

19. 43 PUBLIC ADVISORY CONSULTATION

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby requests the Public Advisory Consultation for the premises indicated below.

Parcel Address(s): 723-731 Cambridge Street

Base Zoning District(s): Cambridge Street - 6

Overlay Zoning District(s): N/A

Owner Name: 723-731 Cambridge Street, LLC

Owner Address: c/o 907 Massachusetts Avenue, Suite 300, Cambridge MA 02139

Applicant Name: 723-731 Cambridge Street, LLC

Applicant Address: c/o 907 Massachusetts Avenue, Suite 300, Cambridge MA 02139

Contact Information: James J. Rafferty, Attorney for Applicant 617.492.4100

Name	Telephone #
<u>jrafferty@adamsrafferty.com</u>	<u>617.251.8770</u>
Email Address	

Brief description of the project:

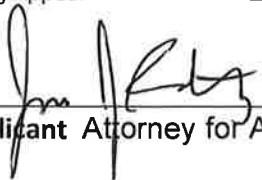
Applicant seeks to construct three story residential addition to existing three story building containing ground floor retail and residential uses above.

Denote other City of Cambridge Board/Commission Review Needed:

☒ Board of Zoning Appeal

☐ Conservation Commission

☐ Historical Commission


Signature of Applicant Attorney for Applicant

Date 8/16/26

19.40 CITYWIDE ADVISORY DEVELOPMENT CONSULTATION
19.50 BUILDING AND SITE PLAN REQUIREMENTS

This dimensional form is intended to demonstrate zoning compliance for projects that are subject to Section 19.40 and Section 19.50 of the Cambridge Zoning Ordinance.

Project Address: 723-731 Cambridge Street

Zoning District: Cambridge Street - 6

	Existing	Allowed or Required (max/min)	Proposed
Lot Area (sq ft)	4,124 sf	N/A	no change
Total Gross Floor Area (sq ft)	11,146.23 sf	N/A	22,426.62 sf
Residential Uses	7,4320.82 sf	N/A	18,577.05 sf
Non-Residential Uses	3,715.41 sf	N/A	3,715.41 sf
Total Floor Area Ratio (FAR)	2.7	N/A	5.4
Residential Uses	1.80	N/A	4.5
Non-Residential Uses	0.90	N/A	0.90
Total Dwelling Units	8	N/A	30
Total Stories Above Grade	3	6	6
Max. Height – Residential (ft)	34.8'	75'	75'
Max. Height – Non-Residential (ft)	+/-12'	75'	no change
Front Yard Setback(s) (ft)*	0'	4'	no change
Side Yard Setback(s) (ft)*	0'	2'	no change
Rear Yard Setback(s) (ft)*	0'	N/A	no change
Total Open Space (% of Lot Area)**	0	0	no change
Private Open Space	0	0	no change
Permeable Open Space	0	0	no change
Publicly Beneficial Open Space	0	0	no change
Off-Street Parking Spaces	0	0	no change
Long-term Bicycle Parking Spaces	0	30.5	45 total
Short-term Bicycle Parking Spaces	0	3	45 total
Loading Bays	0	0	no change

*Indicate all applicable setbacks. Make sure distances match the submitted site plans.

**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.

Use space below and/or attached pages for additional notes:



723-731 Cambridge Street

723-731 Cambridge Street, LLC, the owners of 723-731 Cambridge Street, have applied to the Board of Zoning Appeal to permit the creation of three additional stories atop the existing mixed-use three story building. While the proposed height and density conforms to the requirements of the Cambridge Street – 6 zoning district, relief was needed due to the pre-existing non-conforming nature of the front setback on Cambridge Street. Additional relief was needed from the transparency requirements of the Cambridge Street – 6 zoning district for the pre-existing facades. The Board of Zoning Appeal granted the requested relief on Thursday, April 30, 2026.



19.4000 Advisory Consultation Development

19.43.2 Application for a Public Advisory Consultation.

Prior to application for a building permit, the applicant shall submit the following materials to CDD for its review. The written and graphic materials listed below shall give a reasonably complete indication of the nature and scope of the development proposal. Each of the following shall be submitted as appropriate to the proposal:

(1) A site plan indicating the general location and boundaries of the lot, major anticipated changes in natural features, existing and proposed buildings, publicly beneficial open space and/or useable beneficial open space and/or private open space, existing and proposed curb cuts, off street parking areas, loading and service facilities, and generalized landscaping scheme or other anticipated treatment of open spaces.

A site plan is included. The existing building occupies the entirety of the lot. There are no changes to the footprint; the only proposed change at the site is the addition of three floors atop the existing structure. As a result, there will be no changes to open space, parking or loading.

(2) Cross section(s), generalized floor plans and other diagram(s) indicating the anticipated locations of various land uses within the building and on the site and major pedestrian pathways.

The existing building contains a restaurant at the ground floor with two (2) floors of residential units above. The proposed three (3) additional floors will be exclusively residential. Floor plans depicting the unit size and layout are included herewith.

(3) Architectural elevations or sketches indicating anticipated facade treatment along public ways including the proposed entrances, fenestration, and signage.

Proposed elevations detailing the fenestration are included herewith.

(4) A summary indicating compliance with applicable zoning requirements.

Zoning Compliance Summary

723-731 Cambridge Street is located in the newly created Cambridge Street – 6 Zoning District ("CAM 6"). CAM 6 allows for residential and mixed use development up to six (6) stories and 75' in height with a four (4) foot front setback on Primary Streets and a two (2) foot front setback on Secondary Streets. The proposed six story, seventy-five mixed use building complies with those restrictions. However, since the proposed additions sit directly atop the existing building which is not set back from the property line, relief was needed from the Board of Zoning Appeal. The applicant obtained a Variance from the Board of Zoning Appeal to allow for the construction of three additional floors within the front setback.

CAM 6 provides additional design standards, as illustrated below:

17.705.4 Building and Site Design Standards.

17.705.4.1 Location of Uses. The standards for location of uses set forth in Section 19.53 of this Zoning Ordinance shall be met.

19.53 *Location of Uses.*

(1) In mixed-use developments containing a residential component (Section 4.31 - Residential uses, excluding Hotel and Motel use), the housing shall be located on the lot adjacent to existing residential uses located on abutting lots or across a street or shall be located adjacent to an existing abutting residential zoning district, including a district located across a street.

The housing is located in a residential district and is sited across the street from existing residential uses (716-722 Cambridge Street).

(2) In mixed-use developments containing a retail component (Section 4.35 - Retail Business and Consumer Service Establishments), at least fifty (50) percent of the area devoted to retail uses shall be located fronting onto at least one of the public streets abutting the development. However, in multiple building developments where internal private streets open to the general public are created, retail uses may located on those private streets shall be deemed to meet the requirements of this Paragraph (2).

The existing retail use spans the majority of the Cambridge Street façade (+/- 75%).

17.705.4.2 Maximum Building Length. A building footprint exceeding 200 feet in length, measured parallel to a street line, shall contain a massing recess extending back at least 15 feet in depth measured from and perpendicular to the front lot line and at least 15 feet in width measured parallel to the front lot line so that the maximum length of unbroken façade is 200 feet.

The building footprint does not exceed 200 feet in length.

17.705.4.3 Front Yard Design.

(a) The area directly between a front lot line and the principal wall plane of the building nearest to that front lot line shall consist of any combination of hardscaped walkways, landscaped areas, and usable spaces such as seating, benches, canopies, awnings, porches, patios accessible to pedestrians, or bicycle parking, and may contain elevated porches, walkways, stairs, and/or ramps to provide a transition from the sidewalk Grade to portions of the Ground Story that are elevated above grade.

The building is sited on the lot line; there is no area between the principal wall plan and the lot line.

(b) Parking and circulation for automobiles shall not be permitted in a front yard with the exception of access drives to parking facilities located elsewhere on the lot, which shall be limited to a total of 30 feet of width for each 100 feet of lot frontage. 17.705.4.4 Overall Façade Transparency. At least 20% of the total area of building façades facing a public street or public open space shall consist of clear glass windows. This figure shall be increased to 30% for non-residential portions of the building, if any. No minimum requirement shall be imposed for portions of buildings containing uses identified in Paragraph 19.50(2)

There is no automobile parking location at the site.

(c). 17.705.4.5 Ground Story Façade Transparency. For the portion of the Ground Story façade facing a Primary Street, the following additional standards shall apply:

(a) Where the Ground Story contains non-residential uses, the portion of the façade Page 11 between 2 feet and 10 feet above the finished floor shall consist of at least 50% transparent glass windows.

The existing building does not comply with this requirement. Relief was obtained from the Board of Zoning Appeal, per the decision attached hereto.

(b) There shall be no section of the façade more than 25 feet in length, measured parallel to the street, that does not contain at least one transparent window or pedestrian entryway.

Portions of the existing building does not comply with this requirement. Relief was obtained from the Board of Zoning Appeal, per the decision attached hereto.

17.705.4.6 Ground Story Finished Floor Grade. Ground Stories shall not have a finished floor below the mean Grade of the adjacent sidewalk on a Primary Street. Ground Stories containing only residential uses may be elevated no more than 4 feet above the mean Grade of the adjacent sidewalk or to the 1%-LTFE as described in the Flood Resilience Standards in Section 22.80 of this Zoning Ordinance, whichever is greater. Ground Stories containing non-residential uses may be elevated above the sidewalk grade no higher than the 1%-LTFE, where applicable.

17.705.4.7 Ground Story Height. The minimum height of a Ground Story shall be 15 feet, measured from the Grade of the adjacent sidewalk on a Primary Street to the finished floor of the second Story Above Grade.

The pre-existing nonconforming height of the ground story is 13' 3".

17.705.4.8 Ground Story Entrances. Each use at the Ground Story shall have a pedestrian entrance directly from the public sidewalk of a Primary Street, or of a Secondary Street where the use does not have direct

frontage onto a Primary Street. All pedestrian entrances shall be accessible by way of routes that are separated from parking areas or motor vehicle access drives. Where the Ground Story is elevated above the Grade of the existing sidewalk, access to Ground Story uses shall be provided from the sidewalk using exterior or interior ramps, stairs, lifts, or other means that meet accessibility standards.

The primary entrance on Cambridge Street features a shared entry vestibule for both the retail and residential uses. An additional residential entry is located on Marion Street.

17.705.4.9 Structured Parking Restrictions.

(a) Structured parking in Stories Above Grade, whether as a principal or accessory use, shall not be permitted to have direct frontage on a Primary Street but shall be permitted if it is shielded from a Primary Street by a building or portion of a building containing principal non-residential or residential uses, pedestrian lobbies and common areas, or other areas devoted to non-vehicular use with a depth of at least 20 feet measured from the building façade to the above-grade parking facility in a direction perpendicular to the Primary Street. Driveway access shall be permitted as allowed in Section 17.705.4.3.

There is no structured parking proposed at the site.

(b) Structured parking in Stories Below Grade shall be permitted but must be fully screened from a Primary Street by an exterior wall wherever the story extends above the sidewalk grade.

There is no structured parking proposed at the site.

(c) All permitted structured parking, where not fully enclosed within a building, shall be screened from view from adjacent public streets by fences, plantings, fabric, or similar decorative elements that are at least 50% opaque across the visible portion of the structured parking with the exception of vehicular entrances and exits.

There is no structured parking proposed at the site.

17.705.4.10 Fences. Fences within a front, side, or rear yard shall meet the following standards:

(a) No fence shall be made primarily of chain-link or wire.

There is no fence proposed at the site.

(b) Fences may be provided for the purpose of screening parking areas, driveways, or on-grade mechanical or electrical equipment but shall be less than 7 feet in height above grade and may be partially or fully opaque. Any opaque fence shall be reviewed by the Cambridge Department of Transportation to ensure that it does not compromise safety by impeding views for motor vehicle drivers.

There is no fence proposed at the site.

(c) Fences may be provided for the purpose of containing or protecting planted areas, including trees, as well as for delineating Private Open Space for the use of occupants of the lot, but may be no more than 30%

opaque and may be no more than 4 feet in height above grade if located in a front yard. Fences may be partially or fully opaque and may be no more than 7 feet above grade if located in a side or rear yard.

There is no fence proposed at the site.

(d) Fences not meeting the standards or serving the purposes described in Paragraphs (a) through (c) above shall require a special permit from the Planning Board.

There is no fence proposed at the site.

17.705.4.11 Street Tree Planting. New buildings containing 25,000 square feet of Gross Floor Area or more shall incorporate tree plantings on public sidewalks directly adjacent to the lot or otherwise needing to be rebuilt as part of the development to the extent feasible, subject to approval by the Department of Public Works in accordance with the Cambridge Urban Forest Master Plan.

The proposed building is 22,426 sf.

17.705.4.12 Mechanical Equipment, Refuse Storage, and Loading Areas. The standards for location and screening set forth in Section 19.58 of this Zoning Ordinance shall be met. Electrical equipment whose location is mandated by a public utility is strongly discouraged from being located on a Primary Street; however, where it is necessary, it shall be screened from public view by fences, plantings, or similar materials to the greatest extent allowable by the utility's standards.

Final mechanical equipment and screening has not been determined, but compliance with the screening requirements of 19.58 will be met. All equipment will be located internally, or on the rooftop.

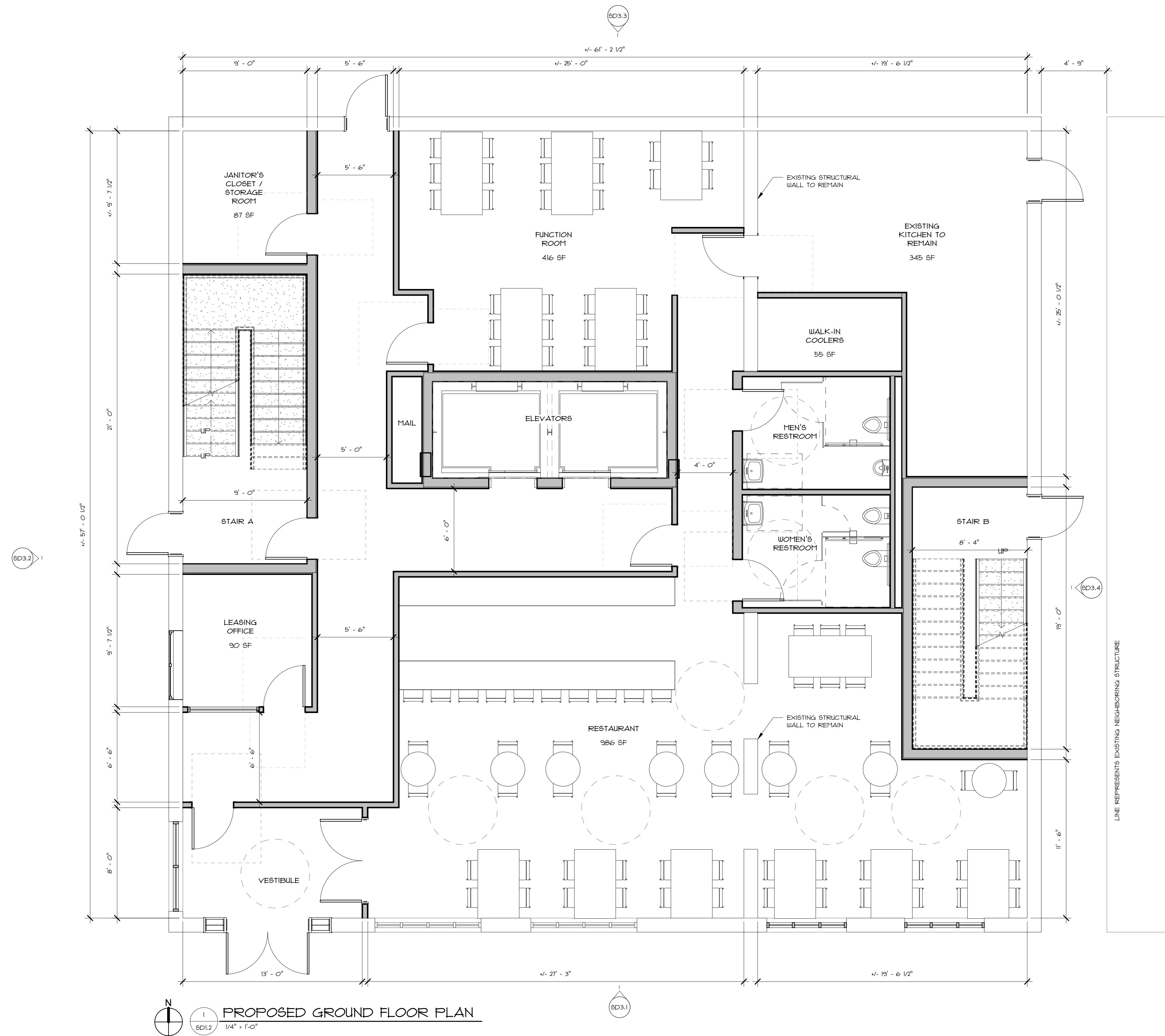






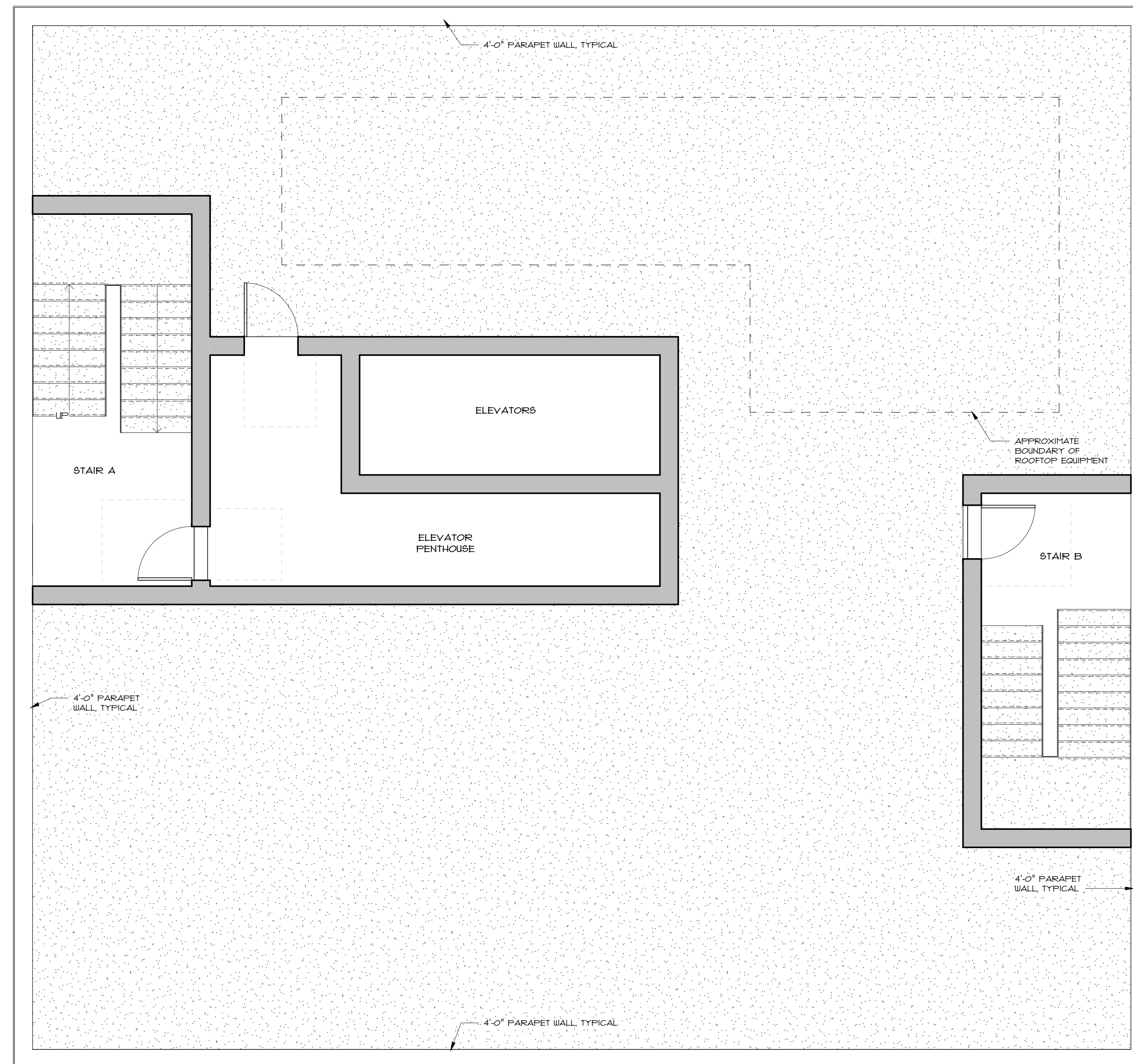


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N
PROPOSED ROOF LEVEL
SD1.4 1/4" = 1'-0"



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1
SD3.1
PROPOSED SOUTH EXTERIOR ELEVATION - CAMBRIDGE STREET
1/4" = 1'-0"

PROPOSED GLAZING AT NEW RESIDENTIAL LEVELS:
OVERALL FACADE AREA: 2221 SF
REQUIRED: 20% GLAZING - 444.20 SF
PROPOSED: MIN. 445 SF OF GLAZING



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1 PROPOSED WEST EXTERIOR ELEVATION - MARION STREET
SD3.2 1/4" = 1'-0"

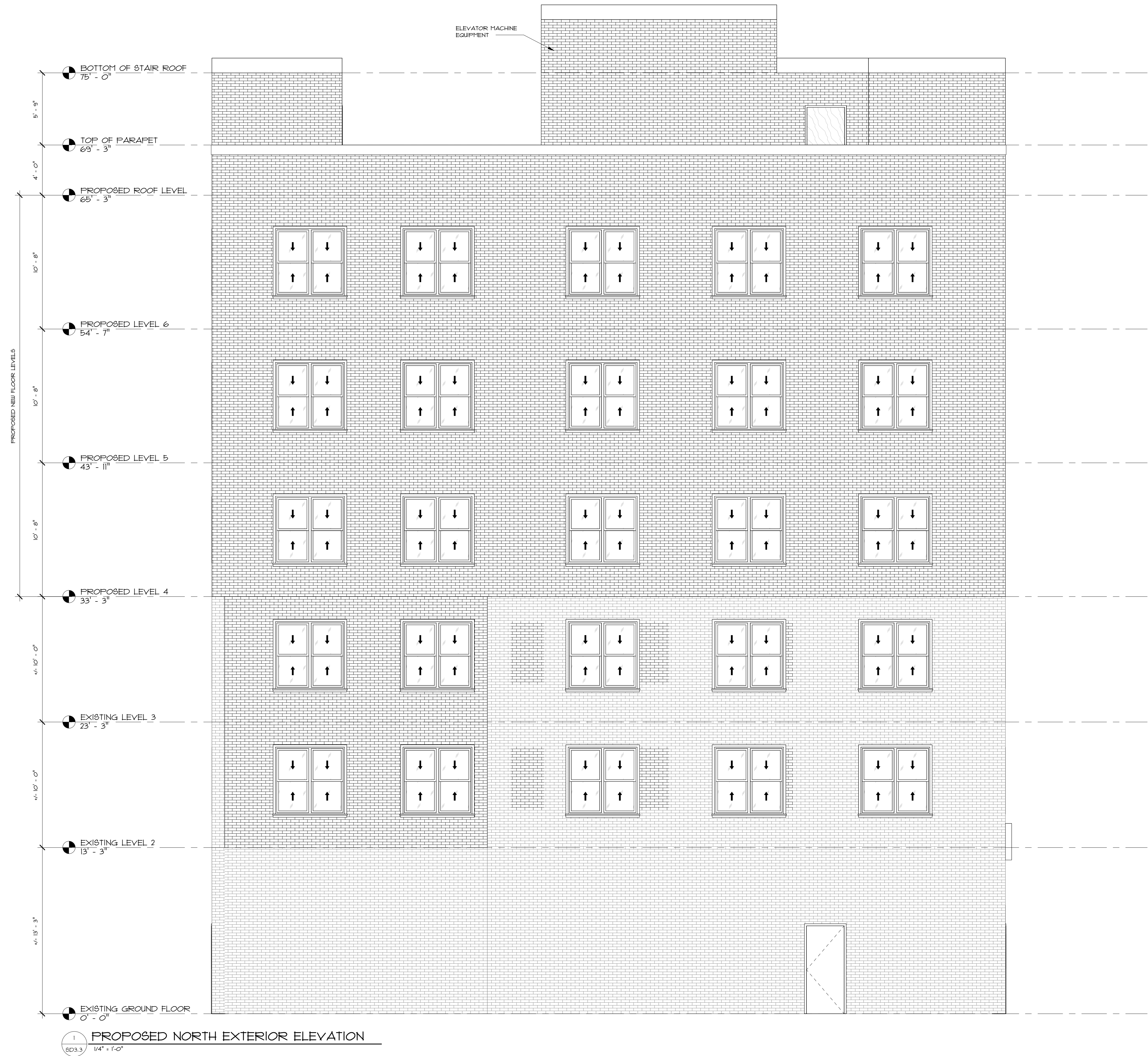
CAMBRIDGE STREET APARTMENTS
731 CAMBRIDGE STREET
CAMBRIDGE, MA

PROPOSED EXTERIOR ELEVATION
SD3.2

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CAMBRIDGE STREET APARTMENTS
731 CAMBRIDGE STREET
CAMBRIDGE, MA

PROPOSED EXTERIOR ELEVATION
SD3.3

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1 PRELIMINARY BUILDING LONGITUDINAL SECTION
AD3.2 3/16" = 1'-0"



2 PRELIMINARY BUILDING CROSS SECTION
AD3.2 3/16" = 1'-0"

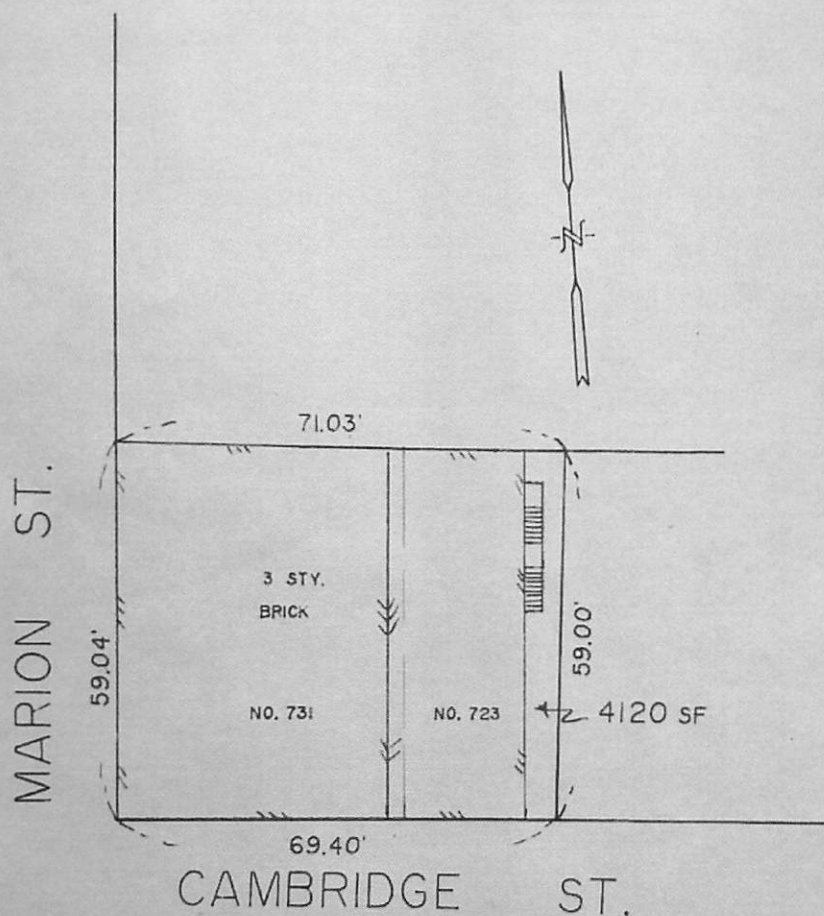
CAMBRIDGE STREET APARTMENTS
731 CAMBRIDGE STREET
CAMBRIDGE, MA

PROPOSED BUILDING SECTION

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GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



11-23-20

This is a tape survey based on survey markers of others and this plan was drawn for mortgage purposes only. This plan was not made for recording purposes, deed offsets, fences or lot configurations. Only a precise instrument survey can determine all of the above.

The premises shown on this plan are not located within the flood hazard zone as delineated on the maps of the community. 25017C 0577E 6-4-10
I hereby certify that the building(s) shown on this plan are approximately located on the grounds as shown thereon and that they conform to the zoning and building laws (dimensional requirements) of the city/town of Cambridge constructed and to restrictions on record.

Signature: *John J. Russell* Date: 11-23-20

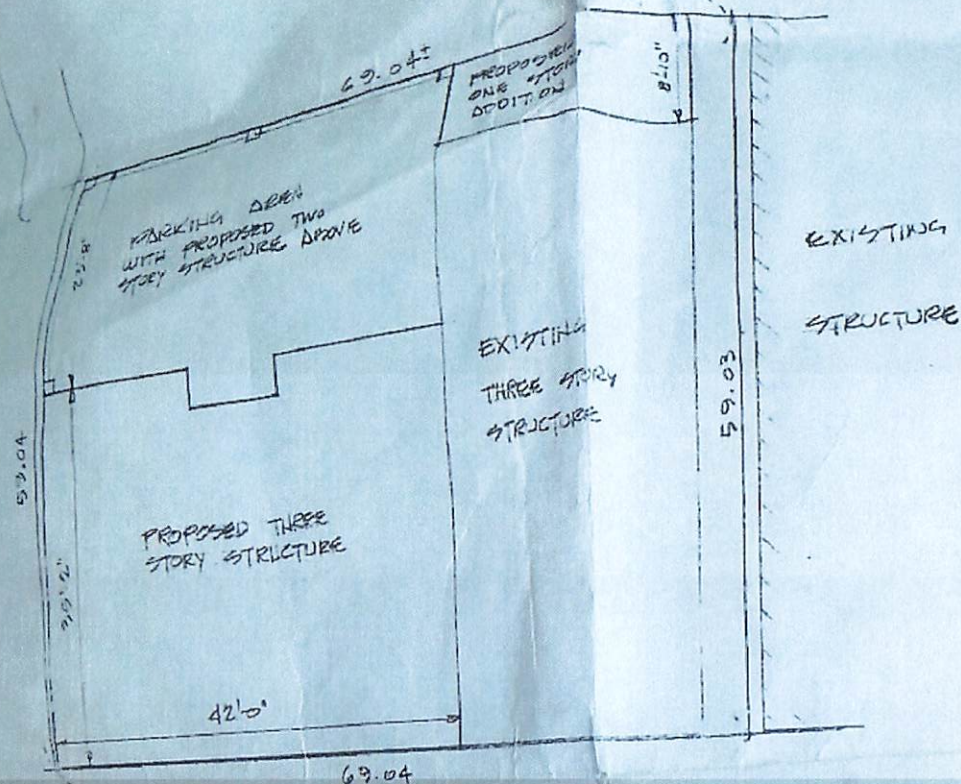
Mortgage Inspection Plan
In

CAMBRIDGE, MA.

Owner

Scale 1" = 20' Date: 11-23-20

MARION STREET



CAMBRIDGE

STREET

NOTE:

PROPERTY SURVEY AND ACTUAL
ADDITION LOCATION IS THE
RESPONSIBILITY OF THE OWNER.
BUILDING DIMENSIONS MAY VARY
SLIGHTLY.



Anthony J. Farnsworth

PROPOSED CAMBRIDGE CAMBRIDGE		ADDITION STREET MA	
SCALE: 1"=10'-0"	APPROVED BY		DRAWN BY DCF
DATE: 3/4/87			
PLOT PLAN			