

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit:  X  Variance: \_\_\_\_\_

2023 APR 13 PM 1:54  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA-216029

PETITIONER:  Parula, LLC

PETITIONER'S ADDRESS:  15 Elmer Street, Cambridge MA 02138

LOCATION OF PROPERTY:  103-105 Oxford Street, Cambridge MA, 02138

TYPE OF OCCUPANCY:  Multi-family Residence  ZONING DISTRICT:  B

REASON FOR PETITION:

- |                                            |                     |
|--------------------------------------------|---------------------|
| <u> X </u> Additions                       | _____ New Structure |
| _____ Change in Use/Occupancy              | _____ Parking       |
| _____ Conversion to Addi'l Dwelling Unit's | _____ Sign          |
| _____ Dormer                               | _____ Subdivision   |
| _____ Other: _____                         |                     |

DESCRIPTION OF PETITIONER'S PROPOSAL:

The owner is seeking to renovate the building and add a 758 square-foot addition (25% of the existing building). The occupancy and unit count of five (5) will remain unchanged, but each unit will be fully renovated and reconfigured. Windows will be relocated and enlarged in a non-conforming side setback. An existing parking use and layout for the neighboring school was granted via a previous variance and special permit (#6676) and will remain unchanged.

SECTIONS OF ZONING ORDINANCE CITED:

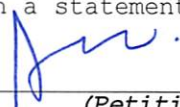
Article  5  Section  5.31

Article  8  Section  8.22.2.c

Article  10  Section  10.40

Applicants for a Variance must complete Pages 1-5  
Applicants for a Special Permit must complete Pages 1-4 and 6  
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

  
\_\_\_\_\_  
(Petitioner(s)/Owner)  
 NATHAN WONG   
(Print Name)

Address:  15 ELMER STREET

CAMBRIDGE, MA 02138

Tel. No.:  (617) 244-2800

E-Mail Address:  nwong@rup.org.net.com

Date:  3/22/2023

**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 Parula, LLC  
(OWNER)

Address: 15 Elmer Street, Cambridge, MA 02138

State that I/We own the property located at 103-105 Oxford Street, Cambridge MA, 02138 which is the subject of this zoning application.

The record title of this property is in the name of Parula, LLC

\*Pursuant to a deed of duly recorded in the date 01/13/2017, Middlesex South County Registry of Deeds at Book 01503, Page 27; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

PARULA, LLC by: [Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

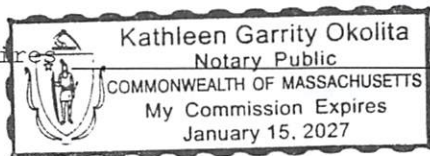
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

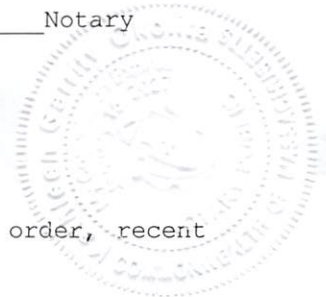
The above-name Nathan Wong personally appeared before me, this 22nd of March, 2023, and made oath that the above statement is true.

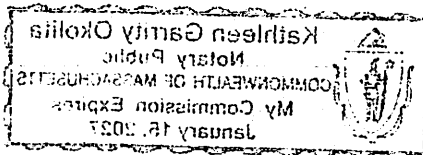
[Signature] Notary

My commission expires \_\_\_\_\_ (Notary Seal).



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





BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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 103-105 Oxford Street (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:  
The building area of the structure is to be increased by 25%, as is allowed in Section 8.22.2c of the Zoning Ordinance. No existing non-conformity will be increased.
- 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:  
The occupancy of the existing property will not change as a result of this relief. There will therefore be no change to the location or pattern of access or egress, nor any increase in the allowed parking, and no new congestion hazard or change in the established neighborhood character.
- 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:  
The proposed alterations and additions have been aesthetically designed to improve the characteristics of the existing structure and blend with the neighborhood. The adjacent school still will be able to use the site for parking as it does now, granted by the previous variance and special permit #6676.
- 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:  
The proposed alterations will be constructed in accordance with the State Building Code and will not cause nuisance or hazard. The existing structure is structurally unsound and egresses are not conforming to current codes. These conditions will be improved and occupants will benefit from larger and better-organized dwelling units.
- 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:  
The intensity and patterns of the five-family structure will not be materially altered as a result of the proposed changes. Section 8.22.2.c of the Zoning Ordinance allows for the issuance of a Special Permit for the proposed work when, as in this case, there will not be any detrimental impact to the neighborhood. There will be no change that would derogate from the intent or purpose of the ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Parula, LLC PRESENT USE/OCCUPANCY: Multi-family Residence

LOCATION: 103-105 Oxford Street, Cambridge MA 02138 ZONE: B

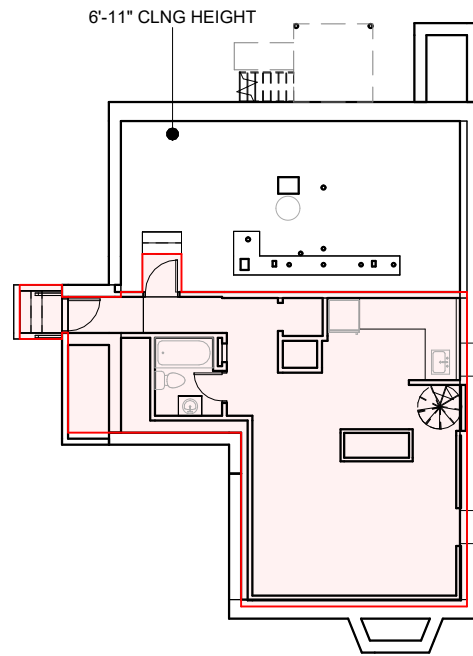
PHONE: 617-244-2800 REQUESTED USE/OCCUPANCY: Multi-family Residence

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,034SF</u>	<u>3,792 SF</u>	<u>3,935 SF</u> (max.)
<u>LOT AREA:</u>	<u>9,100 SF</u>	<u>9,100 SF</u>	<u>5,000 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	<u>.32</u>	<u>.42</u>	<u>.5 / .35</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1,820</u>	<u>1,820</u>	<u>2,500 SF</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>74'-0"</u>	<u>74'-0"</u>	<u>50'-0"</u> (min.)
DEPTH	<u>122'-1"</u>	<u>122'-1"</u>	<u>100'-0"</u>
<u>Setbacks in</u> <u>Feet:</u>			
FRONT	<u>16'-10"</u>	<u>15'-3"</u>	<u>15'-0"</u> (min.)
REAR	<u>50'-8"</u>	<u>56'-1"</u>	<u>30'-6"</u> (min.)
LEFT SIDE	<u>32'-0"</u>	<u>30'-8"</u>	<u>12'-6" (sum of 20)</u> min.)
RIGHT SIDE	<u>4'-8"</u>	<u>4'-8"</u>	<u>7'-6" (sum of 20)</u> min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>27'-9"</u>	<u>28'-11"</u>	<u>35'-0"</u> (max.)
LENGTH	<u>53'-6"</u>	<u>46'-0"</u>	
WIDTH	<u>35'-4"</u>	<u>38'-9"</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> <sup>3</sup> )	<u>29%</u>	<u>29%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>5</u>	<u>5</u>	<u>-</u> (max.) (via prior variance and special permit #6676)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>0</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)

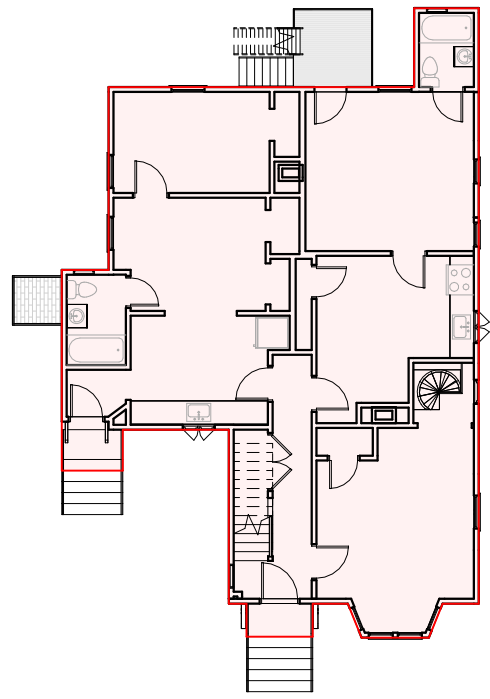
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

There are no other buildings or occupancies on this lot. Proposed construction will be wood framing to match existing.

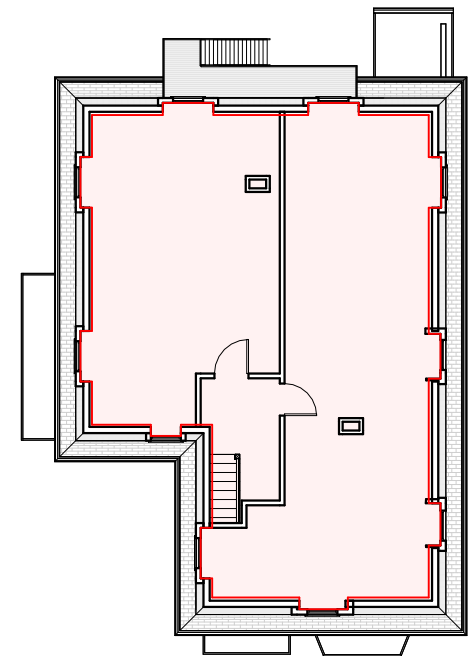
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



**LOWER LEVEL EXISTING**  
688 SF

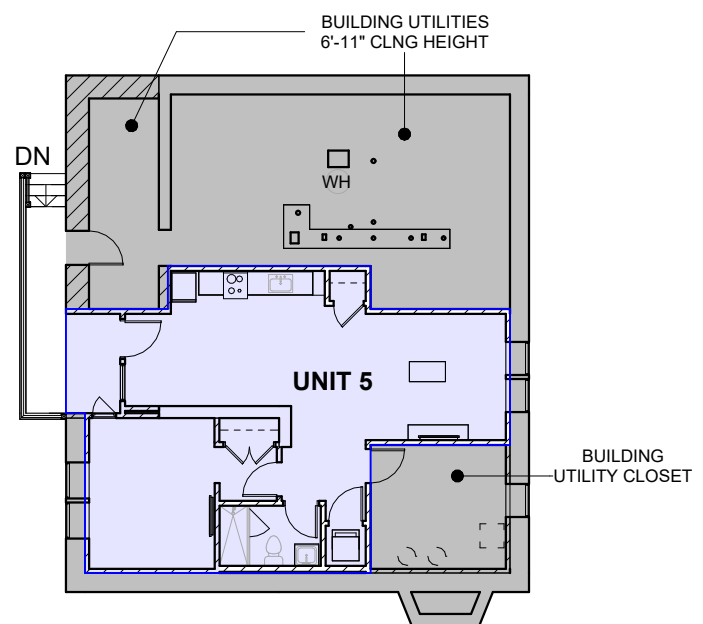


**FIRST LEVEL EXISTING**  
1,327 SF

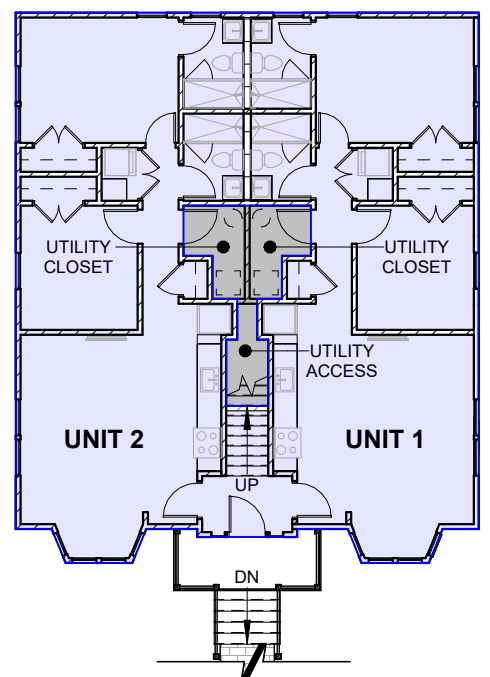


**SECOND LEVEL EXISTING**  
1,019 SF

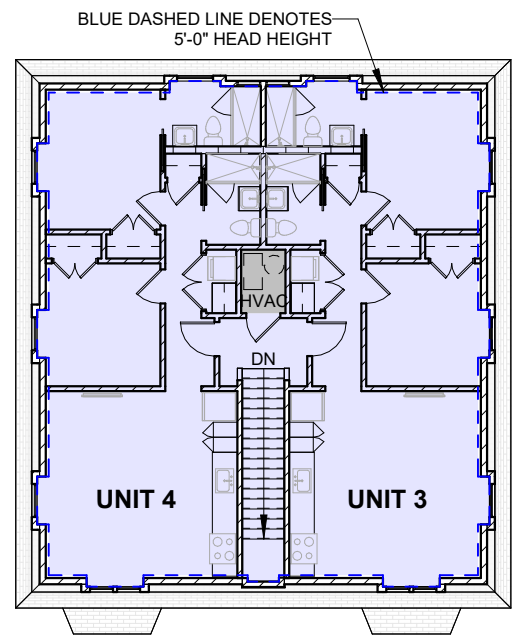
EXISTING GROSS FLOOR AREA	
LOWER LEVEL	688 SF
FIRST FLOOR	1,327 SF
SECOND FLOOR	1,019 SF
<b>TOTAL</b>	<b>3,034 SF</b>



**LOWER LEVEL PROPOSED**  
727 SF



**FIRST FLOOR PROPOSED**  
1,606 SF



**SECOND FLOOR PROPOSED**  
1,459 SF

PROPOSED GROSS FLOOR AREA	
LOWER LEVEL	727 SF
FIRST FLOOR	1,606 SF
SECOND FLOOR	1,459 SF
<b>TOTAL</b>	<b>3,792 SF</b>

**ANALOGUE  
STUDIO**

Analogue Studio, LLC  
140 River Street  
Cambridge, MA 02139  
T F 617.440.7568  
analoguestudio.com

PROJECT TITLE: 105 OXFORD CAMBRIDGE, MA 02138	SKETCH TITLE: GROSS FLOOR AREA PLANS	<b>SK1A</b>
	SCALE: 1/16" = 1'-0"	
DATE: 2023-03-24		
DRAWN BY: CL		



**EXISTING CONDITIONS**

ZONING INFORMATION		
	RESIDENCE-B	EXISTING SITE CONDITIONS
FAR	0.43 <sup>(1)</sup>	.33 <sup>(1)</sup>
GROSS FLOOR AREA	-	3,034 SF
MAX HEIGHT	35'	27'-9"
MIN LOT SIZE	5,000 SF	9,100 SF
MIN LOT WIDTH	50'	~74'
MIN LOT AREA PER DWELLING UNIT	2,500 SF	5 UNITS = 1,820 SF/ D.U.
FRONT YARD	15'	16'-10"
SIDE YARD	7'-6"	32'-0" / 4'-8"
REAR YARD	25' MIN <sup>(2)</sup> 30'-6" REQ'D	50'-8"
MIN RATIO PRIVATE OPEN SPACE: LOT AREA	40% <sup>(3)</sup> = 3,640 SF	2,728 SF = 29%
OFF STREET PARKING	1 PER D.U.	0 <sup>(4)</sup>

(1) 5.31.2 FOOTNOTE J: APPLICABLE TO THE FIRST 5,000 SF OF LOT AREA. FOR THOSE PORTIONS OF ANY LOT EXCEEDING 5,000 SF, THE APPLICABLE MAXIMUM RATIO OF FLOOR AREA TO LOT AREA SHALL BE 0.35 FOR ALL PERMITTED RESIDENTIAL USES AND THE MINIMUM LOT AREA FOR EACH DWELLING UNIT SHALL BE 4,000SF

**ALLOWABLE GROSS FLOOR AREA + FAR CALCULATIONS**

9,100 SF - 5,000 SF = 4,100 SF  
 0.5 x 5,000 SF = 2,500 SF  
 0.35 x 4,100 SF = 1,435 SF  
 ALLOWABLE GROSS FLOOR AREA = 3,935 SF  
 ALLOWABLE FAR = 3935 SF / 9100 SF  
 FAR= 0.43

**EXISTING GROSS FLOOR AREA**

3,034 SF / 9,100 SF = FAR 0.33

(2) 5.31.2 FOOTNOTE C (FOR RESIDENCE-B): NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN 25 FT PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH 4 FT THAT THE DEPTH OF THE LOT EXCEEDS 100 FT, UP TO A MAXIMUM OF 35 FT

**YARD SET BACK CALCULATIONS**

REAR= 25'-0" + (122'-1"-100)/4  
 REAR= 25'-0" + 5'-6" = 30'-6"

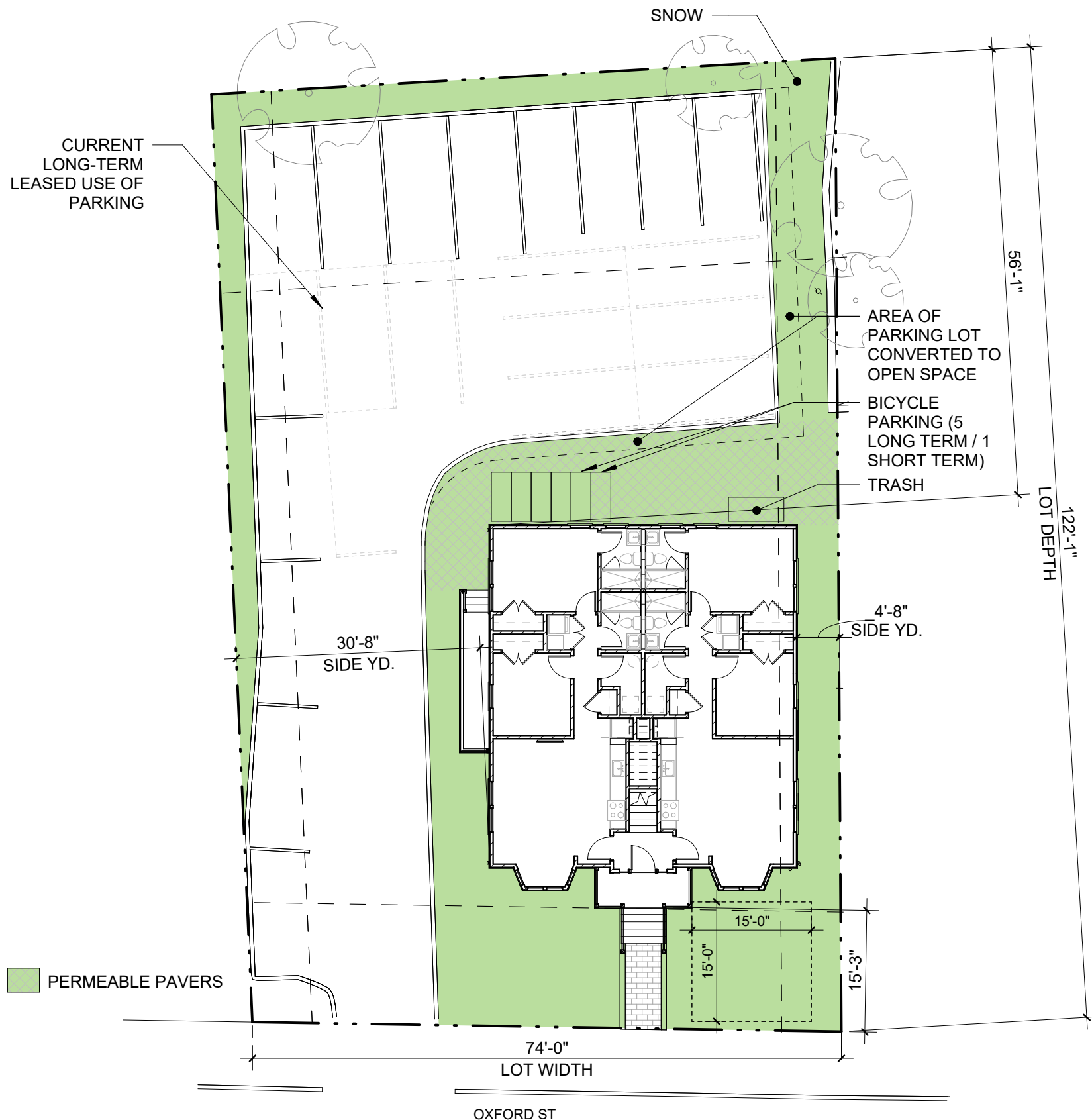
(3) 2.000 DEFINITIONS - OPEN SPACE, PRIVATE: THE PART OR PARTS OF A LOT OR STRUCTURE WHICH ARE RESERVED FOR THE USE OF OCCUPANTS OF A BUILDING WHICH IS USED WHOLLY, OR IN PART, FOR RESIDENTIAL PURPOSES. THIS SPACE SHALL HAVE MINIMUM DIMENSIONS AS PRESCRIBED IN THE ORDINANCE, SHALL EXCLUDE PARKING AREAS, DRIVEWAYS AND WALKWAYS, AND SHALL BE OPEN AND UNOBSTRUCTED TO THE SKY.

(4) PARKING CONDITION ALLOWED BY PREVIOUS SPECIAL PERMIT AND VARIANCE RELIEF, #6676

**ANALOGUE  
STUDIO**

Analogue Studio, LLC  
 140 River Street  
 Cambridge, MA 02139  
 T F 617.440.7568  
 analoguestudio.com

PROJECT TITLE: 105 OXFORD CAMBRIDGE, MA 02138	SKETCH TITLE: EXISTING SITE PLAN	<b>SK1B</b>
	SCALE: NTS	
	DATE: 2023-03-24	
	DRAWN BY: CL	



**PROPOSED CONDITIONS**

-25% ADDITION TO NON-CONFORMING STRUCTURE VIA SPECIAL PERMIT  
 -MAINTAIN EXISTING PARKING SPACE COUNT PER OWNER LEASE WITH ADJACENT SCHOOL AND PRIOR SPECIAL PERMIT AND VARIANCE RELIEF #6676

ZONING INFORMATION	RESIDENCE-B	EXISTING SITE CONDITIONS	PROPOSED SITE CONDITIONS
	FAR	0.43 <sup>(1)</sup>	0.33 <sup>(1)</sup>
GROSS FLOOR AREA	-	3,034 SF	3,792 SF <sup>(5)</sup>
MAX HEIGHT	35'	27'-9"	28'-11"
MIN LOT SIZE	5,000 SF	9,100 SF	9,100 SF
MIN LOT WIDTH	50'	~74'	~74'
MIN LOT AREA PER DWELLING UNIT	2,500 SF	5 UNITS = 1,820 SF/ D.U.	5 UNITS = 1,820 SF/ D.U.
FRONT YARD	15'	16'-10"	15'-3"
SIDE YARD	7'-6"	32'-0" / 4'-8"	30'-8" / 4'-8"
REAR YARD	25' MIN <sup>(2)</sup> 30'-6" REQ'D	50'-8"	56'-1"
MIN RATIO PRIVATE OPEN SPACE: LOT AREA	40% <sup>(3)</sup> = 3,640 SF	2,728 SF = 29%	2,728 SF = 29%
OFF STREET PARKING	1 PER D.U.	0 <sup>(4)</sup>	0 <sup>(4)</sup>

(1) 5.31.2 FOOTNOTE J: APPLICABLE TO THE FIRST 5,000 SF OF LOT AREA. FOR THOSE PORTIONS OF ANY LOT EXCEEDING 5,000 SF, THE APPLICABLE MAXIMUM RATIO OF FLOOR AREA TO LOT AREA SHALL BE 0.35 FOR ALL PERMITTED RESIDENTIAL USES AND THE MINIMUM LOT AREA FOR EACH DWELLING UNIT SHALL BE 4,000SF

**GROSS FLOOR AREA + FAR CALCULATIONS**

9,100 SF - 5,000 SF = 4,100 SF  
 0.5 x 5,000 SF = 2,500 SF  
 0.35 x 4,100 SF = 1,435 SF  
 ALLOWABLE GROSS FLOOR AREA = 3,935 SF  
 ALLOWABLE FAR = 3935 SF / 9100 SF  
 FAR= 0.43

**EXISTING GROSS FLOOR AREA**

3,034 SF / 9,100 SF = FAR 0.33

**PROPOSED GROSS FLOOR AREA**

3,792 SF / 9,100 SF = FAR 0.42

(2) 5.31.2 FOOTNOTE C (FOR RESIDENCE-B): NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN 25 FT PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH 4 FT THAT THE DEPTH OF THE LOT EXCEEDS 100 FT, UP TO A MAXIMUM OF 35 FT

**YARD SET BACK CALCULATIONS**

REAR= 25'-0" + (122-100)/4  
 REAR= 25'-0" + 5'-6" = 30'-6"

(3) 2.000 DEFINITIONS - OPEN SPACE, PRIVATE: THE PART OR PARTS OF A LOT OR STRUCTURE WHICH ARE RESERVED FOR THE USE OF OCCUPANTS OF A BUILDING WHICH IS USED WHOLLY, OR IN PART, FOR RESIDENTIAL PURPOSES. THIS SPACE SHALL HAVE MINIMUM DIMENSIONS AS PRESCRIBED IN THE ORDINANCE, SHALL EXCLUDE PARKING AREAS, DRIVEWAYS AND WALKWAYS, AND SHALL BE OPEN AND UNOBSTRUCTED TO THE SKY.

(4) PARKING CONDITION ALLOWED BY PREVIOUS SPECIAL PERMIT AND VARIANCE RELIEF, #6676

(5) 8.22.2.C: EXISTING BUILDING AREA + 25% ALLOWED BY SPECIAL PERMIT

**EXISTING BUILDING AREA + 25% CALCULATIONS**

BASEMENT	688 SF
FIRST FLOOR	1,327 SF
SECOND FLOOR	1,019 SF
<b>TOTAL</b>	<b>3,034 SF</b>
3,034 x 1.25 =	3,792 SF

**PROPOSED FAR AREAS**

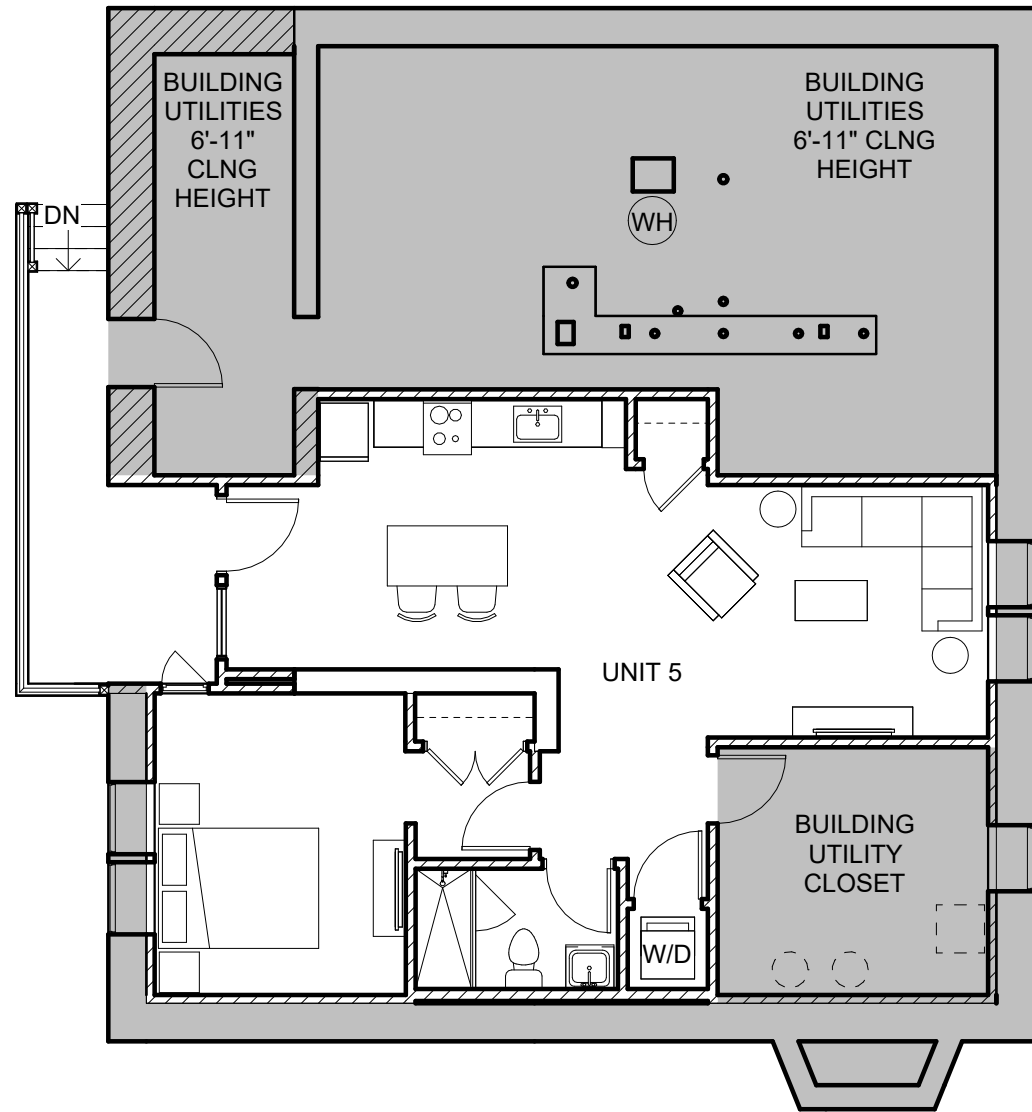
BASEMENT	727 SF
FIRST FLOOR	1,606 SF
SECOND FLOOR	1,459 SF
<b>TOTAL</b>	<b>3,792 SF</b>

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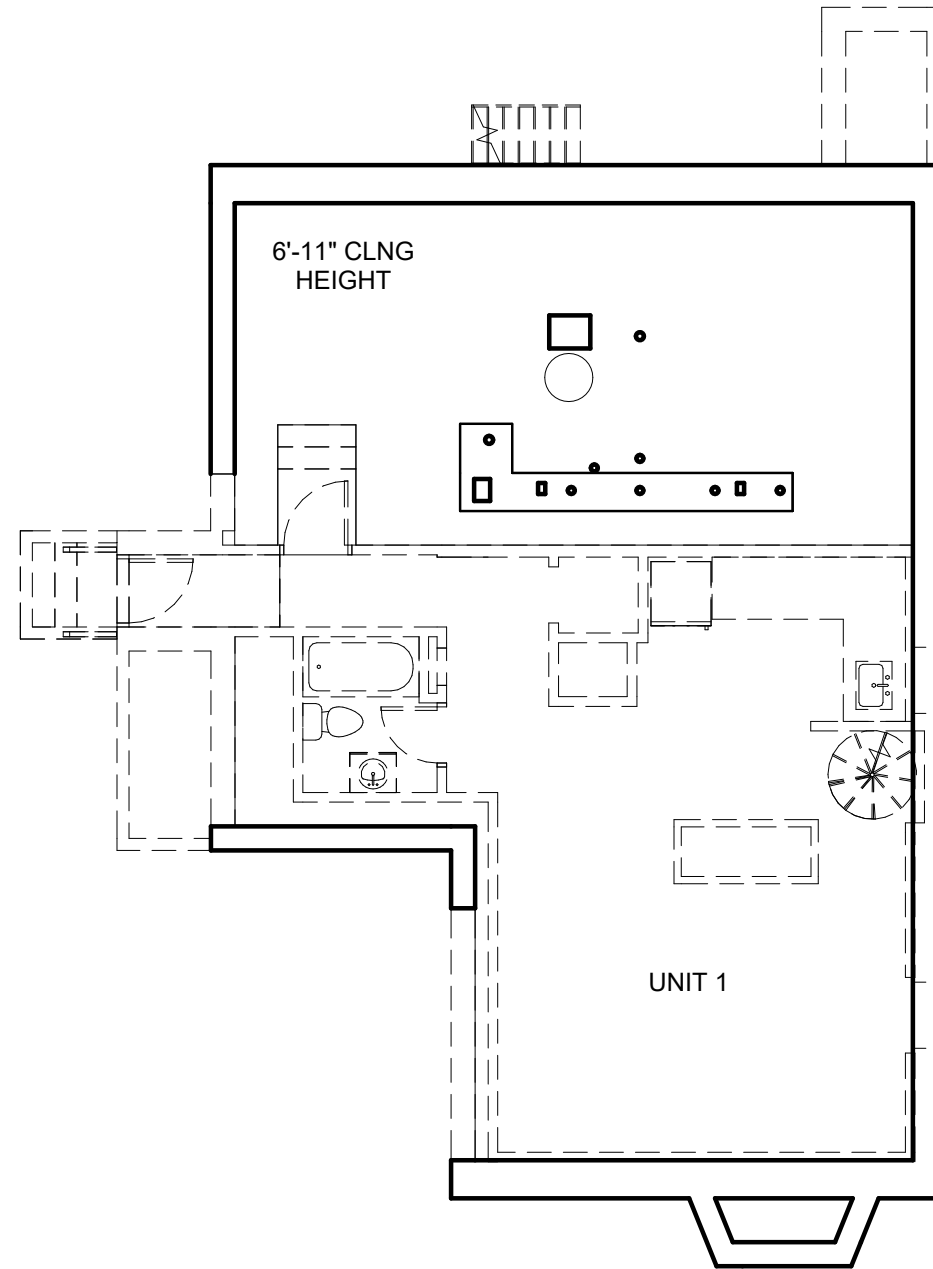
PROJECT TITLE: 105 OXFORD CAMBRIDGE, MA 02138	SKETCH TITLE: PROPOSED SITE PLAN	<b>SK1C</b>
SCALE: NTS		
DATE: 2023-03-24		
DRAWN BY: CL		





**2** LOWER LEVEL PROPOSED PLAN

1/8" = 1'-0"



**1** LOWER LEVEL DEMOLITION PLAN

1/8" = 1'-0"

**ANALOGUE  
STUDIO**

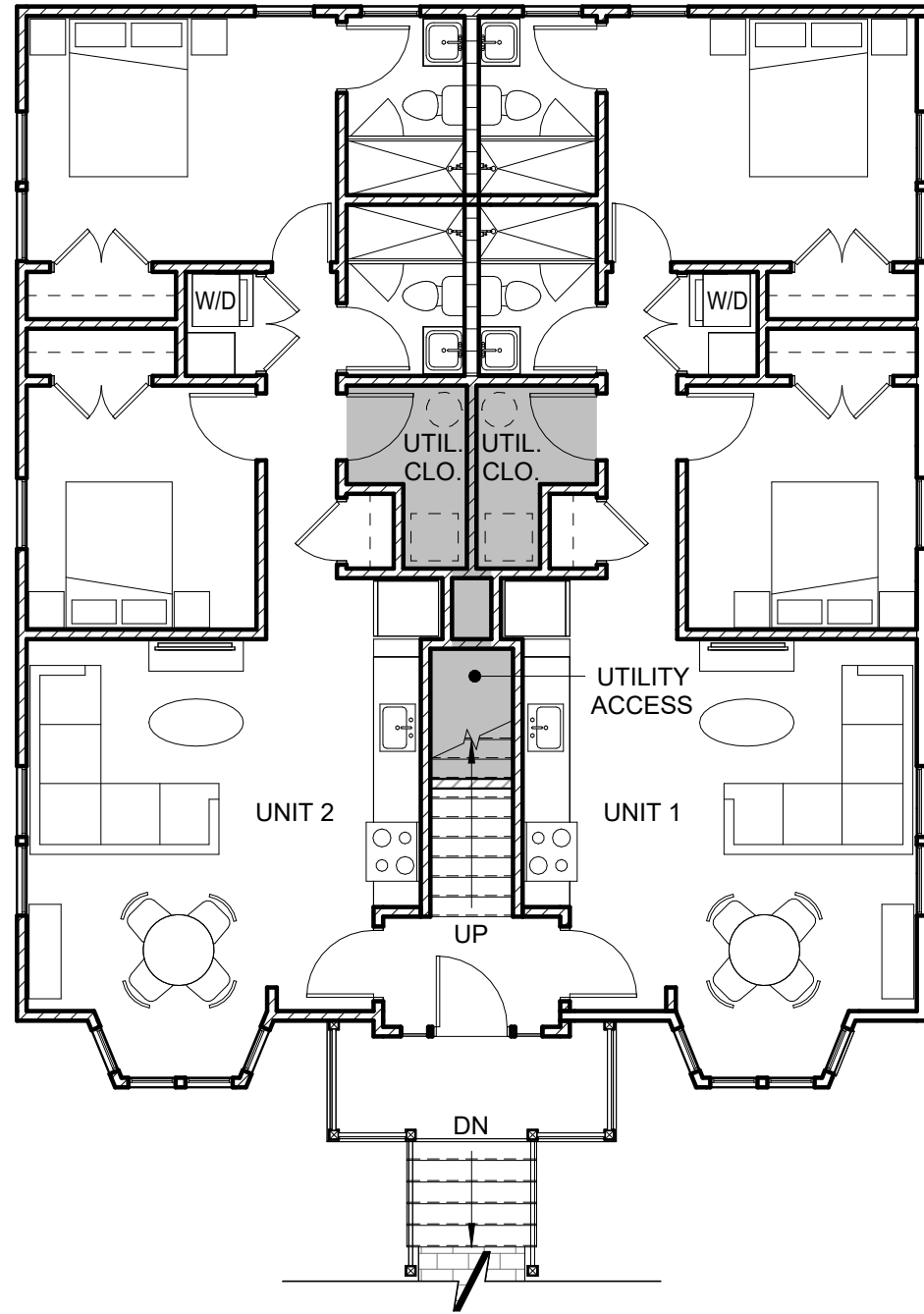
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analoguestudio.com

PROJECT TITLE:  
105 OXFORD  
CAMBRIDGE, MA 02138

SKETCH TITLE:  
LOWER LEVEL PLANS

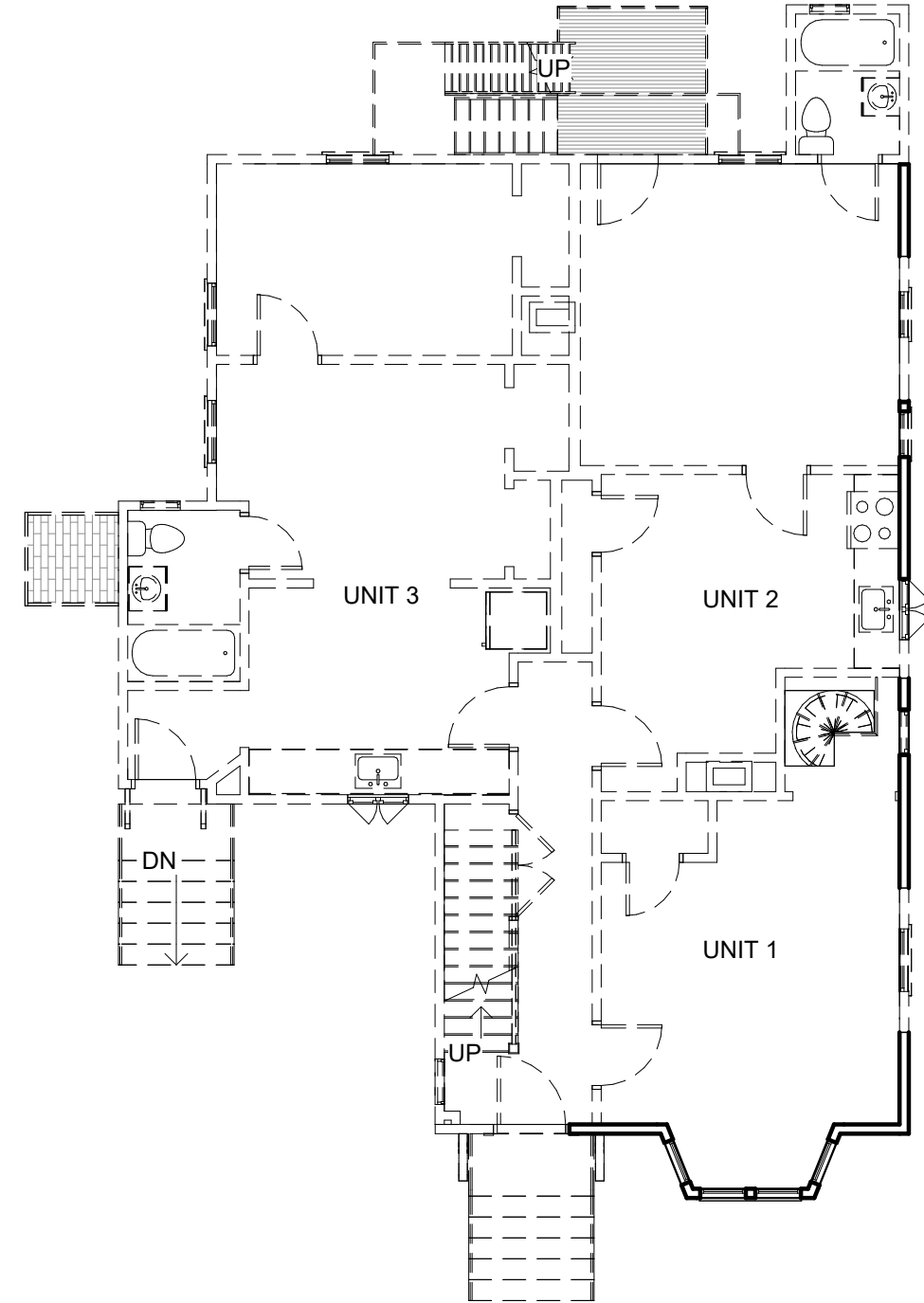
SCALE: AS NOTED  
DATE: 2023-03-24  
DRAWN BY: CL

**SK1D**



FIRST FLOOR PROPOSED  
PLAN

2 1/8" = 1'-0"



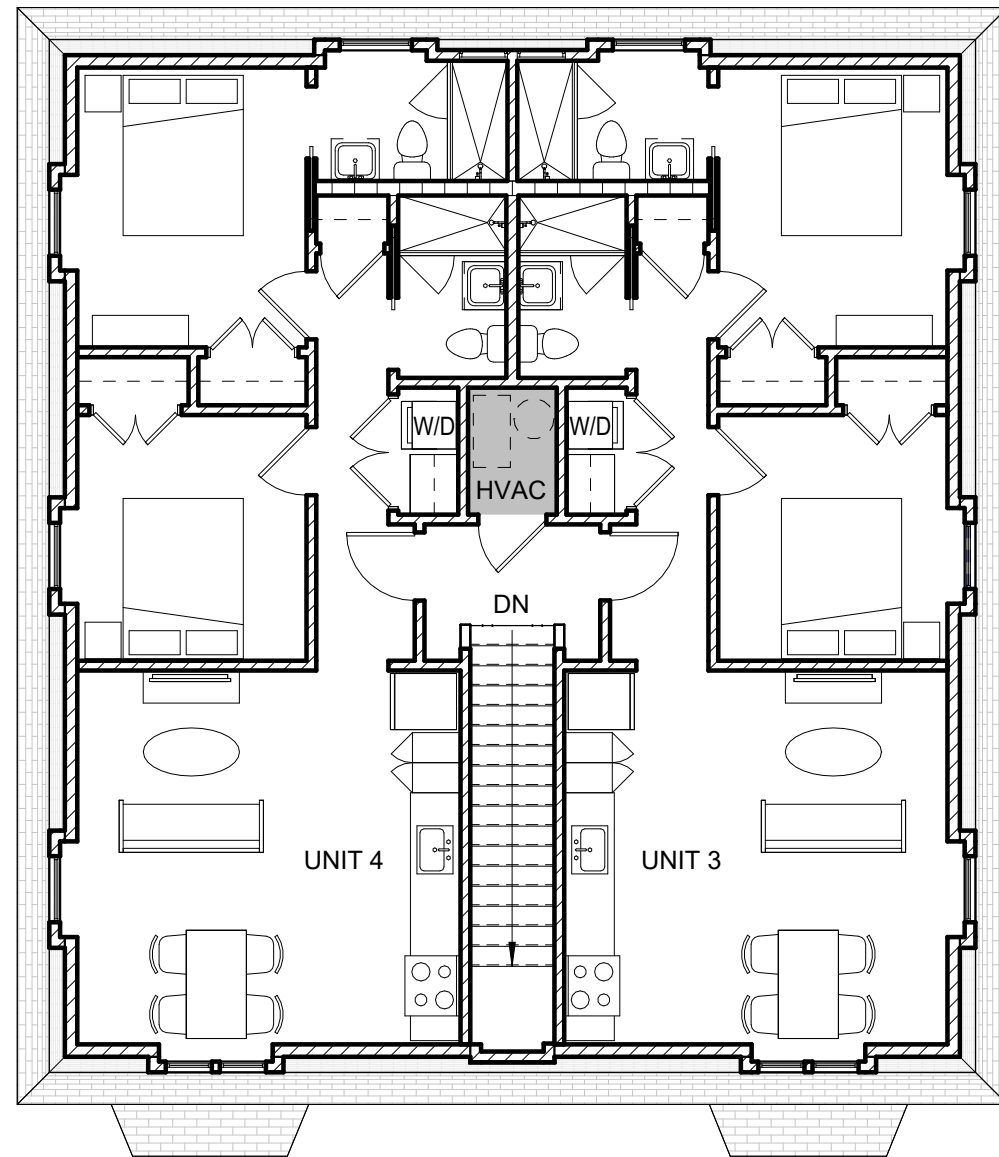
FIRST FLOOR DEMOLITION  
PLAN

1 1/8" = 1'-0"

**ANALOGUE  
STUDIO**

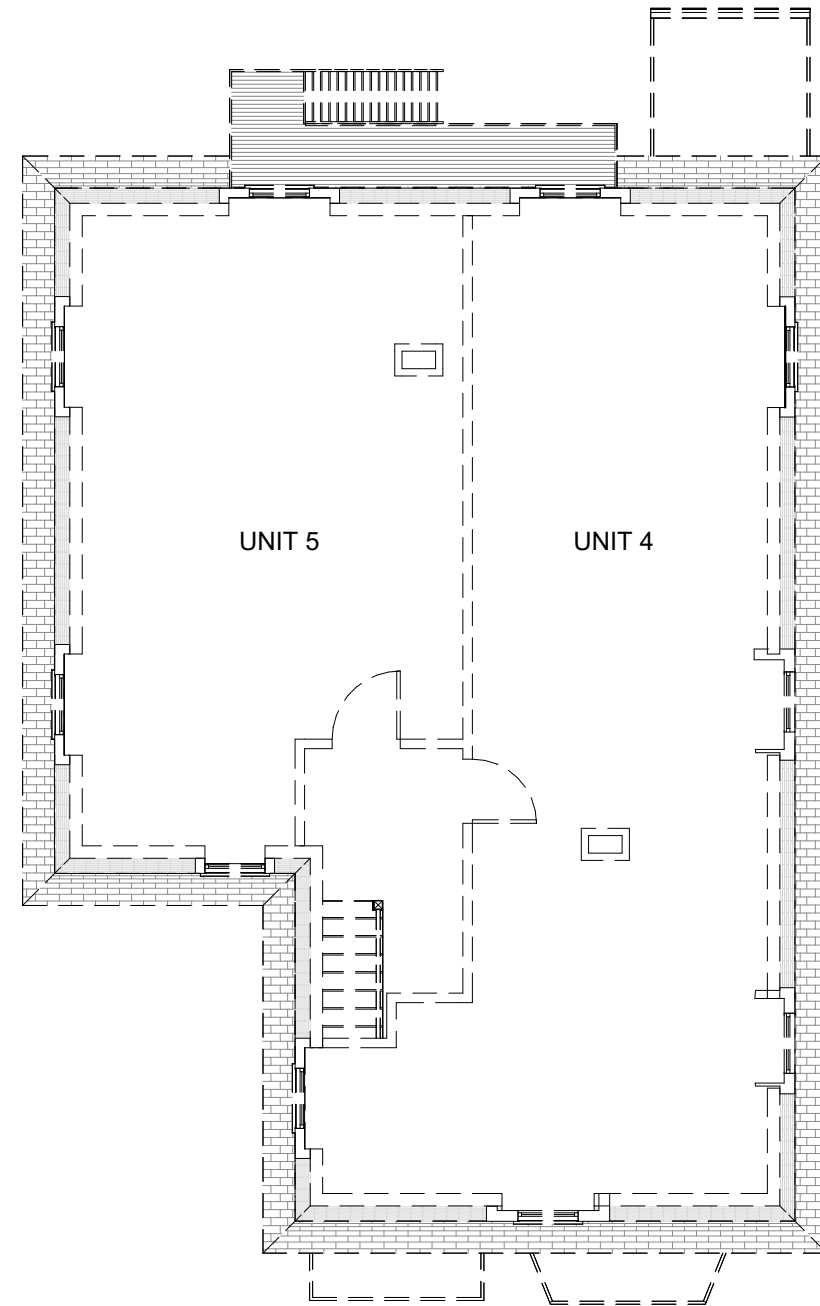
Analogue Studio, LLC  
140 River Street  
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analoguestudio.com

PROJECT TITLE: 105 OXFORD  CAMBRIDGE, MA 02138	SKETCH TITLE: FIRST FLOOR PLANS	<b>SK1E</b>
	SCALE: AS NOTED	
DATE: 2023-03-24		
DRAWN BY: CL		



**SECOND FLOOR  
PROPOSED PLAN**

**2** 1/8" = 1'-0"



**SECOND FLOOR  
DEMOLITION PLAN**

**1** 1/8" = 1'-0"

**ANALOGUE  
STUDIO**

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140 River Street  
Cambridge, MA 02139  
T F 617.440.7568  
analoguestudio.com

PROJECT TITLE: 105 OXFORD  CAMBRIDGE, MA 02138	SKETCH TITLE: SECOND FLOOR PLANS	<b>SK1F</b>
	SCALE: AS NOTED	
DATE: 2023-03-24		
DRAWN BY: CL		



LOCATION MAP NOT TO SCALE

**RECORD OWNER:**

ASSESSORS MAP 155 LOT 13  
105 OXFORD STREET (LISTED AS #103)

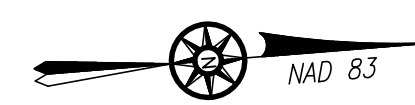
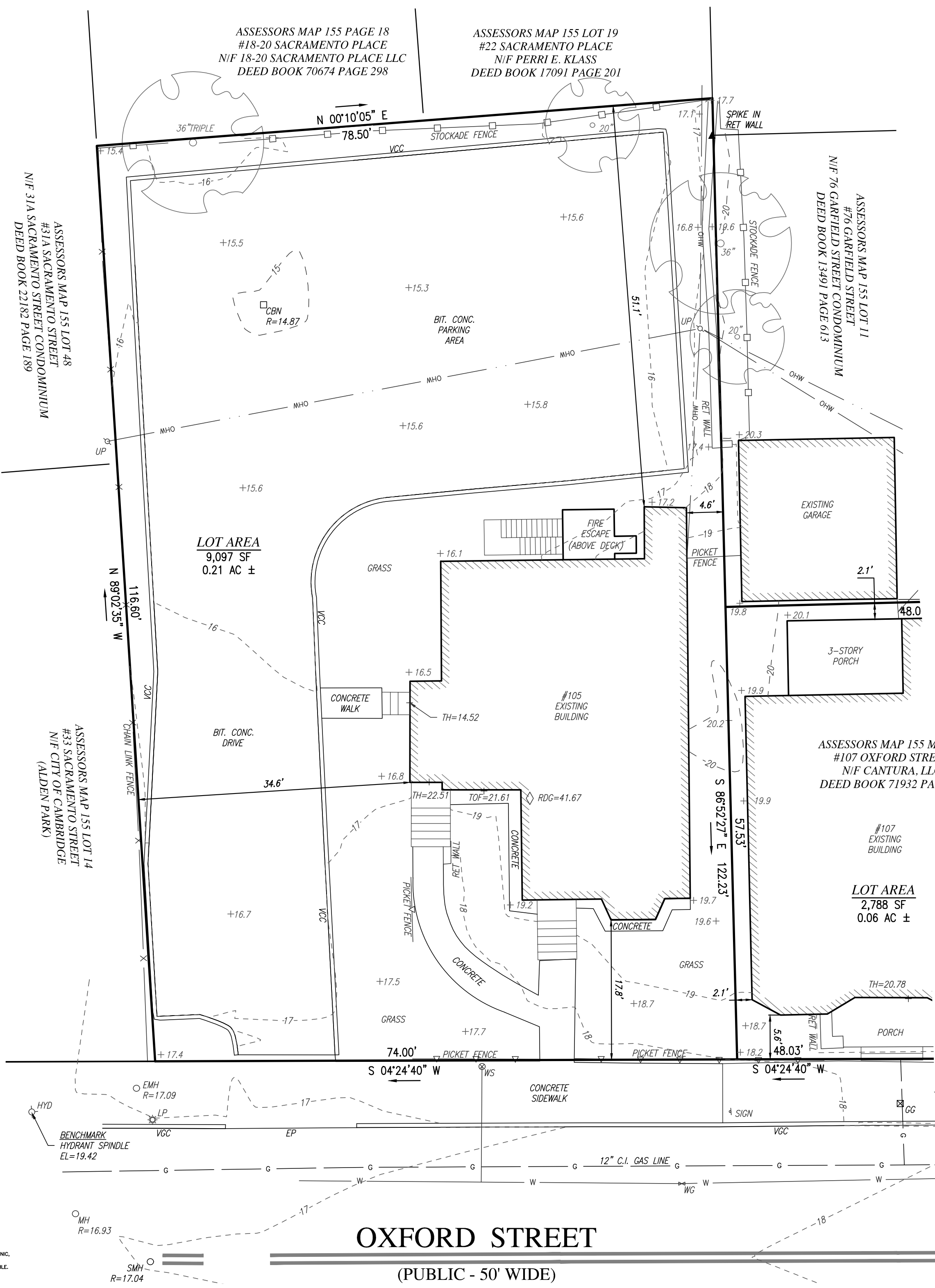
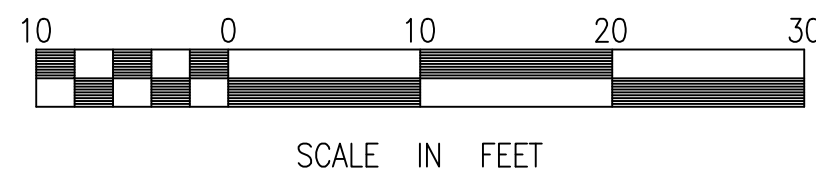
PARULA, LLC  
15 WALNUT STREET, SUITE 150  
WELLESLEY, MA 02481  
DEED BOOK 1503 PAGE 27  
PLAN BOOK 10 PAGE 89

**NOTES:**

1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JANUARY AND FEBRUARY OF 2021.
2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. ALL BUILDING CORNERS LOCATED AT LIMIT OF EXTERIOR SIDING UNLESS NOTED.
4. SUBJECT SITE IS IN THE RESIDENCE "B" ZONE AND THE "BASEMENT HOUSING OVERLAY DISTRICT" AS DEPICTED ON THE TOWN OF CAMBRIDGE ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0438E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**LEGEND**

□ SB/DH	STONE BOUND W/DRILL HOLE
○ DH	DRILL HOLE FOUND
○	DECIDUOUS TREE
- - - - -	CONTOUR LINE
×	CHAIN LINK FENCE
△	PICKET FENCE
□	STOCKADE FENCE
—	GAS LINE
—	OVERHEAD WIRES
- - - - -	BUILDING OVERHANG
—	LANDSCAPE AREA
—	TREE LINE
—	WATERMAIN
—	PAINT LINE
○ DMH	DRAIN MANHOLE
⊕ EM	ELECTRIC METER
○ EMH	ELECTRIC MANHOLE
⊠ GG	GAS GATE
⊕ HYD	FIRE HYDRANT
⊕ LP	LIGHT POLE (PUBLIC)
○ MH	MANHOLE (UNKNOWN)
⊕ RD	ROOF DRAIN PIPE
⊕ RHT	ROOF HEIGHT
○ SHRUB	SHRUB
⊕ SIGN	SIGN
○ SMH	SEWER MANHOLE
⊕ TH	THRESHOLD
⊕ TMH	TELEPHONE MANHOLE
⊕ TOF	TOP OF FOUNDATION
⊕ UP	UTILITY POLE
⊕ WG	WATER GATE
⊕ WS	WATER SERVICE

**REVISIONS**


**DRAFT**

DRAWN BY: DB/BKL

DESIGNED BY:

CHECKED BY: DLA

**Merrill**  
Engineers and Land Surveyors  
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060  
WWW.MERRILLINC.COM

**EXITING CONDITIONS PLAN**  
#105 OXFORD STREET  
CAMBRIDGE, MA  
PREPARED FOR: PARULA, LLC C/O NCP MANAGEMENT  
P.O. BOX 590179  
NEWTON, MA 02459

FEBRUARY 24, 2021

SCALE: 1"=10'

JOB NO. 21-013

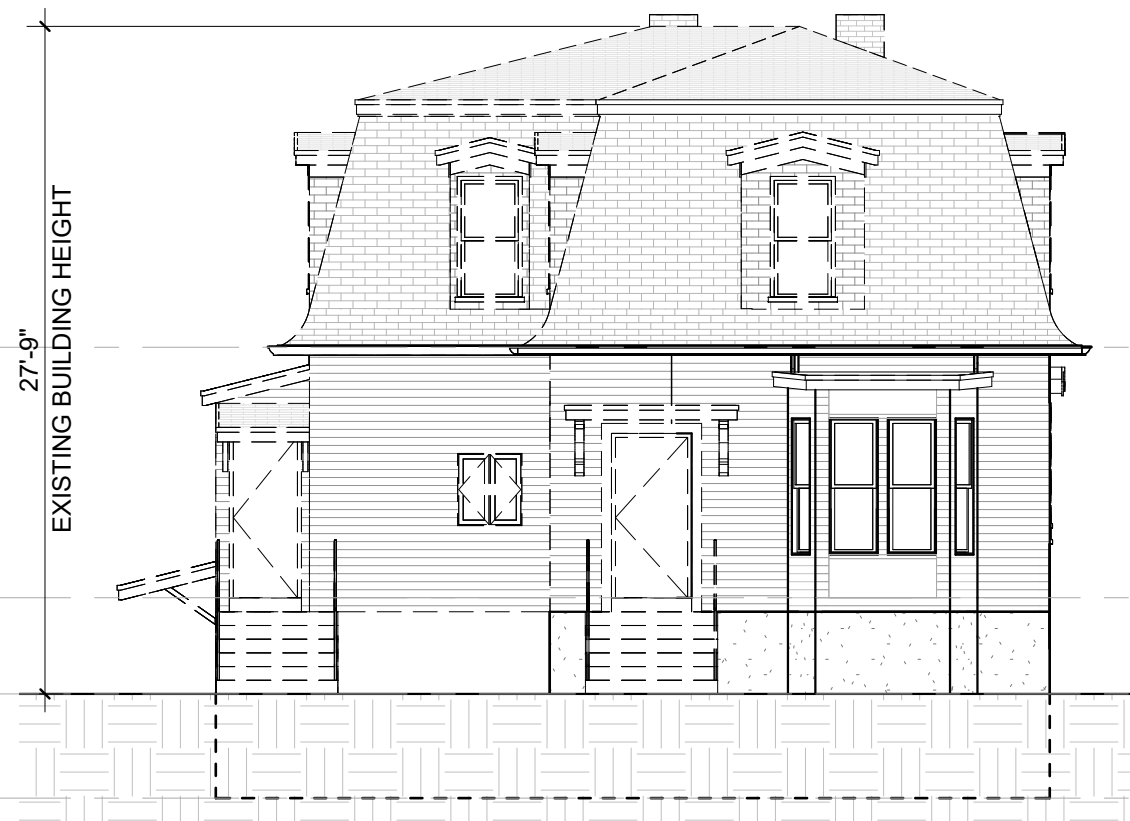
LATEST REVISION:

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**EAST PROPOSED  
ELEVATION**

**2**  
1/8" = 1'-0"



**EAST DEMOLITION  
ELEVATION**

**1**  
1/8" = 1'-0"

NEW ROOF  
24' - 11"  
(28' - 11" ABOVE GRADE)

.02 FLOOR  
10' - 5"

.01 FLOOR  
0"

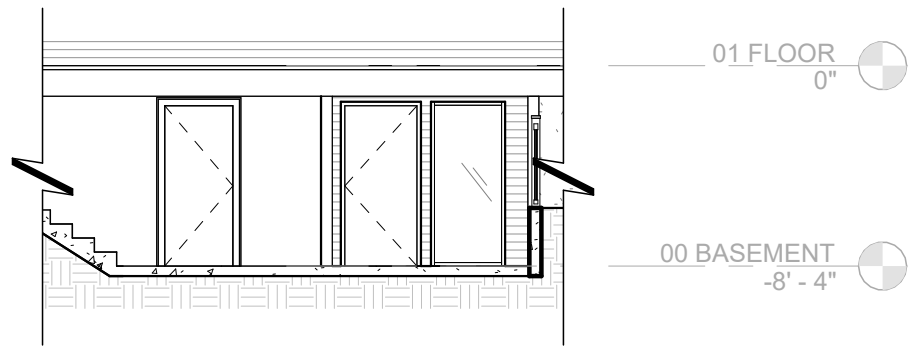
GROUND @ FRONT  
-4' - 0"

.00 BASEMENT  
-8' - 4"

**ANALOGUE  
STUDIO**

Analogue Studio, LLC  
140 River Street  
Cambridge, MA 02139  
T F 617.440.7568  
analoguestudio.com

PROJECT TITLE: 105 OXFORD CAMBRIDGE, MA 02138	SKETCH TITLE: EAST ELEVATIONS	<b>SK1G</b>
SCALE: AS NOTED	DATE: 2023-03-24	
DRAWN BY: CL		



**3** BASEMENT ENTRY  
1/8" = 1'-0"



3  
SK1H

**2** SOUTH PROPOSED ELEVATION  
1/8" = 1'-0"



**1** SOUTH DEMOLITION ELEVATION  
1/8" = 1'-0"

**ANALOGUE  
STUDIO**

Analogue Studio, LLC  
140 River Street  
Cambridge, MA 02139  
T F 617.440.7568  
analoguestudio.com

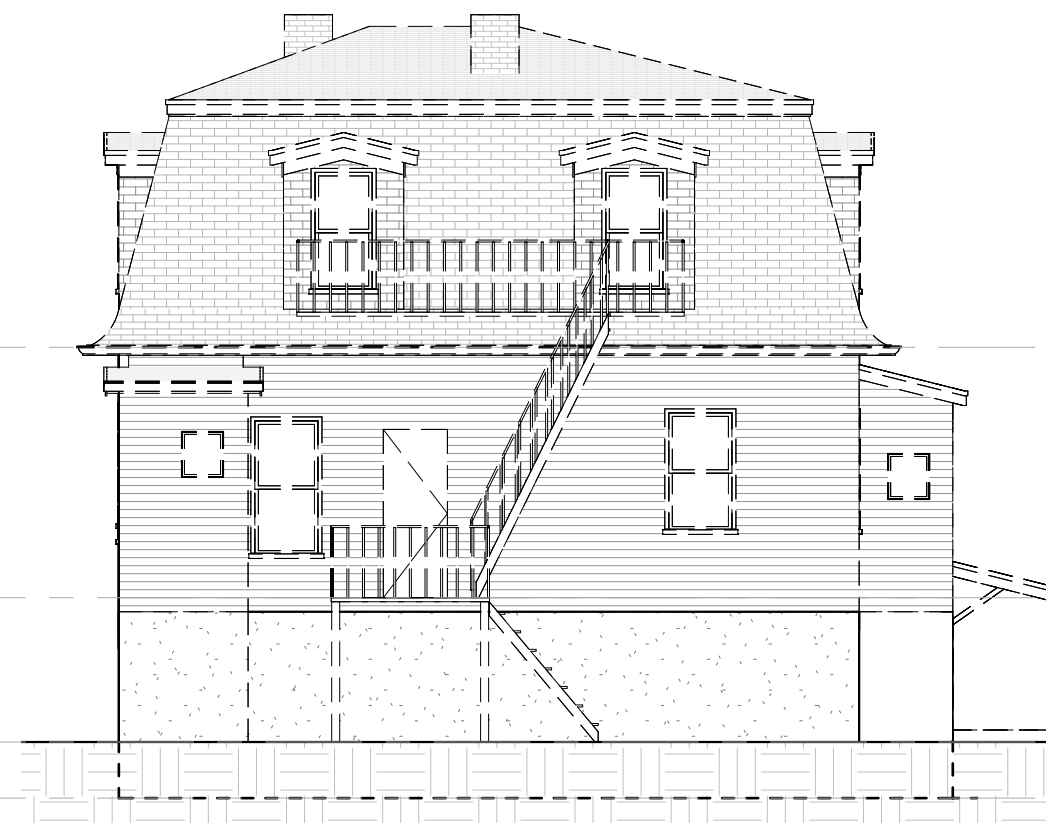
PROJECT TITLE: 105 OXFORD CAMBRIDGE, MA 02138	SKETCH TITLE: SOUTH ELEVATIONS	<b>SK1H</b>
SCALE: AS NOTED	DATE: 2023-03-24	
DRAWN BY: CL		



WEST PROPOSED  
ELEVATION

2

1/8" = 1'-0"



WEST DEMOLITION  
ELEVATION

1

1/8" = 1'-0"

ANALOGUE  
STUDIO

Analogue Studio, LLC  
140 River Street  
Cambridge, MA 02139  
T F 617.440.7568  
analoguestudio.com

PROJECT TITLE:  
105 OXFORD  
CAMBRIDGE, MA 02138

SKETCH TITLE:  
WEST ELEVATIONS

SCALE: AS NOTED  
DATE: 2023-03-24  
DRAWN BY: CL

SK11

NORTH ELEVATION IS WITHIN THE PROPERTY  
 SETBACK AND FACES THE ADJACENT PROPERTY.  
 WINDOW RELOCATIONS AS SHOWN ARE REQUESTED  
 AS PART OF THIS SPECIAL PERMIT PER CAMBRIDGE  
 ZONING ORDINANCE ARTICLE 8.22.2.C.

NEW ROOF  
 24' - 11"

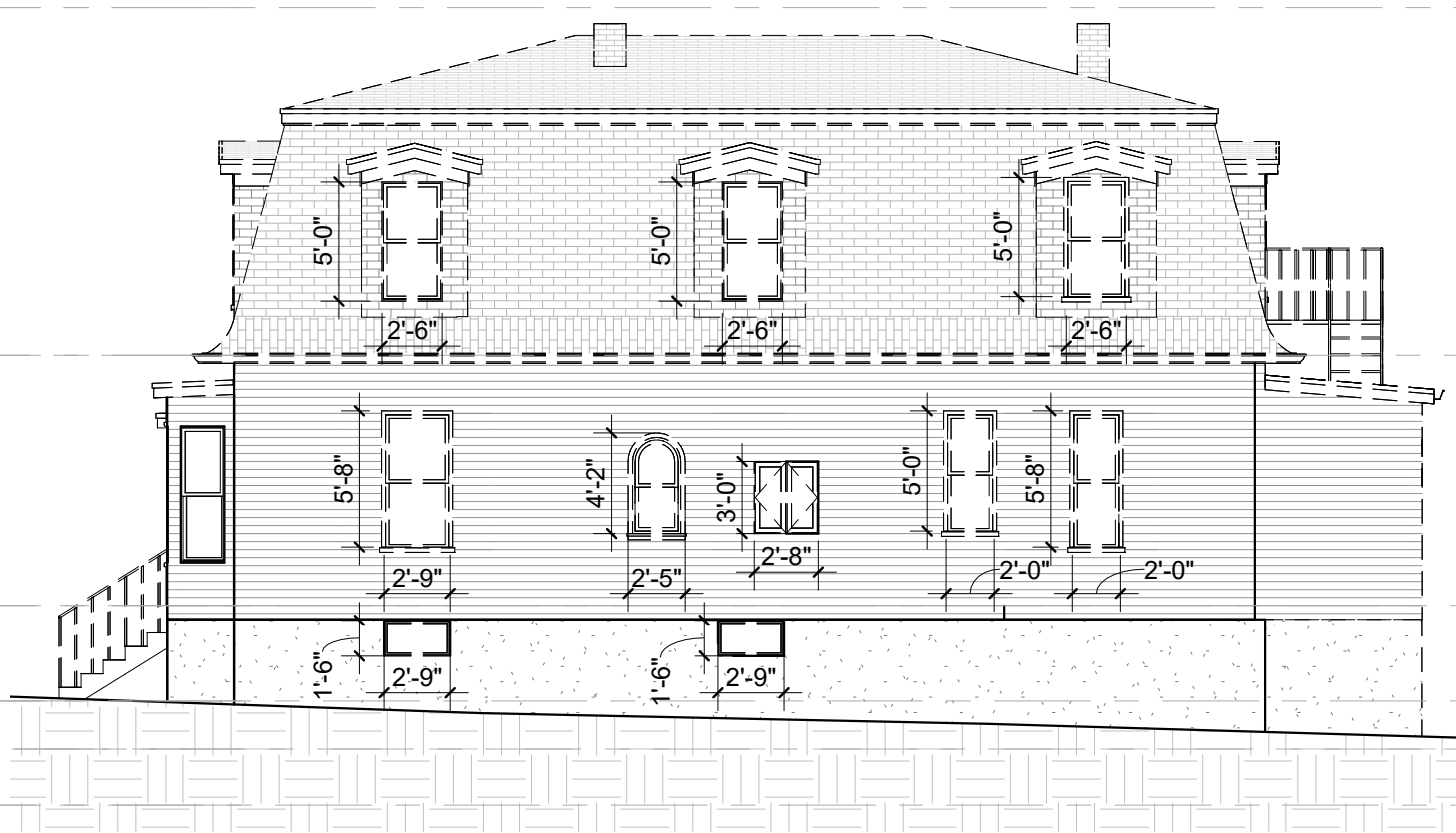
02 FLOOR  
 10' - 5"

01 FLOOR  
 0"

GROUND @ FRONT  
 -4' - 0"

GROUND @ BACK  
 -6' - 0"

00 BASEMENT  
 -8' - 4"



**1** NORTH PROPOSED  
 ELEVATION

1/8" = 1'-0"

**2** NORTH DEMOLITION  
 ELEVATION

1/8" = 1'-0"

**ANALOGUE  
 STUDIO**

Analogue Studio, LLC  
 140 River Street  
 Cambridge, MA 02139  
 T F 617.440.7568  
 analoguestudio.com

PROJECT TITLE: 105 OXFORD CAMBRIDGE, MA 02138	SKETCH TITLE: NORTH ELEVATIONS	<b>SK1J</b>
SCALE: AS NOTED	DATE: 2023-03-24	
DRAWN BY: CL		





EAST

NCP - 105 OXFORD STREET

ANALOGUE  
STUDIO



SOUTH

NCP - 105 OXFORD STREET

ANALOGUE  
STUDIO



WEST

NCP - 105 OXFORD STREET

ANALOGUE  
STUDIO



NORTH

NCP - 105 OXFORD STREET

ANALOGUE  
STUDIO



EAST - MAIN ENTRANCE



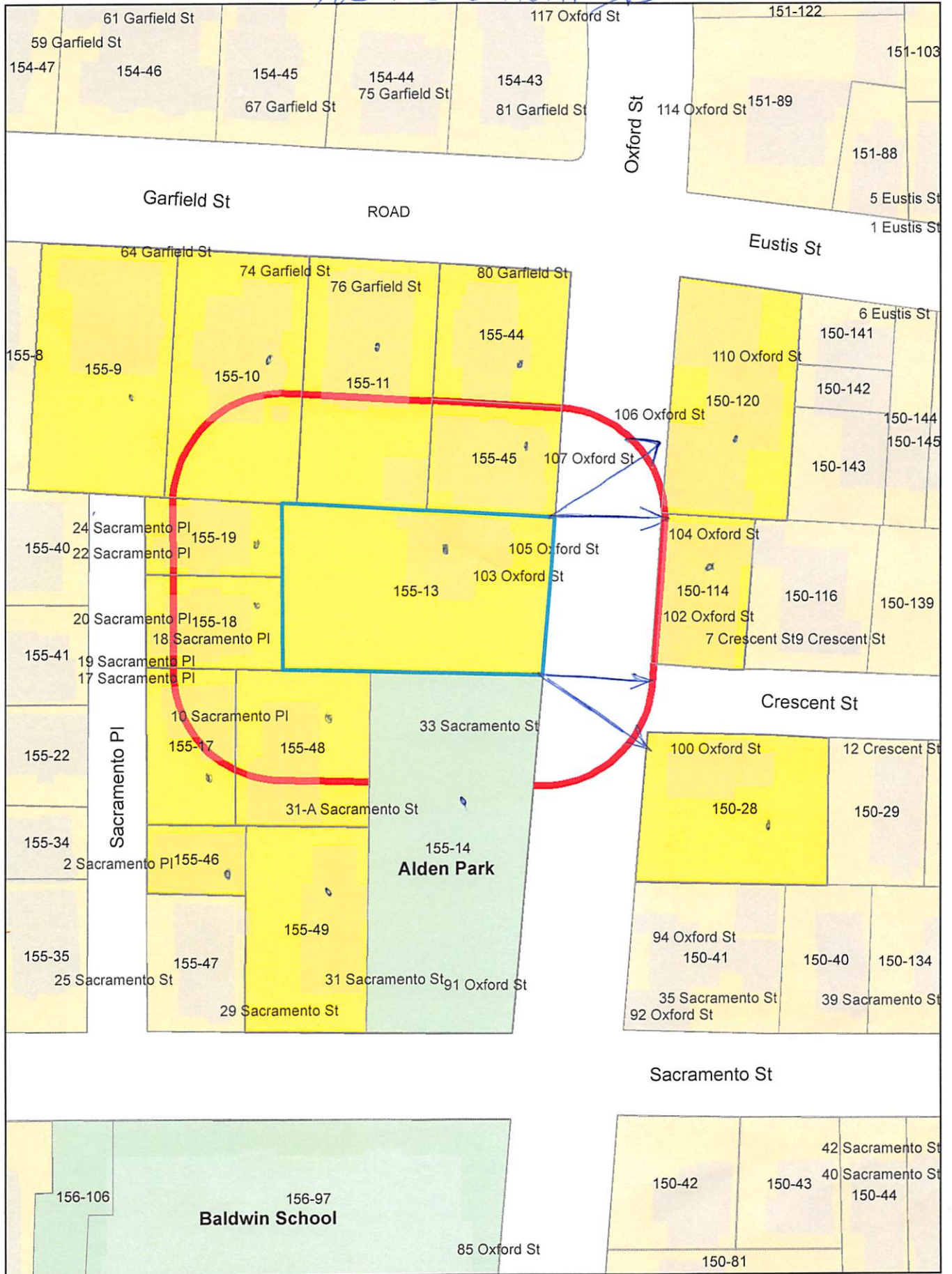
EAST - SIDE ENTRANCE



SOUTH - LOWER LEVEL ENTRANCE



103-105 Oxford St.



103-105 Oxford St

Petitioner

150-28  
BERMAN, JEFFREY S. & JANICE WALKER  
100 OXFORD ST  
CAMBRIDGE, MA 02138

155-11  
BROITMAN, SELIG,  
TR. THE SELIG V. BROITMAN GARFIELD ST TR  
23 PLYMOUTH RD  
NEWTON, MA 02461

NATHAN WONG  
15 ELMER STREET  
CAMBRIDGE, MA 02138

155-11  
FOX, MARIAN JOAN,  
TR. OF THE MARIAN JOAN FOX FAMILY TRUST  
76 GARFIELD ST. UNIT#2  
CAMBRIDGE, MA 02138

155-44-13  
PARULA, LLC  
15 WALNUT ST, STE# 150  
WELLESLEY, MA 02481

155-48  
SITTENFELD, DAVID F. & DOROTHEA E. PAPPAS  
31A SACRAMENTO ST., #1  
CAMBRIDGE, MA 02139

155-11  
REBOLLEDO, LEON F., XIMENA AMADOR &  
CITY OF CAMBRIDGE TAX TITLE  
76 GARFIELD ST., UNIT 7  
CAMBRIDGE, MA 02138-1818

155-9  
WOLFENSOHN, SARA  
64 GARFIELD ST  
CAMBRIDGE, MA 02139

155-46  
LENNON, CATHERINE TR. OF CL TRUST  
966 BROADWAY  
SOMERVILLE, MA 02144

155-11  
ISHIKAWA, WAYNE K.  
76 GARFIELD STREET #6  
CAMBRIDGE, MA 02138

155-11  
KOSTRITSYNA, ELENA  
76 GARFIELD ST. UNIT#8  
CAMBRIDGE, MA 02138

150-120  
THE RB FAMILY LIMITED PARTNERSHIP  
14A ELIOT ST  
CAMBRIDGE, MA 02138

155-17  
THEILHABER, JOACHIM S. &  
NATHALIE M. VAN BOCKSTAELE  
10 SACRAMENTO PL  
CAMBRIDGE, MA 02138

155-10  
JASANOFF, JAY H. & SHEILA S. JASANOFF  
TRS. JASANOFF FAMILY TRUST  
74 GARFIELD ST  
CAMBRIDGE, MA 02138

155-19  
KLASS, PERRI E. & LAWRENCE WOLFF  
22-24 SACRAMENTO PL.  
CAMBRIDGE, MA 02138-1814

155-45  
CANTURA, LLC  
C/O NCP MANAGEMENT CO,  
P.O BOX 590179  
NEWTON CENTRE, MA 02459

155-18  
LI, BIAO & SHA WU  
12 BRANTWOOD LANE  
BURLINGTON, MA 01803

155-18  
ZHANG, SAYING  
18-20 SACRAMENTO PLACE, - UNIT 18-2  
CAMBRIDGE, MA 02138

155-11  
BOEHMER ULRIKE  
TR UIRIKE BOEHMER 2020 REVOCABLE TRUST  
76 GARFIELD STREET UNIT 4  
CAMBRIDGE, MA 02138

155-18  
KAVALCHUK VIKTORYIA  
30 HAWTHORNE ST  
SOMERVILLE, MA 02144

150-114  
102-104 OXFORD STREET LLC  
46 DEPOT ST. NO. 1  
MILFORD, MA 01757

155-11  
LESLIE, DAVID R. & CLAIRE W. LESLIE  
TRS 76 GARFIELD ST UNIT 3 REALTY TRUST  
76 GARFIELD ST UNIT 3  
CAMBRIDGE, MA 02138-1818

155-48  
HAYES ROBERT R & GRETCHEN G ADAMS  
TRS ROBERT R HAYES 2019 REVOCABLE TR  
31A SACRAMENTO ST - UNIT 2  
CAMBRIDGE, MA 02138

155-11  
YOUNG SHAWNA  
76 GARFIELD ST - UNIT 5  
CAMBRIDGE, MA 02138

155-11  
SURI MANIK V & KIRAN GUPTA  
TRS SURI-GUPTA FAMILY TR  
630 15TH AVE  
SAN FRANCISCO, CA 94118

155-48  
ADAMS, GRETCHEN G.  
TRUSTEE ROBERT R. HAYES TRUSTEE  
31A SACRAMENTO ST UNIT 2  
CAMBRIDGE, MA 02138

155-49  
BAKER, JOYCE O DAVID J ALBERTZ TRS  
31 SACRAMENTO ST - APT 4  
CAMBRIDGE, MA 02138

155-14  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

155-14  
CAMBRIDGE CITY OF SCHOOL DEPT.  
159 THORNDIKE ST  
CAMBRIDGE, MA 02141

155-14  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR





**Notice of Public Hearing**

Notice is hereby given that the following project is being reviewed by the Planning Board. It is the intent of the Board to hold a public hearing on the project at the following address on the date and time specified below. Any person who wishes to comment on the project should appear at the public hearing or submit written comments to the Board at least five business days before the public hearing. The Board will hold a public hearing on the project at the following address on the date and time specified below. Any person who wishes to comment on the project should appear at the public hearing or submit written comments to the Board at least five business days before the public hearing.

**PROJECT NAME: DRIVEWAY**

APPLICANT: [Name]

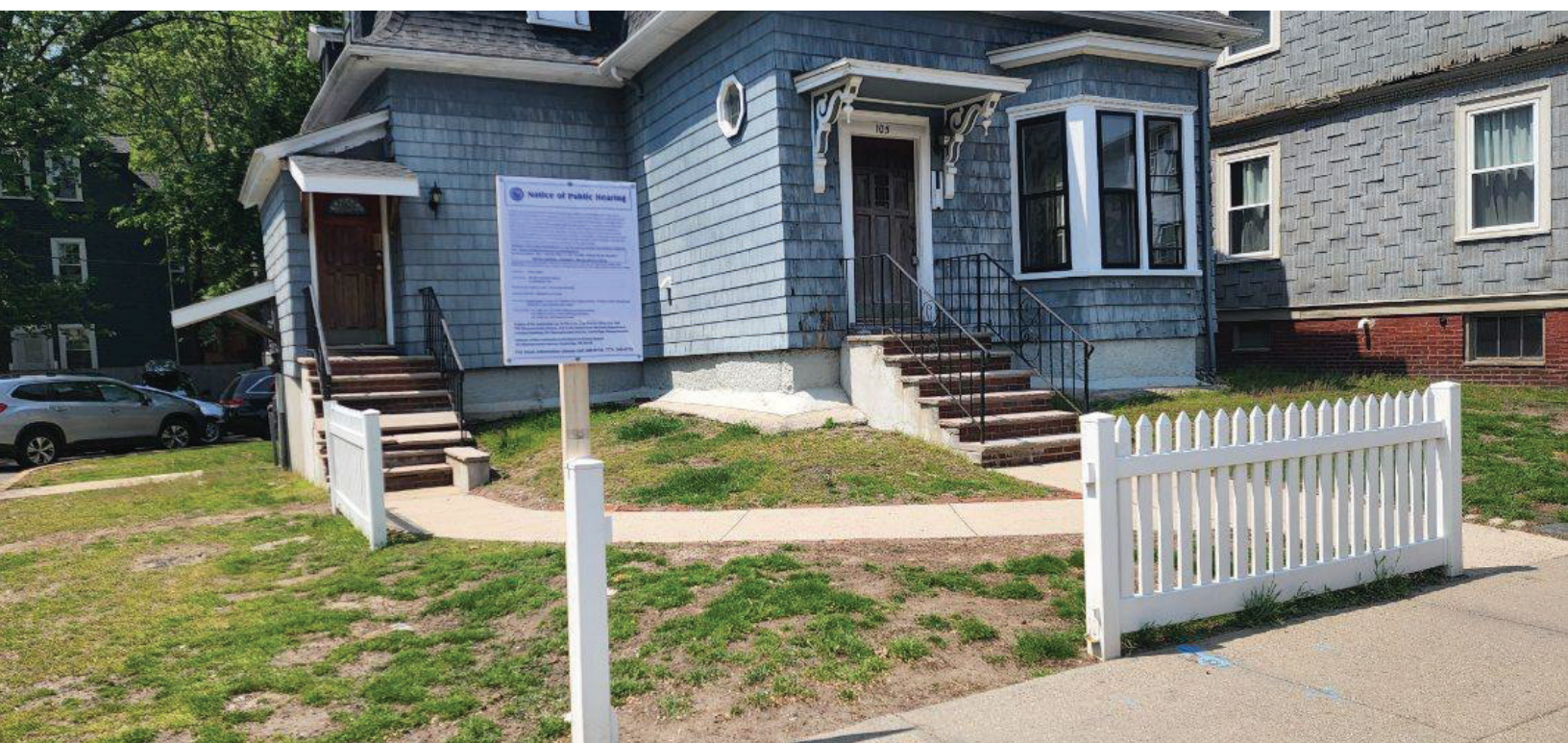
ADDRESS: [Address]

FOR MORE INFORMATION PLEASE CALL 348-6190. TTY: 349-4713

105 OXFORD

SPECIAL PERMIT  
RECORD 216029

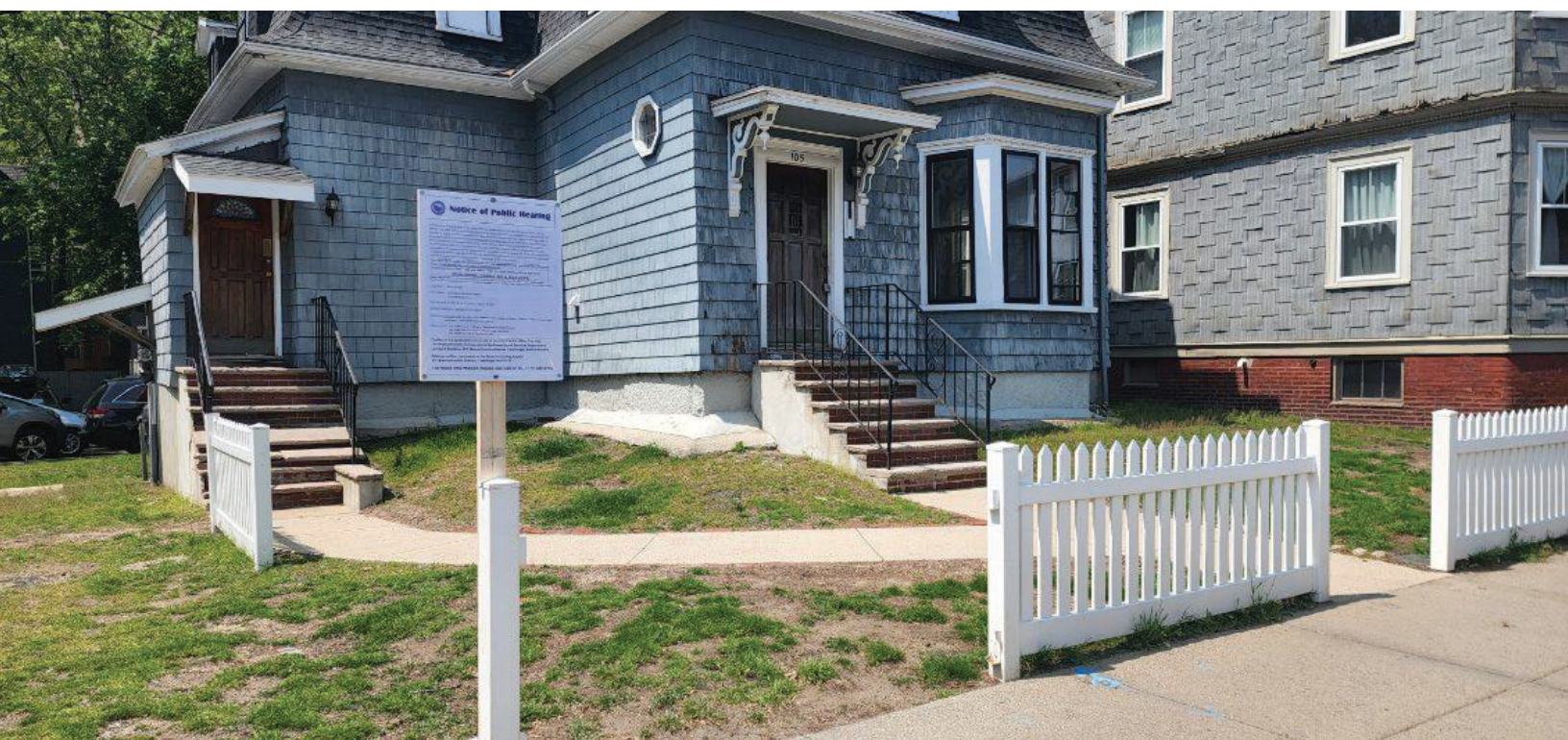
NOTICE POSTED  
ON SITE 5/11/2023



105 OXFORD

SPECIAL PERMIT  
RECORD 216029

NOTICE POSTED  
ON SITE 5/11/2023



105 OXFORD

SPECIAL PERMIT  
RECORD 216029

NOTICE POSTED  
ON SITE 5/11/2023



105 OXFORD

SPECIAL PERMIT  
RECORD 216029

NOTICE POSTED  
ON SITE 5/11/2023

**Notice of Public Hearing**

A Permit has been proposed to the Board of Zoning Appeals (BZA) on the following matter. If you wish to attend and voice your opinion in person, you are invited to attend the public hearing by first attending an advisory public hearing to the Board of Zoning Appeals, 631 Massachusetts Avenue, Cambridge, MA 02139 on the date and time listed below. If you are unable to attend the public hearing, you may submit your comments to the BZA in writing to the City Clerk's Office, 631 Massachusetts Avenue, Cambridge, MA 02139. Please be advised that the BZA may be adjourned, including rescheduling dates or discussion of the proposed application, at the public hearing. It is the responsibility of the applicant to attend the public hearing and submit comments in writing to the BZA in writing before the public hearing. It is the responsibility of the applicant to attend the public hearing and submit comments in writing to the BZA in writing before the public hearing.

**Members of the public may participate by using the meeting remotely using the Zoom Meeting link: <https://us02zoom.us/j/9282222222>**  
**By joining phone: Dial +1 978 433 3344 or +1 978 751 8922 -Passcode: 9282 2222 2222**

**VIRTUAL MEETING - THURSDAY, MAY 11, 2023 AT 10:00 P.M.**  
 631 Massachusetts Avenue, Cambridge, MA 02139  
 631 Massachusetts Avenue, Cambridge, MA 02139  
 631 Massachusetts Avenue, Cambridge, MA 02139

**CASE NO: 2023-0001**  
**LOCATION: 105 OXFORD STREET, CAMBRIDGE, MA**  
**APPLICANT: PAPER, LLC - CIVILIAN/RESIDENT**  
**ISSUE: EXISTING SIGNAGE & SIGN**

**PERMIT: Special Signage** This is a 20% addition to the existing signage. It is located at the rear of the property.

**TYPIST: Amy Lohr, Inc. 1111 Lake Street, Cambridge, MA 02142  
 617-552-1111**

Copies of the application are on file at the City Clerk's Office, City Hall, 700 Massachusetts Avenue, and at the Inspection Services Department, Lombardi Building, 65 Massachusetts Avenue, Cambridge, Massachusetts.

Address written comments to the Board of Zoning Appeals, 631 Massachusetts Avenue, Cambridge, MA 02139

For more information please call 349-6100. TTY: 349-6112

105 OXFORD  
 SPECIAL PERMIT  
 RECORD 216029  
 NOTICE POSTED  
 ON SITE 5/11/2023



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: GABRIEL SURIEL Date: 05/11/23  
(Print)

Address: 103-105 Oxford St.

Case No. BZA-216029

Hearing Date: 5/25/23

Thank you,  
Bza Members