



CITY OF CAMBRIDGE

Community Development Department

To: Board of Zoning Appeal
From: Central Square Advisory Committee
Date: March 6, 2023
Re: **18 Pleasant Street**

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

Overview

The Central Square Advisory Committee (the "Committee") met on Wednesday, March 1, 2023 to discuss a request for a Special Permit and variances from the Board of Zoning Appeal for the property at 18 Pleasant Street. After discussion, the Committee decided to forward a report with a positive recommendation to the Board of Zoning Appeal.

Committee members present: Joel Alstein, Saffana Anwar, Christopher Fort, Melissa Greene, Esther Hanig, Tahir Kapoor, Michael Monestime, Christopher Sol Gully, and Robert Winters.

Staff members present: Mason Wells and Drew Kane.

Members of the applicant team present: Ryan Wittig, Matt Moore, Pat McKinney, and Ryan Will.

Proposal Description

The applicant proposes changes to a project previously reviewed by the Committee on July 6, 2022 to construct a four-story, multifamily residential building with six dwelling units. Parking has been relocated from under the building to an at-grade portion of the lot utilizing the existing curb cut. This and other related changes will require variances from the BZA to construct on site, at grade parking for four (4) vehicles located in the front yard setback and within the parking setback line. Additionally, a Special Permit is required for an exemption of the Gross Floor Area in the basement of the new structure pursuant to Section 16 of the Definition of Floor Area Gross and relief from side yard setbacks.

This meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance. The Committee is appointed by the City Manager to undertake all large project reviews of variances and special permits for activities within the Central Square Overlay District (the "District"), and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study (the "Study").

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Committee Comments

Members of the committee were supportive of the project. They felt generally that the parking and side yard proposal is an improvement over the existing nonconformity on the site. Committee members expressed support for the proposed 6 units of housing

over the existing office use. In keeping with their previous review, they felt that the scale of the project was respectful of the neighborhood. There were questions and comments on the plan for trash and recycling management at the property and the amount of trash and recycling bins that would be necessary in the driveway.

Public Comments

There were two public comments made on the 18 Pleasant Street project.

- James Williamson asked about the existing zoning for Central Square and why this site is not allowed to be 7 or 8 stories.
- Patrick Barrett expressed strong support for approval of the project as a property owner in Central Square and as someone who is active in Central Square.

City staff member Drew Kane offered to follow up with James Williamson with any additional information on the zoning history for Central Square. There was additional discussion between the commenters and members of the public on Central Square zoning, but no additional comments on the specific Special Permit or variances under review by the Committee.

Respectfully submitted for the Committee,



Mason Wells

Associate Zoning Planner
Community Development Department