



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-010524-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : 95 Fawcett Street LLC- C/O Ed Doherty

PETITIONER'S ADDRESS : 35 Doty Ave Danvers, MA 01923

LOCATION OF PROPERTY : 95 Fawcett St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Office-1 / Alewife
Overlay District-4

REASON FOR PETITION :
New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

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) / Owner)

Edward Doherty
 (Print Name)

Address : 35 Doty Ave

Danvers MA 01923

Tel. No. : 978 360 9558

E-Mail Address : Edoherty@kems corp.com

Date : _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We 95 Fawcett Street, LLC
(OWNER)

Address: 35 Doty Ave, Danvers, MA 01923

State that I/We own the property located at 95 Fawcett Street, which is the subject of this zoning application.

The record title of this property is in the name of 95 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 _____.

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 EDWARD DOHERTY personally appeared before me, this 9th of June, 2016, and made oath that the above statement is true.

William B. McElhiney, II Notary

My commission expires April 22, 2022 (Notary Seal).

WILLIAM B. MCELHINEY, II
Notary Public
Commonwealth of Massachusetts
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.

STATE OF MASSACHUSETTS
DEPARTMENT OF REVENUE

NOTICE TO TAXPAYER

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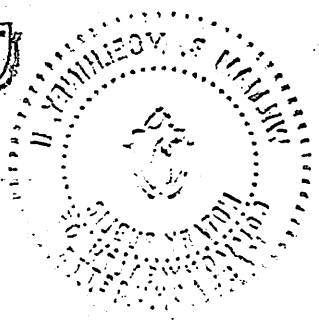
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[Handwritten signature]

WILLIAM B. MCELHINEY, II
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 23, 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 "Planning Board"). Thus, the Appellant is restricted in providing much-needed 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.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

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 ("CDD") 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 ("FPRA"), 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 yard 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 95 Fawcett St Cambridge, MA (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
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.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
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
DIMENSIONAL INFORMATION

APPLICANT: Osullivan Architects, Inc **PRESENT USE/OCCUPANCY:** Warehouse
LOCATION: 95 Fawcett St Cambridge, MA **ZONE:** Office-1 / Alewife Overlay
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	40,300	52,852	53,357	(max.)
<u>LOT AREA:</u>	20,522	20,522	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.96	2.58	2.6	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	NA	466	466	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	181'6"	181'6"	50'	(min.)
DEPTH	120'	120'	50'	
<u>SETBACKS IN FEET:</u>				
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.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	+/-26'	65'	85'	(max.)
LENGTH	142'-35'	108'-28'	NA	
WIDTH	154'	161'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	+/-29.4%	15%	(min.)
<u>NO. OF DWELLING UNITS:</u>	0 - NA	44	44	(max.)
<u>NO. OF PARKING SPACES:</u>	9	44	44	(min./max)
<u>NO. OF LOADING AREAS:</u>	3	0	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	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

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- 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
 Plan No: BZA-010524-2016

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Overlay District-4

REASON FOR PETITION :
 New Structure

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Article 10.000 Section 10.30 (Variance).

Original Signature(s) : 

(Petitioner(s)/ Owner)

Edward Doherty

(Print Name)

Address : 35 Doty Ave

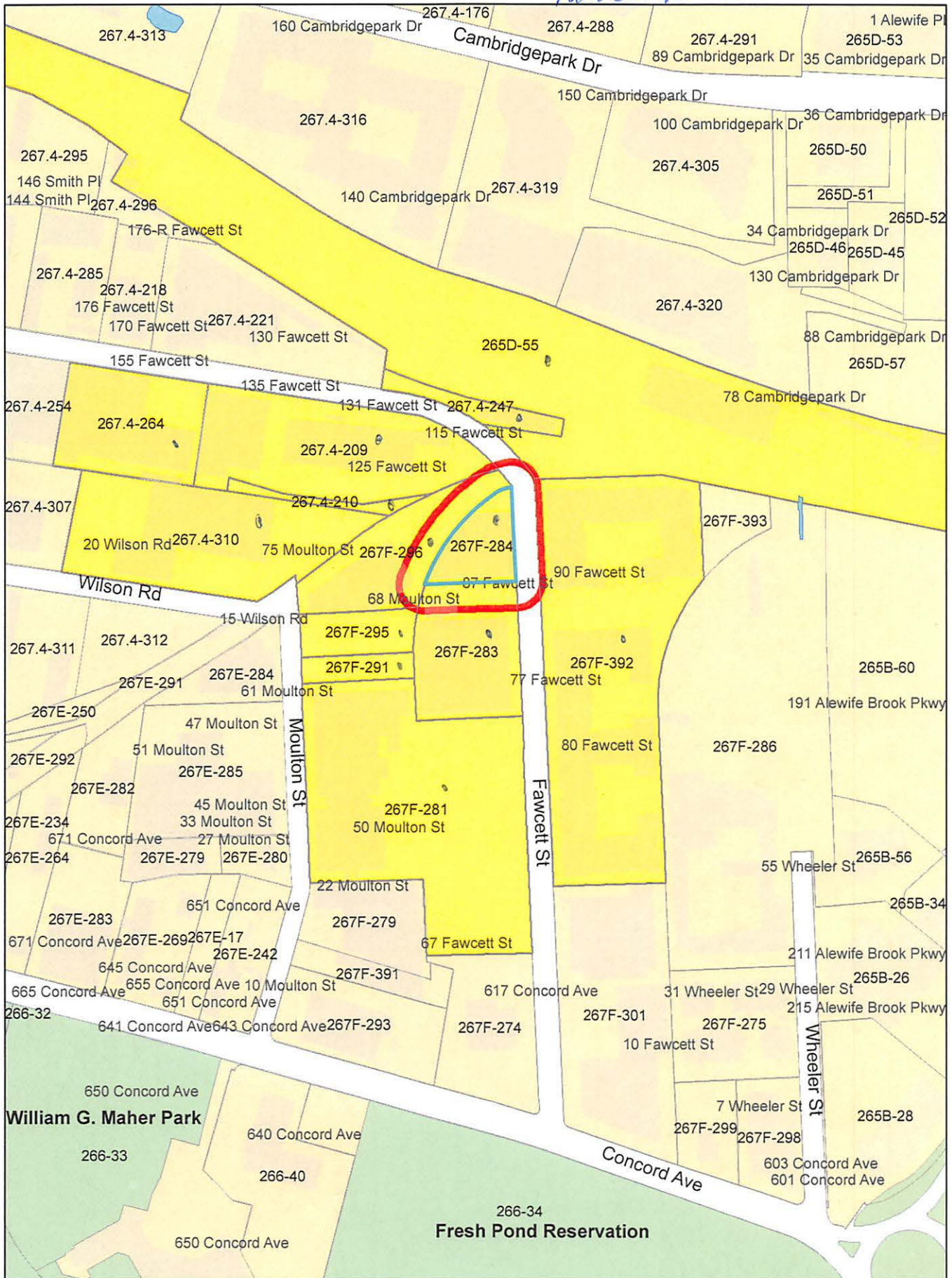
DANVERS MA 01923

Tel. No. : 978 360 3558

E-Mail Address : edoherty@kems corp.com

Date : _____

95 Fawcett St



95 Fawcett St

Petitioners

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

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

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

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

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

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

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

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

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

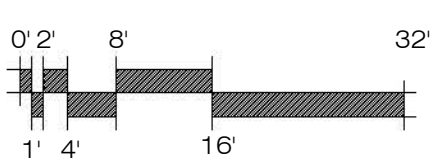
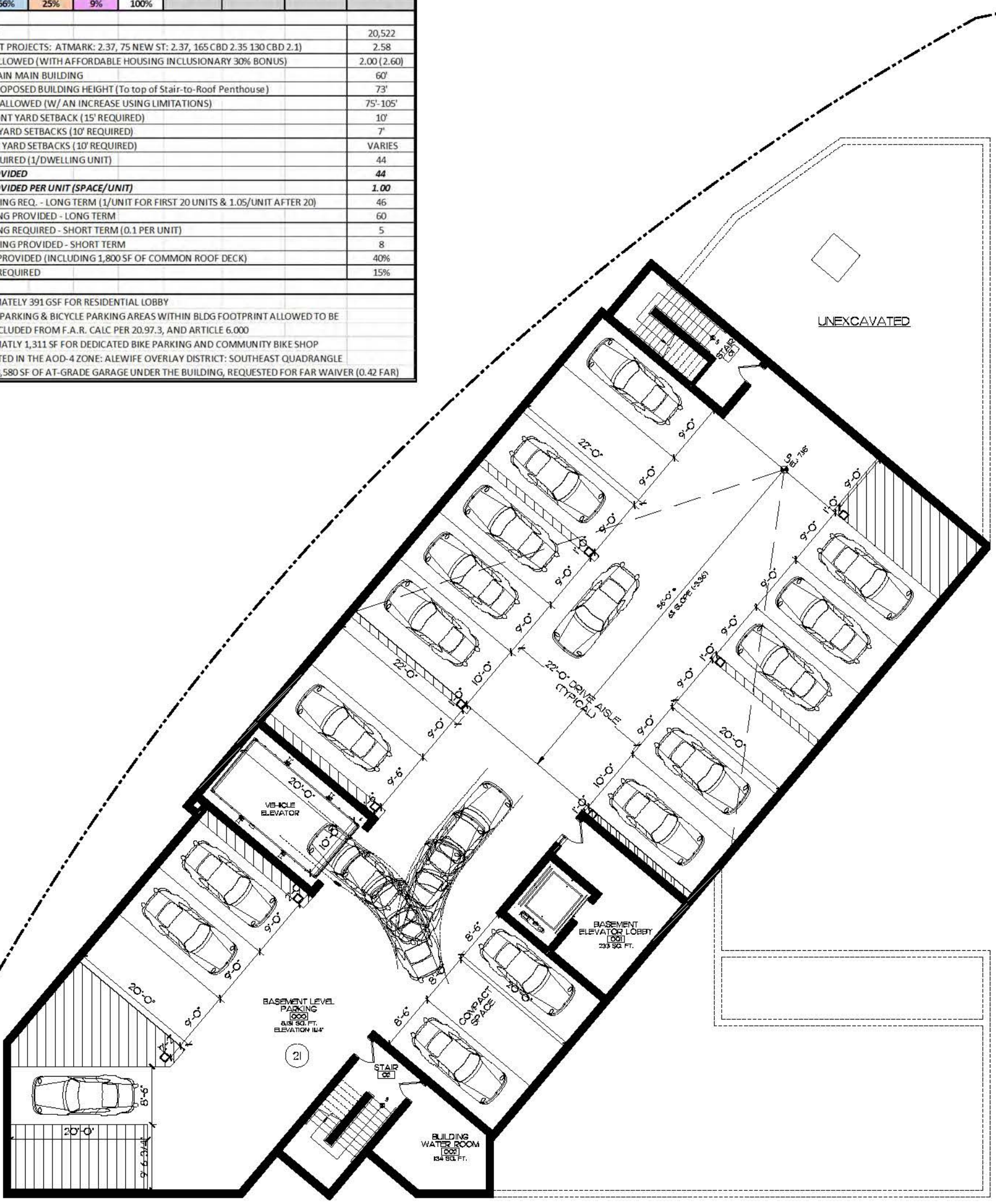
267F-281-283-291-295
CV PORTFOLIO WEST CAMBRIDGE, LLC,
C/O RAYTHEON BBN TECHNOLOGIES
10 MOULTON STREET
CAMBRIDGE, MA 02138

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

FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR 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
% MIX	66%	25%	9%	100%				

TOTAL SITE SF	20,522
F.A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)	2.58
F.A.R. BASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)	2.00 (2.60)
HEIGHT TO MAIN MAIN BUILDING	60'
MAXIMUM PROPOSED BUILDING HEIGHT (To top of Stair-to-Roof Penthouse)	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
20.910.3 - FRONT YARD SETBACK (15' REQUIRED)	10'
20.910.3 SIDE YARD SETBACKS (7' REQUIRED)	7'
20.910.3 REAR YARD SETBACKS (10' REQUIRED)	VARIES
PARKING REQUIRED (1/DWELLING UNIT)	44
PARKING PROVIDED	44
PARKING PROVIDED PER UNIT (SPACE/UNIT)	1.00
BICYCLE PARKING REQ. - LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)	46
BICYCLE PARKING PROVIDED - LONG TERM	60
BICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
BICYCLE PARKING PROVIDED - SHORT TERM	8
OPEN SPACE PROVIDED (INCLUDING 1,800 SF OF COMMON ROOF DECK)	40%
OPEN SPACE REQUIRED	15%

- (1) APPROXIMATELY 391 GSF FOR RESIDENTIAL LOBBY
- (2) AT GRADE PARKING & BICYCLE PARKING AREAS WITHIN BLDG FOOTPRINT ALLOWED TO BE EXCLUDED FROM F.A.R. CALC PER 20.97.3, AND ARTICLE 6.000
- (3) APPROXIMATELY 1,311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP
- (4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE
- (5) APPROX. 8,580 SF OF AT-GRADE GARAGE UNDER THE BUILDING, REQUESTED FOR FAR WAIVER (0.42 FAR)



0 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

A1.0

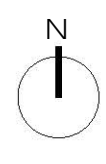
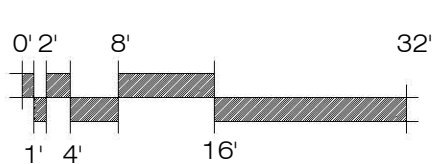
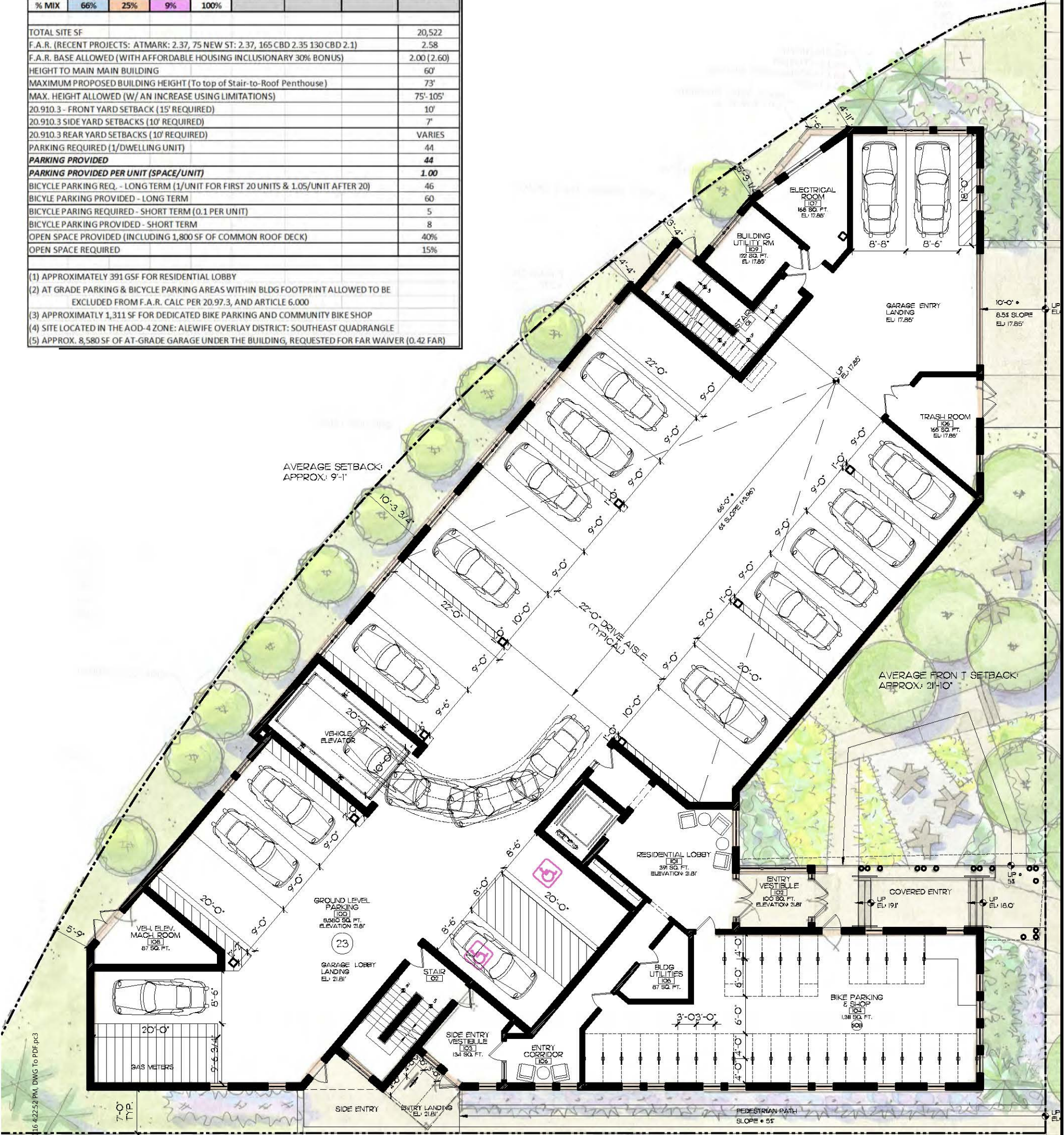
O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • DESIGN • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-8170 • WWW.OSULLIVANARCHITECTS.COM
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K:\Doherty\14055 - 95 Fawcett St\Drawings\Working\14055_95 Fawcett - Floor Plans.dwg, 5/20/2016 2:22:43 PM, DWG To PDF.pc3

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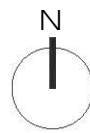
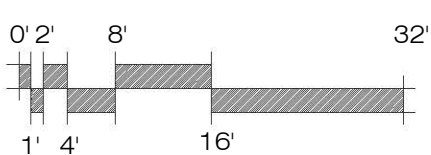
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Tel: (781) 439-6166 • Fax: (781) 439-6170 • WWW.OSULLIVANARCHITECTS.COM
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GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	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
% MIX	66%	25%	9%	100%				

TOTAL SITE SF	20,522
F.A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)	2.58
F.A.R. BASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)	2.00 (2.60)
HEIGHT TO MAIN MAIN BUILDING	60'
MAXIMUM PROPOSED BUILDING HEIGHT (To top of Stair-to-Roof Penthouse)	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
20.910.3 - FRONT YARD SETBACK (15' REQUIRED)	10'
20.910.3 SIDE YARD SETBACKS (10' REQUIRED)	7'
20.910.3 REAR YARD SETBACKS (10' REQUIRED)	VARIES
PARKING REQUIRED (1/DWELLING UNIT)	44
PARKING PROVIDED	44
PARKING PROVIDED PER UNIT (SPACE/UNIT)	1.00
BICYCLE PARKING REQ. - LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)	46
BICYCLE PARKING PROVIDED - LONG TERM	60
BICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
BICYCLE PARKING PROVIDED - SHORT TERM	8
OPEN SPACE PROVIDED (INCLUDING 1,800 SF OF COMMON ROOF DECK)	40%
OPEN SPACE REQUIRED	15%

- (1) APPROXIMATELY 391 GSF FOR RESIDENTIAL LOBBY
- (2) AT GRADE PARKING & BICYCLE PARKING AREAS WITHIN BLDG FOOTPRINT ALLOWED TO BE EXCLUDED FROM F.A.R. CALC PER 20.97.3, AND ARTICLE 6.000
- (3) APPROXIMATELY 1,311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP
- (4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE
- (5) APPROX. 8,580 SF OF AT-GRADE GARAGE UNDER THE BUILDING, REQUESTED FOR FAR WAIVER (0.42 FAR)



2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

5/23/2016

A1.2



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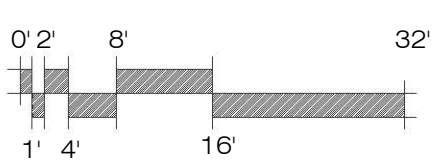
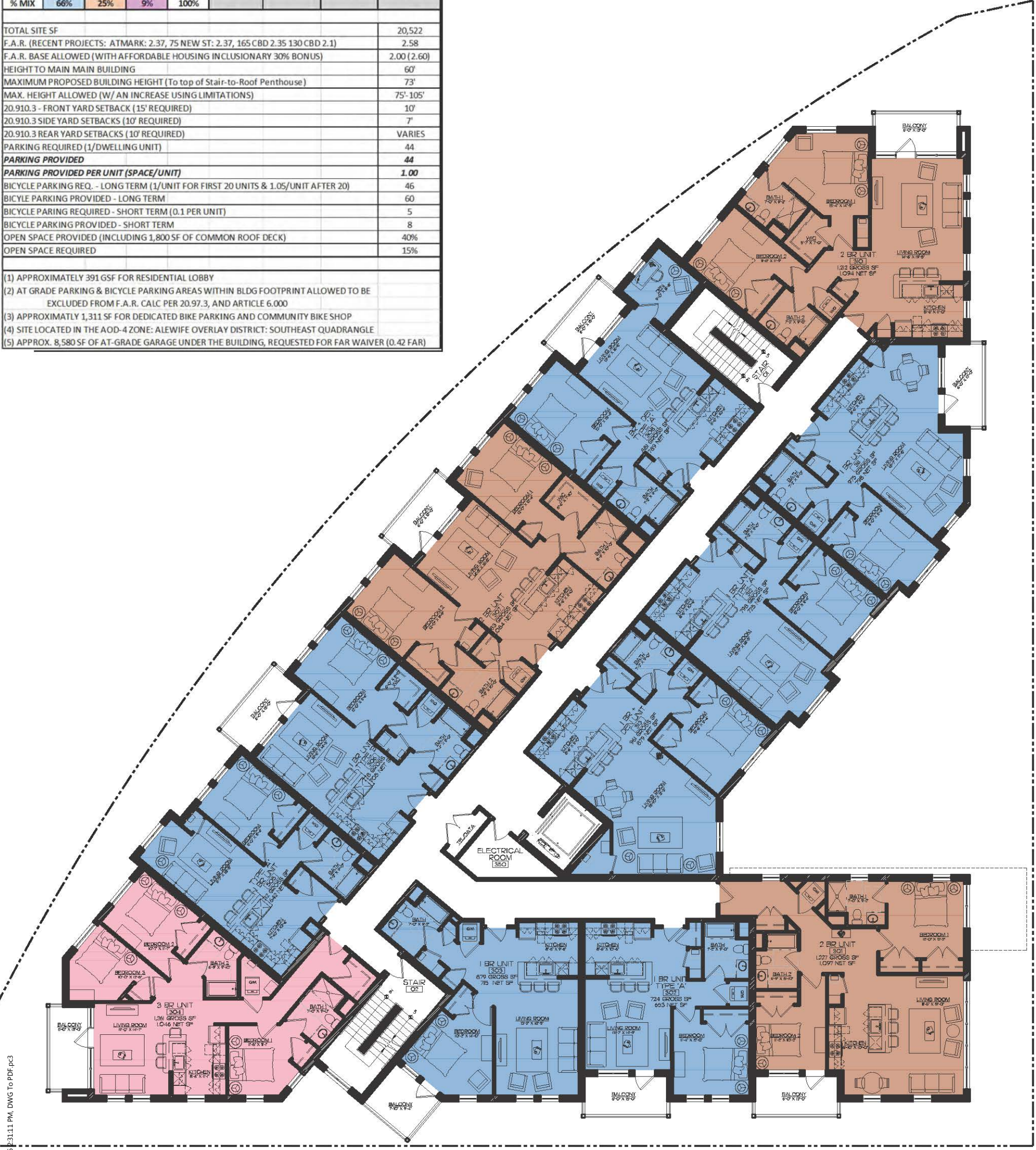
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FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	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
% MIX	66%	25%	9%	100%				

TOTAL SITE SF	20,522
F.A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)	2.58
F.A.R. BASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)	2.00 (2.60)
HEIGHT TO MAIN MAIN BUILDING	60'
MAXIMUM PROPOSED BUILDING HEIGHT (To top of Stair-to-Roof Penthouse)	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
20.910.3 - FRONT YARD SETBACK (15' REQUIRED)	10'
20.910.3 SIDE YARD SETBACKS (10' REQUIRED)	7'
20.910.3 REAR YARD SETBACKS (10' REQUIRED)	VARIES
PARKING REQUIRED (1/DWELLING UNIT)	44
PARKING PROVIDED	44
PARKING PROVIDED PER UNIT (SPACE/UNIT)	1.00
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BICYCLE PARKING PROVIDED - LONG TERM	60
BICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
BICYCLE PARKING PROVIDED - SHORT TERM	8
OPEN SPACE PROVIDED (INCLUDING 1,800 SF OF COMMON ROOF DECK)	40%
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- (5) APPROX. 8,580 SF OF AT-GRADE GARAGE UNDER THE BUILDING, REQUESTED FOR FAR WAIVER (0.42 FAR)



3 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

A1.3

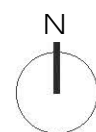
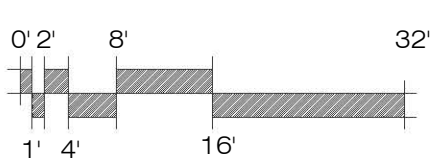
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FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	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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F.A.R. BASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)	2.00 (2.60)
HEIGHT TO MAIN MAIN BUILDING	60'
MAXIMUM PROPOSED BUILDING HEIGHT (To top of Stair-to-Roof Penthouse)	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
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20.910.3 REAR YARD SETBACKS (10' REQUIRED)	VARIES
PARKING REQUIRED (1/DWELLING UNIT)	44
PARKING PROVIDED	44
PARKING PROVIDED PER UNIT (SPACE/UNIT)	1.00
BICYCLE PARKING REQ. - LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)	46
BICYCLE PARKING PROVIDED - LONG TERM	60
BICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
BICYCLE PARKING PROVIDED - SHORT TERM	8
OPEN SPACE PROVIDED (INCLUDING 1,800 SF OF COMMON ROOF DECK)	40%
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- (4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE
- (5) APPROX. 8,580 SF OF AT-GRADE GARAGE UNDER THE BUILDING, REQUESTED FOR FAR WAIVER (0.42 FAR)



4 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

A1.4

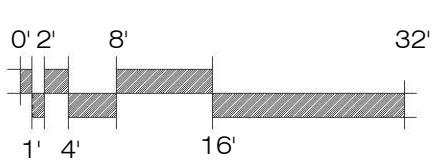
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FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	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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BICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
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- (4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE
- (5) APPROX. 8,580 SF OF AT-GRADE GARAGE UNDER THE BUILDING, REQUESTED FOR FAR WAIVER (0.42 FAR)



5 5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

95 FAWCETT ST.
CAMBRIDGE, MA

A1.5

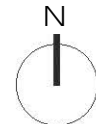
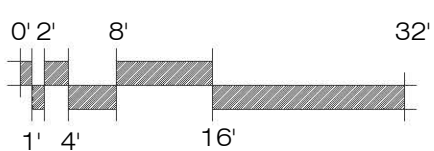
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FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	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
% MIX	66%	25%	9%	100%				

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20.910.3 REAR YARD SETBACKS (10' REQUIRED)	VARIES
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PARKING PROVIDED	44
PARKING PROVIDED PER UNIT (SPACE/UNIT)	1.00
BICYCLE PARKING REQ. - LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)	46
BICYCLE PARKING PROVIDED - LONG TERM	60
BICYCLE PARKING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
BICYCLE PARKING PROVIDED - SHORT TERM	8
OPEN SPACE PROVIDED (INCLUDING 1,800 SF OF COMMON ROOF DECK)	40%
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6

ROOF FLOOR PLAN
SCALE: 1/16" = 1'-0"

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95 FAWCETT ST.
CAMBRIDGE, MA

5/23/2016

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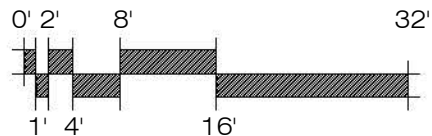
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BUILDING ELEVS
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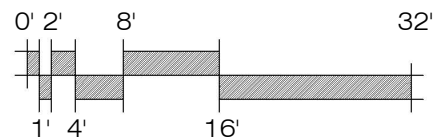
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BUILDING ELEVS
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A3.2

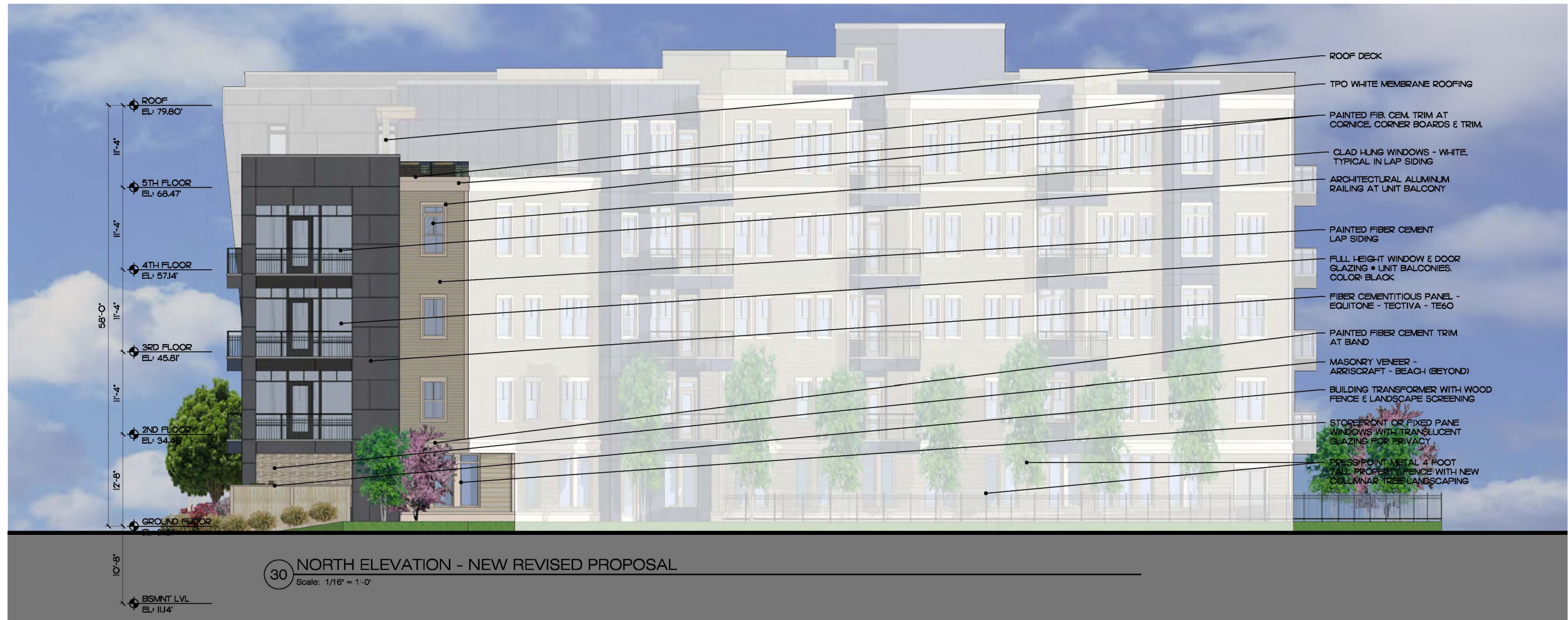
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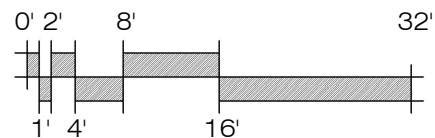
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E BUILDING ELEVS
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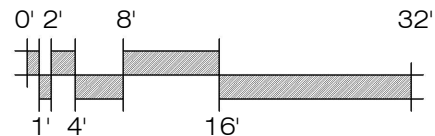
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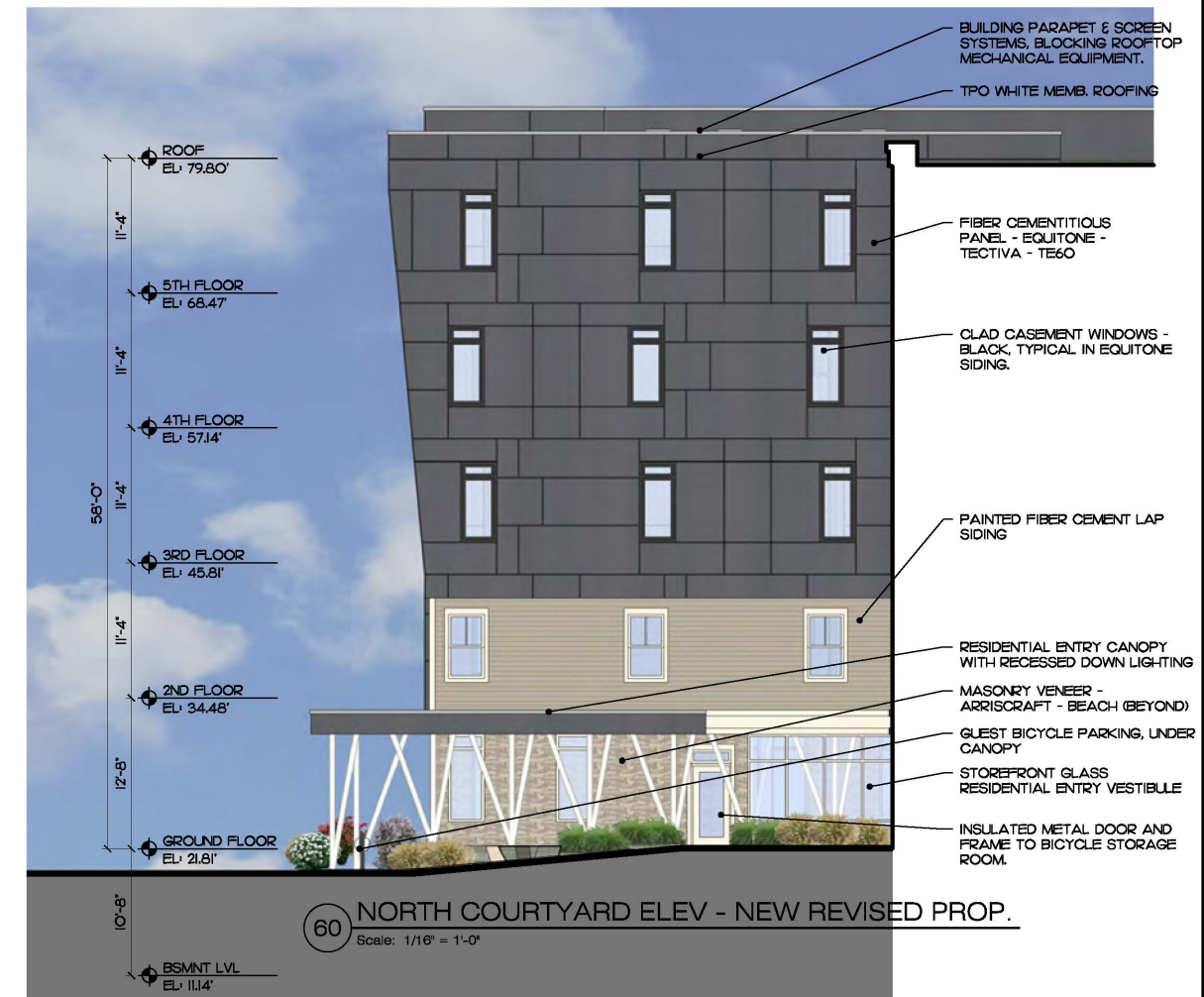


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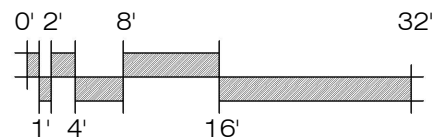
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A3.5

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BUILDING PERSP.
 Scale: Not to Scale

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 CAMBRIDGE, MA

A3.6

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M BUILDING PERSP.
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A3.7

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BIRD'S EYE PERSPECTIVE - VIEW NW

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BIRD'S EYE PERSPECTIVE - VIEW NE

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BIRD'S EYE PERSPECTIVE - VIEW SE

Scale: Not to Scale

95 FAWCETT ST.
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A3.8C

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BIRD'S EYE PERSPECTIVE - VIEW SW

Scale: Not to Scale

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POCKET PARK PERSPECTIVES

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5/11/13/2016

A3.9



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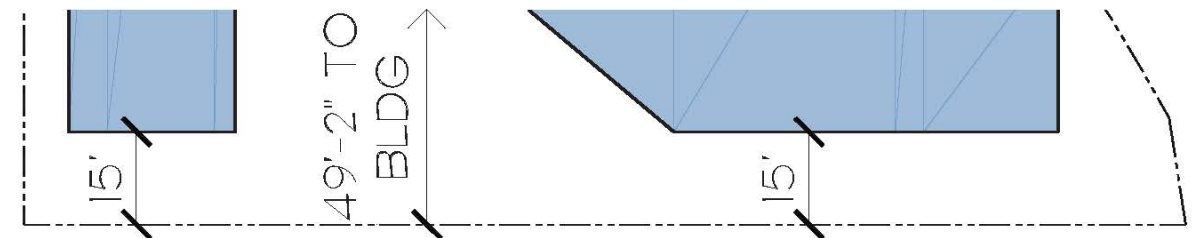
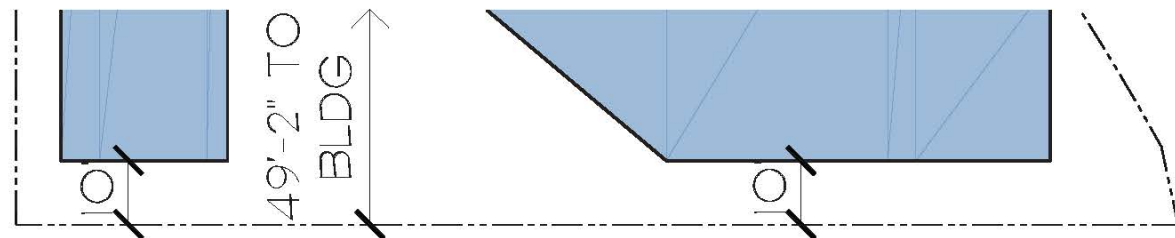
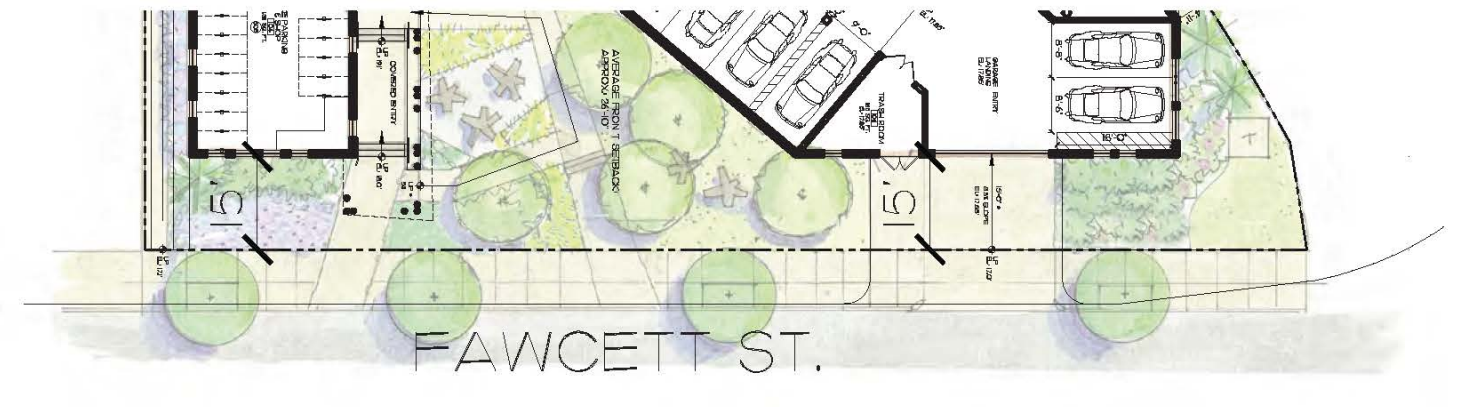
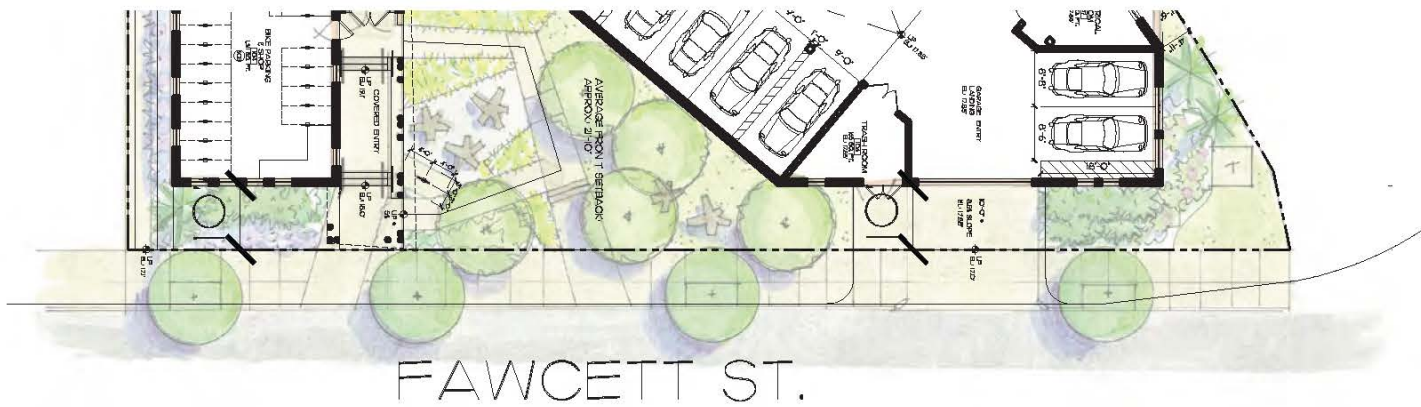
580 MAIN STREET, SUITE 204 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • WWW.OSULLIVANARCHITECTS.COM

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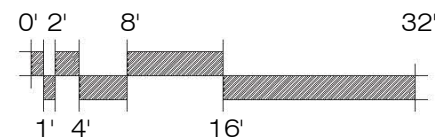
10' SETBACK AS PROPOSED



15' SETBACK COMPARISON



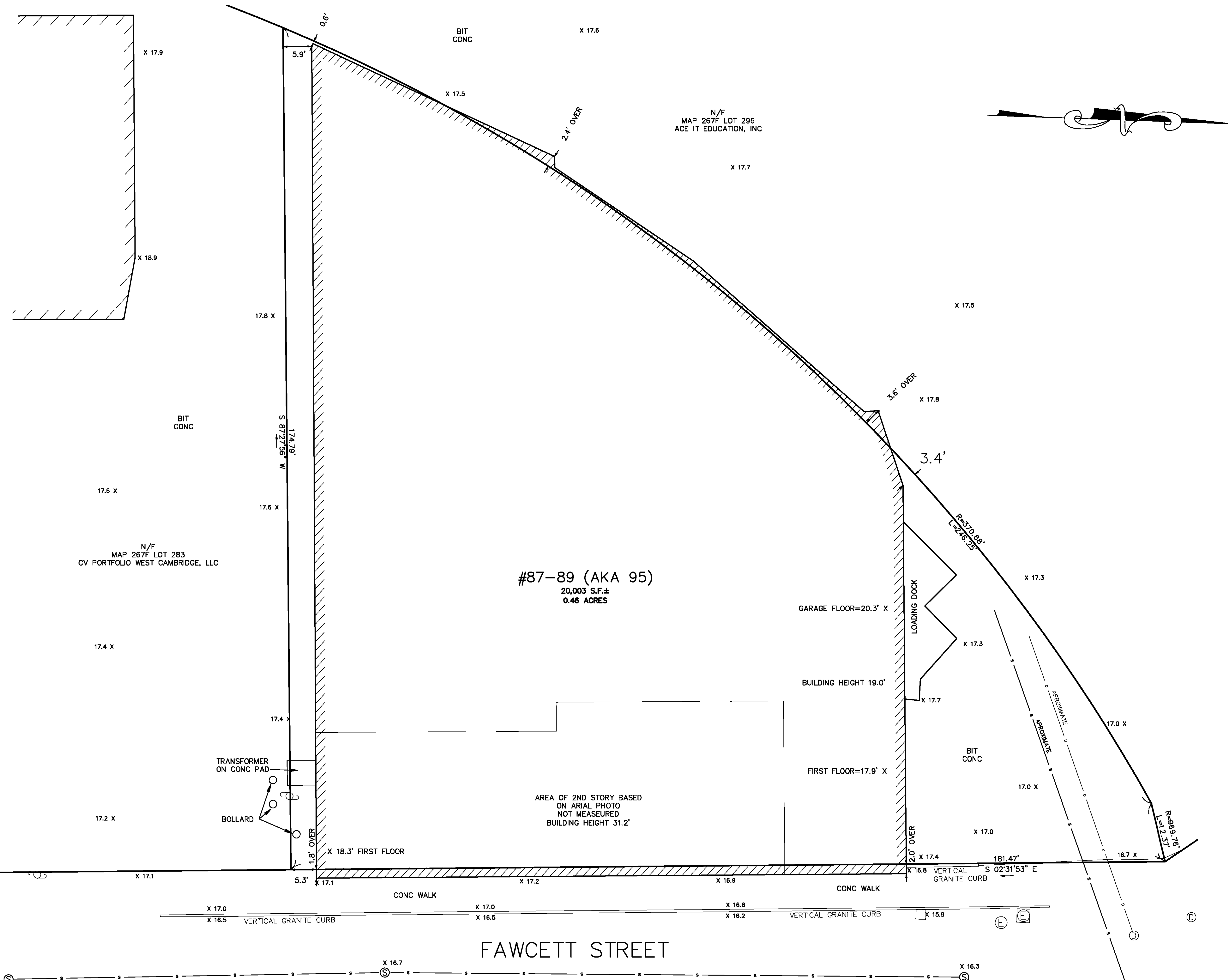
M BUILDING PERSP.
Scale: Not to Scale



95 FAWCETT ST. CAMBRIDGE, MA **A3.10**

5/23/2016

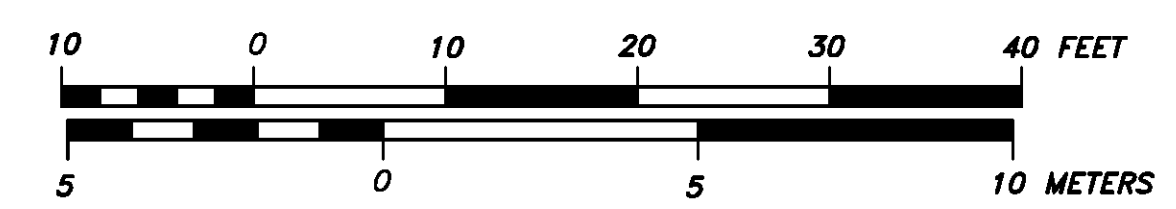
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#87-89 (AKA 95)
20,003 S.F.±
0.46 ACRES

AREA OF 2ND STORY BASED
ON ARIAL PHOTO
NOT MEASURED
BUILDING HEIGHT 31.2'

LOCUS TITLE INFORMATION
87-89 (AKA 95) FAWCETT STREET
OWNER: 87-89 FAWCETT STREET LLC
DEED REFERENCE: BK. 51754 PG. 368
PLAN REFERENCE: BK. 7332 PG. 555
ASSESSORS: MAP 267F LOT 284



Copyright 2013 Design Consultants, Inc.

P:\2015 Projects\2015-009 87-95 Fawcett St Cambridge\dwg_SURVEY\WORKING.DWG

Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
88 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:			
HORIZ: 1" = 10'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: EAC
CHECKED: EJC
APPROVED: EJC

EXISTING CONDITIONS PLAN
87-89 (AKA 95) FAWCETT STREET

PLAN OF LAND IN
CAMBRIDGE, MASSACHUSETTS
SURVEYED FOR
KEMS CORPORATION

PROJECT NO.
2015-009
DATE: MAR. 4, 2015
SHEET NO.
1 OF 1

95 Fawcett Street

Appendix B: Neighborhood Site Map & Photographs:



Aerial view of 95 Fawcett St. Neighborhood



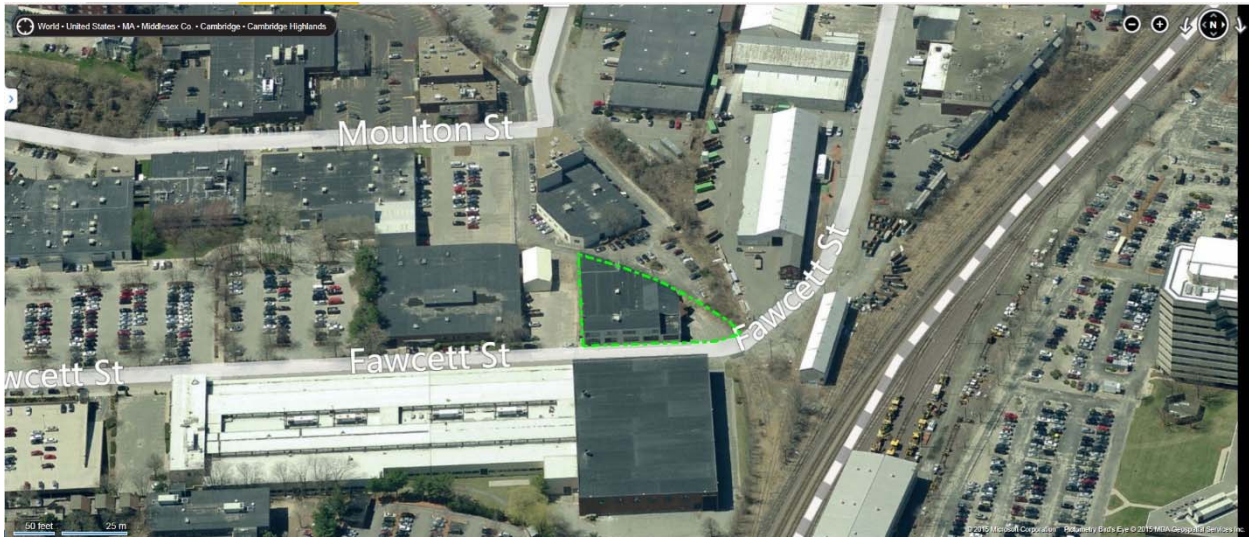
Aerial view of 95 Fawcett St. Site



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



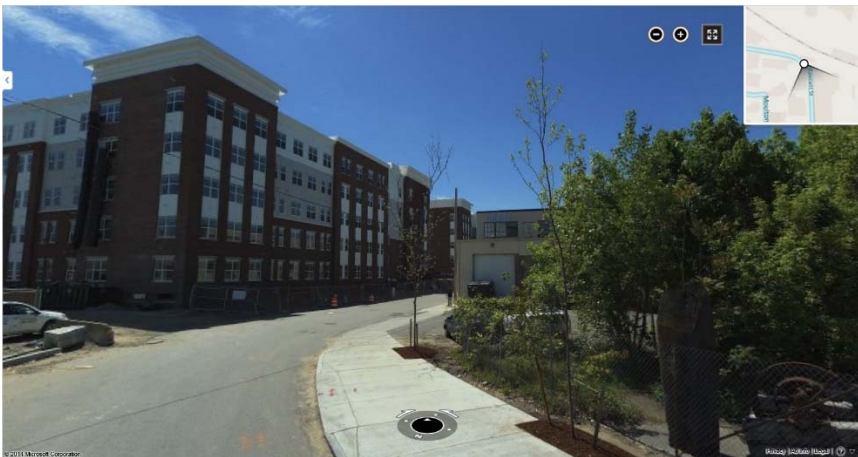
95 Fawcett Street



Fawcett St.,view North from site



View of site looking South



View of site looking South



95 Fawcett

January 20, 2016

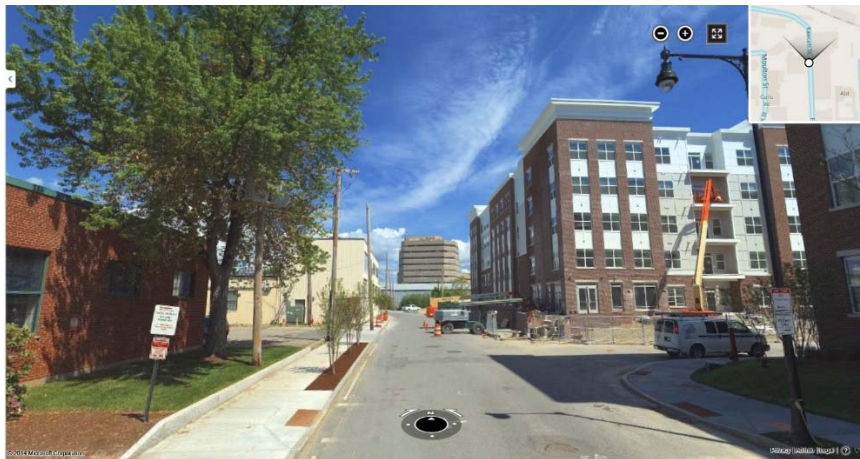
95 Fawcett Street



View of site looking North



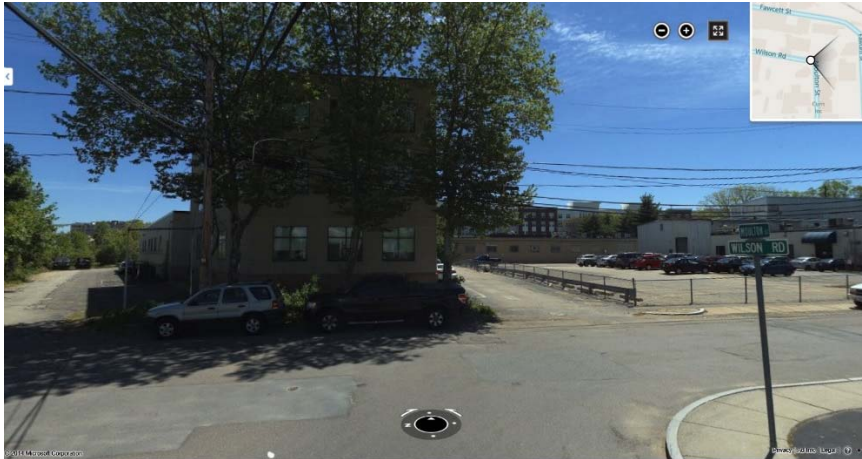
View of Atmark across the St.



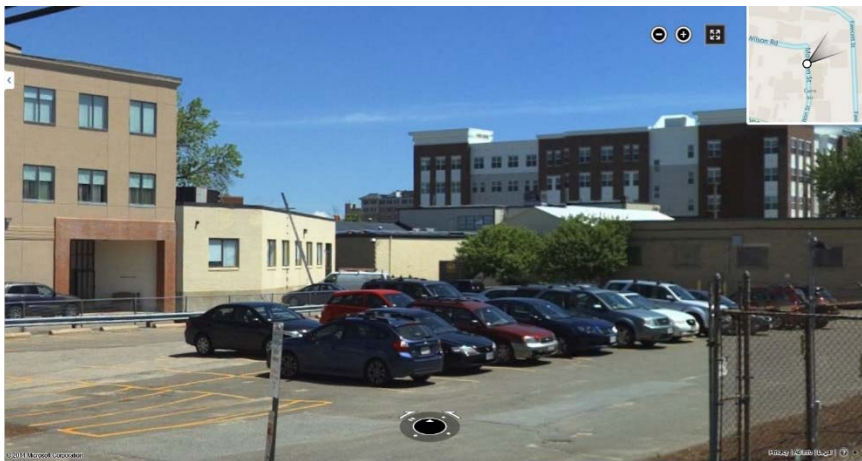
View up Fawcett St. North



95 Fawcett Street



Rear of site from Wilson Rd.



Rear of site looking North



Existing Bldg on 95 Fawcett St.



95 Fawcett

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>
Sent: Tuesday, March 08, 2016 4:05 PM
To: 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>
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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