



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

BZA APPLICATION FORM

Plan No: BZA-017234-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Longfellow Real Estate Partners - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 100 Cambridgepark Dr Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Office 2-A/AOD 6

REASON FOR PETITION :

 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct new elevator shaft for freight elevator and enclose existing covered walkway surrounding the base of the building.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.32 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.3 (Non-Conforming Structure).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>

Original Signature(s) :



 (Petitioner(s) / Owner)

James J. Rafferty, Esq.

 (Print Name)

Address : 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : December 18, 2019

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Longfellow Real Estate Partners

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 100 Cambridge Park Drive

the record title standing in the name of PPF OFF 100 Cambridge Park Drive, LLC

whose address is 1585 Broadway, 37th Floor New York, NY 02140
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69486 Page 429 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Jamison N. Peschel

(Owner) / Authorized Signatory

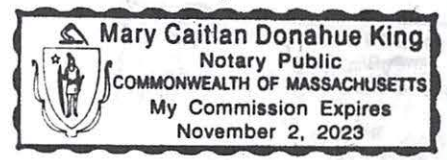
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On this 3 day of December, 2019, before me, the undersigned notary public, personally appeared Jamison N. Peschel proved to me through satisfactory evidence of identification, which were Personally Known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Mary Caitlan Donahue King
Notary Public

My commission expires:



November 5, 2023
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
Notary Public
Mary Caitlan Donahue King



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 hardship would prevent the petitioners from constructing a freight elevator to support the existing technical office use on site.

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 related to the size and shape of the existing structure and its location on the lot.

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

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

The addition of a freight elevator in the rear corner of this pre-existing technical office building will not create any detriment to the public good.

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

The proposed elevator shaft constitutes only an additional 1% (1,500 sf) of gross floor area and complies with the open space and height requirements of the zoning ordinance.

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

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** technical office
LOCATION: 100 Cambridgepark Dr Cambridge, MA **ZONE:** Office 2-A/AOD 6
PHONE: _____ **REQUESTED USE/OCCUPANCY:** technical office

		<u>EXISTING</u>	<u>REQUESTED</u>	<u>ORDINANCE</u>	
		<u>CONDITIONS</u>	<u>CONDITIONS</u>	<u>REQUIREMENTS</u>	¹
<u>TOTAL GROSS FLOOR AREA:</u>		137,300 sf	138,800 sf	98,462 sf	(max.)
<u>LOT AREA:</u>		78,770 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>	²	1.74	1.76	1.25	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	no change	N/A	(min.)
<u>SIZE OF LOT:</u>	WIDTH	319.56'	no change	50'	(min.)
	DEPTH	260'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	20.5'	no change	min 10'	(min.)
	REAR	32.5'	no change	min 20'	(min.)
	LEFT SIDE	40.8'	no change	(H+L/5)	(min.)
	RIGHT SIDE	38.5'	no change	(H+L/5)	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	66'8"	no change	60'	(max.)
	LENGTH	252'	no change	N/A	
	WIDTH	178'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		45	43	15	(min.)
<u>NO. OF DWELLING UNITS:</u>		N/A	no change	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>		339	no change	132	(min./max)
<u>NO. OF LOADING AREAS:</u>		1	no change	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	no change	N/A	(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.

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'.



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OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

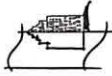
Address : 907 Massachusetts Avenue, Suite 300

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : December 18, 2019



R.E. DONNEN
ARCHITECTS &
PLANNERS, INC.
11 Hawthorne Street, Suite 2000, Boston, Massachusetts 02114-2423
Tel: 617-227-7707 Fax: 617-227-1820



24 New Court, Boston, MA 02114
Tel: 617-552-3333

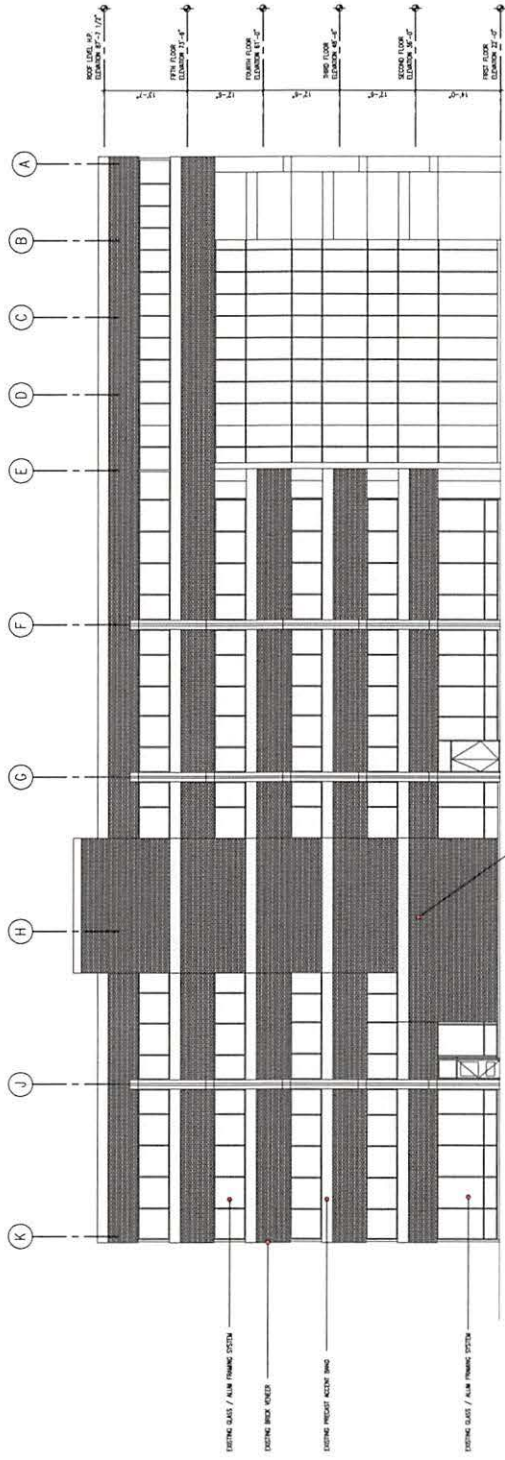
NO.	DATE	REVISIONS

PROJECT NO. 19133.11
PROJECT NAME 100 CAMBRIDGEPARK DRIVE

FREIGHT ELEVATOR
100 CAMBRIDGEPARK DRIVE
CAMBRIDGE
MASSACHUSETTS
PROPOSED EAST ELEVATION
FREIGHT ELEVATOR

DATE DRAWN 22 NOVEMBER 2019
DRAWN BY P
CHECKED BY
SCALE 1/8" = 1'-0"

A-2.0



① EAST ELEVATION: NEW EXTERIOR FREIGHT ELEVATOR
SCALE: 1/8" = 1'-0"

NOT TO SCALE
ALL DIMENSIONS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
SEE NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION
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A.E. DRISCOLL ARCHITECTS & PLANNERS, INC.
121 New Bedford Street, Boston, Massachusetts 02114-2141
Tel: 617-227-7777 Fax: 617-227-8729

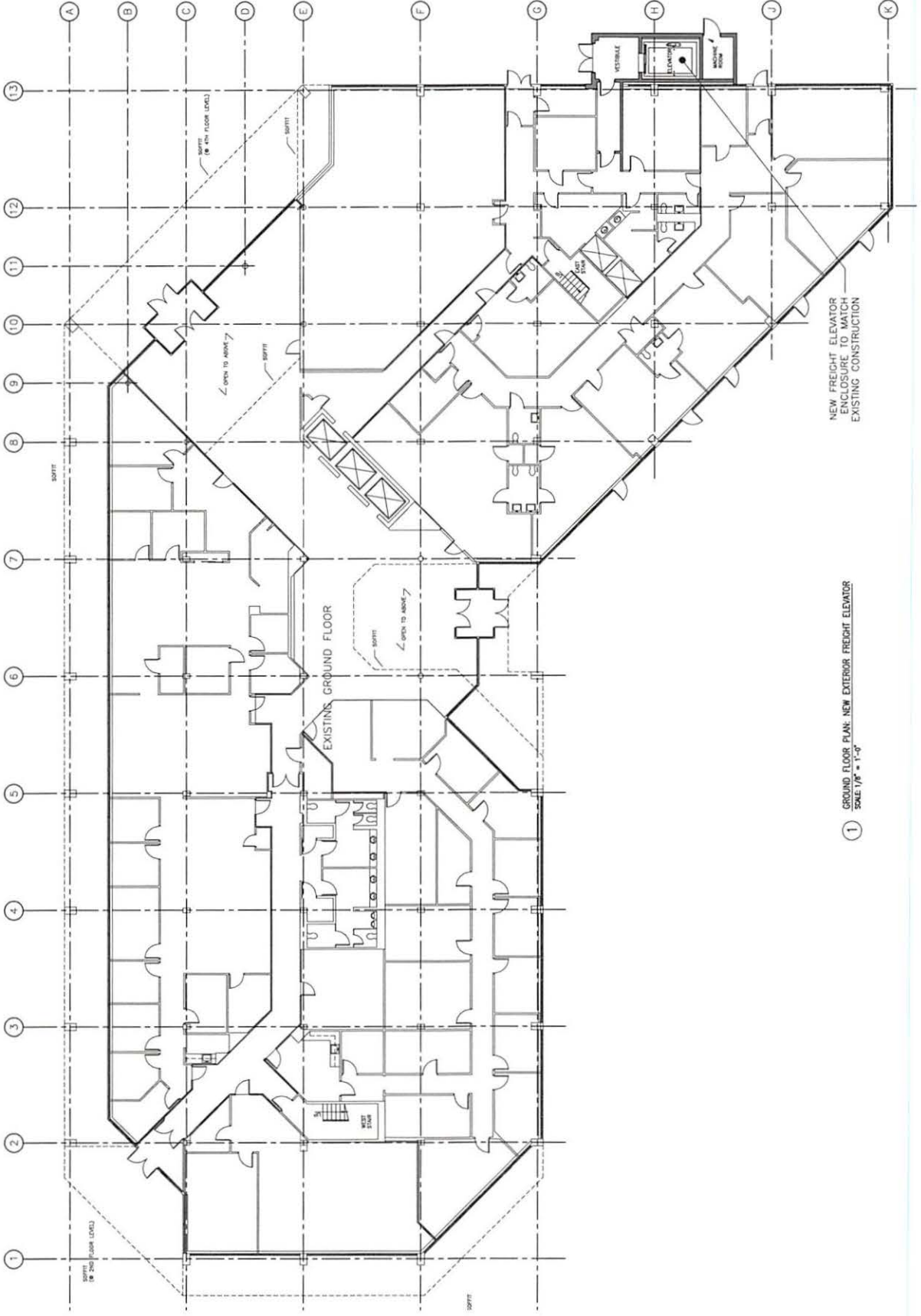


NO.	DATE	REVISIONS

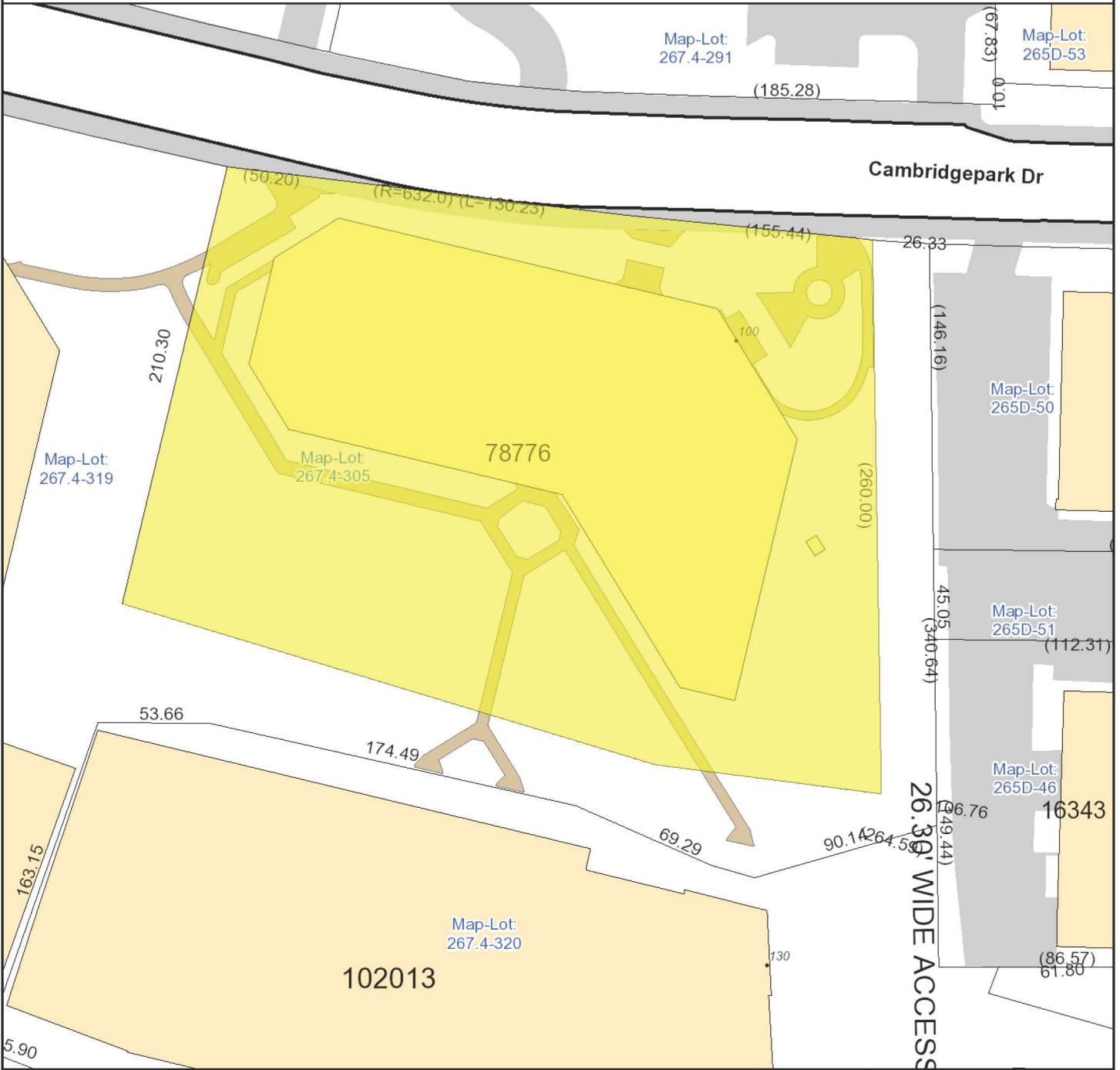
PROJECT NO: 19133.11
PROJECT NAME: 100 CAMBRIDGEPARK DRIVE

FREIGHT ELEVATOR
ENCLOSURE
CAMBRIDGEPARK DRIVE
CAMBRIDGE, MASSACHUSETTS
GROUND FLOOR PLAN
EXTERIOR FREIGHT ELEVATOR

DATE: 11/14/2019
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1/8" = 1'-0"



① GROUND FLOOR PLAN, NEW EXTERIOR FREIGHT ELEVATOR
SCALE 1/8" = 1'-0"



City of Cambridge
Massachusetts

1" = 69 ft

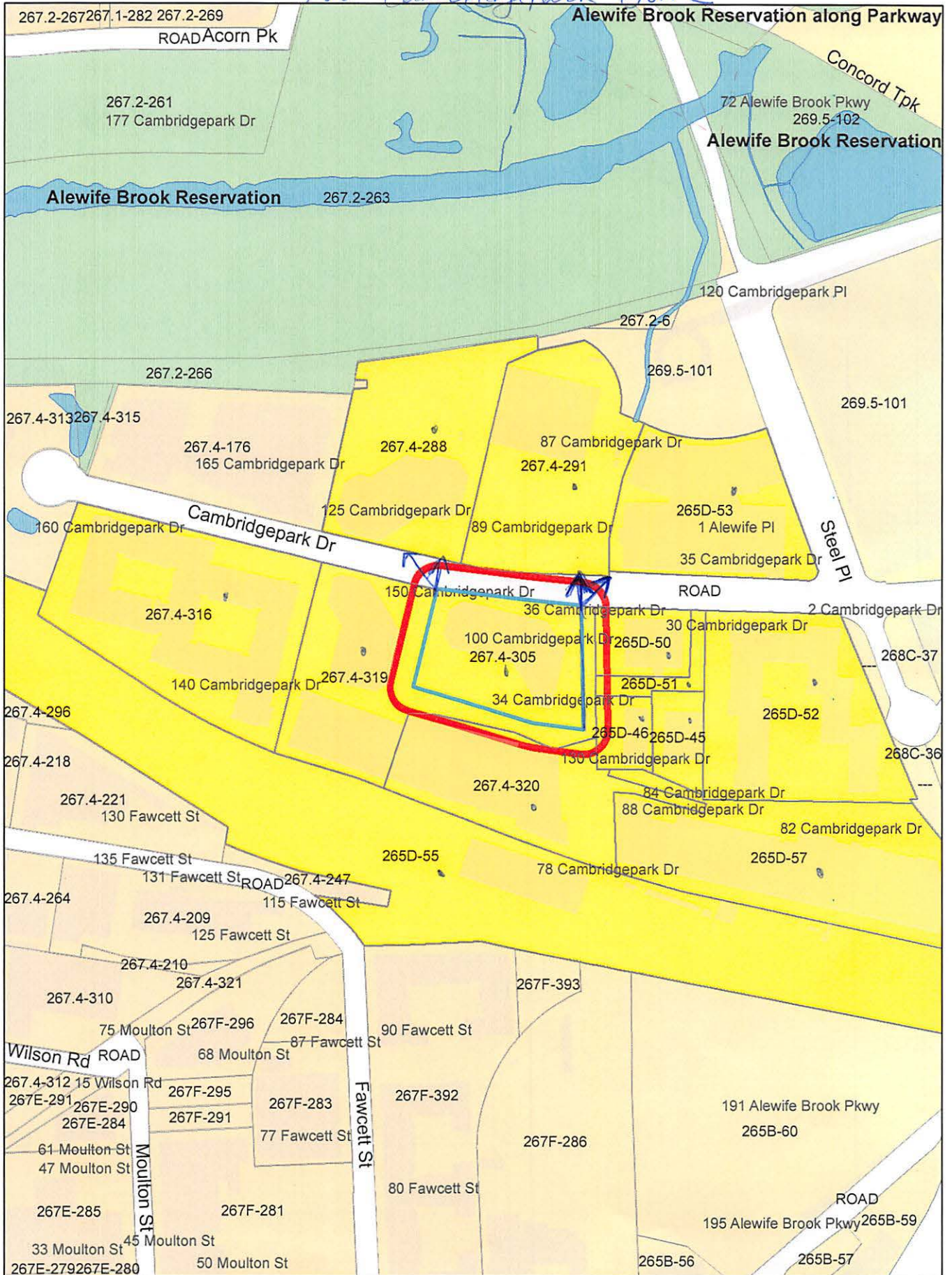
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www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



100 Cambridgepark Drive



100 Cambridge Park Dr.

Petitioner

265D-55
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

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

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

265D-57
88 CAMBRIDGE PARK LIMITED PARTNERSHIP
C/O HANOVER COMPANY
1780 S. POST OAK LANE
HOUSTON, TX 77056

267.4-319
PPF OFF 150 CAMBRIDGE PARK DR, LLC
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

267.4-305
PPF OFF 100 CAMBRIDGE PARK DR LLC
MORGAN STANLEY REAL ESTATE ADVISOR INC
1585 BROADWAY 37TH FLR
NEW YORK, NY 02140

267.4-288
PPF OFF 125 CAMBRIDGE PARK DR, LLC
1585 BROADWAY 37TH FLR
NEW YORK, NY 10036

267.4-320
130 CPD APARTMENTS LIMITED PARTNERSHIP
C/O HANOVER COMPANY
1780 S. POST OAK LANE
HOUSTON, MA 77056

265D-45-46-50-51
50 CP DEVELOPMENT LIMITED PARTNERSHIP
1780 S. POST OAK LANE
HOUSTON, TX 77056

267.4-291
HCP/KING 87 CPD, LLC
800 BOYLSTON ST
BOSTON, MA 02199

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

1150 Cambridge Park Dr.





