

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

BZA APPLICATION FORM

Plan No:

BZA-007632-2015

GENERAL INFORMATION

Special Peri	7 - 10 M. CHOLL 70 W. LON	Variance : √		Appeal:	
PETITIONER	R: Lotus Ha	rvard Enterprise, LLC - C/C) James J. Raffer	ty	
PETITIONER	R'S ADDRESS :	675 Massachusetts Avenue	Cambridge, MA 02	2139	
OCATION	OF PROPERTY :	1699 Massachusetts Ave Ca	mbridge, MA		
YPE OF O	CCUPANCY:		ZONING DISTRICT :	BA-2/Res B/Mass Ave	
REASON FO	OR PETITION:		James J. Rafferty Cambridge, MA 02139 bridge, MA ONING DISTRICT: BA-2/Res B/Mass Overlay accessory parking garage in area of		
	New S	tructure			
DESCRIPTION	ON OF PETITIONER	R'S PROPOSAL :			
	r seeks to loo Residence B.	cate portion of below grade	accessory parking	ng garage in area of	
roc zonec	Residence D.				
SECTIONS	OF ZONING ORDIN				
Article 4	ticle 4.000 Section 4.31.G (Multi-Family Dwelling).				
Article 1	10.000	Section 10.30 (Variance).			
		Original Signature(s) :			
				(Print Name)	
		Address:	675 Massachusett	s Avenue	
			Cambridge, MA 02	2139	
		Tel. No.:	(617) 492-4100		
		E-Mail Add	iress: <u>irafferty@ada</u>	msrafferty.com	
Date: 7	/20/15				

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal
Lotus Harvard Enterprise, LLC (Owner or Petitioner)
Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139
Location of Premises: 1699 Massachusetts Avenue
the record title standing in the name of <u>Lotus Harvard Enterprise</u> , <u>LLC</u>
whose address is <u>1712 Massachusetts Avenue, Cambridge MA 02138</u>
(Street) (City or Town) (State & Zip Code)
by a deed duly recorded in the Middlesex South County Registry of Deeds in
Book <u>48833</u> Page <u>336</u> or Registry
District of Land Court Certificate No Book Page
Lownery Seto
On this $\frac{1}{2}$ day of July, 2015, before me, the undersigned notary public, personally appeared $\frac{1}{2}$ by $\frac{1}{2}$ proved to me through satisfactory evidence of identification, which were $\frac{MA}{DL}$, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.
1/8/28
Notary Public
MARC SKORUPSKI Notary Public, Commonwealth of Massachusetts My Commission Expires October 14, 2016 My Commission Expires October 14, 2016

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DIMENSIONAL INFORMATION

APPLICANT: J	James Rafferty, Esq. PRESENT USE/OCCUPANCY:							
LOCATION: 1	699 Massachusetts A	ve Cambridge, MA	z	ONE :	BA-2/Res	B/Mass	Ave	Overlay
PHONE :		REQUESTED USE	OCCUPANCY:	multi-family				
		EXISTING CONDITIONS	REQUESTED CONDITIONS		ORDINANO REQUIREN	_ ,		
TOTAL GROSS FI	LOOR AREA:	0	18,361*		20,64	13*		(max.)
LOT AREA:		13,044	no change		500	0		(min.)
RATIO OF GROSS TO LOT AREA: 2		0	1.4*	_	1.58	}*		(max.)
LOT AREA FOR E	EACH DWELLING UNIT:	0	815**		8003	*		(min.)
SIZE OF LOT:	WIDTH	88.5'	no change	_	none/	50'		(min.)
	DEPTH	152'	no change		N/F	<u> </u>		
SETBACKS IN FE	EET: FRONT	N/A	0	_	0			(min.)
	REAR	N/A	50'		251			(min.)
	LEFT SIDE	N/A	10'	_	10			(min.)
	RIGHT SIDE	N/A	10'		10			(min.)
SIZE OF BLDG.	HEIGHT	N/A	42'		45'/3	35'		(max.)
	LENGTH	N/A	117'		N/F	<u> </u>		
	WIDTH	N/A	57'		N/Z	١		
RATIO OF USABLE OPEN SPACE TO LOT AREA:		N/A	41	_	none	40		(min.)
NO. OF DWELLIN	NG UNITS:	0	20*		21,	·		(max.)
NO. OF PARKING SPACES:		45	20	_	20		(min	./max)
NO. OF LOADING AREAS:		N/A	N/A		N/7	1		(min.)
DISTANCE TO NE	EAREST BLDG.	N/A	N/A		N/I	1		(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.

ON SAME LOT:

- 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') 2. DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

^{*}After IHP bonus **Before IHP bonus

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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:

A literal enforcement of the Ordinance would require the applicant to create a second level of below grade parking in order to accomodate a single parking space.

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 hardship is directly related to the shape and size of the lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

District.

- Most antial detriment to the public good for the following reasons:
 The public good will not experience any detriment since the entire parking facility is located below grade.
- Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
 Granting this variance will allow the new multi-family dwelling to comply with the parking requirements of Article 6 and will not result in any non-compliance with any of the dimensional requirements of the Zoning
- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.