

Original Signature(s) :

(Petitioner(s) / Owner) (Print Name) Address : Tel. No. : 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.

95 Fawcett Street, LLC	
(OWNER) Address: 35 Doty Ave, Danvers, MA 01923	
State that I/We own the property located at,	
which is the subject of this zoning application.	
The record title of this property is in the name of95 Fawcett Street, LLC	
*Pursuant to a deed of duly recorded in the date Feb 2, 2016, Middlesex South County Registry of Deeds at Book 66787, Page 591; or	
Middlesex Registry District of Land Court, Certificate No	
Book Page	
*Written evidence of Agent's standing to represent petitioner may be requested.	
Commonwealth of Massachusetts, County of Middlisry	
The above-name $\underline{DWAN}$ $\underline{DHENTY}$ personally appeared before me, this $\underline{9th}$ of $\underline{Twc}$ , 20 $\underline{16}$ , and made outh that the above statement is true.	
My commission expires April 22, 2022 (Notary Seal). WILLIAM B. MCELHINEY, I Notary Public Commonwealth of Massachuse My Commission Expires April 22, 2022	

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

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WILLIAM B. MCELHINEY, I Matary Public Commonwoolth of Massachusetts My Commission Expires April 22, 2023

#### 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 Appellant submits that literal enforcement of the provisions of the Ordinance would involve a substantial financial and architectural hardship to the Appellant. As detailed below, while the five (5') foot setback difference between the proposed project and the zoning code requirement is negligible in perception and building footprint, it is devastating to the metrics of the building at the individual residential unit scale. The Appellant has studied multiple plan layout iterations for the building, and when accounting for all of the factors (economics, flood plain resiliency, traffic and public safety, physical site restrictions, urban planning, etc.) to settle on a layout, the proposed ten (10') foot front yard setback offered the most feasible solution without causing other negative implications to the proposed project.

In particular, enforcement of the subject setback requirement would have a major impact on the proposed project's bedroom count, circulation and configuration, with seven (7) of the units reduced from 2BR to 1BR units and related limitations in area circulation. This restraint also occurs at the corner section of the building, where the more marketable units are located, with a loss of approximately 1,500 gsf of sellable square footage. Further impacting the proposed project, the lost square footage cannot be reallocated to another area of the building as the loss of units and exterior wall length limits building opportunities for required window openings. As a result, the loss of this particular square footage will negatively impact the adjacent unit layouts, which would also need to be reorganized to create viable floor plans.

In response to the unique and limiting conditions at the property site, the Appellant's design team has carefully utilized the unique angles of the building to create desirable spaces with special features at these particular units. In particular, by shifting the building 5 feet further in, the resulting unit layouts will also eliminate those special unit features and impact building transitioning; losing out to the interest of re-attaining sellable square footage back into the building.

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 Appellant also submits that a substantial hardship is invoked by the unique and irregular shape of the property site; an asymmetrical triangularly-shaped lot located on the corner of Fawcett Street between Concord Avenue and Smith Place, where the street curves in order to respond to the railroad train tracks at the top of Fawcett Street. Unique to the property site, this irregularity limits available land area for building siting without violating the setback requirements. The unique and irregular shape of the lot, combined with its location at this curved section of Fawcett Street (as further illustrated by the Appellant's presentation, plans and materials to be reviewed at the Board's public hearing), presents a practical difficulty in locating the structure of the Allowed Multifamily Residential Use as approved by the City's Planning Board (the "<u>Planning Board</u>"). Thus, the Appellant is restricted in providing much-need additional high quality housing with an on-site inclusionary/affordable housing component in this emerging neighborhood; and the property site's unique land conditions, unlike many other properties in the neighborhood, help to mitigate the impact of the subject setbacks.

While resulting in a substantial hardship to the proposed project, the Appellant also notes that the irregular shape of its property site has provided opportunities for responsive siting and massing that lessens the new building's impact. Most notably, the front yard area at issue is being improved with ample usable and publicly accessible open space, with a generous section of land area. Additionally, although the resulting building shape is unique and relates to the irregular shape of the lot, its orientation on the site will help to enhance the streetscape and correspond with the height and massing of the existing properties and planned developments in the immediate area.

### <u>C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:</u> <u>1) Substantial detriment to the public good for the following reasons:</u>

The Appellant submits that the requested relief is consistent with the character and concerns of the "public good," as it has paid special attention to the siting, scale, design and scope of the new structure, its open space programming, vehicular and pedestrian access and overall neighborhood safety. Furthermore, the proposed project has been carefully developed with extensive input by the City's Community Development Department ("<u>CDD</u>") as approved by the Planning Board for a series of special permits and recommendation on the subject Variance. The proposed project is also consistent with the stated goals and objectives of the "Concord-Alewife Plan – A Report of the Concord Alewife Planning Study" released by the CDD in 2005.

As part of the Planning Board process, the Appellant also notes that the proposed project was extensively processed and communicated with the immediate neighborhood, resulting in certain project modifications and mitigation measures designed to respond to address abutter and community concerns; and to help assure that the relief requested will not cause detriment to "public good." In this regard, over the course of a year, the Appellant held multiple meetings with the Fresh Pond Residents Association ("<u>FPRA</u>"), local elected and appointed officials, direct and nearby property owners and, after two (2) separate Planning Board Hearings, the proposed project was favorably received by the FPRA and certain abutting property owners. Thus the Appellant suggests that the results of its extensive community outreach will help to assure there will be no substantial detriment to the "public good"; while providing for the much-needed revitalization of this under-utilized and irregularly shaped property site with an Allowed Multifamily Residential Use that is consistent with and complimentary to the immediate and surrounding neighborhood, as extensively processed with and now approved by the Planning Board.

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

Finally, the Appellant submits that the requested relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance. Again, the grant of the relief results in a negligible difference in perception between the proposed ten foot (10') front vard setback, at a minor portion of the property site's Fawcett Street frontage, and the 15 foot front yard setback requirement. To illustrate this point, the Appellant has prepared and provided a plan and perspective comparison between the proposed and required setback, which confirm the minor differences in the delta between the two, which is very difficult to discern in comparison. The average front yard setback of the building is approximately 21 feet 10 inches, well in compliance with the 15 foot front yard setback requirement; and only 90 feet of the building's approximately 200 foot length fails to comply with the front yard setback requirement, equating to less than 50% of the front yard being within 15 feet of the property line. Moreover, the existing structure on the property site already fails to conform with the required front yard setback and actually encroaches on City property. The proposed project will thus result in the removal of this encroachment and replacement of this existing front yard setback nonconformity with an improved and appropriate condition. A copy of the referenced plan detailing these unique and supportive circumstances and conditions for the grant of the subject Variance is included in the Appellant's overall submission and identified as drawing A3.10.

The requested relief will allow for the reasonable use of the land for a preferred Multifamily Residential Use and new structure which better conforms with and complements the streetscape and planning objectives for this particular property in the Alewife Overlay District Southeast Quadrangle as extensively processed and favorably received by the CDD, FPRA and other interested parties. In this regard, the existing structure is not feasibly adaptable for the preferred Multifamily Residential Use. The proposed project is also consistent with the stated goals and objectives of the "Concord-Alewife Plan – A Report of the Concord Alewife Planning Study" released by the CDD in 2005. Thus the Appellant concludes that the grant of the relief is consistent with the spirit and intent of the Ordinance.

#### **BZA APPLICATION FORM**

#### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for <u>95 Fawcett St Cambridge, MA</u> (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:NA, no special permit requested from BZA
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The developer has prepared a full Traffic Impact Study with the guidance of Cambridge Department of Transportation. Design Consultants Inc. has submitted and received the City's Transportation Department approval on the TIS report, which found that the proposed project will have a negligible impact on traffic conditions in the established neighborhood.

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

The proposed residential use will have minor impacts to traffic and other nuisance to itself, abutters, and future development projects. The project is contained entirely on its site, and houses all its parking within the building envelope, greatly reducing traffic noise and aesthetic issues from its neighbors. Due to the building's siting, orientation, massing, and location within the neighborhood, the project will cast minimal shadows upon neighboring properties. The project also proposes a semi-public green space located along Fawcett St. which will act as nice amenity green space for the project and the neighborhood.

Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

D)

The project will follow all applicable codes to meet all life safety issues for the occupant and its neighborhood. The project will also take measures, like locating all mechanical equipment on the roof and providing screening, to both mitigate the equipment's noise and aesthetics for the betterment of the building's occupants and neighbors. The projects parking is all within the building envelope and will utilize exhaust systems and venting required by code to provide proper air flow and fresh air, and the exhaust will be managed following all applicable building codes.

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

The project is designed to meet the intent of the overlay district design guidelines and strives to meet as many design points as feasible while working within the limitations of the site and creating a viable project for the developer.

#### **BZA APPLICATION FORM**

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#### DIMENSIONAL INFORMATION

APPLICANT: Osulliv	an Architects	, Inc PF	RESENT USE/OCCUPANCY :	Warehouse	
LOCATION : 95 Fawc	ett St Cambrid	dge, MA	ZONE :	Office-1 / Ale	wife Overlay
PHONE :		REQUESTED USI	E/OCCUPANCY: Resi	dential	
		<u>EXISTING</u> CONDITIONS	<u>REQUESTED</u> CONDITIONS	<u>ORDINANCE</u> REQUIREMENTS	1
TOTAL GROSS FLOOR AR	EA:	40,300	52,852	53,357	(max.)
LOT AREA:		20,522	20,522	5000	(min.)
RATIO OF GROSS FLOOR TO LOT AREA: <sup>2</sup>	AREA	1.96	2.58	2.6	(max.)
LOT AREA FOR EACH DW	ELLING UNIT:	NA	466	466	(min.)
SIZE OF LOT:	WIDTH	181'6"	181'6"	50 '	(min.)
	DEPTH	120'	120'	50'	
SETBACKS IN FEET:	FRONT	0	10	15	(min.)
	REAR	0	1'9 to 10'4	59'6"	(min.)
	LEFT SIDE	5	7	17'6"	(min.)
	RIGHT SIDE	.53'	1'9" to 17'9"	40'6"	(min.)
SIZE OF BLDG.:	HEIGHT	+/-26'	65 '	85 '	(max.)
	LENGTH	142'-35'	108'-28'	NA	
	WIDTH	154'	161'	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	+/-29.4%	15%	(min.)
NO. OF DWELLING UNIT	'S:	0 - NA	44	44	(max.)
NO. OF PARKING SPACE	<u>s:</u>	9	44	44	(min./max)
NO. OF LOADING AREAS	<u>:</u>	3	0	NA	(min.)
DISTANCE TO NEAREST ON SAME LOT:	BLDG.	NA	NA	NA	(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.

no other buildings on lot, proposed building to be wood framed

- 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 MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100 2016 JUN 14 PM 12: 02
	BZA APPLICATION FORM       OFFICE OF THE CITY CLERK         CAMBRIDGE, MASSACHUSETTS         GENERAL INFORMATION
The undersigned hereby petitions the Board Special Permit : PETITIONER :	l of Zoning Appeal for the following: Variance : Appeal : LLC- C/O Ed Doherty
	Ave Danvers, MA 01923 tt St Cambridge, MA
TYPE OF OCCUPANCY : Residential	
REASON FOR PETITION : New Structure	
DESCRIPTION OF PETITIONER'S PROPOSA	νL :

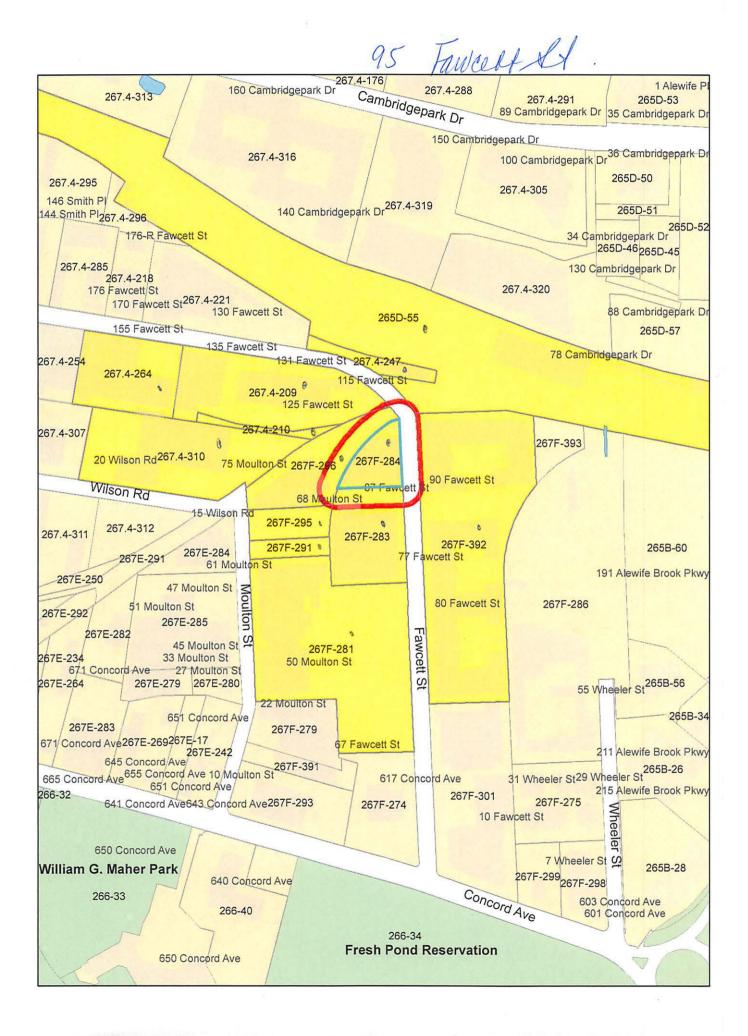
5 story residential project of +/-52,852 gsf total of 44 for sale units, mixed of 1,2, and 3 bedrooms. Ground floor is residential lobby, bicycle storage, parking and utility spaces.Floors 2-5 consist of residential units and common area. Asking for front yard relief from 15' requied to 10'

#### SECTIONS OF ZONING ORDINANCE CITED :

Article	20.000	Section	20.95.34 (Wavier of Yard Requirements).
Article	10.000	Section	10.30 (Variance).

Original Signature(s) :	(Petitioner(s) powner) Elway (Print Name)
Address :	35 Paty Are DANNERS MA 01923
Tel. No. : E-Mail Addres:	9783609558 Edoherta Kenscorp. Com

Date :



265D-55 MASSACHUSETTS BAY TRANSPORTATION AUTHORITY 10 PARK PLAZA BOSTON, MA 02116

267F-284 87-89 FAWCETT STREET, LLC. 87 FAWCETT ST. CAMBRIDGE, MA 02138

267.4-247 BELAM REALTY LLC & CITY OF CAMBRIDGE TAX TITLE 15 WARD ST SOMERVILLE, MA 02143

267F-281-283-291-295 CV PORTFOLIO WEST CAMBRIDGE, LLC, C/O RAYTHEON BBN TECHNOLOGIES 10 MOULTON STREET CAMBRIDGE, MA 02138

95 Fawcett St

267.3-275 /267.2-263 MASSACHUSETTS COMMONWEALTH OF STATE HOUSE BOSTON, MA 02133

267.4-310 DIV FRESH POND 40 SMITH PLACE, LLC C/O THE DAVIS COMPANIES 125 HIGH STREET, 21ST FLOOR BOSTON, MA 02110

267F-296 RHAD, LLC 68 MOULTON ST CAMBRIDGE, MA 02138

267.4-264-210 FAWCETT REALTY CORP. 155 FAWCETT ST CAMBRIDGE, MA 02138-1184

95 FAWCETT STREET LLC C/O EDWARD DOHERTY 35 DOTY AVENUE DANVERS, MA 01923

267F-392 ONA II CAMBRIDGE, LLC. C/O FORT POINT INVESTMENTS, LLC C/O AEW CAPITAL MANAGEMENT, LP TWO SEAPORT LANE BOSTON, MA 02110

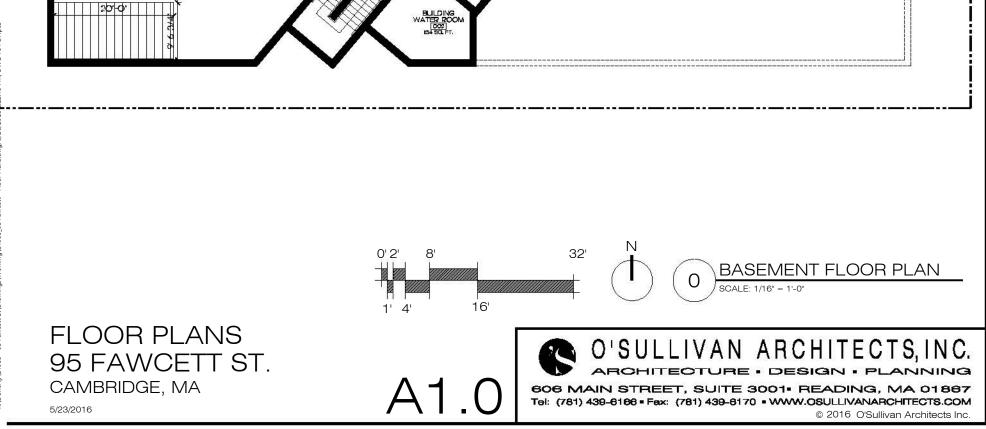
267.4-209 BELAM REALTY LLC, 15 WARD ST SOMERVILLE, MA 02143

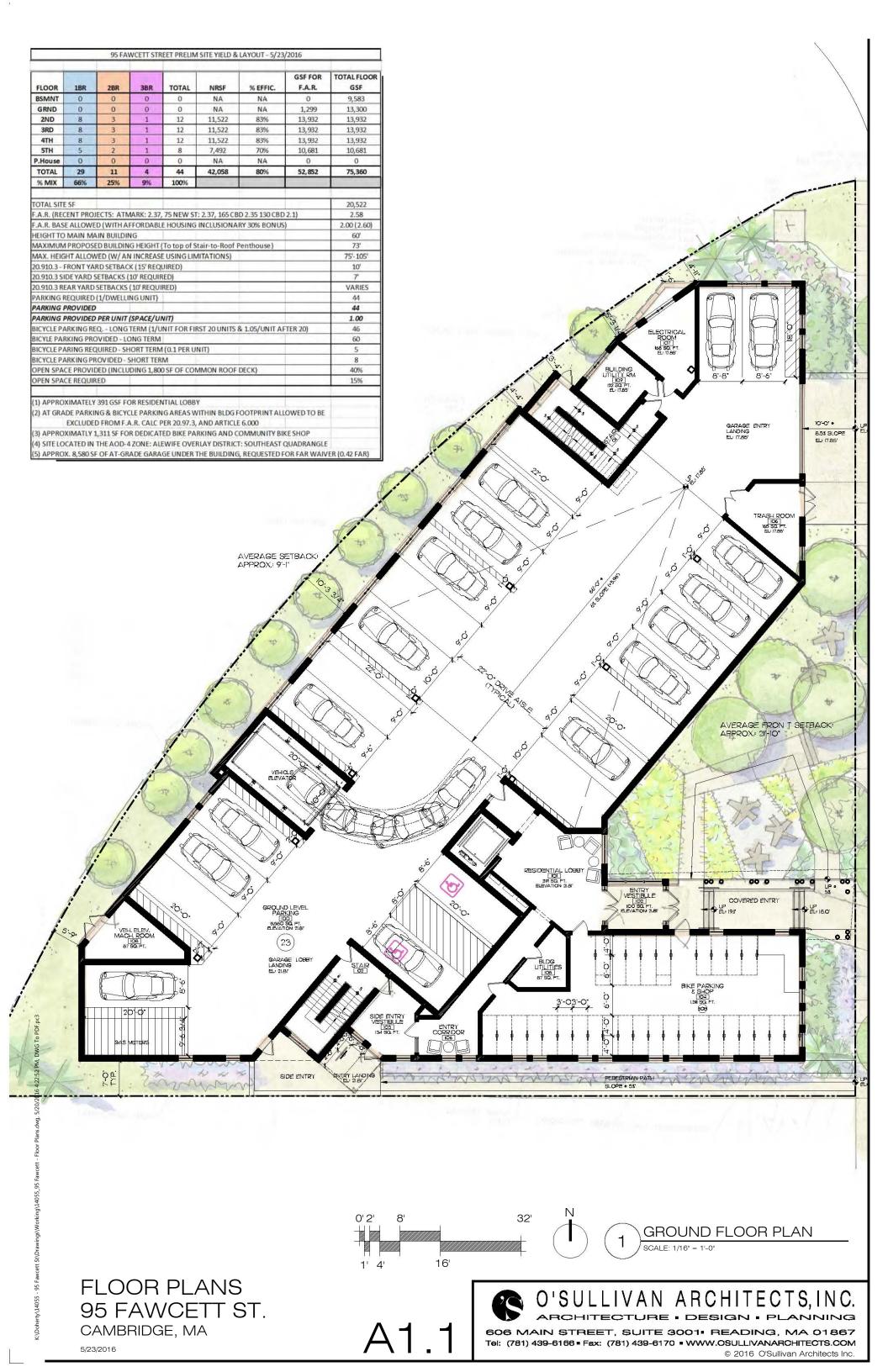
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2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH 5TH	8	3	1	12	11,522 7,492	83% 70%	13,932 10,681	13,932 10,681
House	0	0	0	0	NA	NA	0	0
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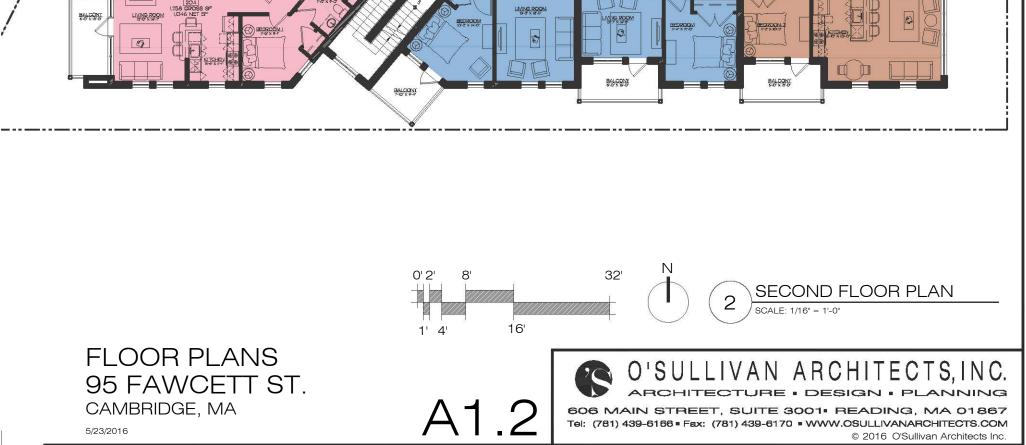


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STH         S         2         1         8         7,492         70%         10,681         10,681           2.HOUBE         0         0         0         0         0         0         0         0           7.HOUBE         0         0         0         0         0         0         0         0           7.HOUE         28         11         4         44         42,058         80%         52,852         75,360           9% MIX         66%         25%         9%         100%         0         0         0           0.TAL SITE SF         20,522         A.R. BASE ALLOWED (WITH AFRORDABLE HOUSING MICLUSIONARY 30% BONUS)         2.00 (2.60)         10           10.4.R. BASE ALLOWED (WITH AFRORDABLE HOUSING MICLUSIONARY 30% BONUS)         2.00 (2.60)         10         10           10.91.3.5 FRANT VARD SETBACK (10° REQUIRED)         10         1	11000	1000	1.00					-		
2House         0         0         0         NA         NA         0         0           TOTAL         29         11         4         44         42,058         80%         52,852         75,360           9% MIX         66%         25%         9%         100%         0         0         0           OTAL SITE SF         A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)         2.58         A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)         2.58           A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)         2.58         A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 150 CBD 2.1)         2.58           A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)         2.09 (2.60)         EIGH TO MAIN MUIDING         60           3010.3 - FRONT VADD SETBACK (15 REQUIRED)         77         100         78         103           0.510.3 - FRONT VADD SETBACK (10 REQUIRED)         78         100         VARIES           0.510.3 - FRONT VADD SETBACK (10 REQUIRED)         78         100         VARIES           0.3 NOP ROVIDED PER UNIT (SPACE/UNIT)         1.00         100         100           0.510.4 TERM (0.1 PER UNIT)         50         15%         15%         15% <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>and the second s</td> <td></td> <th></th>								and the second s		
TOTAL         29         11         4         44         42,058         80%         52,852         75,360           % MIX         66%         25%         9%         100%         20,522         7,3,800           AR. BASE ALCOVED         ATAL HERCENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)         2.06 (2.60)         20,522           A.R. BASE ALCOVED (WITH HAFFOR DABLE HOUSING INCLUSIONARY 30% BONUS)         2.00 (2.60)         60           MIXIMUM PROPOSED BUILDING HEGHT (TO top of Stair-to-Roof Penthouse)         77         94.4         77           MAX. HEIGHT ALCOWED (WITH AFFOR DABLE HOUSING INCLUSIONARY 30% BONUS)         2.00 (2.60)         90         300 3.50 CM AND STBACK (10? REQUIRED)         70           0.910.3 SIE YAAK YAD SETBACK (10? REQUIRED)         10         90         90.3 SIE YAAK YAD SETBACK (10? REQUIRED)         71           0.910.3 SIE YAAK DETBACK (10? REQUIRED)         14         44         44KING PROVIDED         74           ARKING PROVIDED PRUMIT (SPACE/UNIT)         1.00         1.00         10           0.910.3 SIE YAAK DSCHALL (0.1 PER UNIT)         1.00         10           ICVLE PARKING RBC - LONG TERM         1.00         10           ICVLE PARKING RBC - LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)         46           ICVLE PARKING RBC			-	-	-		and the second			
% MIX         66%         25%         9%         100%           OTAL SITE SF         20,552           A.R. RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)         2.58           A.R. RASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)         2.00(2.60)           EIGHT TO MAIN MAIN BUILDING         60'           MX. HEIGHT ALLOWED (W/A NI INCREASE USING LIMITATIONS)         75'-105'           0.910.3 - FRONT YARD SETBACK (15' REQUIRED)         10'           0.910.3 SIDE YARD SETBACKS (10' REQUIRED)         7'           0.910.3 SIDE YARD SETBACKS (10' REQUIRED)         7'           0.910.3 SIDE YARD SETBACKS (10' REQUIRED)         10'           0.910.3 FRONT VARD SETBACKS (10' REQUIRED)         7'           0.910.3 FRONT DE DEB LONT (SPACE/UNIT)         1.00'           0.910.3 FRONT DE DEB LONT (SPACE/UNIT)         1.00'           NAKING PROVIDED         44           ARKING PROVIDED         40'           ARKING PROVIDED - LONG TERM         60'           ICYCLE PARKING REQUIRED - SHOTT TERM         60'           ICYCLE PARKING PROVIDED - SHONT TERM         15%'           I) APPROXIMATELY 391 GSF FOR RESIDENTIAL LOBBY         15%'           I) APPROXIMATELY 311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP         15%'           I) APP		20								
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A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)       2.58         A.R. BASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)       2.00 (2.60)         EIGHT TO MAIN MAIN BUILDING       60         MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)       75'-105'         0.910.3 - FRONTY AND SETBACKS (15' REQUIRED)       10'         0.910.3 - FRONTY AND SETBACK (15' REQUIRED)       7'         0.910.3 - FRONTY AND SETBACKS (15' REQUIRED)       10'         0.910.3 - FRONTY AND SETBACKS (15' REQUIRED)       44         ARKING REQUINED (JOWELING UNIT)       44         ARKING PROVIDED ER UNIT (SPACE/UNIT)       44         ARKING PROVIDED FRM (JUNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)       46         ICYCLE PARKING REQ LONG TERM (JUNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)       46         ICYCLE PARKING REQUINED - SHORT TERM (0.1 PER UNIT)       5         ICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)       5         ICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)       5         ICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)       15%         I) APPROXIMATELY 391 GSF FOR RESIDENTIAL LOBBY       1         I) AFPROXIMATLY 1,311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP       1         I) STE LOCATED IN THE AOD- 420NE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE       1									1	
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ARKING PROVIDED       44         ARKING PROVIDED PER UNIT (SPACE/UNIT)       1.00         ICYCLE PARKING REQ LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)       46         ICYCLE PARKING ROVIDED - LONG TERM       60         ICYCLE PARKING PROVIDED - SHORT TERM (0.1 PER UNIT)       5         ICYCLE PARKING PROVIDED - SHORT TERM       60         ICYCLE PARKING PROVIDED - SHORT TERM       8         ICYCLE PARKING PROVIDED - SHORT TERM       8         ICYCLE PARKING SCULLED - SHORT TERM       8         ICYCLE PARKING SCULLE PARKING AREAS WITHIN BLOG FOOTPRINT ALLOWED TO BE       15%         I) APPROXIMATELY 391 GSF FOR RESIDENTIAL LOBBY       15%         2) AT GRADE PARKING & BICYCLE PARKING AREAS WITHIN BLDG FOOTPRINT ALLOWED TO BE       20         EXCLUDED FROM F.A.R. CALC PER 20,97.3, AND ARTICLE 6.000       3)         3) APPROXIMATLY 1,311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP       3)         4) STELOCATED IN THE AOD 4 200NE: ALEWIFE OVERLAY DISTRICT: SOUTHAST QUADRANGLE       5)         5) APPROX. 8,580 SF OF AT-GRADE GARAGE UNDER THE BUILDING, REQUESTED FOR FAR WAIVER (0.42 FAR)       1000000000000000000000000000000000000										
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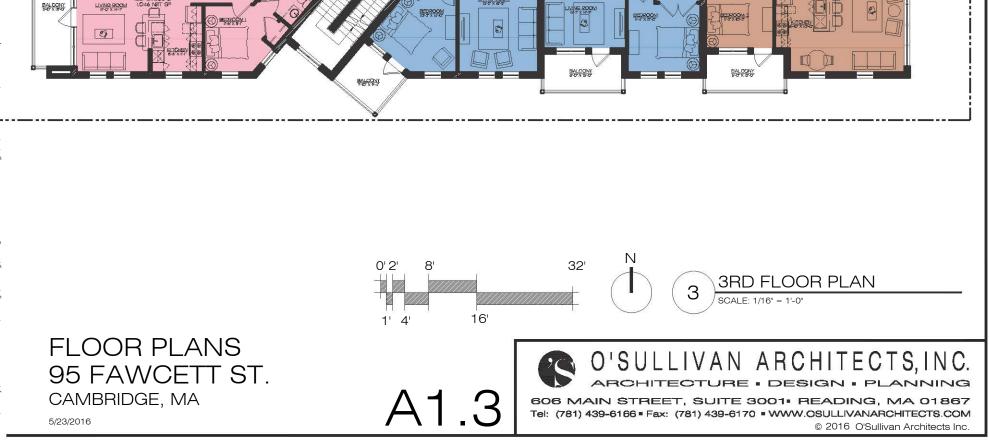
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 BALCONY 6-0 X 13-0

IVING RCC



FLOOR	1BR	ZBR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOP
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
TOTAL	29	11	4	44	42,058	80%	52,852	75,360
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LIVING ROOM

BEDROOM

BALCONY 6-0 X 13-0

W-6 XIP-5 

BATHI 7-0 X 9-2

IVING ROO

5

KITCHEN B & XIPO

BALCONY B-0 X B-0

LIVING ROOM

FLOOR	18R	ZBR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOP GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
TOTAL	29	11	4	44	42,058	80%	52,852	75,360
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						RY 30% BONUS		2.00 (2.60)
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LIVING ROOM

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BEDROOM

BALCONY 6-0 X 13-0

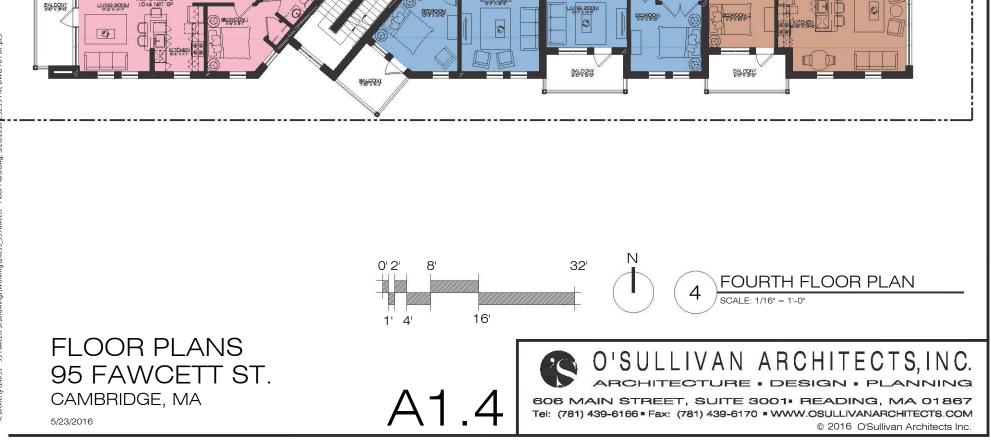
LIVING ROOM KITCHEN B & XIPO

BATHI 7-0 X 9-2

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BALCONY B-0 X B-0

LIVING ROOM

FLOOR	18R	ZBR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOP GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
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5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
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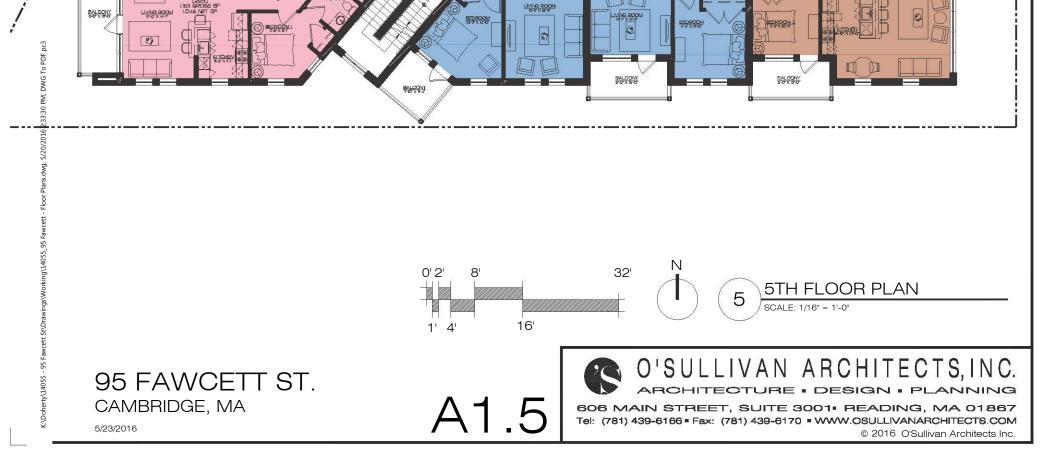
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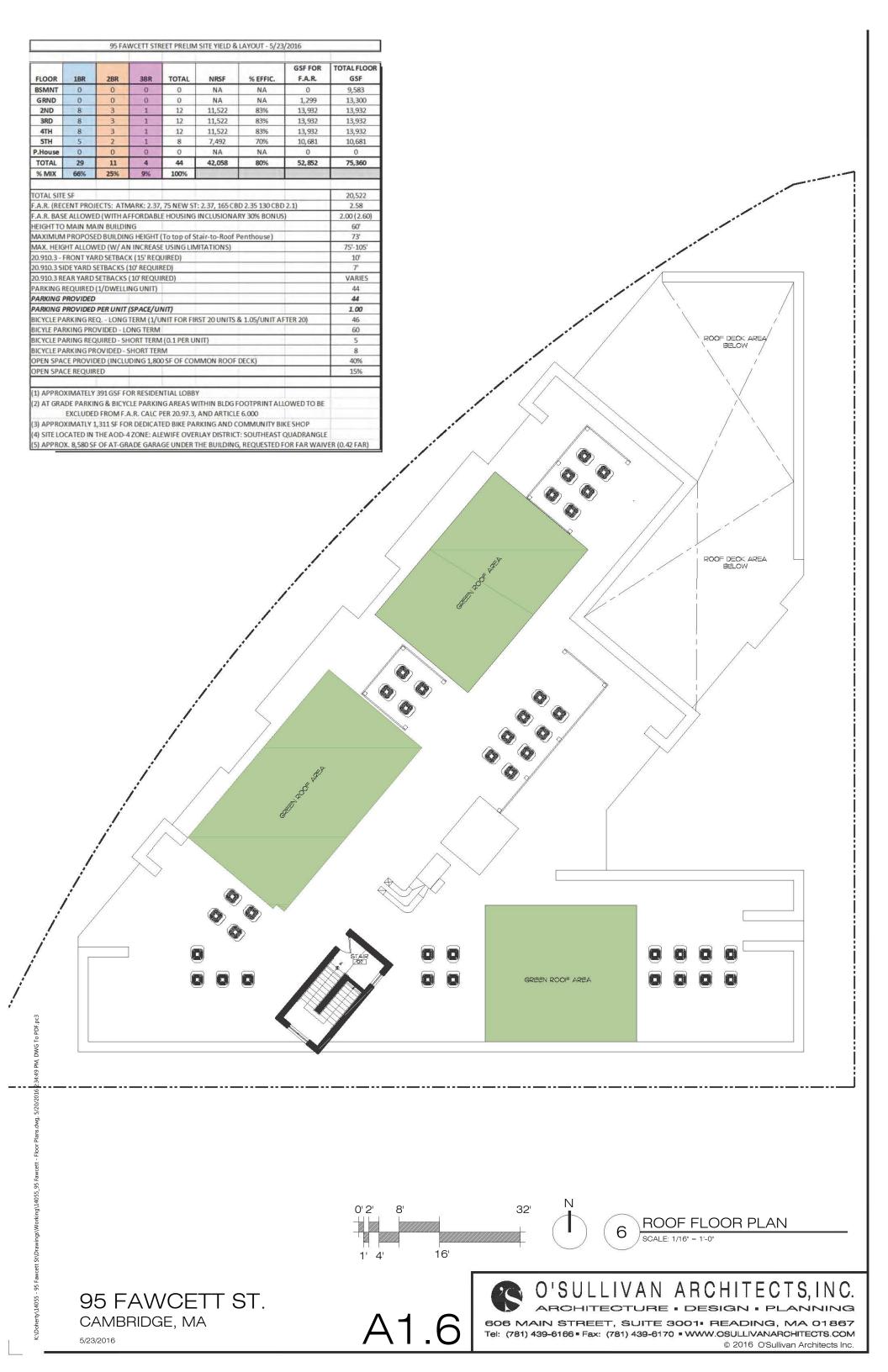
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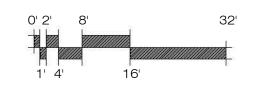
GREEN ROOF

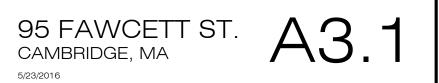












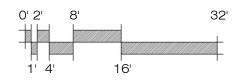




### O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE - DESIGN - PLANNING





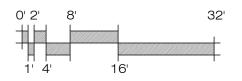










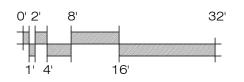


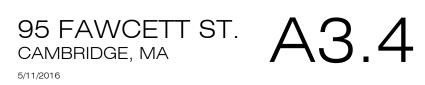






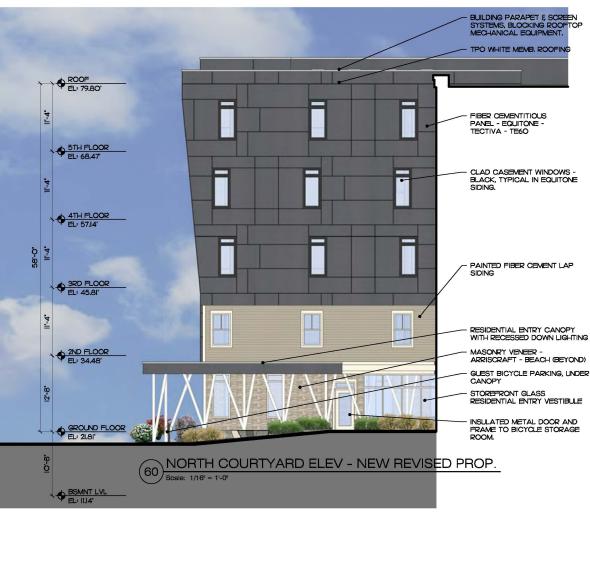




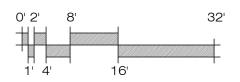














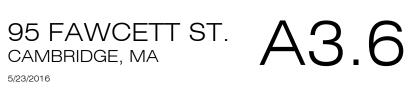








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### O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE - DESIGN - PLANNING





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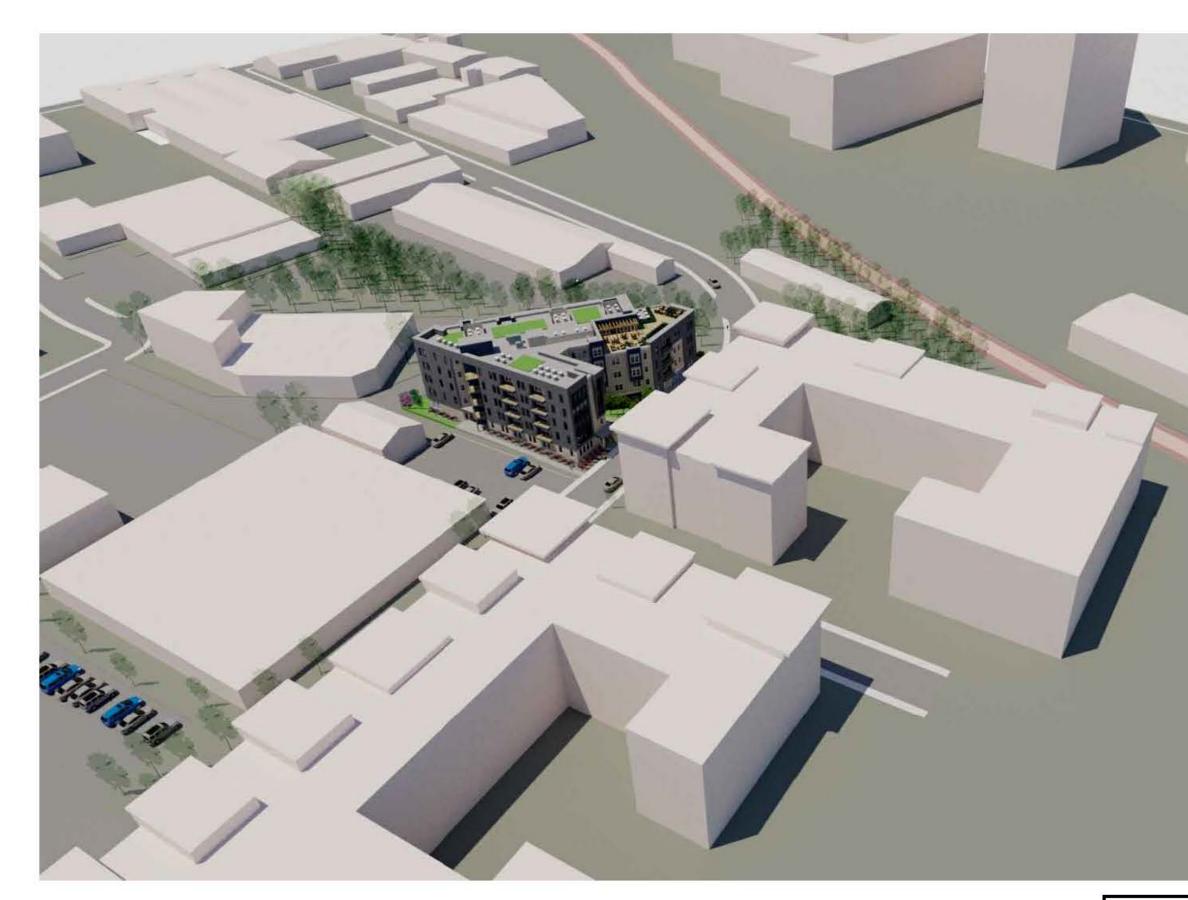




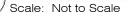
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5/23/2016

# O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE - DESIGN - PLANNING



















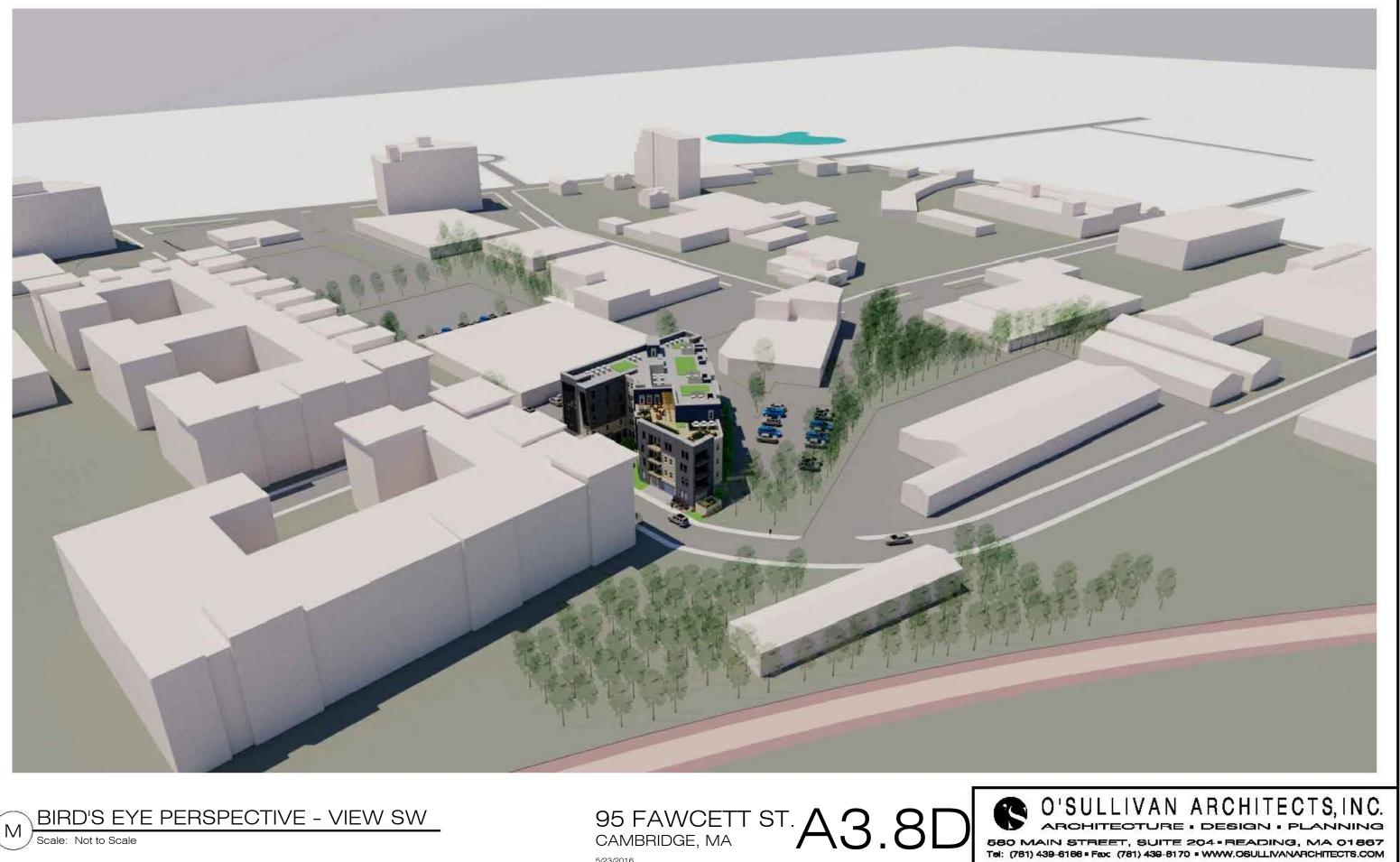
### O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE - DESIGN - PLANNING 3







# O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE - DESIGN - PLANNING







© 2016 O'Sullivan Architects Inc.







Scale: Not to Scale

1



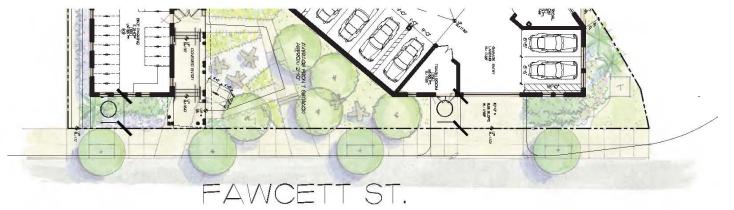


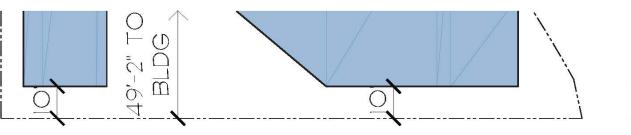


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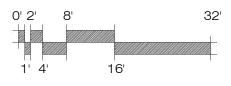
# 10' SETBACK AS PROPOSED











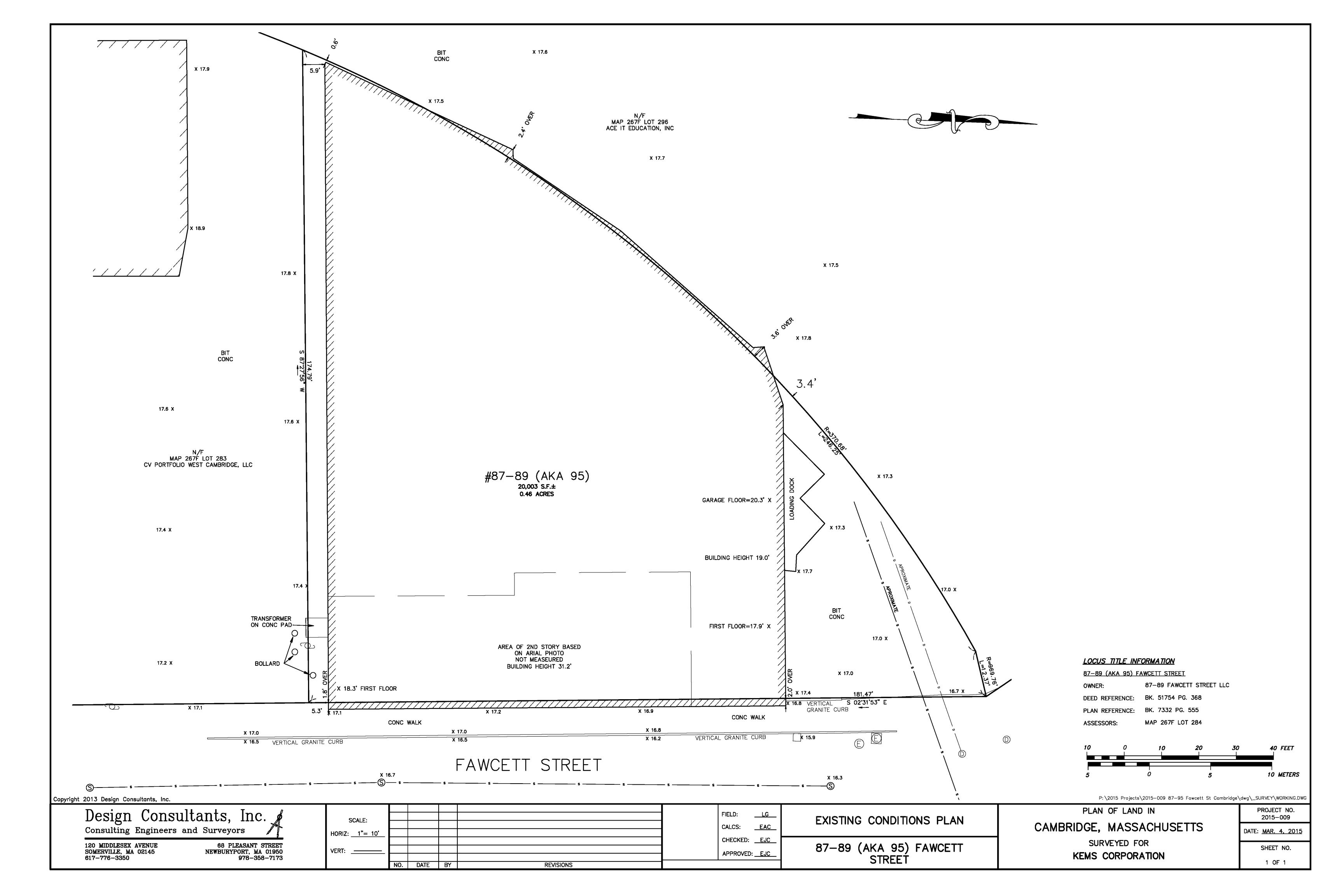
# 15' SETBACK COMPARISON











January 20, 2016

95 Fawcett Street

### Appendix B: Neighborhood Site Map & Photographs:



Aerial view of 95 Fawcett St. Neighborhood



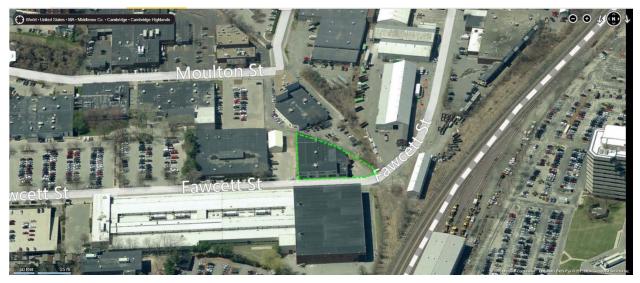
Aerial view of 95 Fawcett St. Site



95 Fawcett Street



Bird's eye view north of 95 Fawcett St. Site

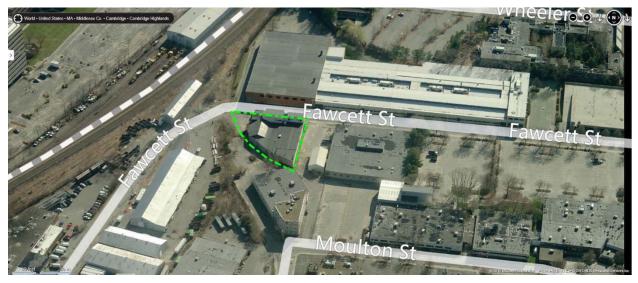


Bird's eye view west of 95 Fawcett St. Site

### 95 Fawcett Street



Bird's eye view south of 95 Fawcett St. Site



Bird's eye view east of 95 Fawcett St. Site

January 20, 2016

### 95 Fawcett Street







View of site looking South

View of site looking South

January 20, 2016

### 95 Fawcett Street



· View of site looking North



View of Atmark across the St.



View up Fawcett St. North

January 20, 2016

### 95 Fawcett Street



Rear of site from Wilson Rd.



Rear of site looking North



Existing Bldg on 95 Fawcett St.

June 13, 2016

95 Fawcett Street - Special Permit #309 & BZA 0105214-2016 Inspectional Services Department 831 Massachusetts Avenue Cambridge, MA 02139 Board of Zoning Appeal Application - BZA 0105214-2016

### ISD Staff,

We are pleased to submit our Board of Zoning Appeal Application Package. Please find attached the required items as outlined in the Procedures and Application Instructions, and as assisted by ISD staff. To help with navigating through the supplied application materials, we have compiled a brief table of contents, structured to follow the guidelines of the BZA Application Form Check List.

Included are:

- 00 Cover Memo
- 01 Application Form, Signed by the Petitioner (x3)
- 02 Dimensional Form
- 03 Supporting Statements
- 04 Application Fee Receipt
- 05 Ownership Certificate, Signed by the Petitioner and Notarized
- 06 Assessor's GIS "Block Map" of the site

07 – Architectural Floor Plans – Dated 5/23/2016 [The same set of drawings, which were submitted and conditionally approved by the Planning Board on 6/7/2016]

08 – Architectural Elevations - Dated 5/23/2016 [The same set of drawings, which were submitted and conditionally approved by the Planning Board on 6/7/2016]

- 09 Certified Plot Plan
- 10 Photographs of the Property

Additional Items attached, intended to supplement the required materials:

- i Onsite Notification Panels Memo
- ii Historic Commission Coordination Memo

Please feel free to contact us with any questions or comments.

Sincerely,

David O'Sullivan, AIA, Principal



### **Donnie Garrity**

From:	Burks, Sarah <sburks@cambridgema.gov></sburks@cambridgema.gov>
Sent:	Tuesday, March 08, 2016 4:05 PM
То:	Donnie Garrity
Subject:	RE: 95 Fawcett St - New Development Project

Hi Donnie,

Charlie indicated he does not find this building significant per the demo review ordinance. So you can proceed with the rest of your permitting and when time comes for the demo permit, I can sign off for Historical.

Sarah

Sarah L. Burks, Preservation Planner Cambridge Historical Commission 831 Massachusetts Ave., 2nd Fl. Cambridge, MA 02139 ph 617-349-4687; fax 617-349-3116; TTY 617-349-6112 http://www.cambridgema.gov/Historic Like us on facebook! Follow us on flickr!

-----Original Message-----From: Donnie Garrity [mailto:noreply-webcontactform@cambridgema.gov] Sent: Monday, March 07, 2016 2:18 PM To: Burks, Sarah <sburks@cambridgema.gov> Subject: 95 Fawcett St - New Development Project

Sender's Email: dgarrity@osullivanarchitects.com Sender's Name: Donnie Garrity Sent from a web contact form at https://www.cambridgema.gov/historic/contactforms/sarahburks

Hello Sarah,

I am following up on a voicemail I just left you, with a quick email message.

Jeff Roberts from CDD asked that we reach out to you, to let you know of a new development project we are working on. We have been working with Liza and Jeff at CDD over the last several months, and have recently got our project to a point where we have submitted our special permit request package for the Planning Staff review. We have been working with several different City Departments, and Jeff asked that we contact you to discuss what you guys may or may not need from us and to familiarize ourselves with the process.

Please feel free to email me or call me with any questions, which ever is more convenient for you. Thanks, Donnie Donnie Garrity, LEED AP O'Sullivan Architects, Inc. T: 781-439-6166 F: 781-439-6170 E: dgarrity@osullivanarchitects.com