



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 165280

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 131 Sherman Street LLC C/O Context Workshop

PETITIONER'S ADDRESS: 200 Portland Street, Boston, MA 02114

LOCATION OF PROPERTY: 131 Sherman St., Cambridge, MA

TYPE OF OCCUPANCY: Restaurant

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The existing building is a nonconforming structure used as a restaurant that will be converted to a single-family home. The change of use triggers existing condition FAR, open space and setback violations. To satisfy these requirements, the building would have to be partly demolished and extensively altered. Under this proposal, the existing building envelope will remain the same as it has throughout recent history with no additions. Work will mainly include aesthetic changes on the exterior and interior layout reconfiguration.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 5.000	Section: 5.26 (Conversion).

Original
Signature(s):

(Petitioner (s) / Owner)

Fernando Dalfior

(Print Name)

Address: 470 West Broadway, South Boston, MA
Tel. No. 6037035006
E-Mail Address: marina@thecontextworkshop.com

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 131 Sherman Street LLC

(OWNER)

Address: 470 W Broadway, #204, South Boston, MA

State that I/We own the property located at 131 Sherman Street, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of 131 Sherman Street, LLC

*Pursuant to a deed of duly recorded in the date 09/03/2021, Middlesex South
County Registry of Deeds at Book 78630, Page 221; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Maria Correa
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 Suffolk

The above-name Maria Correa personally appeared before me,
this 2 of March, 2022, and made oath that the above statement is true.

Paula Kekes AAL Notary

My commission expires June 9th, 2022 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order,
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 131 Sherman St., 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:

- 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:

- 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:

- 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:

- 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:

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

Brief description of work that requires Variance relief? *

The existing building is a nonconforming structure used as a restaurant that will be converted to a single-family home. The change of use triggers existing condition FAR, open space and setback violations.

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: *

To satisfy the FAR, open space and setback requirements, the building would have to be partly demolished and extensively altered.

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 the reuse of the existing building without additions. Removing portions of the existing structure to bring the building into compliance would add to the cost of the project and remove value from the project and neighborhood

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

By converting the existing building from a restaurant to a single-family home, the use will better match the surrounding neighborhood and traffic will be substantially reduced.

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

Under this proposal, the existing building envelope will remain the same as it has throughout recent history with no additions. Changing the use from a restaurant to a single-family home will also more closely comply with the approved zoning district use.

Date: _____

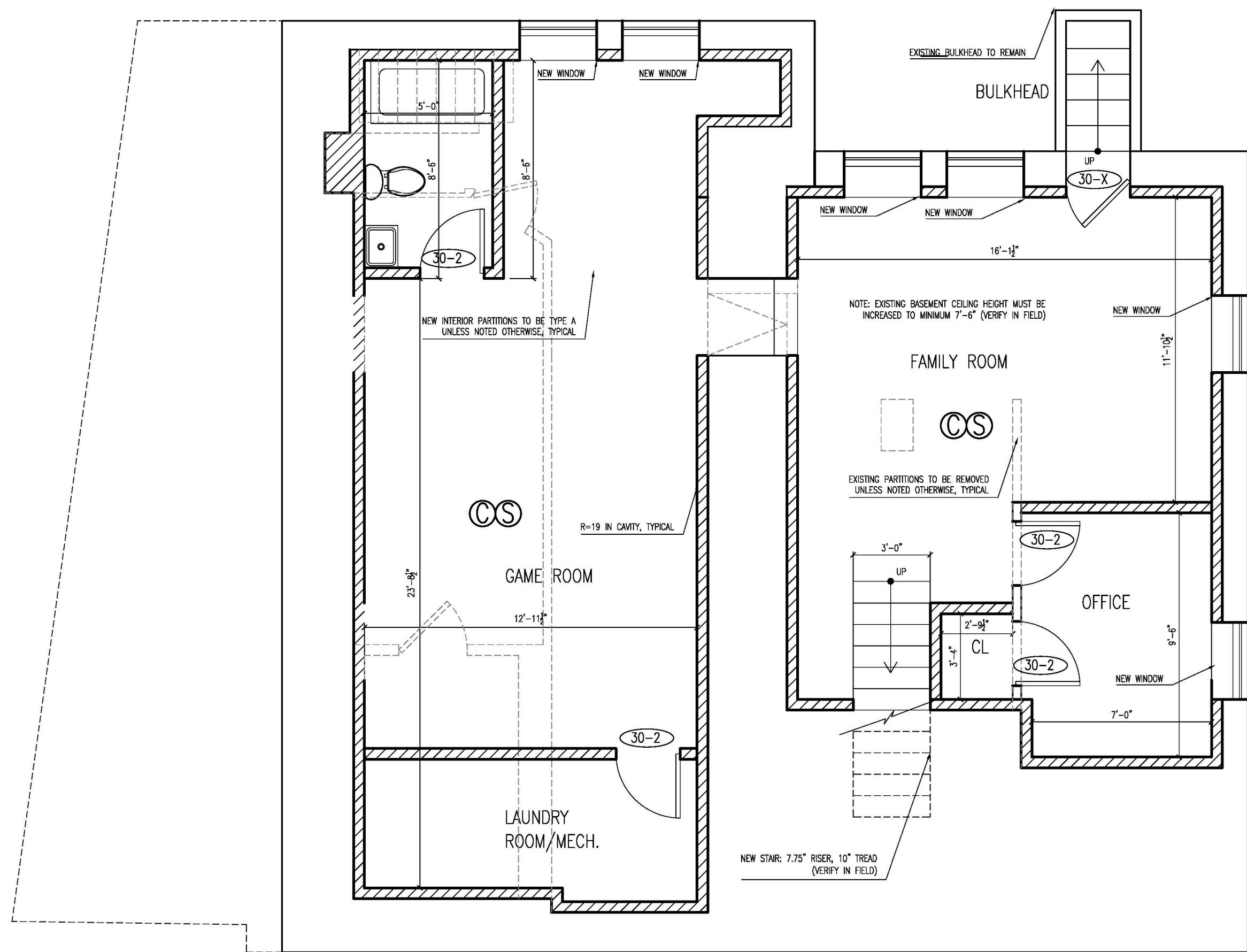
BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** 131 Sherman Street LLC**Present Use/Occupancy:** Restaurant**Location:** 131 Sherman St., Cambridge, MA**Zone:** Residence B Zone**Phone:** 6037035006**Requested Use/Occupancy:** Single-Family Home

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2436 GSF	2436 GSF	1410 SF	(max.)
<u>LOT AREA:</u>		2351 SF	2351 SF	5000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.03	1.03	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2351 SF	2351 SF	2500 SF	
<u>SIZE OF LOT:</u>	WIDTH	51.98'	51.98'	50'	
	DEPTH	53.71'	53.71'	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	3'-0"	3'-0"	15'	
	REAR	4'-1"	4'-1"	25'-0"	
	LEFT SIDE	2'-2"	2'-2"	7'-6"	
	RIGHT SIDE	0'-7"	0'-7"	12'-6" (sum of 20)	
<u>SIZE OF BUILDING:</u>	HEIGHT	30'-5 1/2"	30'- 5 1/2"	35'-0"	
	WIDTH	36'-5"	36'-5"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0%	19% (438 SF)	40% (940 SF)	
<u>NO. OF DWELLING UNITS:</u>		0	1	1 or 2-family dwelling	
<u>NO. OF PARKING SPACES:</u>		0	1	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

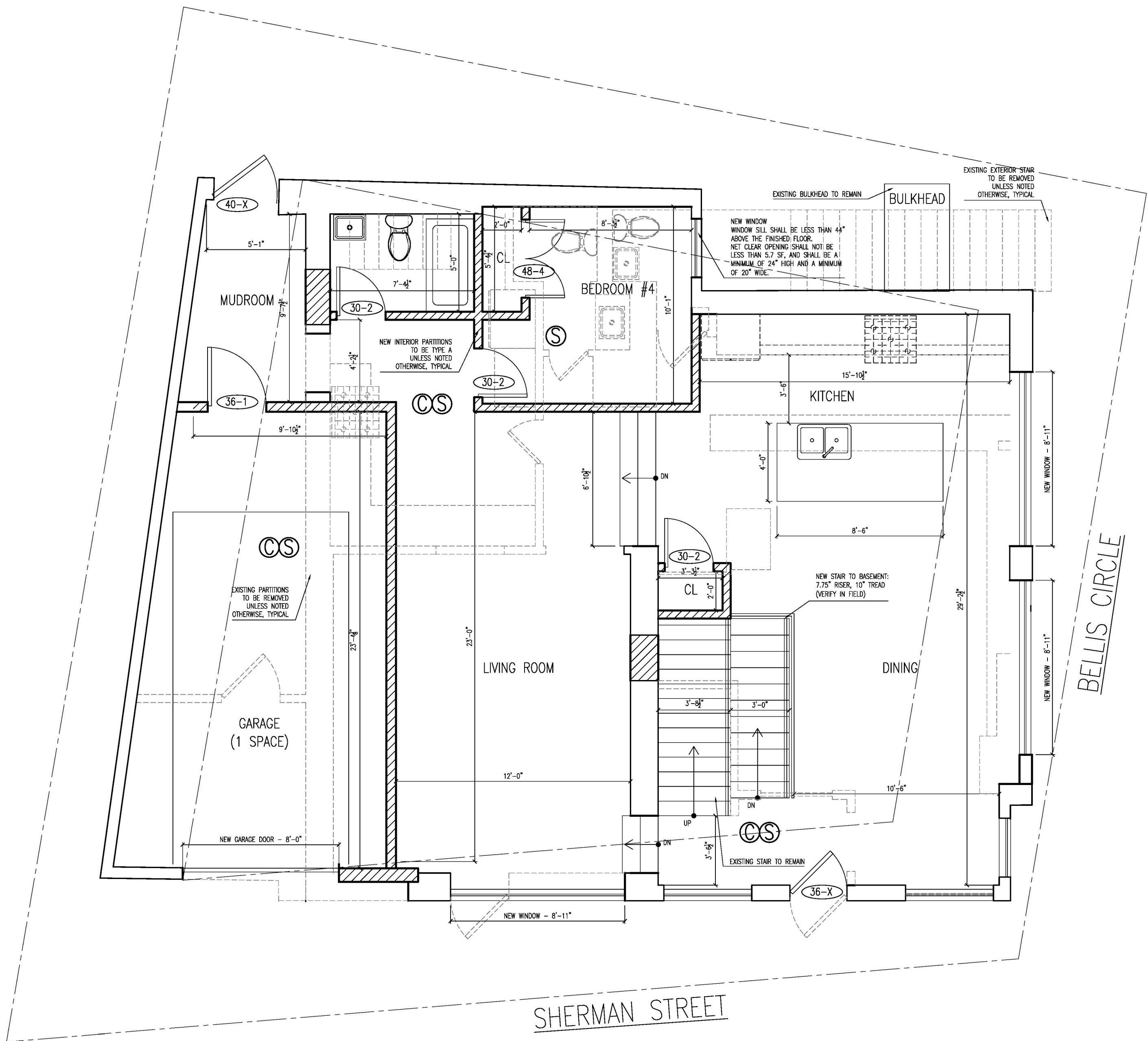
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Only one building is on the lot

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'.



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



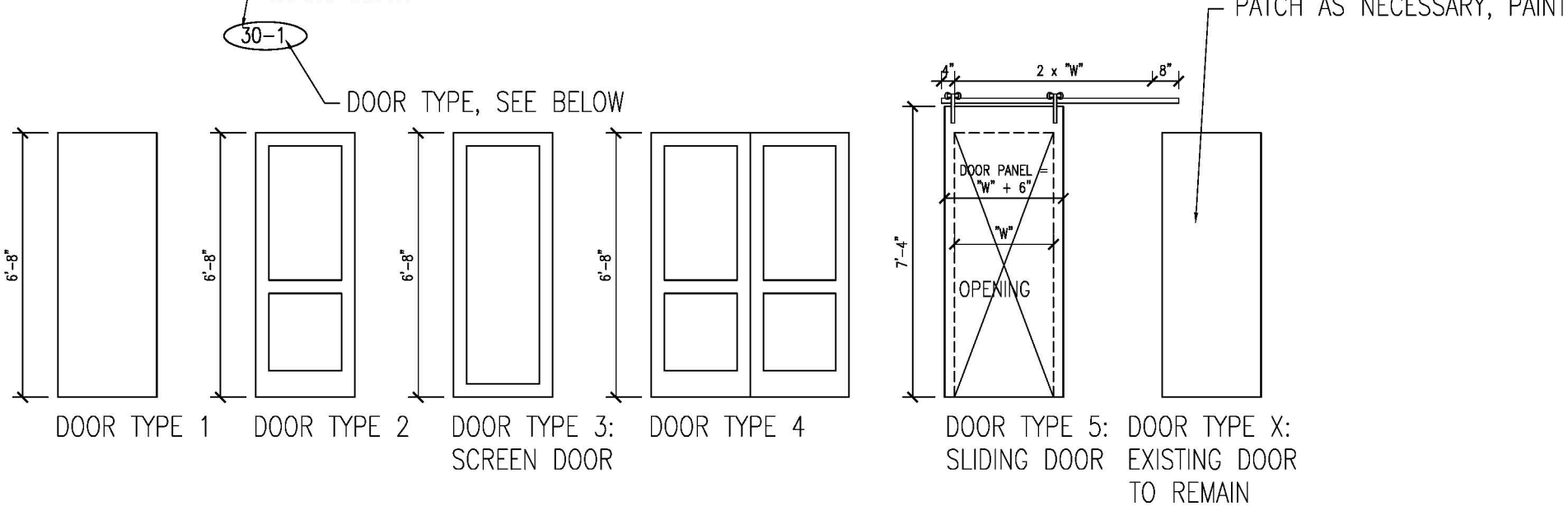
1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

FINISH NOTES:

- ALL WALLS TO BE PAINTED CWB, (WHITE TO MATCH ARCHITECT'S SAMPLE)
- FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

DOOR NOTES:

- ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
- INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
- DOOR TARGETS:



LEGEND

- NEW PARTITION
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- 1/2 HR RATED PARTITION
- 1 HR RATED PARTITION
- 2 HR RATED PARTITION

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR

- SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR, HARDWIRED AND INTERCONNECTED
- WALL TYPE, REFER TO DRAWING A-01

0' 1' 2' 5' 10'

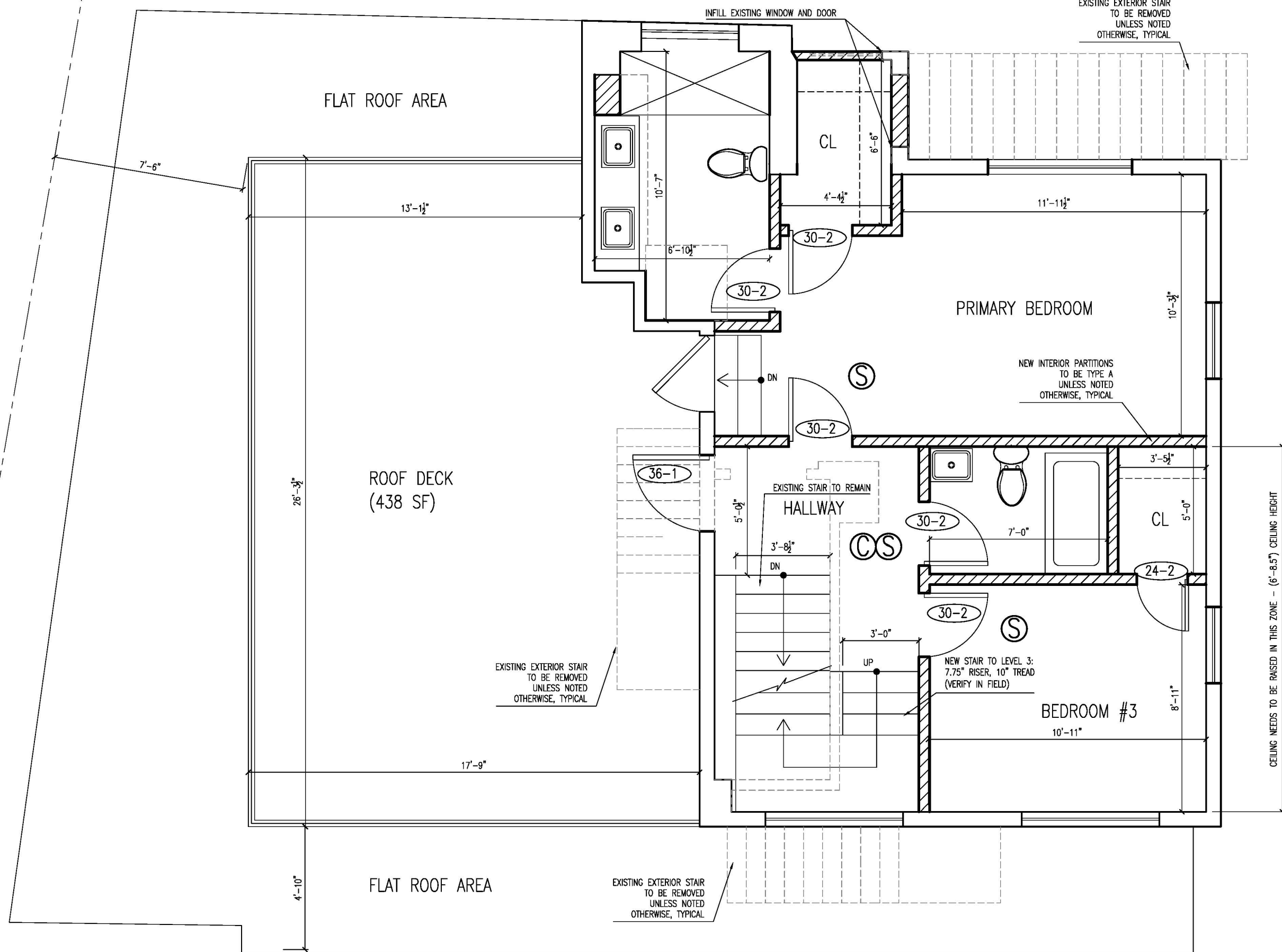
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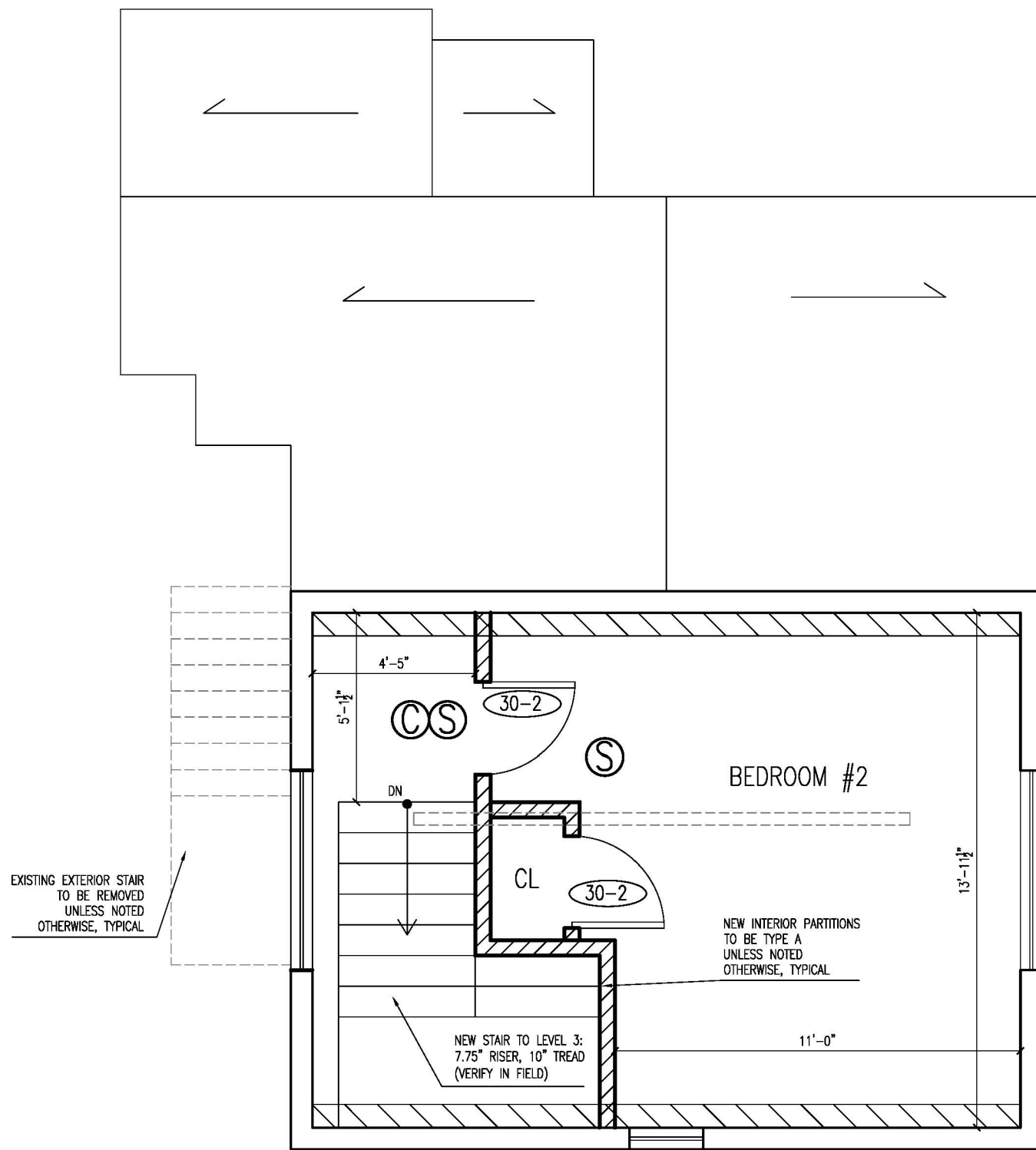
Cambridge,
Massachusetts

01	Issued for Permit	09/01/2021
No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0---		Checked by: EZ

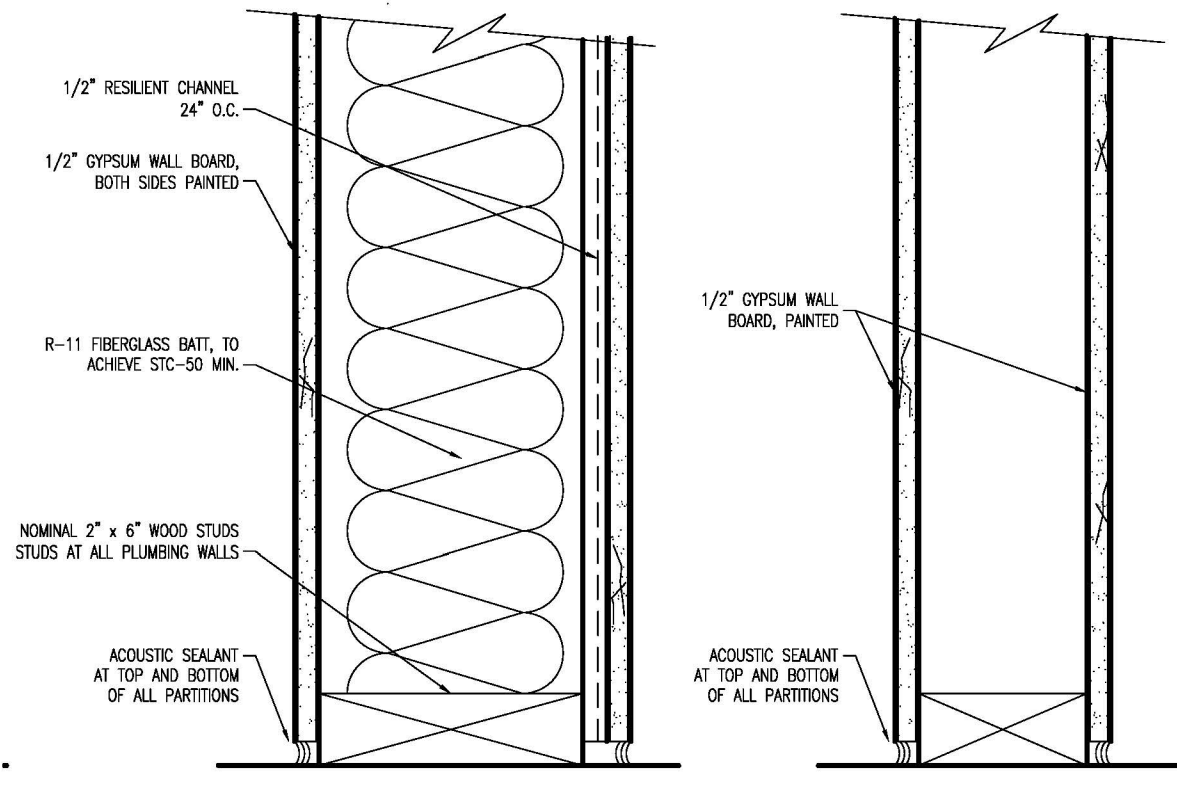
A-10



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

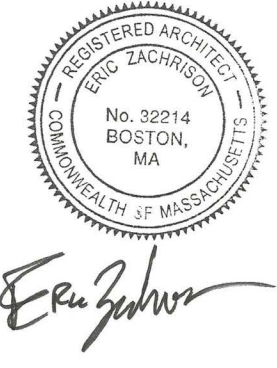


3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



WALL TYPE B
SECTION DETAIL
SCALE: 3" = 1'-0"

WALL TYPE A
SECTION DETAIL
SCALE: 3" = 1'-0"



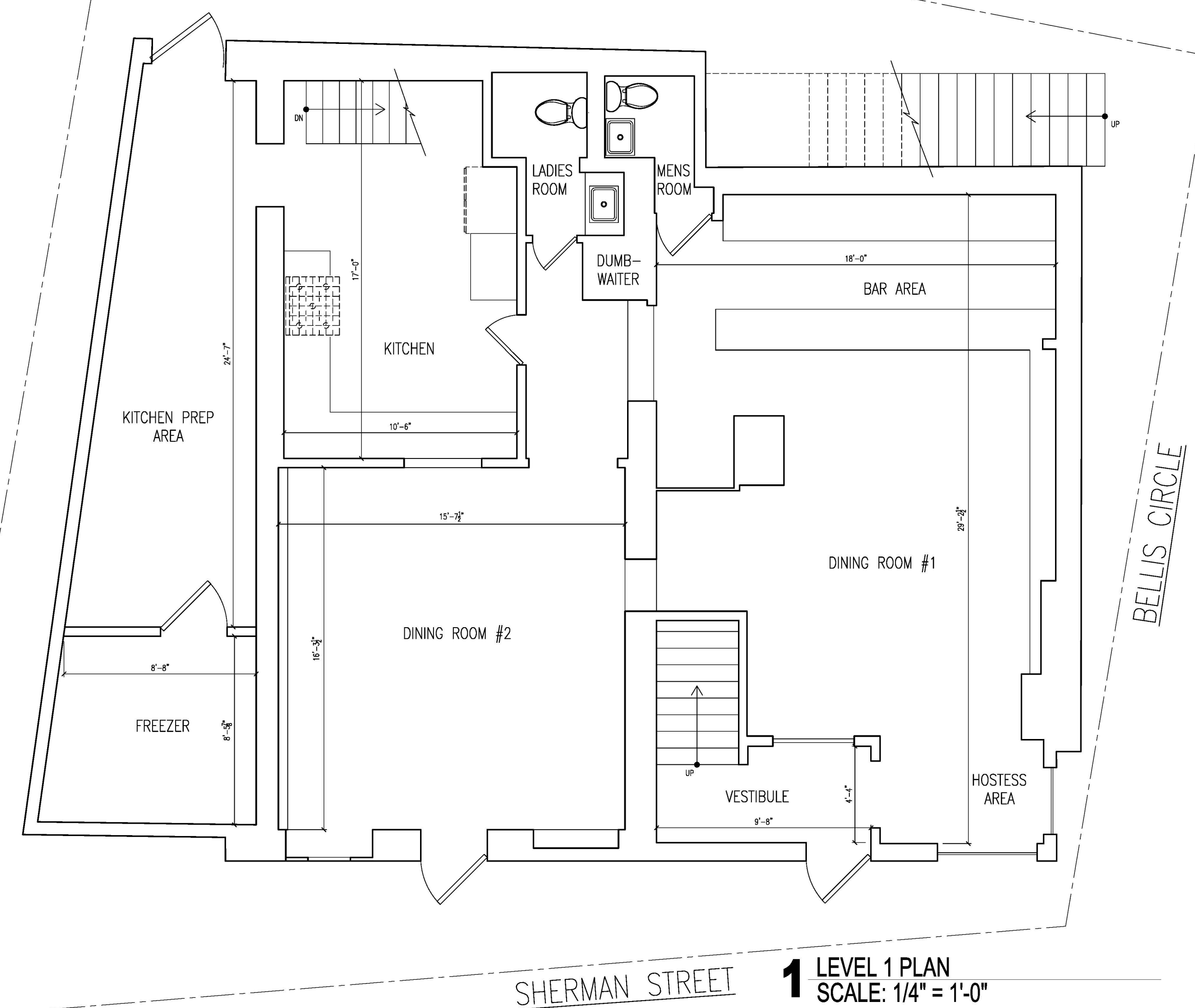
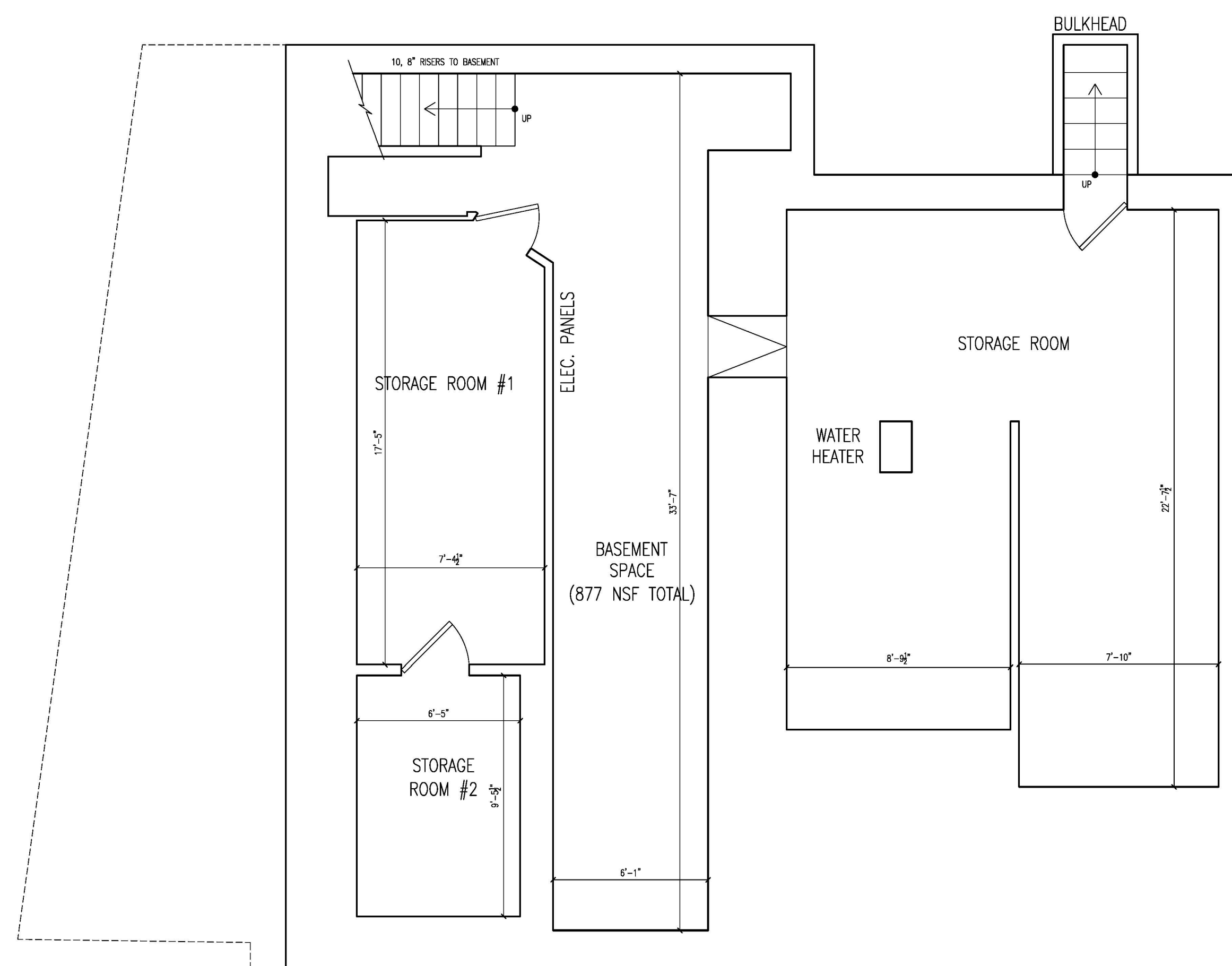
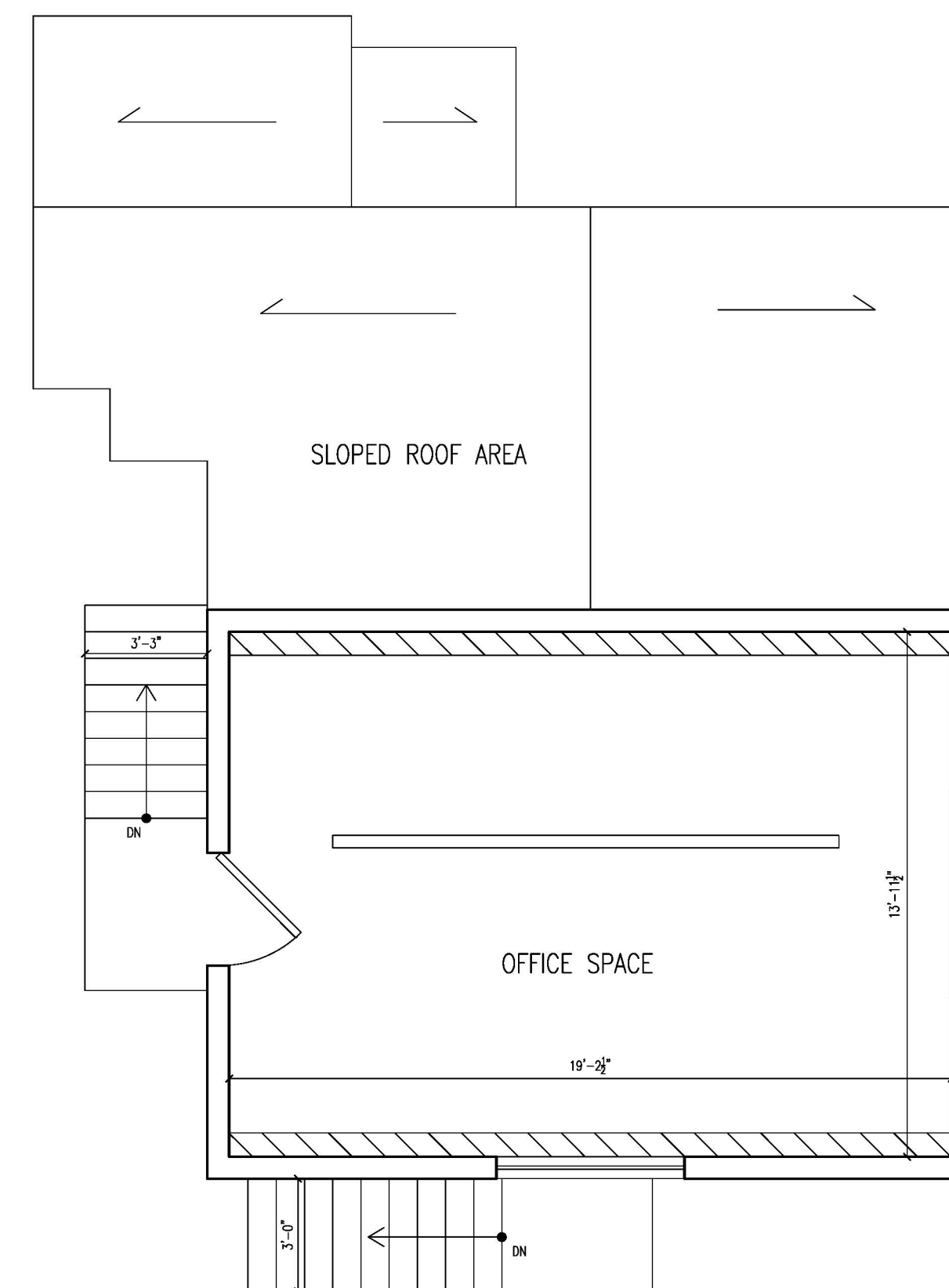
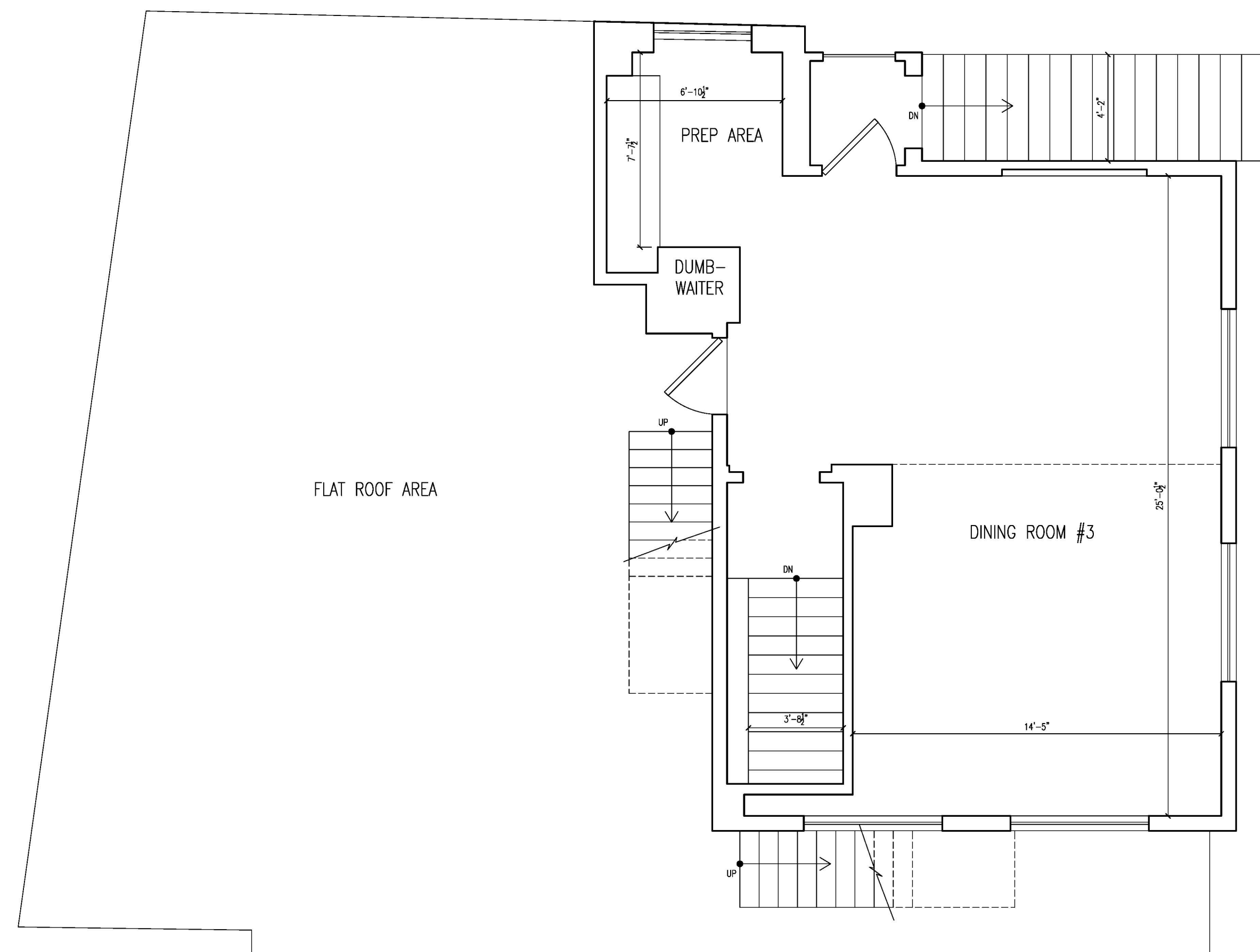
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01	Issued for Permit	09/01/2021
No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0---		Checked by: EZ

A-11



Eric Zedler

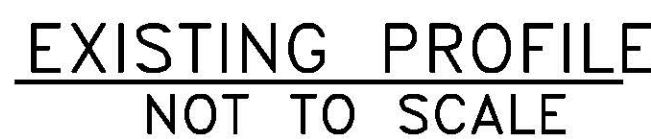
131 Sherman Street
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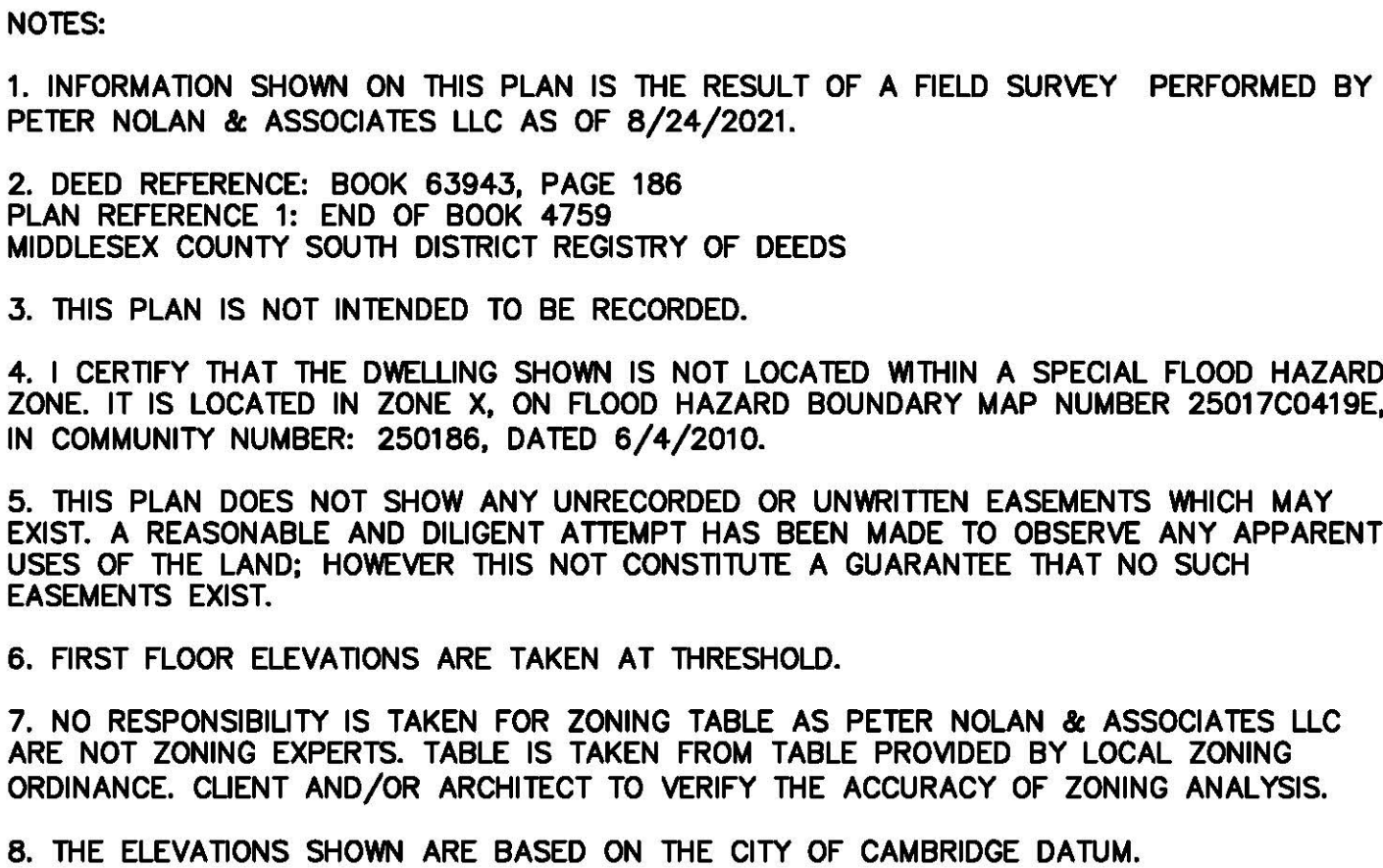
01	Issued for Permit	09/01/2021
No.	Description	Date
Drawing Title: Existing Plans		
Project No.: 0---	Checked by: EZ	

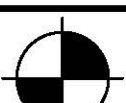
XA-1



GRAPHIC SCALE

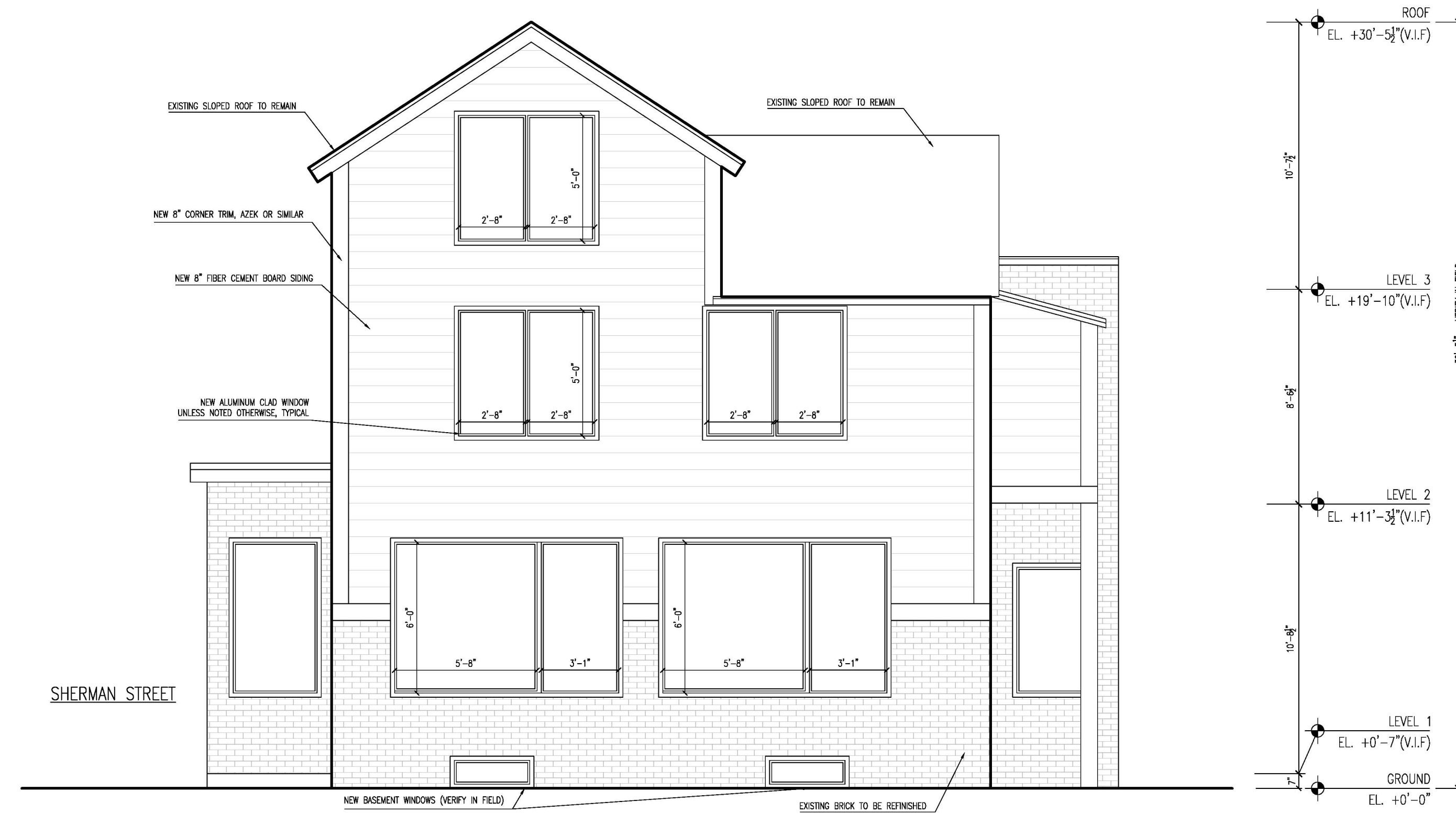
(IN FEET)
1 inch = 10 ft.



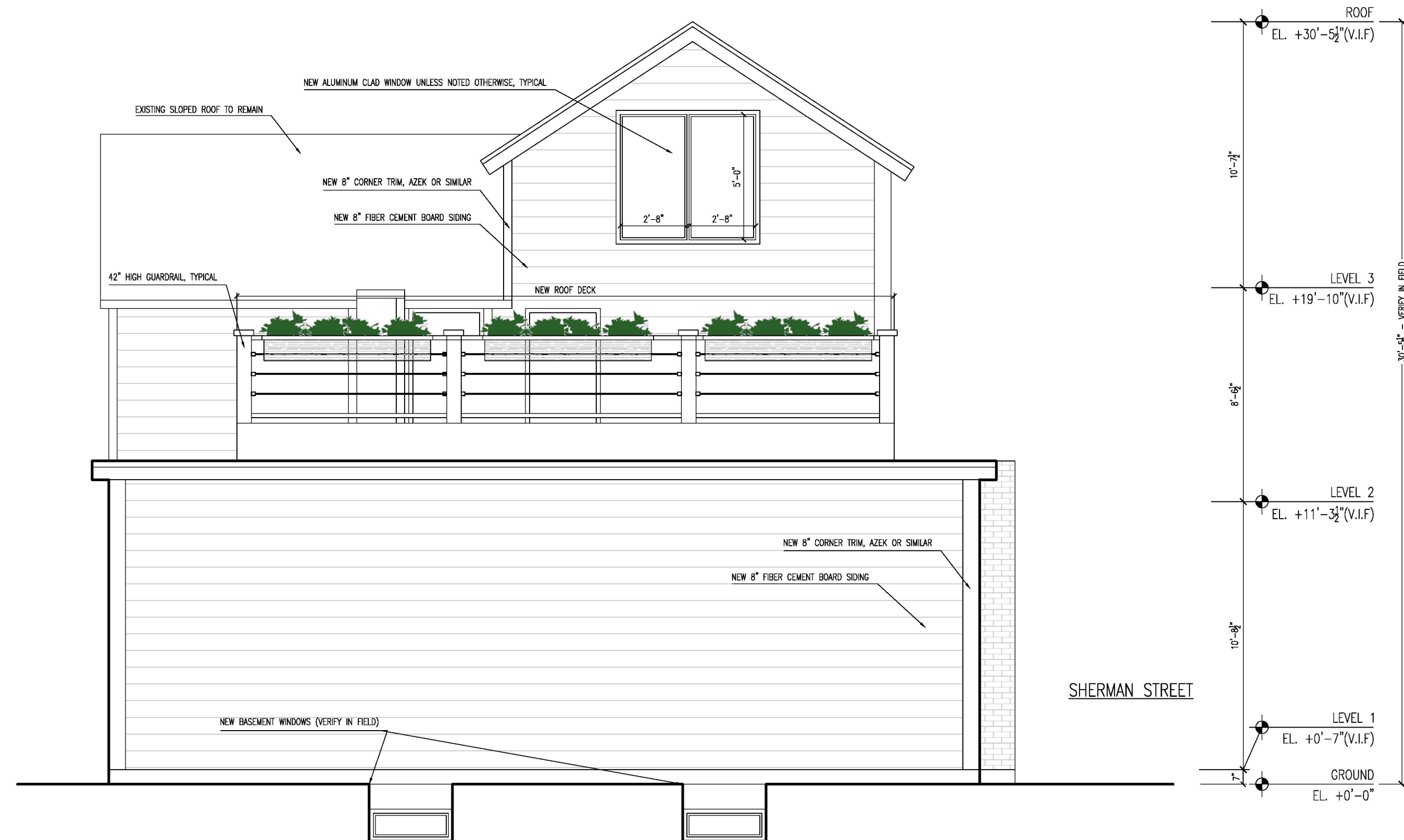
SCALE				
1"=10'				
DATE				
8/27/2021	REV	DATE	REVISION	BY
SHEET	131 SHERMAN STREET CAMBRIDGE MASSACHUSETTS			
1				
PLAN NO. 1 OF 1				
CIENT:	EXISTING CONDITIONS			
DRAWN BY DK		PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
CHKD BY P.J.N		80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
APPD BY P.J.N				



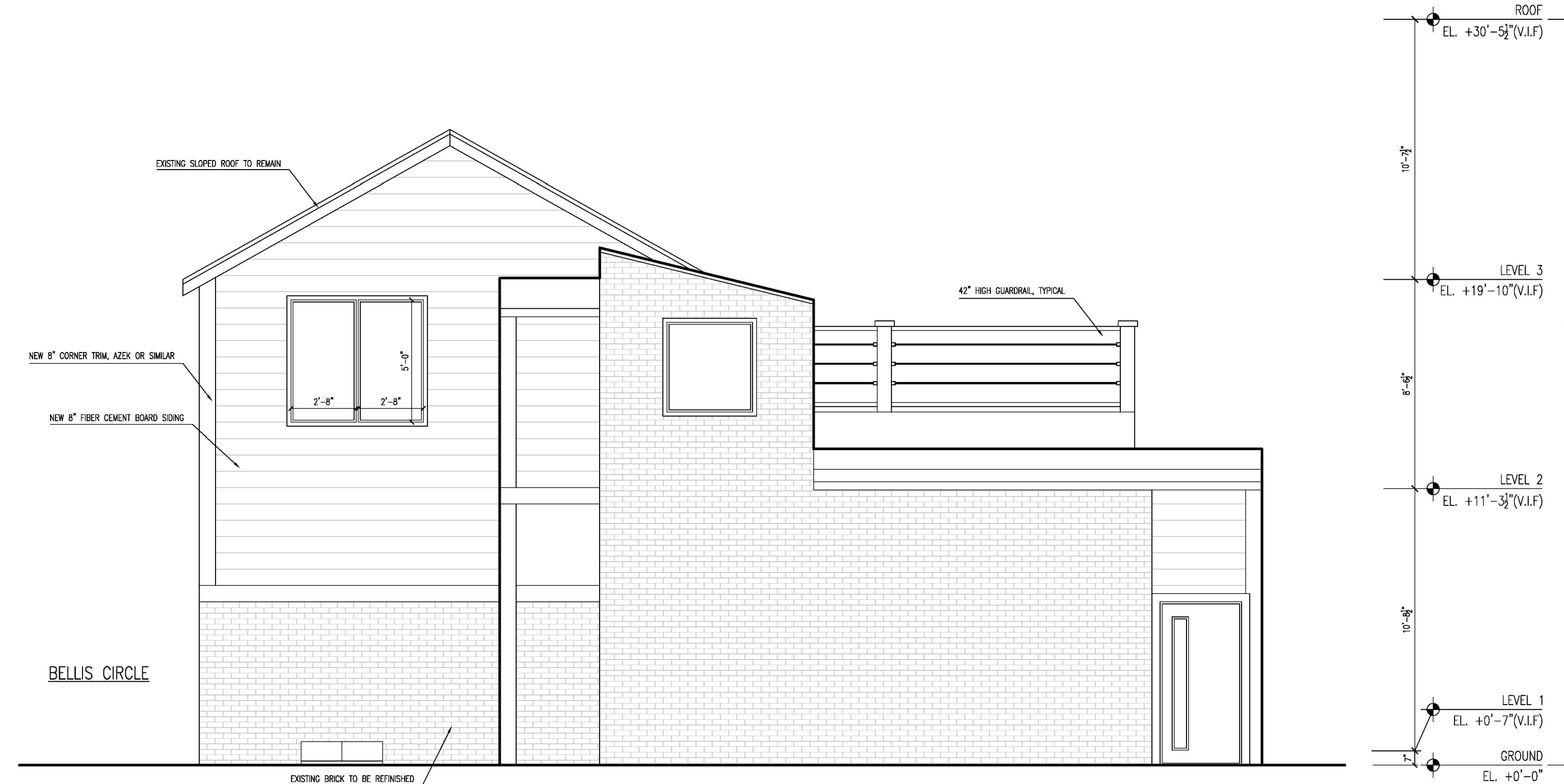
1 PROPOSED SHERMAN STREET ELEVATION
SCALE: 1/4" = 1'-0"



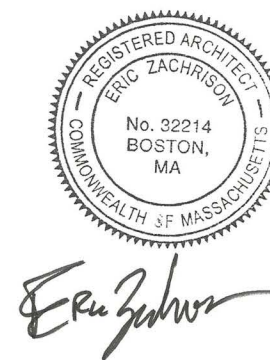
2 PROPOSED BELLIS CIRCLE ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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Drawing Title: Proposed Elevations		
Project No.: 0---		Checked by: EZ

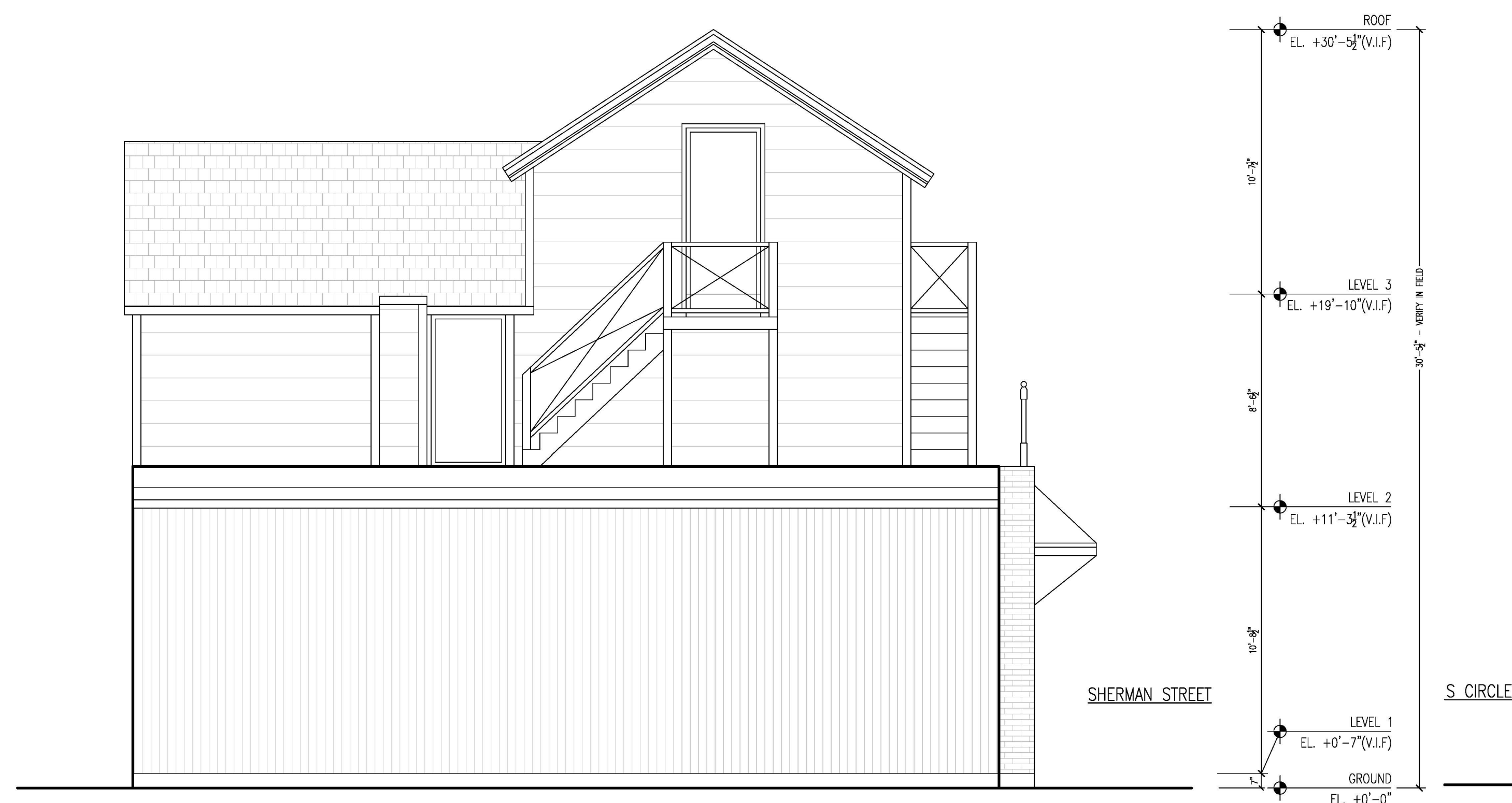
A-30



1 EXISTING SHERMAN STREET ELEVATION
SCALE: 1/4" = 1'-0"



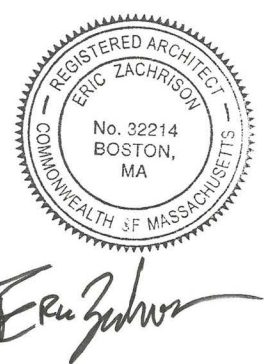
2 EXISTING BELLIS CIRCLE ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



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No.	Description	Date
Drawing Title: Existing Elevations		
Project No.: 0---		Checked by: EZ

XA-2

131 Adelman St.

Petitioner

271-6-44-3
CAMBRIDGE MONTESSORI SCHOOL, INC.
161 GARDEN STREET
CAMBRIDGE, MA 02138

271-29
LORING, ELLEN G.
C/O LORING, WOLCOTT & COOLIDGE
230 CONGRESS ST
BOSTON, MA 02110

FERNANDO DALFIOR
470 WEST BROADWAY
SOUTH BOSTON, MA

271-74
LEEDS, MATTHEW
9-3 BELLIS CIRCLE
CAMBRIDGE, MA 02140-3207

203A-69
NOTARGIACOMO MATTEO & ANNA MANCO
61-69 BOLTON ST - UNIT 2
CAMBRIDGE, MA 02140

CONTEXT WORKSHOP
C/O MARINA McINTOSH
200 PORTLAND STREET
BOSTON, MA 02114

271-76
BOURDREZ, NICOLAS BERNARD &
CHENGYL JENNY SHU
9-4 BELLIS CIR
CAMBRIDGE, MA 02139

271-26
LADD, MARIBETH & BARRY MURPHY
32 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-42
BOSHCO, PETER BRETT
44 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-52
VISE, DAVID
19 BELLIS CIR
CAMBRIDGE, MA 02140

203A-69
KAHSAI, EMANUEL & MARTA TSEGAY
61 BOLTON ST. #301
CAMBRIDGE, MA 02140

203A-69
HARRINGTON, DANIEL T. & LINDA TARANTINO
61 BOLTON ST., #203
CAMBRIDGE, MA 02140

203A-69
SLIPP, KATHLEEN
61 BOLTON ST., #204
CAMBRIDGE, MA 02140

203A-69
HUNTENBURG, WILLIAM &
CAROLYN HUNTENBURG
61 BOLTON ST., #202
CAMBRIDGE, MA 02140

203A-69
MURUGESAN, DEEPAUK & HEMA KRISHNAN
61 BOLTON ST., #302
CAMBRIDGE, MA 02140

203A-69
ZHANG, LI & LIZHANG YUAN
61 BOLTON ST., #201
CAMBRIDGE, MA 02140

203A-69
LAMB, KIMBERLY A.,
TRUSTEE THE KIMBERLY A. LAMB LIVING TRUST
69 BOLTON ST., #203
CAMBRIDGE, MA 02140

203A-69
THERRIEN, JAMES LEONARD
69 BOLTON ST., #201
CAMBRIDGE, MA 02140

203A-69
YANG, XIAO & LEI MA
3951 SUMMIT RD
DUBLIN, CA 94568

203A-69
HOSUR, RAGHAVENDRA & NIKITHA RAO
1705 PALM AVE APT 19
SAN MATEO, CA 94402

203A-69
NEBUS, ROBERT T.
69 BOLTON ST., # 204
CAMBRIDGE, MA 02140

203A-69
FISHMAN, GABRIEL J.
69 BOLTON ST UNIT #101
CAMBRIDGE, MA 02140

203A-69
HALLA, SCOTT D.
61 BOLTON ST., #101
CAMBRIDGE, MA 02140

203A-69
HIRSHON, JOHN & RADKA STEPANSKA
69 BOLTON ST., #304
CAMBRIDGE, MA 02140

203A-69
MCCABE, JUDITH A. & JOHN H. ROBICHAUD
69 BOLTON ST., #202
CAMBRIDGE, MA 02140

271-31
WADE JENNIFER CORSENTINO ANTHONY
56 BELLIS CIR
CAMBRIDGE, MA 02140

203A-69
ZHENG SHUO ALEXANDROV NIL
61 BOLTON ST - UNIT 304
CAMBRIDGE, MA 02140

203A-69
GAO, FANG
69 BOLTON ST 302
CAMBRIDGE, MA 02140

271-8
NAKAYAMA, TOMOKO,
TRS THE TOMOKO NAKAYAMA LIV TRUST
13 BELLIS CIR UNIT 2
CAMBRIDGE, MA 02140

271-8
CHEN, JULIA YI MIN NICHOLAS NOPADON
TANTISUJJATHAM
11-13 BELLIS CIR UNIT 13/1
CAMBRIDGE, MA 02140

131 Sherman St.

203A-69
KLEIN ASHER YANAMANDALA MOUNICA
69 BOLTON ST - UNIT 301
CAMBRIDGE, MA 02140

271-8
HABER JONATHAN MAGDALENA GEORGIEVA
11-13 BELLIS CIR - UNIT 11
CAMBRIDGE, MA 02140

203A-69
LI XIURU
61 BOLTON ST #303
CAMBRIDGE, MA 02140

271-32
131 SHERMAN ST LLC
470 W BROADWAY - #204
BOSTON, MA 02127

203A-7
SHERMAN STREET HOLDINGS 132 LLC
405 WALTHAM ST SUITE 334
LEXINGTON, MA 02421

271-39
HARRIS, EUGENE N. & ESTHER K. HARRIS
15 BELLIS CIR
CAMBRIDGE, MA 02140







