



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 143864

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Carpenter & Company C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 5 Bennett St, Cambridge, MA

TYPE OF OCCUPANCY: Hotel

ZONING DISTRICT: Residence C-3, PUD 1, Harvard Square Overlay

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to convert closed swimming pool area in hotel to eight (8) hotel rooms.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address:

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Carpenter & Company

Present Use/Occupancy: Hotel

Location: 907 Massachusetts Avenue

Zone: Residence C-3, PUD 1, Harvard Square Overlay

Phone: 617.492.4100

Requested Use/Occupancy: Hotel

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	550,872 sf	552,845 sf	550,872 sf	(max.)
<u>LOT AREA:</u>	183,354 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	2.99	3.01	3.000	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	N/A	
<u>SIZE OF LOT:</u> WIDTH	varies	no change	50'	
DEPTH	varies	no change	N/A	
<u>SETBACKS IN FEET:</u> FRONT	varies	no change	0	
REAR	varies	no change	0	
LEFT SIDE	varies	no change	0	
RIGHT SIDE	varies	no change	0	
<u>SIZE OF BUILDING:</u> HEIGHT	varies	no change	60'	
WIDTH	varies	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	no change	15	
<u>NO. OF DWELLING UNITS:</u>	295 hotel rooms	303 hotel rooms	N/A	
<u>NO. OF PARKING SPACES:</u>	500	497	245	
<u>NO. OF LOADING AREAS:</u>	3	no change	3	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	no change	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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'.

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 prevent the Petitioner from making the proposed modifications to the interior of 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is based upon the need to utilize space that has been unoccupied for more than a year since the closing of the swimming pool.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

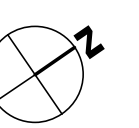
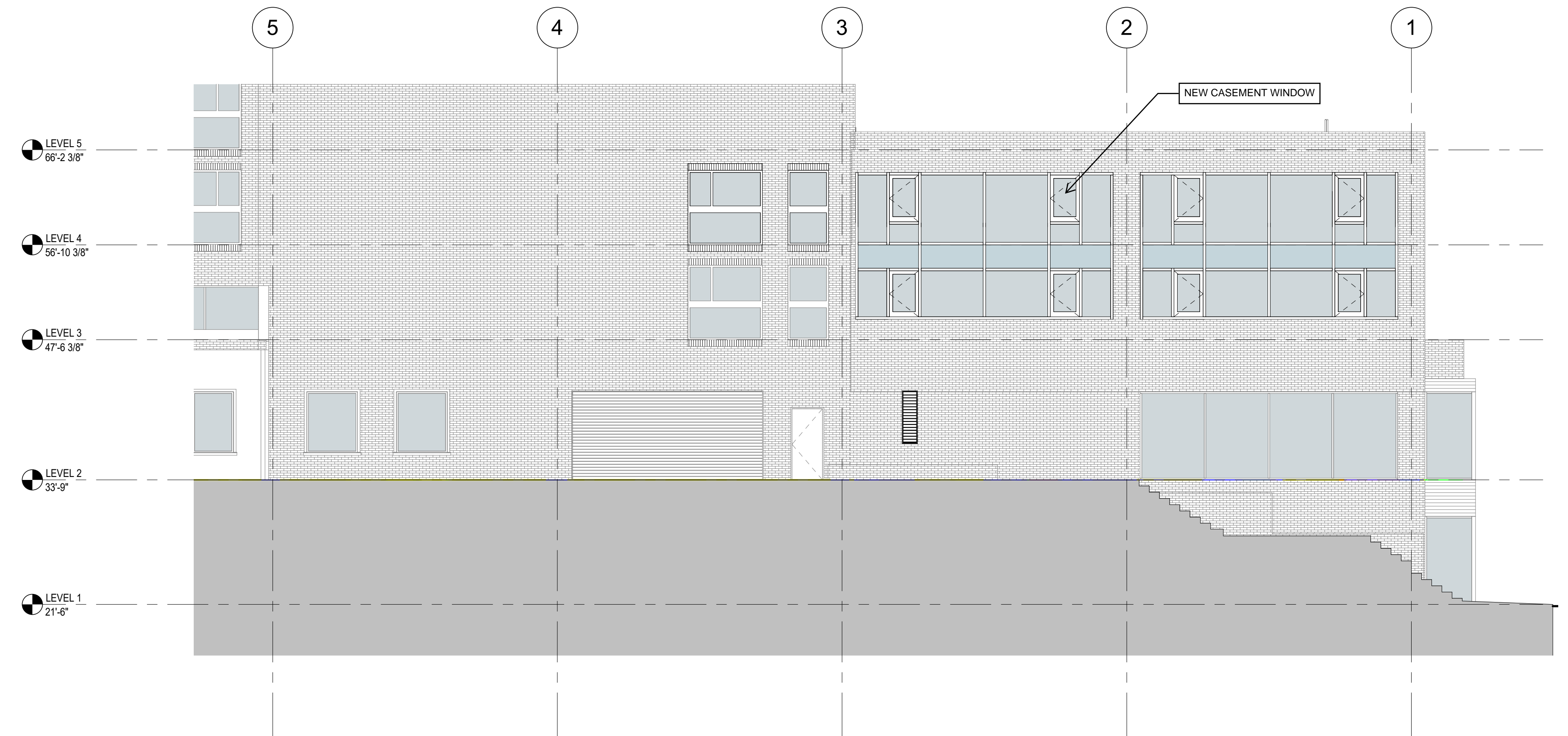
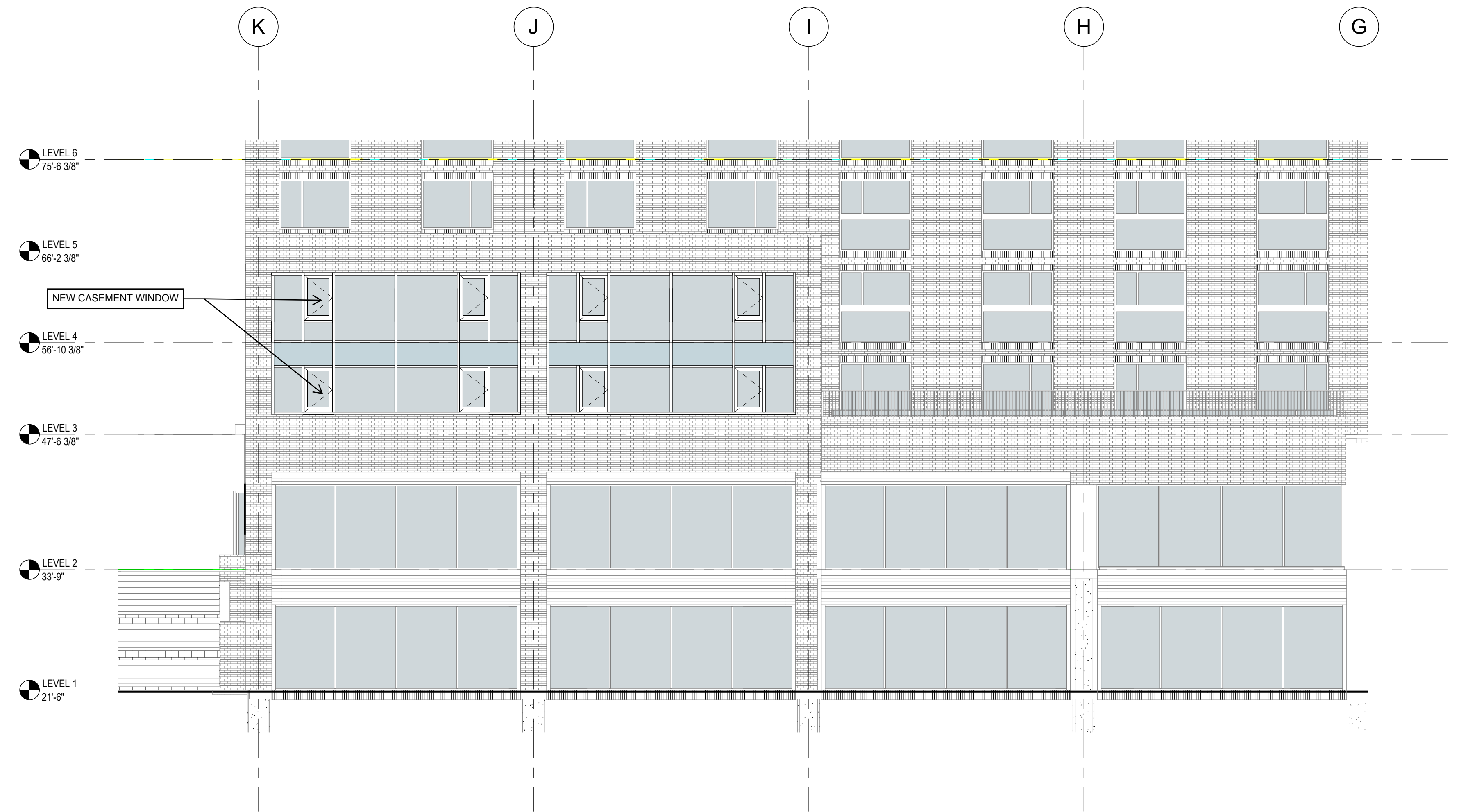
1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

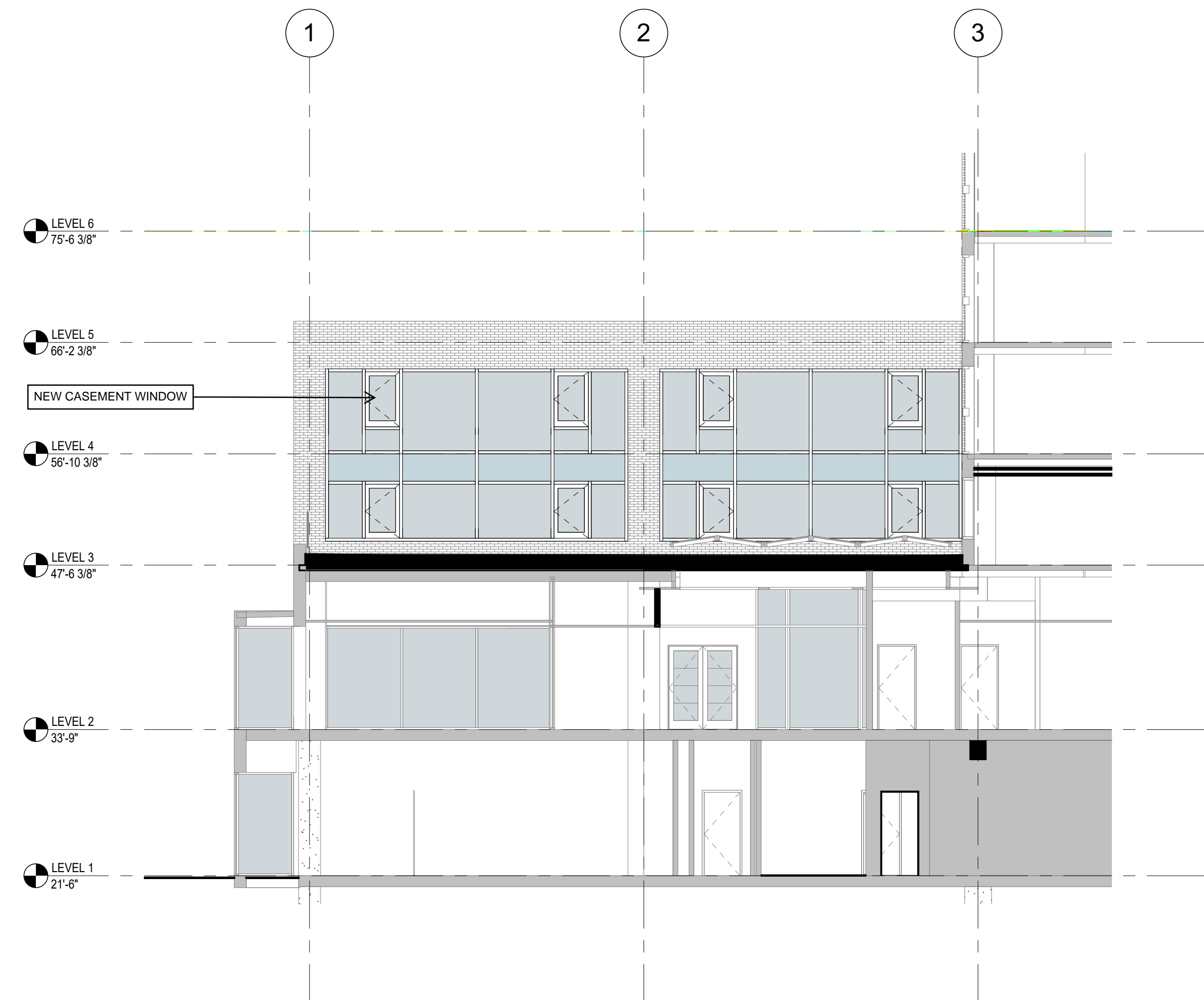
The construction will occur entirely within the existing structure. Given the large volume of the pool area (17' 3"), constructing an interim floor over the pool area is necessary to create functional hotel rooms.

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

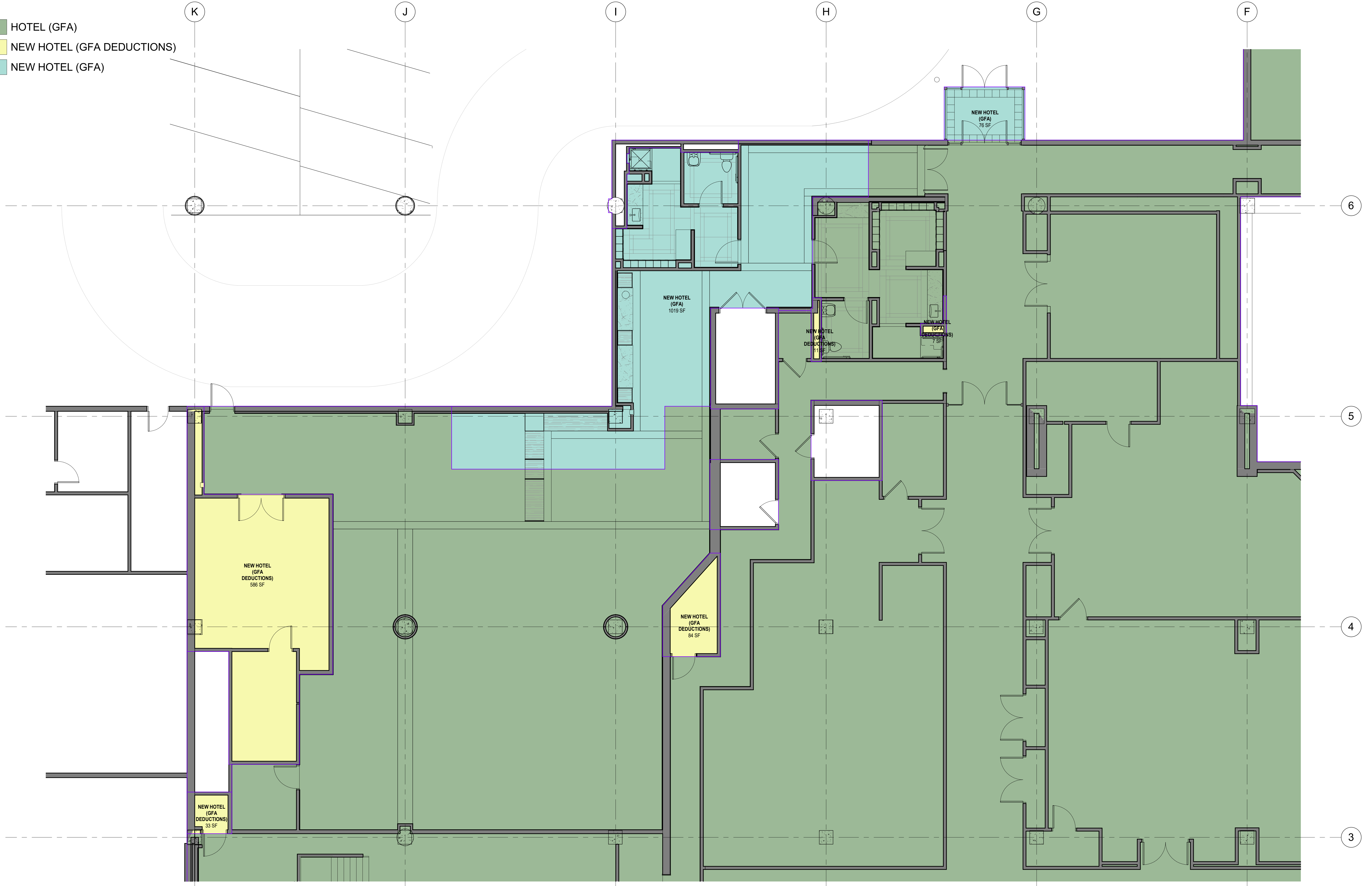
The proposed conversion will meet the Ordinance's stated purpose of promoting rational uses of land and buildings without derogating from any of its other intents.

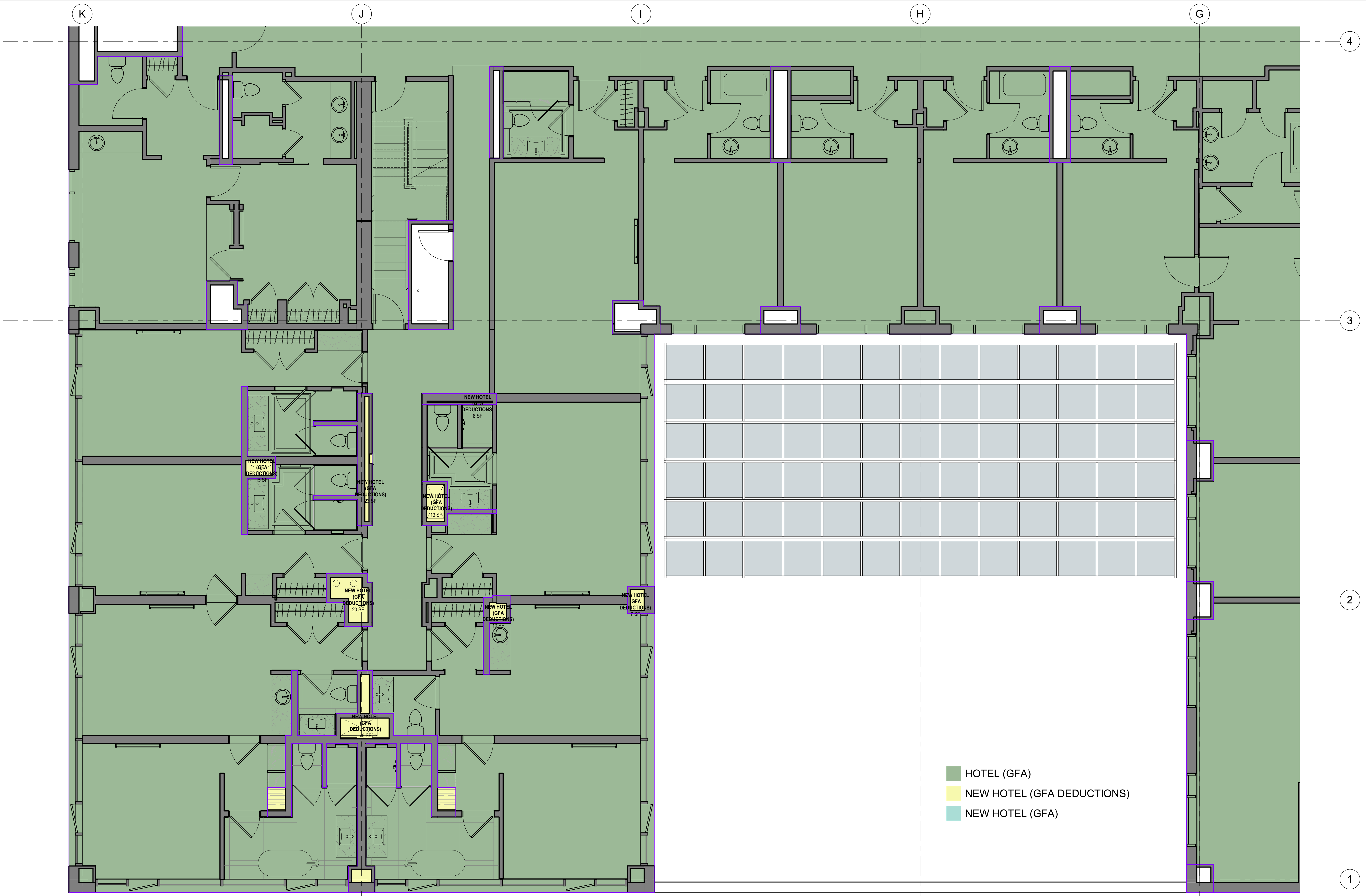
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**





- HOTEL (GFA)
- NEW HOTEL (GFA DEDUCTIONS)
- NEW HOTEL (GFA)





NEW HOTEL (GFA DEDUCTIONS) 18 SF

NEW HOTEL (GFA DEDUCTIONS) 8 SF

NEW HOTEL (GFA DEDUCTIONS) 13 SF

NEW HOTEL (GFA DEDUCTIONS) 20 SF

NEW HOTEL (GFA DEDUCTIONS) 7 SF

NEW HOTEL (GFA DEDUCTIONS) 20 SF

NEW HOTEL (GFA DEDUCTIONS) 76 SF

- HOTEL (GFA)
- NEW HOTEL (GFA DEDUCTIONS)
- NEW HOTEL (GFA)



NEW HOTEL
(GFA)
3217 SF

- HOTEL (GFA)
- NEW HOTEL (GFA DEDUCTIONS)
- NEW HOTEL (GFA)

