



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

BZA APPLICATION FORM

Plan No: BZA-015542-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Ryan Mador

PETITIONER'S ADDRESS : 80 Cambridgepark Drive Cambridge, MA 02140

LOCATION OF PROPERTY : 80 Cambridgepark Dr Cambridge, MA 02138

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Office-2A Zone

REASON FOR PETITION :
Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :
Exceeds height limit of 20 feet above 2nd floor sill.

SECTIONS OF ZONING ORDINANCE CITED :
Article 7.000 Section 7.16.22.C (Wall Sign).

Original Signature(s) :

Ryan Mador

(Petitioner(s) / Owner)

Ryan Mador

(Print Name)

Address : 80 Cambridgepark Dr.

Cambridge, MA 02140

Tel. No. : 508-212-1549

E-Mail Address : RMador@hanoverco.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 88 CAMBRIDGE PARK LIMITED PARTNERSHIP
(OWNER)

Address: 5847 San Felipe, Suite 3600, Houston, TX 77057

State that I/We own the property located at 80 Cambridgepark Drive, which is the subject of this zoning application.

The record title of this property is in the name of 88 Cambridge Park Limited Partnership, a Delaware limited partnership

*Pursuant to a deed of duly recorded in the date 10/21/2015, Middlesex South County Registry of Deeds at Book 66255, Page 105; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

88 Cambridge Park Limited Partnership
By: 88 CP G.P. LLC, its general partner
Kathy K. Binford
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

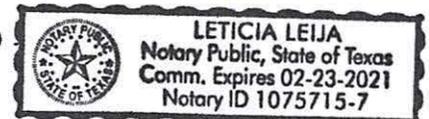
*Written evidence of Agent's standing to represent petitioner may be requested.

State of Texas
~~Commonwealth of Massachusetts~~, County of Harris

The above-name Kathy K. Binford personally appeared before me, this 2nd of February, 2018, and made oath that the above statement is true.

Leticia Leija Notary

My commission expires 02-23-2021 (Notary Seal)



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

Notary ID 1072712-7
Comm. Expires 02-23-2021
Notary Public State of Texas
LETICIA LEILA



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 site has no frontage on Cambridgepark Drive due to the lot layout. There are apartment and office buildings directly to the North. An Apartment building directly to the West. Train tracks directly to the South and a vehicular bridge directly to the East. A wall mounted sign below 20' would not be visible to any prospective tenants making the project's identity difficult to attract residents and create a viable residential development.

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:

As mentioned above, the lot layout is located such that is blocked in by other structures on 3 sides, and train tracks on the 4th side. These adjacent structures and conditions block visibility for the site.

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

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

The proposed sign does not detriment the public in any way because it would not cast any shadows on adjacent properties. The sign will also not cast any light bleed onto adjacent properties. The proposed sign design has been carefully and tastefully designed to match the unique and modern architecture of the building. We believe the sign will significantly enhance the public good by continuing with the improvement of the redevelopment of an existing surface parking lot and creating an attractive housing opportunity.

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

The design continues with the enhancement of the Alewife district area and helps promote a beautiful residential & mixed use project that promotes walking, biking, & use of public transit. The proposed sign will help ensure the success of this residential apartment project and the greater Alewife area that is rapidly improving and evolving.

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



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 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2018 FEB -6 AM 11:31

BZA APPLICATION FORM
GENERAL INFORMATION

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-015542-2018

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 Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :
 Exceeds height limit of 20 feet above 2nd floor sill.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 7.000 Section 7.16.22.C (Wall Sign).

Original Signature(s) : *R. Mador*
 (Petitioner(s) / Owner)

 Ryan Mador
 (Print Name)

Address : 80 Cambridgepark Dr.
 Cambridge, MA 02140

Tel. No. : 508-212-1549

E-Mail Address : RMador@hanoverco.com

Date : _____



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 80 Cambridgepark Drive

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.**
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date February 2, 2018

Received by Uploaded to Energov Date February 2, 2018
Relationship to project BZA 15542-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

80 Cambridgepark Dr.
DMA - 01554A - 2018





**NOW
LEASING**

617.209.3089

HanoverAveVla.com



**NOW
LEASING**

617.209.3089

HanoverAlewife.com





SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: "HANOVER CAMBRIDGE PARK"

Applicant (name and address) 98 Cambridge Park Limited Partnership
5847 San Felipe, Suite 3600, Houston, TX 77057

Signature R. M.

Telephone: 508-212-1549 FAX: _____

Location of Premises: 80 Cambridge Park Drive

Zoning District: Office 2A Overlay District: AOD-6

Date Application Submitted: 1/23/18

Sketch of Sign Enclosed: Yes No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!

Copies: ISD City Clerk* CDD Applicant Historical Com.

*Any sign or portion of a sign extending more than **six (6) inches** into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.

Proposed WALL Sign

Area in Square feet: 60 Dimensions: 1'-10-1/2" X 31'-1/2"

Illumination: Natural Internal External

Height (from ground to the top of the sign): 65'

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) . Area of signs allowed accessory to store: outside (1 x a) , behind windows (0.5 x a) . Area of all existing signs on the store front to remain (including any freestanding sign): . Area of additional signs permitted: .

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) 388'. Area of signs allowed accessory to the building facade: outside (1 x a) 388, behind windows (0.5 x a) 194. Area of all existing signs on the building facade to remain (including any freestanding sign): N/A - New Construction. Area of additional signs permitted: .

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)
AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES NO

Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: Sections 7.16.22. C wall sign

COMMENTS: exceeds height limit of 20 ft of second floor sill line

Date: 1/25/18 CDD Representative [Signature]



NATURALGRAPHICSINC
6376 Alder Houston, TX 77081
P: 713 661 5075 | F: 713 661 3369

Project: Hanover Cambridge Park
Location: Cambridge, MA
Client: The Hanover Company
AE/PC: JA/TM
Date: 28 Sept 2017
Scale:
Designer: DA

Fonts:

Paint Colors:

Production Notes:

Revisions:



OWNERSHIP OF DOCUMENTS: Drawings and specifications as instruments of service are the property of Natural Graphics Inc., whether the work for which they are made be executed or not, and are not to be used on any other work, in whole or in part except by agreement with Natural Graphics Inc.

APPROVED BY: _____

DATE: _____

Sheet: 01
Drawing: Wall ID



NATURALGRAPHICSINC
 6376 Alder Houston, TX 77081
 P: 713 661 5075 | F: 713 661 3369

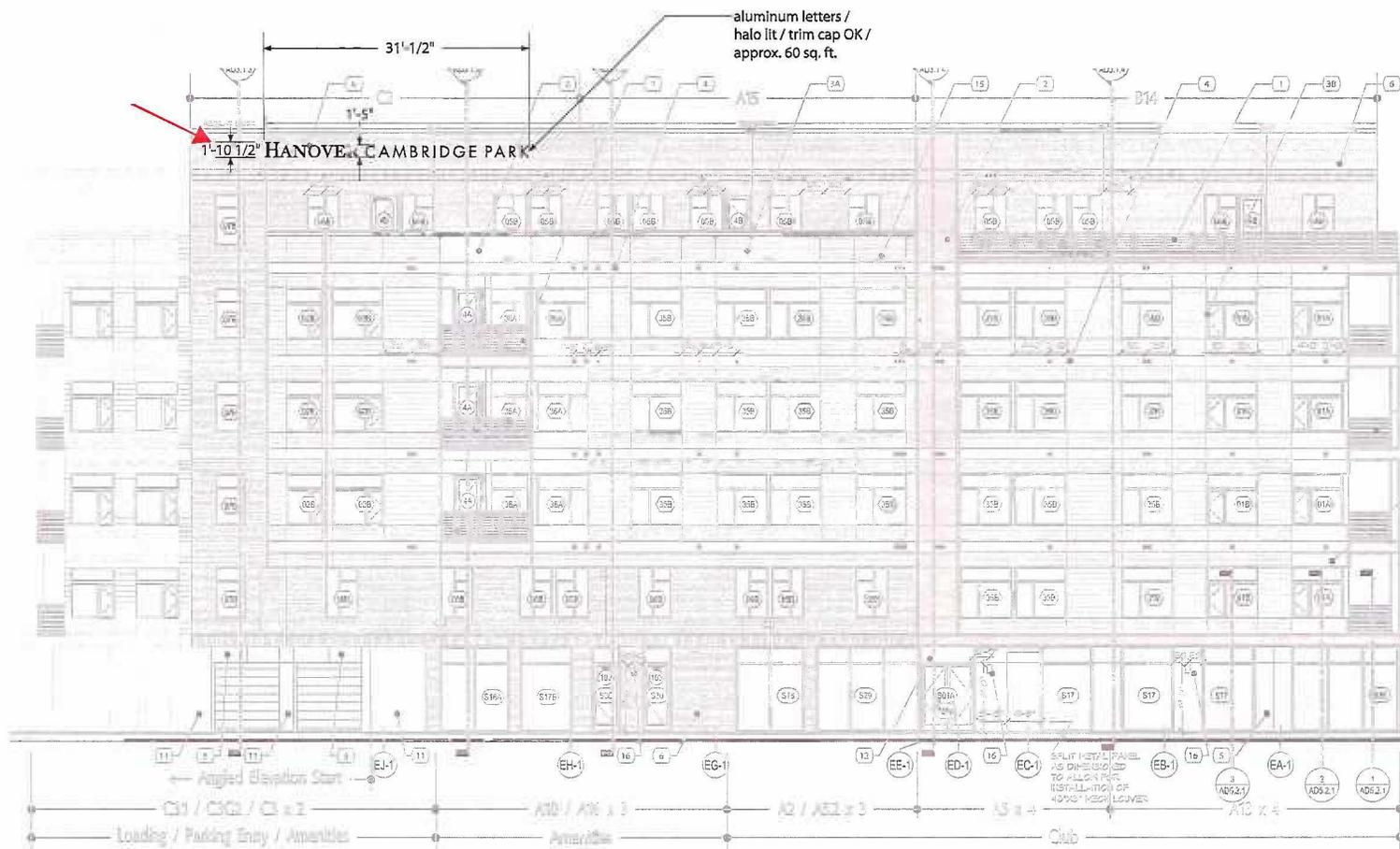
Project: Hanover Cambridge Park
 Location: Cambridge, MA
 Client: The Hanover Company
 AE/PC: JA/TM
 Date: 28 Sept 2017
 Scale: 3/16 in = 1 ft
 Designer: DA

Fonts:

Paint Colors:

Production Notes:

Revisions:
 12.19.17 DA



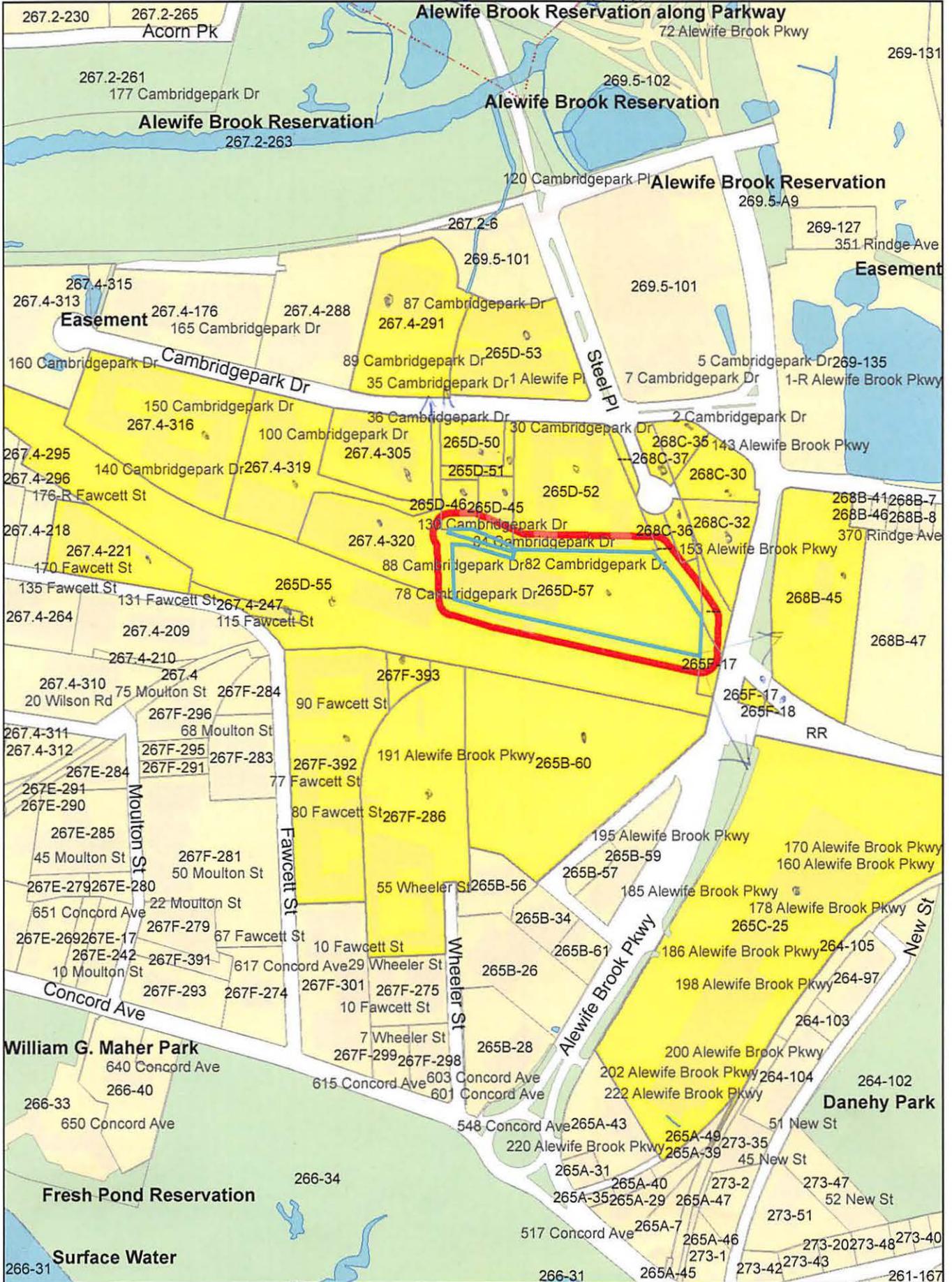
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APPROVED BY: _____

DATE: _____

Sheet: 01.2
 Drawing: Wall ID

80 Cambridgepark Dr.



80 Cambridge Pk. Dr.

Petitioner

265B-60
BOSTON EDISON COMPANY
C/O NSTAR ELECTRIC COMPANY
P.O. BOX 270, PROPERTY TAX DEPT
HARTFORD, CT 06141

265C-25
THE FRESH POND MALL LIMITED PARTNERSHIP
545 CONCORD AVE. SUITE 400
CAMBRIDGE, MA 02138

RYAN MADOR
80 CAMBRIDGE PARK DRIVE
CAMBRIDGE, MA 02140

265D-45-46-50-51
PROPERTIES AT CAMBRIDGE PARK LLC,
36 CAMBRIDGE PARK DRIVE
CAMBRIDGE, MA 02140

265D-55/265F-18/268C-36-37
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

267.4-320
130 CPD APARTMENTS LIMITED PARTNESHIP C/O THE
HANOVER COMPANY
ATTN: EARL SMALLEY
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057

267F-393
ONA II WHEELER, LLC
C/O O'CONNOR CAPITAL PARTNERS
535 MADISON AVENUE, 23RD FL
NEW YORK, NY 10022

265D-52
HART CAMBRIDGE LLC
C/O HEITMAN CAPITAL MANAGEMENT LLC,
191 NORTH WACKER DRIVE. SUITE 2500
CHICAGO, IL 60606

265F-17
MASSACHUSETTS COMMONWEALTH
OF STATE HOUSE
BOSTON, MA 02133

265D-57
88 CAMBRIDGE PARK LIMITED PARTNERSHIP
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057

267F-392
FORT POINT INVESTMENTS, LLC
C/O AEW CAPITAL MANAGEMENT, LP
TWO SEAPORT LANE
BOSTON, MA 02210

267F-286
55-9 WHEELS OWNER, LLC
7121 FAIRWAY DR., SUITE 410
PALM BEACH GARDENS, FL 33418

268B-45
RINDGE TOWERS APARTMENTS LLC
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

268C-30-35
APPLETREETWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST
NEWTON CENTER, MA 02459

268C-32
SWEETWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST.
NEWTON CENTER, MA 02459

267.4-305
100 CAMBRIDGE PARK INVESTORS LLC C/O
MORGAN STANLEY REAL ESTATE ADVISOR
1585 BROADWAY 37TH FLR
NEW YORK, NY 10036

267.4-316
IMP WINDSOR AT CAMBRIDGE PARK LLC
C/O GID INVESTMENT ADVISERS LLC
125 HIGH ST., HIGH ST TOWER 27TH FL
BOSTON, MA 02110

267.4-319
SPUS7 150 CAMBRIDGE PARK LP
C/O CBRE-NEW ENGLAND
150 CAMBRIDGE PARK DRIVE
CAMBRIDGE, MA 02140

267.4-221
IVANOVIC, LUDMILLA R. L.,
TR. OF 130 FAWCETT STREET REALTY TRUST
76 POWDER HOUSE ROAD
MEDFORD, MA 02155

267.4-247
BELAM REALTY LLC.
15 WARD ST
SOMERVILLE, MA 02143

267.4-291
CPI/KING 87 CPD OWNER, LLC
200 CAMBRIDGE PARK DR
CAMBRIDGE, MA 02140

265D-53
DIV 35 CPD, LLC
125 HIGH ST. 21ST FLOOR
BOSTON, MA 02110