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

BZA APPLICATION FORM

Plan No: BZA-017219-2019

GENERAL INFORMATION

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

Special Permit: _______ Variance: V Appeal: _______

PETITIONER: Central Square Redevelopment LLC - C/O Clifford Schorer

PETITIONER'S ADDRESS: 10 Turnpike Road Southborough, MA 01772

LOCATION OF PROPERTY: 544 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY: Assembly, Merchantile, Residential

ZONING DISTRICT: Business B Zone/CSQ Residential Overlay

REASON FOR PETITION:

Other: Lot area per dwelling unit variance

DESCRIPTION OF PETITIONER'S PROPOSAL:

Applicant seeks to build 29 micro-Studio apartments where 20 units of any size are permitted by right. Infill location with small building footprint and existing retailers create a hardship for renovating building into larger spaces.

SECTIONS OF ZONING ORDINANCE CITED:

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<th>Description</th>
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</thead>
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<td>5.000</td>
<td>5.33</td>
<td>(Table of Dimensional Requirements).</td>
</tr>
<tr>
<td>11.000</td>
<td>11.203.5.A,B</td>
<td>(Affordable Housing).</td>
</tr>
<tr>
<td>10.000</td>
<td>10.30</td>
<td>(Variance).</td>
</tr>
</tbody>
</table>

Original Signature(s):

Clifford Schorer

(Petitioner(s) / Owner)

Address: 10 Turnpike Road, Southborough, MA 01772

Tel. No.: (508)726-5445

E-Mail Address: cschorer@gmail.com

Date: November 26, 2019
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 Central Square Redevelopment (OWNER)

Address: 10 Turnpike Rd, Southborough, MA

State that I/We own the property located at 544-550 Mass Ave., which is the subject of this zoning application.

The record title of this property is in the name of Central Square Redevelopment

*Pursuant to a deed of duly recorded in the date __________, Middlesex South County Registry of Deeds at Book ________, Page ________; 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 Clifford J. Scherer III personally appeared before me, this 14th of November, 2019, and made oath that the above statement is true.

LATARSHA R. ELLISON (Notary Public)

My commission expires Commonwealth of Massachusetts

My Commission Expires Mar 20, 2025

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

(ATTACHMENT B - PAGE 3)
**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Cliff Scherer

**PRESENT USE/OCCUPANCY:** Retail, Office

**LOCATION:** 544 Massachusetts Ave Cambridge, MA

**ZONE:** Business B Zone/CSQ Overlay

**PHONE:**

**REQUESTED USE/OCCUPANCY:** Retail, Residential

<table>
<thead>
<tr>
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<th>EXISTING CONDITIONS</th>
<th>REQUESTED CONDITIONS</th>
<th>ORDINANCE REQUIREMENTS</th>
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<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>7,879</td>
<td>17,436</td>
<td>20,550 (max.)</td>
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<tr>
<td>LOT AREA:</td>
<td>4,391</td>
<td>4,391</td>
<td>None (min.)</td>
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<tr>
<td>RATIO OF GROSS FLOOR AREA TO LOT AREA:</td>
<td>1.79</td>
<td>3.97</td>
<td>4.0 (SP) (max.)</td>
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<tr>
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<td>151sf</td>
<td>300sf (min.)</td>
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<tr>
<td>SIZE OF LOT:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>WIDTH</td>
<td>49.98'</td>
<td>N/C</td>
<td>None (min.)</td>
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<tr>
<td>DEPTH</td>
<td>89'</td>
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<tr>
<td>SETBACKS IN FEET:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>0'</td>
<td>N/C</td>
<td>None (min.)</td>
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<tr>
<td>REAR</td>
<td>0'</td>
<td>N/C</td>
<td>None (min.)</td>
</tr>
<tr>
<td>LEFT SIDE</td>
<td>5' &amp; 8'</td>
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<td>None (min.)</td>
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<tr>
<td>RIGHT SIDE</td>
<td>0'</td>
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<td>None (min.)</td>
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<tr>
<td>SIZE OF BLDG.:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEIGHT</td>
<td>42'</td>
<td>69'6&quot;</td>
<td>80' (SP) (max.)</td>
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<td>WIDTH</td>
<td>44'</td>
<td>49'</td>
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<td>RATIO OF USABLE OPEN SPACE TO LOT AREA:</td>
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<td>0 (min.)</td>
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<td>NO. OF DWELLING UNITS:</td>
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<td>29</td>
<td>20 (max.)</td>
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<tr>
<td>NO. OF PARKING SPACES:</td>
<td>0</td>
<td>0</td>
<td>.5/du (min./max)</td>
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<tr>
<td>NO. OF LOADING AREAS:</td>
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<td>0</td>
<td>None (min.)</td>
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<tr>
<td>DISTANCE TO NEAREST BLDG. ON SAME LOT:</td>
<td>N/A</td>
<td>N/C</td>
<td>N/A (min.)</td>
</tr>
</tbody>
</table>

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.

N/A

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'.
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:

A literal enforcement of the Ordinance would require the loss of local retailers and enlargement of the floorplate of each floor to allow for larger residential units, given the extreme high-cost of infill construction and engineering reinforcements required. There is substantial demand for inclusionary and market units at a smaller scale and price point. It is this demand that alleviates the substantial financial hardship of preserving and renovating existing 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 building is a very unusual shape having been developed over 100 years with additions. There is an easement for public emergency access that runs through the property alley which must be preserved, and the rear of the building may not be increased in height due to existing support structure of a different height to the floors. The area per floor is broken up by the requirement to add an elevator and emergency stair egress. This provides only very small spaces for units. The hardship in this particular location would be great for larger unit sizes.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

There is substantial demand for this smaller scale and less expensive housing in Central Square. It will relieve pressure on larger family units in the surrounding neighborhood. With the loss of many SRO and lodging accommodations in the Central Square Area, this is a much needed housing stock category. There is no esthetic, traffic, or quality of life impact and the overall FAR is within the new CSQ guidelines. Permitting this Variance will create 4 additional Inclusionary units which are available at 25% of the applicant’s income rather than the usual 30%. The new ordinance is creating far fewer smaller units (16% under old ordinance/12% under new ordinance) and this is a serious need that will only increase. Nearly 50% of the entire need in the City of Cambridge, based on existing inclusionary, is single person occupancy.

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

There will be no change to the proposed exterior of the building and this will allow the improvement of an obsolete structure in the middle of Central Square without displacing the local retailers. As the overall project is very low scale and a small urban infill, rather than the large scale residential development the ordinance is designed to address, this is an exception that is very specific to the challenges of this site that creates enough value to justify the enormous cost per foot, which has permitted most of this side of Mass Ave to fall into long term neglect.

* If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.
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 544 Massachusetts Ave 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:
   All other requirements of the Ordinance are met. The variance addresses only the need for additional DU per lot area, due to the inclusion of small units.

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:
   There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transfortation and has been a failure as office and assembly space on the upper floors leading to deterioration. There is substantial demand in this area for smaller housing units and this number will have no detrimental effect on the overall traffic burden of the area.

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:
   There are numerous local retailers and especially restauranteurs who would only benefit by the addition of residential on this portion of Mass Ave.

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:
   There is no impact on public safety, health or welfare. Units are served by public water and waste.

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:
   This is entirely in the spirit of the recent Zoning changes to the CSQ Overlay in encouraing reuse of obsolete and dilapidated structures and renovation of infill properties which would be too costly without the availability of variances and special permits.
LOCUS MAP

ZONING:

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<th>Total Gross Floor Area</th>
<th>Lot Area</th>
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<th>Width (Setbacks)</th>
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<tbody>
<tr>
<td></td>
<td>22,833 gsf</td>
<td>4,391 sf</td>
<td>3.97</td>
<td>0' - 0'</td>
<td>55' - 0'</td>
<td>69'-0&quot;</td>
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<td></td>
<td>7,879 gsf</td>
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<td>1.80</td>
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SECTION 3
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Special Permit: ______  Variance: √  Appeal: ______

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PETITIONER'S ADDRESS: 10 Turnpike Road Southborough, MA 01772

LOCATION OF PROPERTY: 544 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY: Assembly, Merchantile  ZONING DISTRICT: Business B Zone/CSQ Residential Overlay

REASON FOR PETITION:
Other: Lot area per dwelling unit variance

DESCRIPTION OF PETITIONER'S PROPOSAL:
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Original Signature(s):

Clifford Schorer

(Print Name)

Address: 10 Turnpike Road, Southborough, MA 01772

Tel. No.: (508)726-5445

E-Mail Address: cschorer@gmail.com

Date: November 26, 2019
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 28, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X COMMUNITY PANEL: 25017C0576E EFFECTIVE DATE: 06-04-2010

PREPARED FOR: CENTRAL SQUARE REDEVELOPMENT, LLC 10 TURNPIKE ROAD SOUTHBOROUGH, MA 01772

REFERENCES:
DEED: BK 71483; PG 536
LCC: 2794-A NOTES: 8422-A 9196-A 11305-A 12110-A
PARCELID: 93-74 ZONING: BB-CSQ

SITE PLAN OF LAND
LOCATED AT 544-550 MASSACHUSETTS AVENUE CAMBRIDGE, MA
DATE: OCTOBER 30, 2019 SCALE: 1.0 INCH = 10.0 FEET

MASSACHUSETTS AVENUE
93-73  CARU RETAIL LLC
614 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

93-105-104  RAYCE REALTY LLC
228 WESTERN AVE
CAMBRIDGE, MA 02139

91-118  PARTEEN, LLC
C/O MINTZ LEVIN, COHN, FERRIS, GLOVSKY
ONE FINANCIAL CTR
ATTN: ALLAN CAGGIANO, ESQ
BOSTON, MA 02111

93-74  CENTRAL SQUARE REDEVELOPMENT, LLC
10 TURNPIKE RD
SOUTHBOROUGH, MA 01772

90-155  NAGGAR REALTY LLC.
C/O 545-565 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

93-101  YOZWIAK, NATHAN L. & JASMINE M. HANIFI
215 GREEN ST., #A
CAMBRIDGE, MA 02139

93-124  GREENWALD, DANIEL & MARISA S. GOLD
213 GREEN ST #2
CAMBRIDGE, MA 02139

93-86  CABRAL, KYLE PROPERTY MANAGER/REALTOR
ALL BRIGHT REAL ESTATE
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-89  CHESHATSANG, DHIKI P., &
CHESHATSANG, LOBSANG N.
48 PIERSON ST
WATERTOWN, MA 02472

93-76  522-526 MASSACHUSETTS AVENUE, LLC
C/O MOULTON ORIENTAL FURNITURE
68 MOULTON ST., 3RD FL
CAMBRIDGE, MA 02138

93-72  RAMEY, JEAN ANN,
TRUSTEE OF CRESCENT REALTY TRUST
SYNAPSE ENERGY ECONOMICS, INC
ATTN: JEANANN RAMEY
485 MASS AVE STE #2
CAMBRIDGE, MA 02139-4041

93-75  THE NEW DANCE COMPLEX, INC.
C/O RICHARD GETZ ASSOC. AGENT
22 HILLIARD ST. STE106
CAMBRIDGE, MA 02138

93-75  THE NEW DANCE COMPLEX, INC.
C/O LIZ SMITH
536 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

93-86  OLIVIA LLC,
93 FISHER AVE
BROOKLINE, MA 02445

93-124  GOULET, DARIN P. TARA B. REDEPENNING
213 GREEN ST #1
CAMBRIDGE, MA 02139
### ZONING:

<table>
<thead>
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<th>District</th>
<th>Ord. Req.</th>
<th>Existing BB / CSQ Overlay</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Total Gross Flr Area:</td>
<td>22,833 gsf</td>
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<td>17,436 gsf</td>
</tr>
<tr>
<td>Lot Area:</td>
<td>4,391 sf</td>
<td></td>
<td>No change</td>
</tr>
<tr>
<td>Ratio of Gross Floor Area to Lot Area:</td>
<td>3.97</td>
<td>.56</td>
<td>2.75 / 3.0 (4.0 S.F.)</td>
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<td>Width:</td>
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</table>

Setbacks:
- Front: 0'-0'
- Right Side: 0'-0'
- Rear: 0'-0'
- Max Height: 59'-0" (60'-0" SF)

Size of Building:
- Height: 92'-0"
- Width: 44' 4' 41"
- No. Dwelling Units: N/A
- No. Parking Spaces: 29
- No. Loading Areas:

### LOCUS MAP

**DRAWING INDEX**

- **COVER SHEET**
- A1.1 BASEMENT, SECOND AND THIRD FLOOR PLANS
- A1.2 FOURTH, FIFTH, SIXTH AND ROOF FLOOR PLANS
- A5.1 EXTERIOR ELEVATIONS
- A3.1 SECTIONS

**SEPTEMBER 19, 2019**