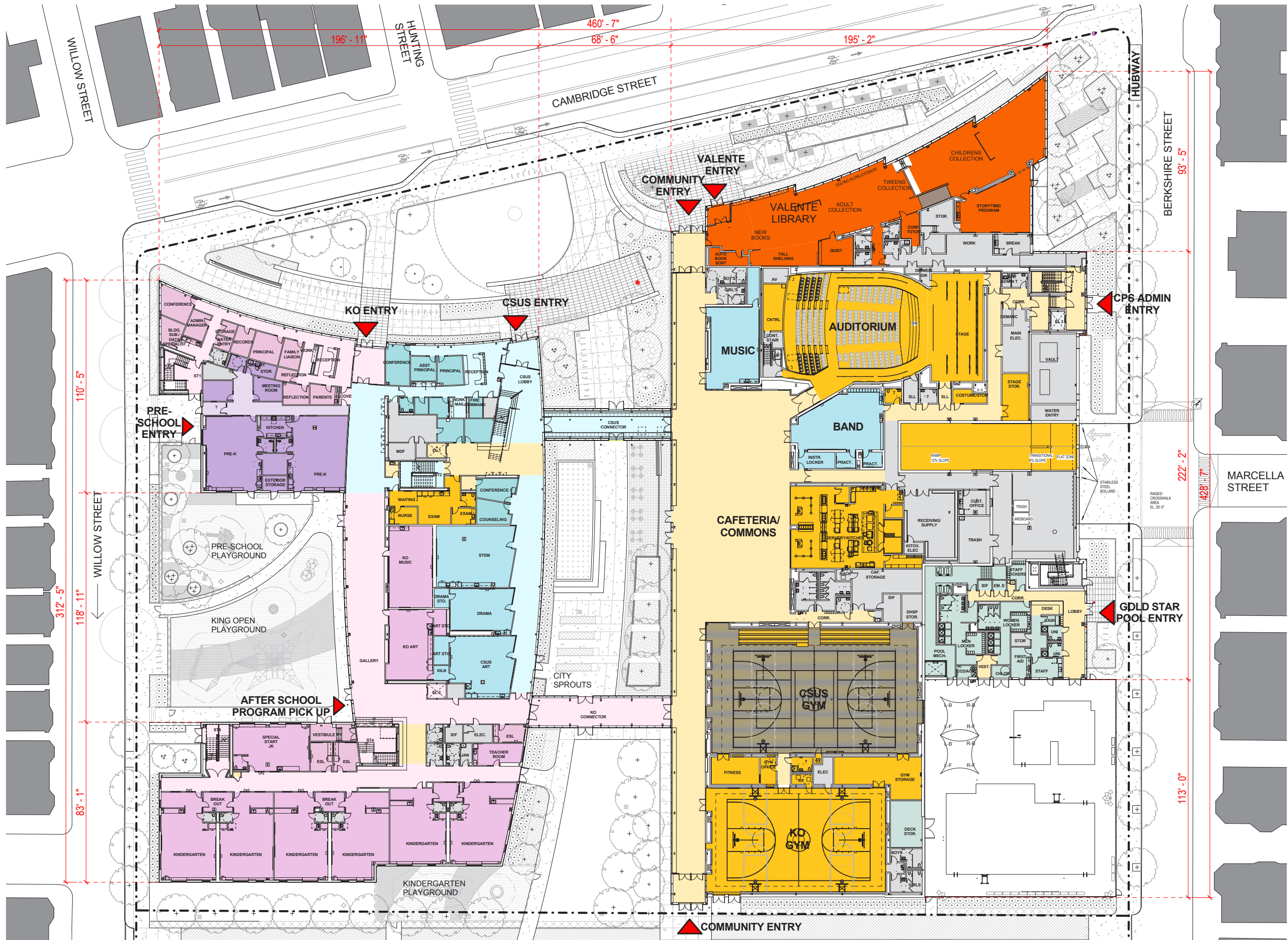
**KING OPEN/CAMBRIDGE STREET UPPER
SCHOOLS & COMMUNITY COMPLEX**

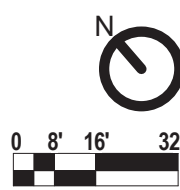
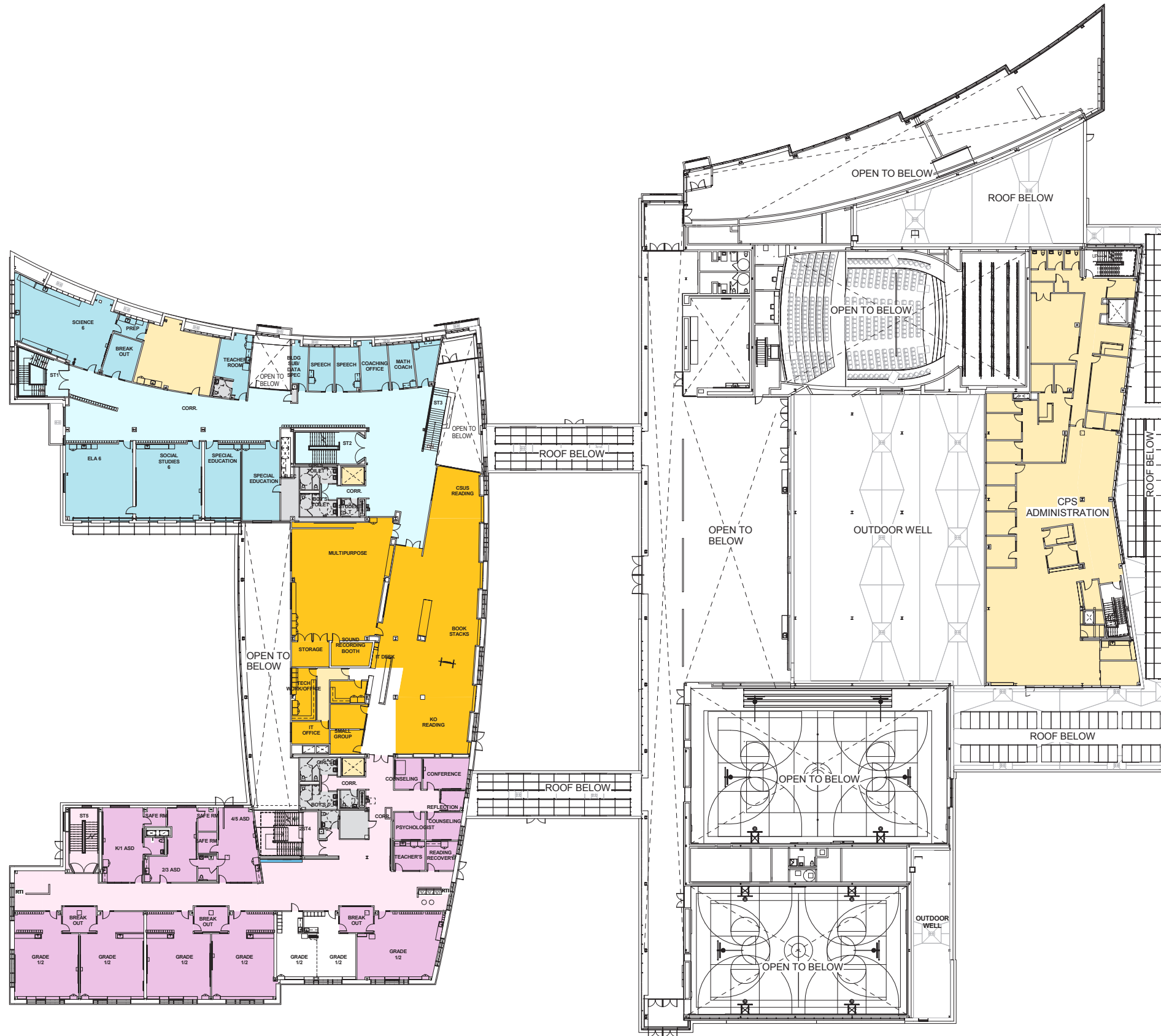




**KING OPEN/CAMBRIDGE STREET UPPER
SCHOOLS & COMMUNITY COMPLEX**

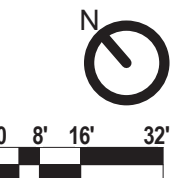
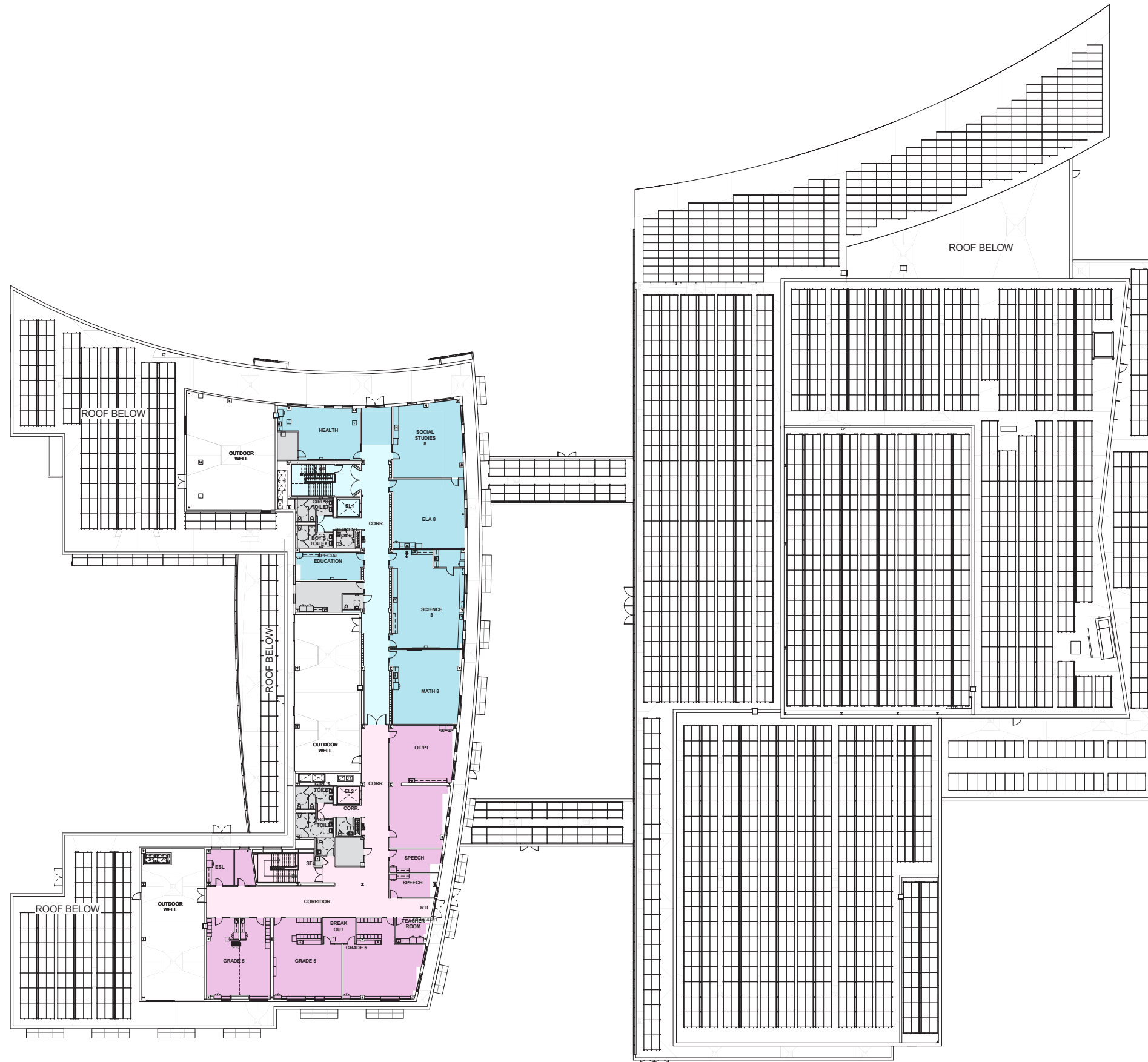


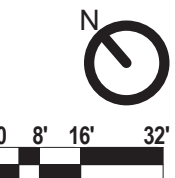
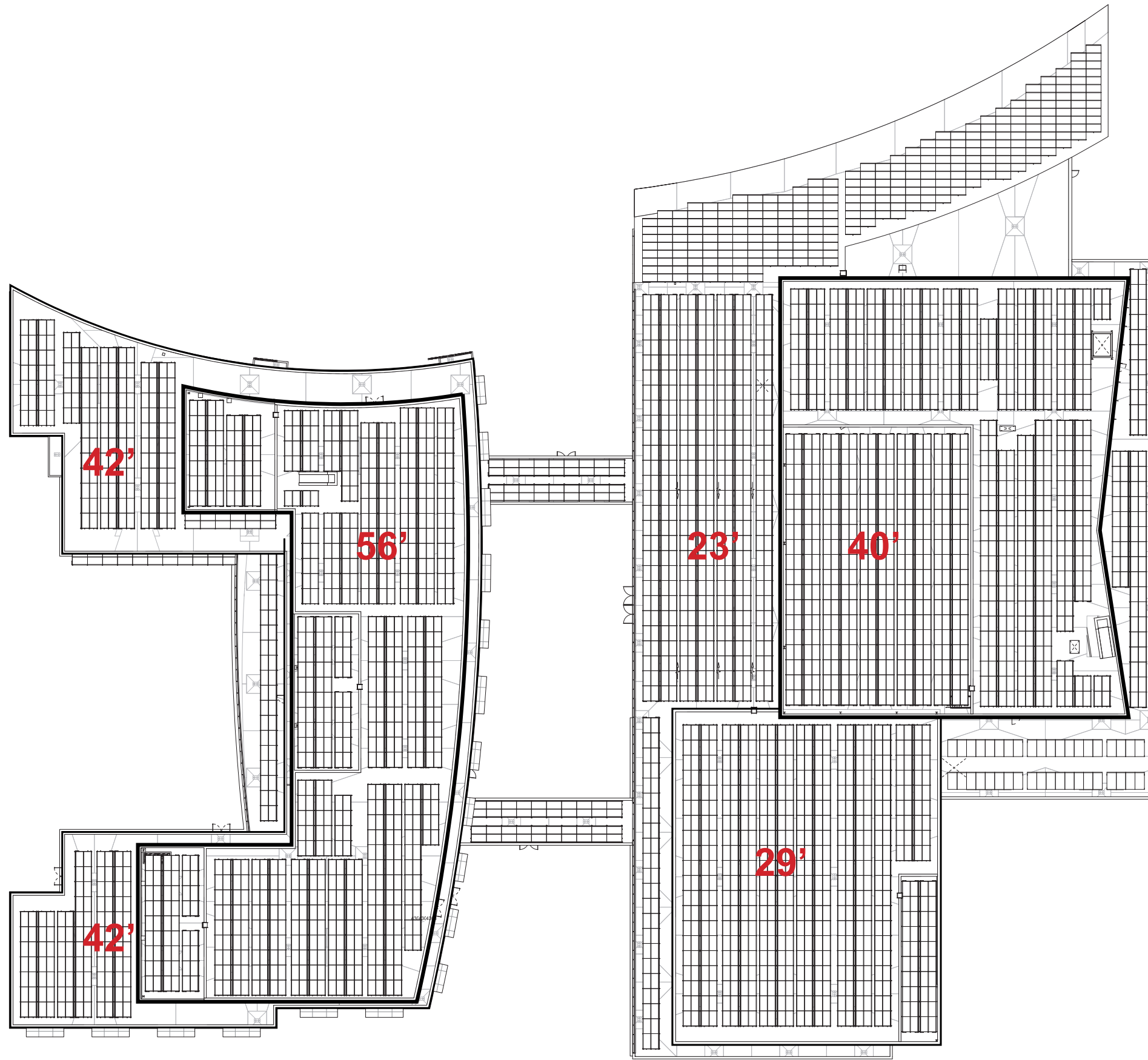


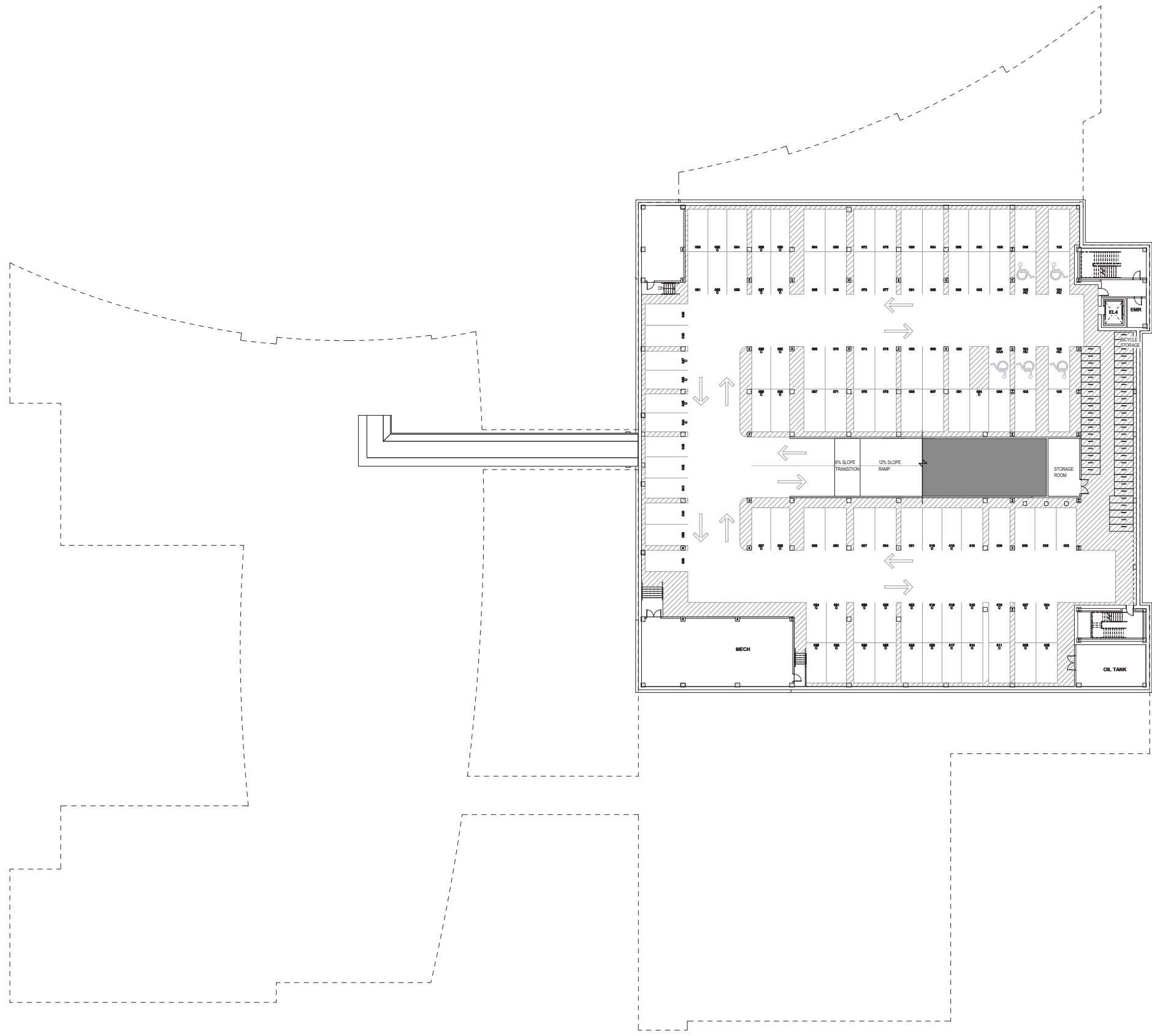


**KING OPEN/CAMBRIDGE STREET UPPER
SCHOOLS & COMMUNITY COMPLEX**

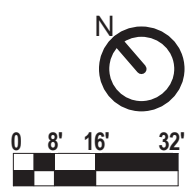


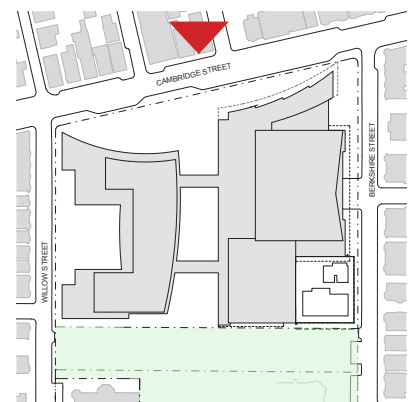
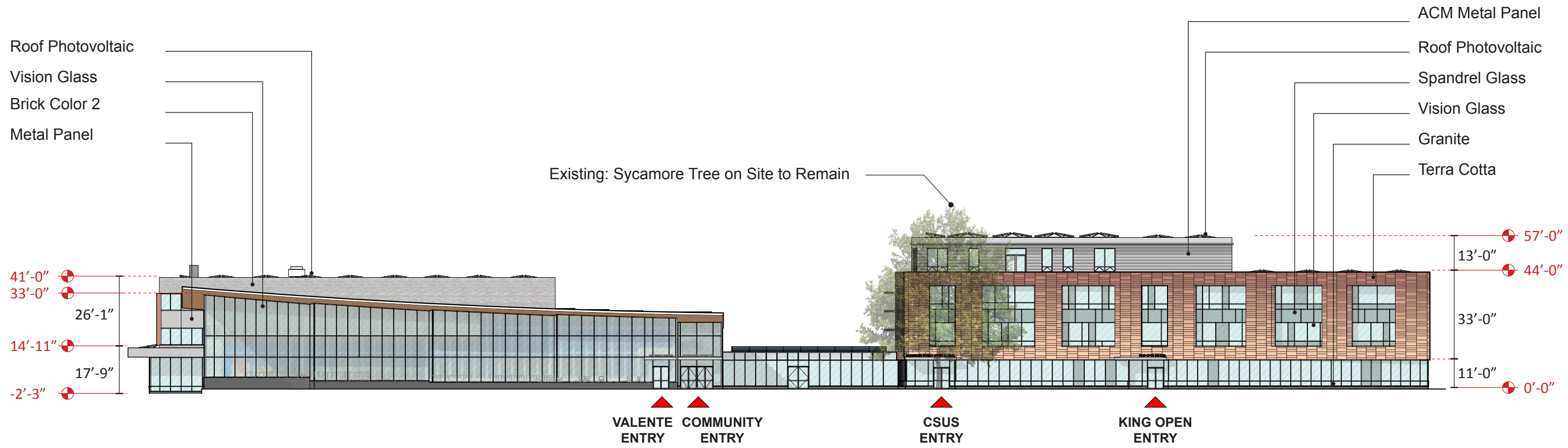






105 TOTAL PARKING SPACES
 92 LONG-TERM BICYCLE SPACES





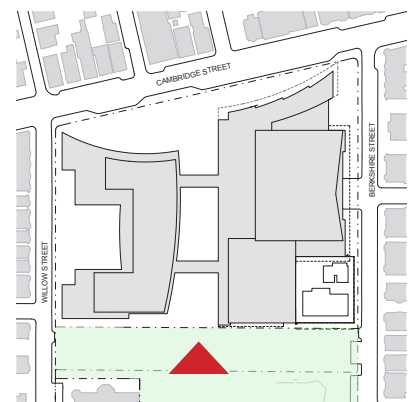
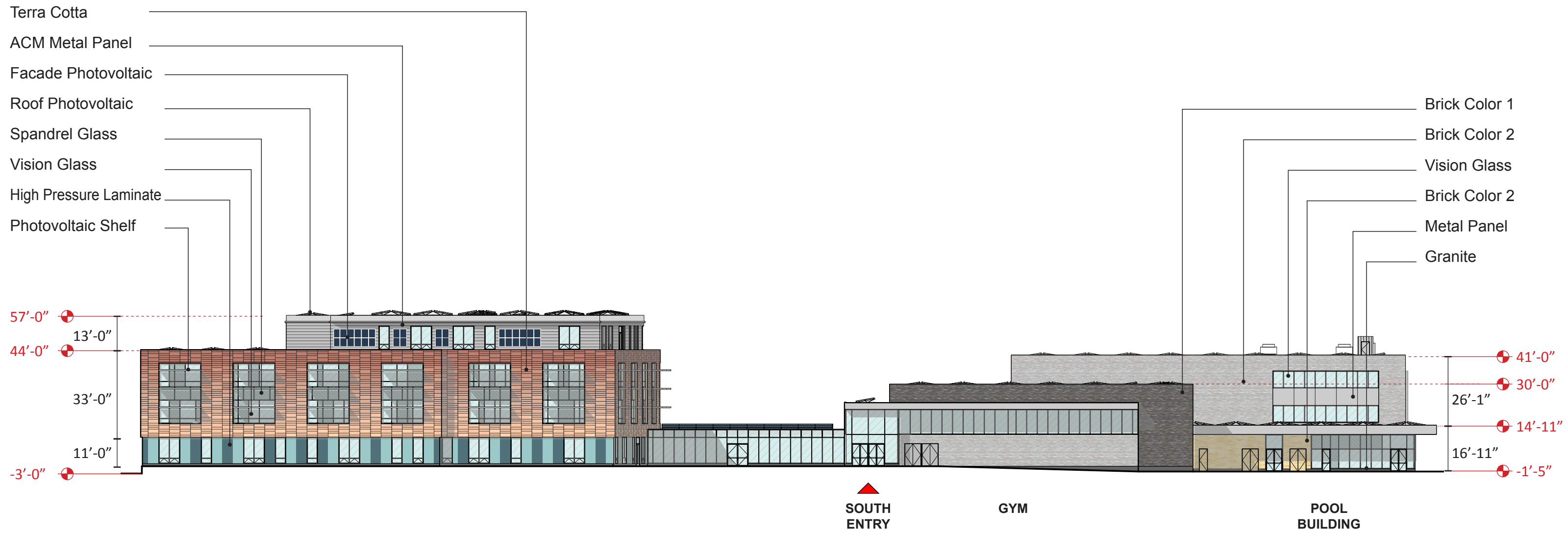
EAST WING

WEST WING



* New Trees Not Shown for Clarity of Elevation.
 Please See Landscape Plan for New Planting.





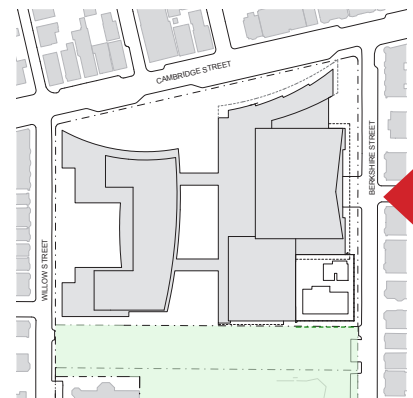
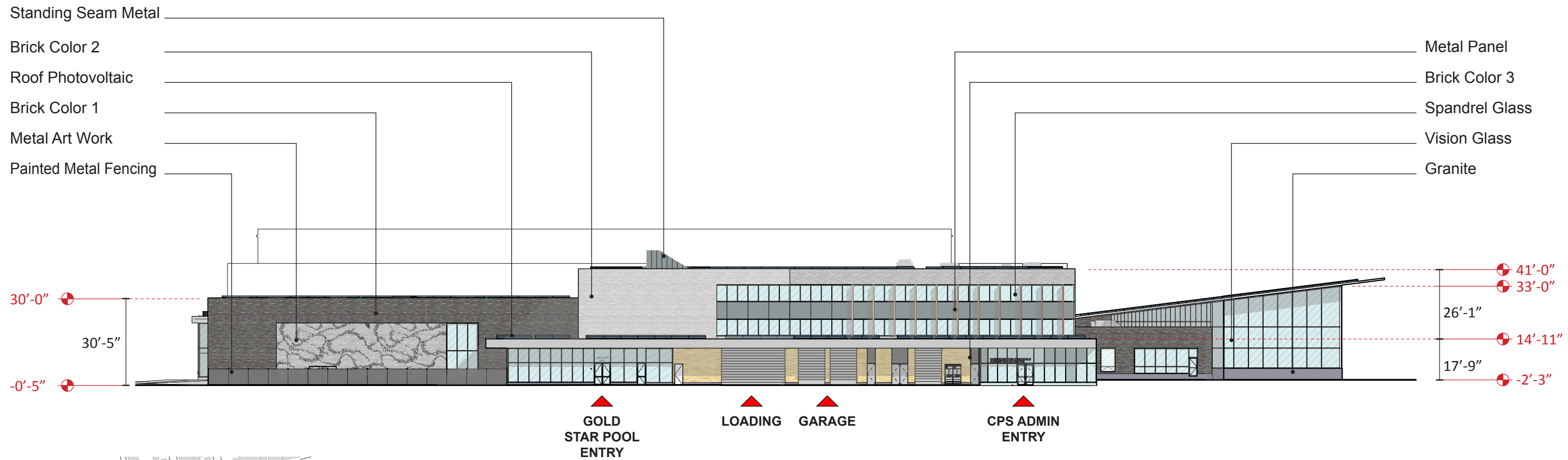
WEST WING

EAST WING



* New Trees Not Shown for Clarity of Elevation. Please See Landscape Plan for New Planting.
 * Pool Fence Not Shown for Clarity of Elevation.

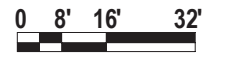
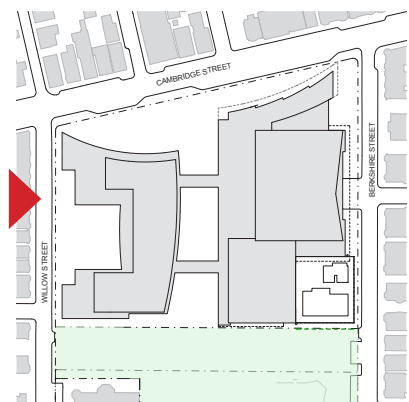




* New Trees Not Shown for Clarity of Elevation.
Please See Landscape Plan for New Planting.



- Roof Photovoltaic
- Brick Color 3
- ACM Metal Panel
- Terra Cotta
- Spandrel Glass
- Vision Glass



* New Trees Not Shown for Clarity of Elevation.
Please See Landscape Plan for New Planting.













CPS ADMIN

USE, HEIGHT & SETBACK

USE:

ALLOWED BY SPECIAL PERMIT

HEIGHT:

HEIGHT LIMIT PER C-1 ZONING = 35'
CPS ADMIN HEIGHT = 41'

VARIANCE REQUESTED

SETBACKS:

SETBACK = $[H+L]/4$ AS MEASURED FROM CENTERLINE OF STREET

BERKSHIRE STREET:

H = 41'

L = 188'

$[41' + 188'] / 4 = 57.25'$

REQUIRED FRONT SETBACK = 57'

PROVIDED FRONT SETBACK = 33' - 9"

VARIANCE REQUESTED

CAMBRIDGE STREET:

H = 41'

L = 67' - 5"

$[41' + 67.42'] / 4 = 27.10'$

REQUIRED FRONT SETBACK = 27'

PROVIDED FRONT SETBACK = 136'

COMPLIES

